

ORANGE COUNTY HOME CONSORTIUM

*300 W. Tryon Street
Hillsborough, North Carolina 27278*



PROGRAM YEAR 2015-2020 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

*Consortium Members: Orange County,
the Town of Carrboro, the Town of Chapel Hill,
and the Town of Hillsborough*



Table of Contents

Executive Summary 2

I. Introduction 8

II. Background Data 10

 A. Population and Race:..... 11

 B. Households: 30

 C. Income and Poverty: 35

 D. Employment: 43

 E. Housing Profile:..... 45

 F. Financing:..... 50

 G. Household Types: 55

 H. Cost Burden: 62

 I. Housing Problems:..... 64

 J. Disproportionately Greater Need: Severe Housing Problems: 67

 K. Disabled Households: 71

III. Review/Update to Original Plan 73

 A. Summary of Impediments: 73

IV. Impediments to Fair Housing 2015 75

 A. Fair Housing Complaints:..... 75

 B. Public Sector: 104

 C. Private Sector:..... 142

 D. Citizen Participation: 156

V. Actions and Recommendations..... 160

VI. Certification 164

VII. Appendix 165

 A. Meeting Summaries 166

 B. Citizen Participation 167

Executive Summary

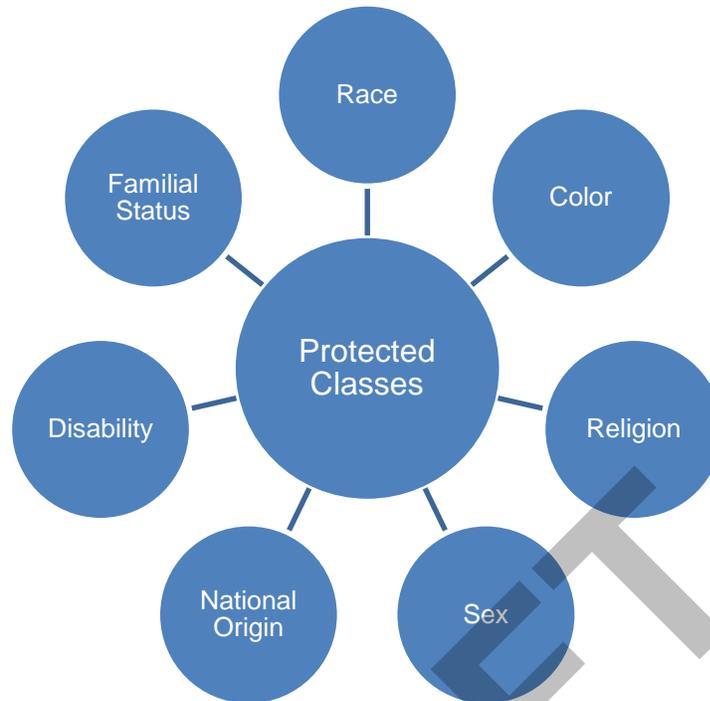
The Orange County, North Carolina, HOME Consortium is a participating jurisdiction (PJ) under the U.S. Department of Housing & Urban Development's (HUD) HOME Investment Partnerships Program (HOME). Under the HOME Program, local governments are able to join together to form a consortium in order to receive HOME funding for affordable housing. The Orange County HOME Consortium is made up of four (4) members: Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough. The Town of Chapel Hill also receives Federal Community Development Block Grant (CDBG) funding each year. Orange County is the Representative Member and administrator for the HOME Consortium.

In accordance with the Housing and Community Development Act of 1974, as amended, each federal grantee must "affirmatively further fair housing." In order to "affirmatively further fair housing," each entitlement community must conduct a Fair Housing Analysis that identifies any impediments to fair housing choice.

The Orange County HOME Consortium has prepared an Analysis of Impediments to Fair Housing Choice for 2015. The analysis focuses on the status and interaction of six (6) fundamental conditions within the community:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

The Fair Housing Act was originally passed in 1968 to protect buyers and renters from discrimination from sellers and landlords by making it unlawful to refuse the sale or rental of a property to persons included under the category of a protected class. The Fair Housing Act prohibits discrimination against persons based on their race, color, religion, sex, national origin, disability, or familial status in the sale, rental, and financing of housing. Additionally the Orange County Civil Rights Ordinance also prohibits discrimination against persons based on their age and veteran's status.



The methodology employed to undertake this Analysis of Impediments included:

- **Research**

- A review of the County's Zoning Ordinance, Comprehensive Plan, land use policies and procedures was undertaken
- Demographic data for the County was analyzed from the U.S. Census and the HUD-CHAS data and tables
- A review of the real estate and mortgage practices was undertaken

- **Interviews & Meetings**

- Meetings and/or interviews were conducted with County Staff, representatives from each of the members of the HOME Consortium, Orange County and the Town of Chapel Hill public housing providers, community and social service/advocacy agencies for the disabled, housing providers, the local Board of Realtors, and real estate firms.

- **Analysis of Data**

- Low- and moderate-income areas were identified
- Concentrations of minority populations were identified
- Fair housing awareness in the community was evaluated

- **Potential Impediments**

- Public sector policies that may be viewed as impediments
- Private sector policies that may be viewed as impediments

Orange County's 2015 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with the goals and strategies to address those impediments.

Impediment 1: Fair Housing Education and Outreach

There is a need to continue educational and outreach programs so persons will become aware of their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities and the disabled population.

Goal: Improve the public's, landlords', realtors', bankers', and local official's knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **1-A:** Promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights and requirements of the Fair Housing Act and Americans With Disabilities Act.
- **1-B:** Make available and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and landlord's responsibilities to affirmatively further fair housing.
- **1-C:** Educate and promote that all residents have a right to live outside impacted areas.
- **1-D:** Work with the local Board of Realtors to provide information on fair housing choices and ways to promote fair housing.
- **1-E:** Strive for better intergovernmental cooperation between Federal and State partners, County and local officials, as well as community groups, to effectively identify and address potential barriers to affordable housing choice in the Consortium Area.
- **1-F:** Require all public, private, and non-profit housing developers to abide by provisions of the Fair Housing Act in the development of housing in Orange County.

Impediment 2: Quality of Rental Housing vs. Affordability

Orange County has a large supply of rental housing that does not meet the minimum property standards, according to U.S. Census and American Community Survey Data. Over 27% of all vacant units are not habitable and 9.9% of all households are on limited incomes from social security, supplemental social security and public assistance. Furthermore, 44.1% of the total rental households are cost burdened by 30% or more of their monthly income for housing cost.

Goal: Promote the development of affordable, safe, sound, and decent rental housing outside areas of low-income concentration.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Continue to support and encourage landlords to rehabilitate their properties.
- **2-B:** Continue to enforce local codes and ordinances, as well as consider adopting a Rental Registry Program.
- **2-C:** Partner with the local housing authorities to offer Section 8 Housing Choice Voucher holders the option to convert rental vouchers to homeownership.
- **2-D:** Utilize HOME funds for down payment assistance to promote homeownership.

Impediment 3: Continuing Need for Accessible Housing Units

In the older built-up urban environments of the County, there is a lack of accessible housing units and developable sites since 7.6% of the County's housing units were built over 60 years ago and do not have accessibility features, and 8.4% of the County's population is classified as disabled.

Goal: Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for the physically disabled and developmentally delayed.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Promote programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by homeowners and landlords who will make handicap improvements.

- **3-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in the County.
- **3-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to permit reasonable modifications to their rental properties so they become accessible to tenants who are disabled.
- **3-D:** Promote programs to assist elderly homeowners in the County to make accessibility improvements to their properties in order for these residents to remain in their own homes.

Impediment 4: Economic Issues Affect Housing Choice

There is a lack of economic opportunities in the County which prevents low-income households from improving their income and ability to live outside areas with concentrations of low-income households, which makes this a fair housing concern.

Goal: The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Strengthen partnerships and program delivery that enhances the County's businesses and industries, expands its tax base, and creates a more sustainable economy for residents and businesses.
- **4-B:** Support and enhance workforce development and skills training that result in a "livable" wage and increases job opportunities, especially for low- and moderate-income individuals.
- **4-C:** Support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income areas and minority neighborhoods.
- **4-D:** Promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.

Impediment 5: Public Policy

There is a need to improve public policies that affirmatively further fair housing.

Goal: Local governing bodies will affirmatively further fair housing and promote fair housing choice.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** The County Planning Department should review and revise the local zoning ordinances to bring them into compliance with the Fair Housing Act.
- **5-B:** Establish a Consortium Council to oversee and promote the HOME program, with equal representation from the member jurisdictions.
- **5-C:** Support a County Bond Issue to provide additional funds for the Construction of affordable housing in the County.
- **5-D:** Study, plan, and develop additional bus routes to provide public transportation to business “nodes” for low-income workers to have better access to their jobs.
- **5-E:** Study, plan, and rezone specific areas that would permit the development of affordable and mixed-income housing and eliminate the zoning buffer ring around the Town of Chapel Hill.

I. Introduction

The Orange County, North Carolina, HOME Consortium is a participating jurisdiction (PJ) community under the U.S. Department of Housing & Urban Development's (HUD) HOME Investment Partnerships Program (HOME). Under the HOME Program, local governments are able to join together to form a consortium in order to receive HOME funding for affordable housing. The Orange County HOME Consortium is made up of four (4) members: Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough. The Town of Chapel Hill also receives federal Community Development Block Grant (CDBG) funding each year. Orange County is the Participating Jurisdiction (PJ) for the HOME Consortium.

Because this analysis involves four entities, data will be presented in the following order when available: Orange County (or Durham-Chapel Hill, NC MSA, where appropriate), the Town of Chapel Hill, the Town of Carrboro, and finally the Town of Hillsborough. This AI provides an overall, broad view of the HOME Consortium, and then becomes more specific, because the actions of one area may affect the actions of the other areas.

In accordance with the Housing and Community Development Act of 1974, as amended, each federal grantee must "affirmatively further fair housing." In order to "affirmatively further fair housing," each entitlement community must conduct a Fair Housing Analysis that identifies any impediments to fair housing choice.



"Fair housing choice" is defined as:

"The ability of persons, regardless of race, color, religion, sex, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choices."

The Fair Housing Analysis consists of the following six (6) conditions:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and

- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

The Orange County HOME Consortium has now prepared this 2015 Analysis of Impediments to Fair Housing Choice to coincide with the Consortium's Five Year Consolidated Plan for Federal Fiscal Year 2015-2019.

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II. Background Data

In order to perform an analysis of fair housing in Orange County, the demographic and socio-economic characteristics of the County were evaluated as a basis for determining and identifying if there are any existing impediments to fair housing choice.

Orange County is located in north central North Carolina. The Town of Hillsborough is the county seat and is located in the center of the County. North Carolina's Research Triangle Park occupies a portion of the County via Chapel Hill, is home to many technology companies, and is anchored by educational institutions including the University of North Carolina at Chapel Hill, Durham Technical Community College (Orange and Durham Counties), North Carolina Central University, and Duke University. Duke University and North Carolina Central University are both in Durham County. Major employers within the area, according to the Employment Security Commission of North Carolina's Quarterly Census of Employment and Wages, include UNC Chapel Hill, UNC Health Care System, Chapel Hill-Carrboro City Schools, Orange County Schools, Orange County, Town of Chapel Hill Inc., Eurosport, and General Electric.



The County is governed by a seven (7) member Board of commissioners, elected in partisan countywide elections. The Board is responsible for adopting an annual budget, establishing the annual property tax rate, appointing various officials, planning for County needs, and enacting local ordinances. Advising the Board are more than 40 different boards and commissions made up of volunteer County citizens; while some boards have been established by state law, others have been created by the Orange County Board of County Commissioners. Additionally, the Board appoints an administrator, the Orange County Manager, to manage all County departments.

Based on the size of Orange County, the data from the 2010 U.S. Census is the most recent complete set of data available. However, the 2007-2011 American



Community Survey offers more current estimates of general demographics for the area. Most data from the 2010 U.S. Census has been released to date, so this data is presented whenever possible. This Census data, along

with other databases such as the CHAS Data, has been used to evaluate Orange County's demographic and socio-economic characteristics, as well as other conditions affecting fair housing choice.

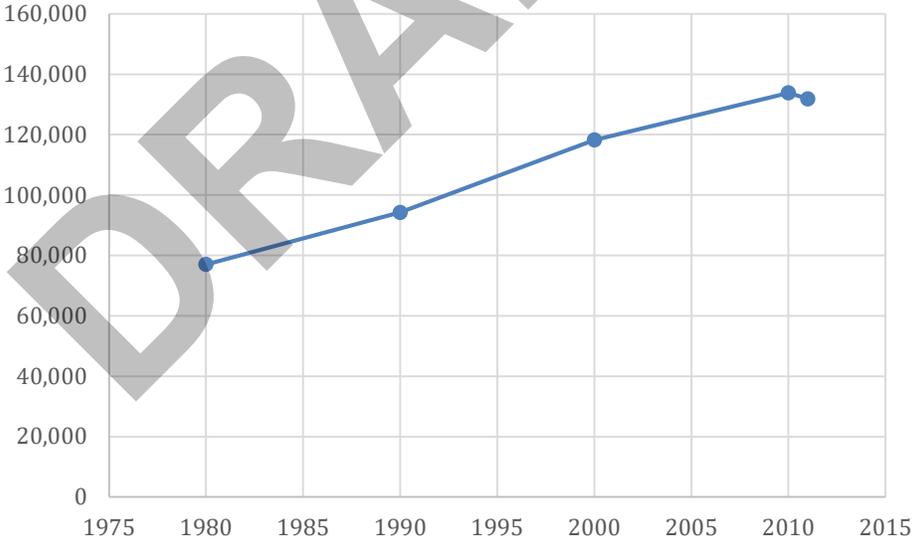
A. Population and Race:

Population

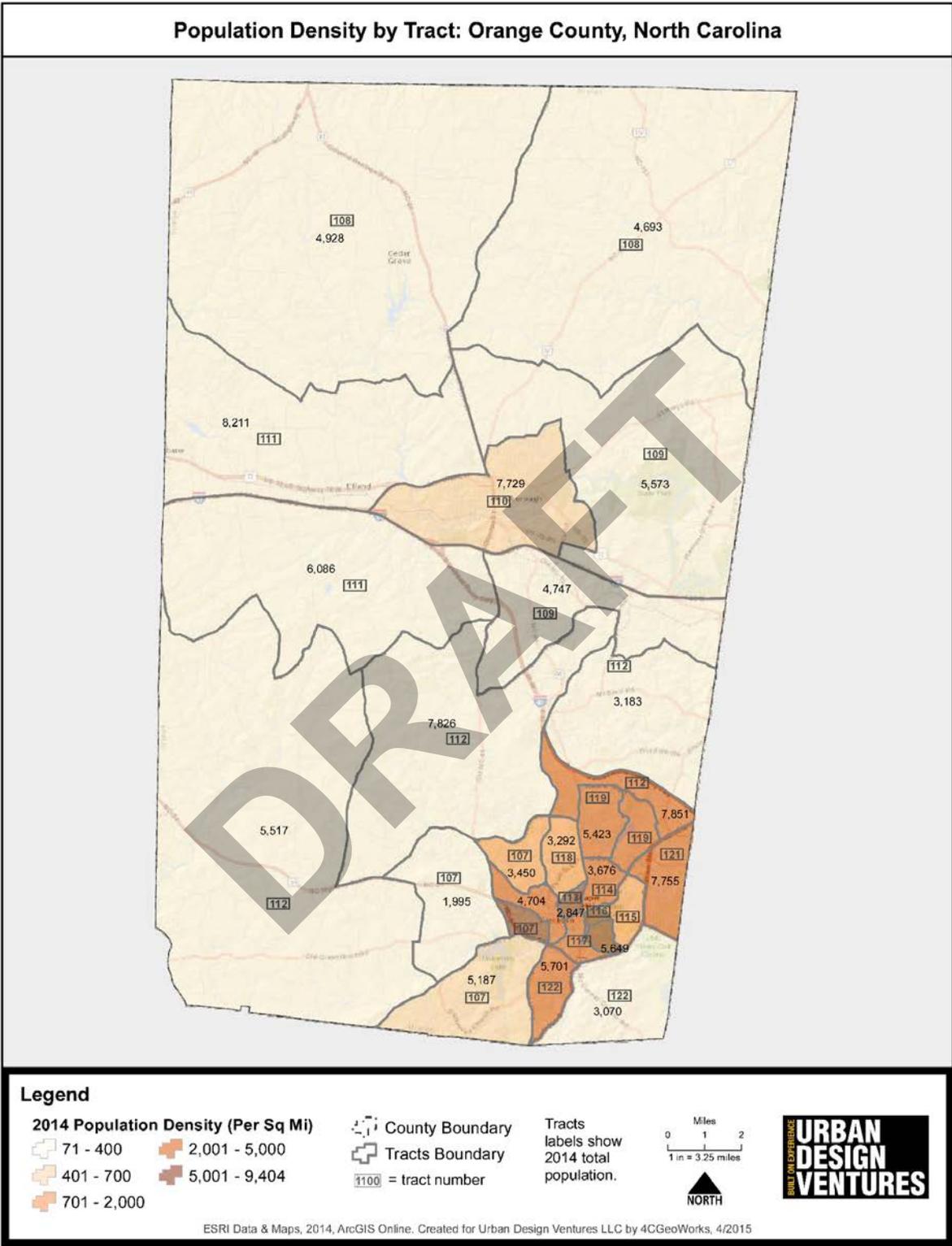
The total population for Orange County at the time of the 2010 Census was 133,801, while the 2011 ACS estimate was 131,856. The 2000 Census states a population of 118,227, which is an increase from the 1990 Census population of 94,232. This illustrates a fast rising but stable population increase, with a minor decrease within the past 4 years.

The U.S. Census Bureau has used the population at the time of the 2010 Census to make annual estimates as to the change in population. The population estimate for 2011 is the most recent available. Between 1990 and 2011, the County’s population increased by about 41.99%, or an estimated 39,569 people. In 2011, there were an estimated 68,892 females (52.25%) and 62,964 males (47.75%) living in Orange County.

Chart II-1 Population Trend in Orange County, NC



The following Population Density Map shows that the County’s population tends to reside in the southeastern portion of the County.



Racial Makeup of Population

Table II-1 below illustrates that “White alone” is the largest racial cohort in Orange County, making up 75.9% of the County’s population in 2011. “Black or African American alone” remains the largest minority cohort, at 13.8%. The percentage of Asian, Hispanic or Latino, Two or More Races, and Some other race alone populations have increased between 2000 and 2011 while the White, Black or African American, Native Hawaiian and Other Pacific Islander population percentages have decreased during the same period.

**Table II-1 – Racial Makeup of the Population
in the Orange County, NC**

Racial Makeup	2000 U.S. Census		2011 U.S. Census	
	#	%	#	%
Total	118,227	100.00%	131,856	100.00%
One race	116,204	98.3%	129,276	98.0%
White alone	92,272	78.0%	100,020	75.9%
Black or African American alone	16,298	13.8%	16,110	12.2%
American Indian and Alaska Native alone	457	0.4%	460	0.3%
Asian alone	4,845	4.1%	8,890	6.7%
Native Hawaiian and Other Pacific Islander alone	20	0.00%	3	0.00%
Some other race alone	2,312	2.0%	3,793	2.9%
Two or More Races	2,023	1.7%	2,580	2.0%
Hispanic or Latino	5,273	4.5%	10,229	7.8%

Source: 2000 U.S. Census & 2007-2011 American Community Survey Data

Orange County’s total percentage of minority population (non-white alone) increased from 22.0% in 2000, to 25.7% in 2010, a percentage increase of 3.7%.

Table II-2 outlines the comparison of the minority populations in each Census Tract in Orange County at the time of the 2000 and 2010 U.S. Census. Including the entire population of these Census Tracts overstates the total population and minority population living in Orange County at the time of the reports.

Table II-2 – Concentrations of Minority Residents for 2000 and 2010

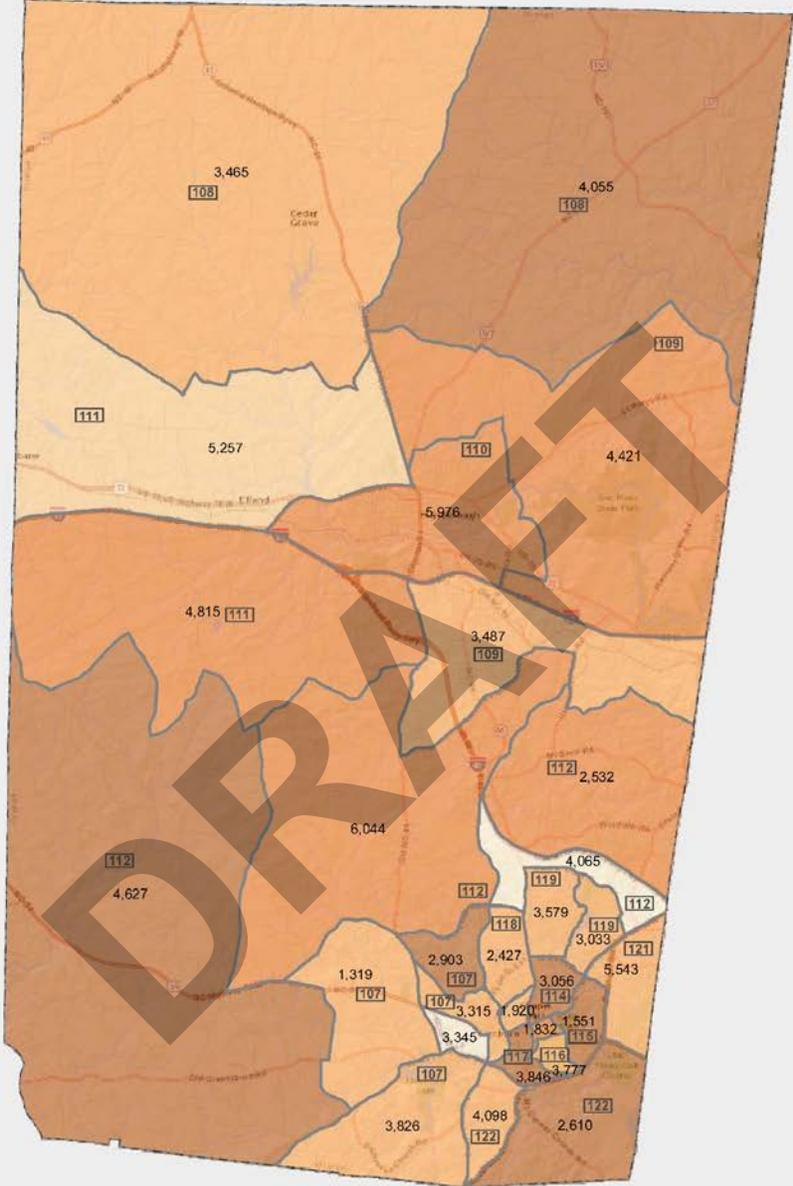
Census Tract	2000 U.S. Census			2010 U.S. Census		
	Total Population	Minority Population	% Minority Population	Total Population	Minority Population	% Minority Population
107.01	1,938	580	29.9%	1,973	644	32.6%
107.02	8,510	2,329	27.4%	-	-	-
107.03	5,170	2,002	38.7%	6,064	2,701	44.5%
107.04	4,614	684	14.8%	5,134	1,247	24.3%
107.05	-	-	-	4,573	1,273	27.8%
107.06	-	-	-	3,203	445	13.9%
108.01	4,567	1,469	32.2%	5,025	1,458	29.0%
108.02	4,148	489	11.8%	4,654	603	13.0%
109	8,207	1,173	14.3%	-	-	-
109.01	-	-	-	5,383	1,039	19.3%
109.02	-	-	-	4,724	1,171	24.8%
110	5,987	1,399	23.4%	7,182	1,593	22.2%
111.01	6,373	2,496	39.2%	8,028	2,831	35.3%
111.02	4,798	818	17.0%	5,844	1,174	20.0%
112.01	7,579	1,748	23.1%	-	-	-
112.02	5,043	851	16.9%	6,885	1,436	20.9%
112.03	5,076	710	14.0%	5,301	841	15.9%

112.04	-	-	-	3,189	584	18.3%
112.05	-	-	-	7,554	3,394	44.9%
113	2,400	1,048	43.7%	2,926	923	31.5%
114	3,717	469	12.6%	3,834	569	14.8%
115	2,023	363	17.9%	1,812	240	13.2%
116	9,295	2,343	25.2%	-	-	-
116.01	-	-	-	2,350	430	18.3%
116.02	-	-	-	5,786	1,795	31.0%
117	4,852	858	17.7%	4,190	725	17.3%
118	2,692	401	14.9%	3,186	779	24.5%
119	8,419	1,506	17.9%	-	-	-
119.01	-	-	-	5,315	1,646	31.0%
119.02	-	-	-	3,945	983	24.9%
121	6,291	1,199	19.1%	7,551	1,995	26.4%
122	6,528	1,020	15.6%	-	-	-
122.01	-	-	-	2,566	351	13.7%
122.02	-	-	-	5,624	1,436	25.5%
Total	118,227	25,955	22.0%	133,801	34,306	25.6%

Source: 2000 U.S. Census & 2010 U.S. Census

Twelve (12) Census Tracts showed an increase in the percentage of minority population between 2000 and 2010, while four (4) Tracts showed a decrease. Orange County saw the percentage of minority population increase from 22.0% in 2000 to 25.6% in 2010. The towns of Carrboro, Hillsborough, and Chapel Hill had minority populations of 29.1%, 37.1%, and 27.2% in 2010, respectively. The maps below illustrate the percentages of White and Minority Populations in further detail, by Census Tract, in Orange County.

Percent White Population by Tract: Orange County, North Carolina



Legend

Percent White Population

- 52% - 54%
- 55% - 65%
- 66% - 75%
- 76% - 80%
- 81% - 86%

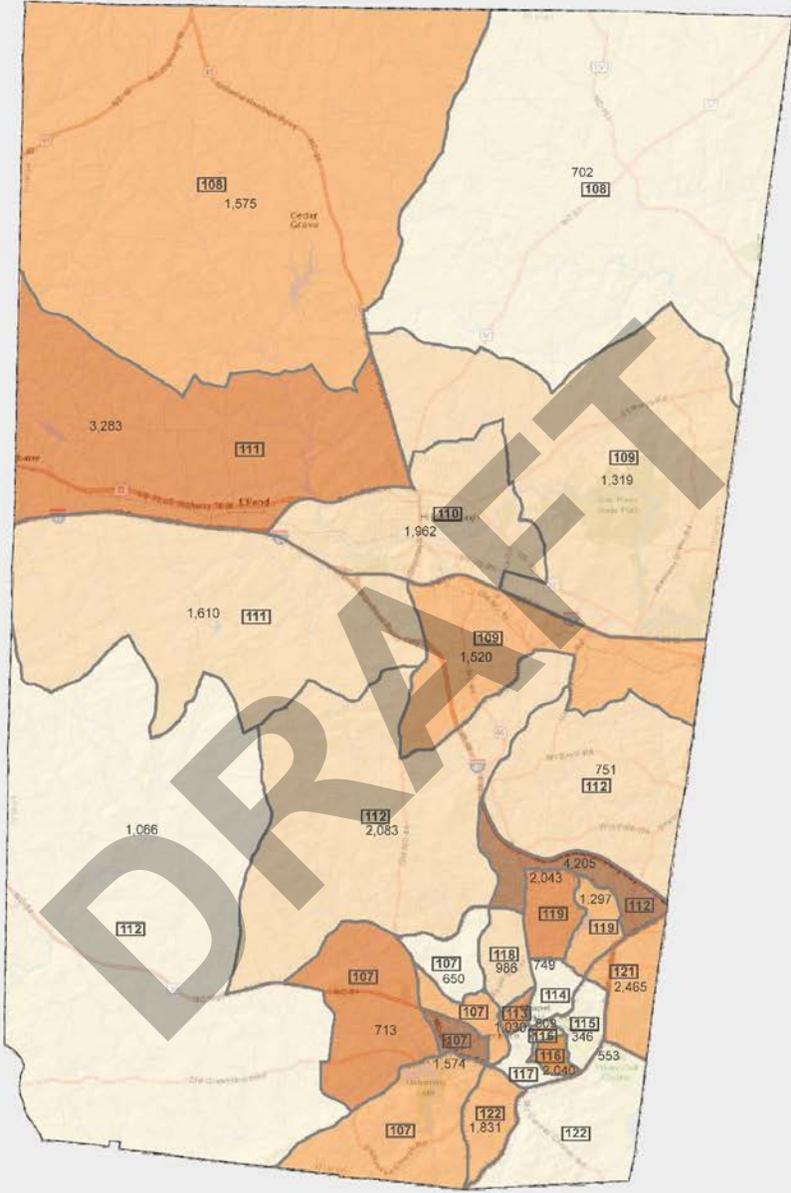
- County Boundary
- Tracts Boundary
- 108 = tract number

Census Tract labels show 2014 total white population.



ESRI Data & Maps, 2014, ArcGIS Online. Created for Urban Design Ventures LLC by 4CGeoWorks, 4/2015

Percent Minority Population by Tract: Orange County, North Carolina

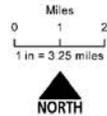


Legend

- Percent Minority Population**
- 15% - 20%
 - 21% - 30%
 - 31% - 35%
 - 36% - 40%
 - 41% - 57%

- County Boundary
- Tracts Boundary
- [108] = tract number

Census Tract labels show total minority population 2014.



ESRI Data & Maps, 2014, ArcGIS Online. Created for Urban Design Ventures LLC by 4CGeoWorks, 4/2015

Another way to consider racial distribution in a community is to look at the dissimilarity indices for an area. Dissimilarity indices measure the separation or integration of races across all parts of the city, county, or state. The dissimilarity index is based on the data from the 2010 U.S. Census and was calculated as part of Brown University's American Communities Project (<http://www.s4.brown.edu/us2010/>). The dissimilarity index measures whether one particular group is distributed across census tracts in the metropolitan area in the same way as another group. A high value indicates that the two groups tend to live in different tracts. It compares the integration of racial groups with the White population of the City, or MSA, on a scale from 0 to 100, with 0 being completely integrated and 100 being completely separate. A value of 60 (or above) is considered very high. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low. The charts in this section highlight the dissimilarity indices for various racial and ethnic groups, as compared to the White population in the Durham-Chapel Hill, NC MSA, Chapel Hill, and Carrboro. No data on dissimilarity is available for the Town of Hillsborough.



The Black/African American population is the largest minority group in the Durham-Chapel Hill MSA, making up approximately 27.7% of the population and with a dissimilarity index of 47.4. The Asian population has a dissimilarity index of 41.9 and the Hispanic population has a dissimilarity index of 48. All other minority groups have relatively small populations, which introduces some error into the calculation of the dissimilarity indices. More specifically, for populations under 1,000 people, the dissimilarity index may be high even if the population is evenly distributed across the City, MSA, or State.

Chapel Hill's largest minority group is Asian, at 13%, and with a dissimilarity index of 26.1. The Black/African American population has an index of 19.9, and the Hispanic population has an index of 20.3. Lastly, Carrboro's largest minority group is Hispanic, at 13.8%, with a dissimilarity index of 42.9. The Black/African American population has an index of 30.8, and the Asian population has an index of 16.9.

The dissimilarity numbers from the 2000 Census are generally higher than the 2010 numbers, which is indicative of an area that is experiencing more integration. However, when looking at the exposure index, the numbers reflect that neighborhoods are not as integrated as the index of dissimilarity indicates. Exposure indices refer to the racial/ethnic composition of the tract where the average member of a given group lives. For example, the

The dissimilarity numbers from the 2000 Census are generally higher than the 2010 numbers, which is indicative of an area that is experiencing more integration. However, when looking at the exposure index, the numbers reflect that neighborhoods are not as integrated as the index of dissimilarity indicates. Exposure indices refer to the racial/ethnic composition of the tract where the average member of a given group lives. For example, the

average Hispanic in some metropolis might live in a tract that is 40% Hispanic, 40% non-Hispanic white, 15% black, and 5% Asian. (Note that these various indices must add up to 100%.) These are presented in two categories: exposure of the group to itself (which is called the Index of Isolation) and exposure of the group to other groups.

The isolation index is the percentage of same-group population in the census tract where the average member of a racial/ethnic group lives. It has a lower bound of zero (for a very small group that is quite dispersed) to 100 (meaning that group members are entirely isolated from other groups). It should be kept in mind that this index is affected by the size of the group -- it is almost inevitably smaller for smaller groups, and it is likely to rise over time if the group becomes larger. The isolation index of White to White in the Durham-Chapel Hill MSA is 66.1, Black to Black is 43.4, Hispanic to Hispanic is 19.8 and Asian to Asian is 11.3.

Indices of exposure to other groups also range from 0 to 100, where a larger value means that the average group member lives in a tract with a higher percentage of persons from the other group. These indices depend on two conditions: the overall size of the other group and each group's settlement pattern. The exposure to other groups index for Black to White in the Durham-Chapel Hill MSA is 38.8 and for White to Black, 19.4. The index for Hispanic to White is 41.8, and Asian to White is 57.3.

Table II-3 – Dissimilarity, Isolation, and Exposure Indices

* Exposure of minorities to Whites

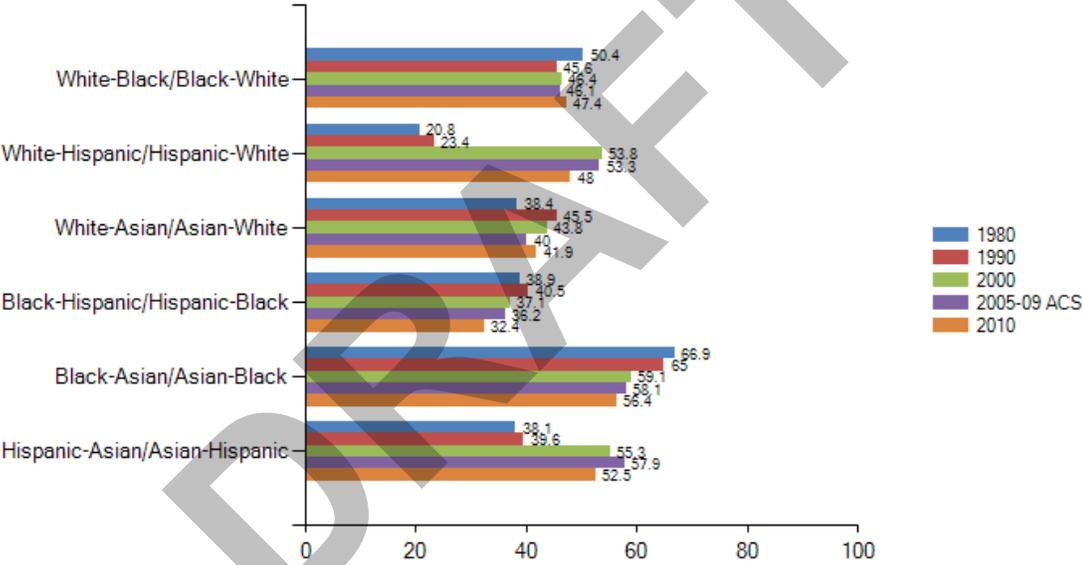
**Exposure of Whites to Blacks

Durham-Chapel Hill, NC MSA	Dissimilarity Index With Whites	Isolation Index	Exposure to Other Groups*
White	--	66.1	19.4**
Black	47.4	43.4	38.8
Asian	41.9	11.3	57.3
Hispanic	48	19.8	41.8
Chapel Hill			
White	--	70.9	10**
Black	19.9	13.1	67.5
Asian	26.1	17.2	64.8
Hispanic	20.3	7.3	66.4

Carrboro			
White	--	68.8	9.4**
Black	30.8	13.7	57.6
Asian	16.9	10	65.5
Hispanic	42.9	21.5	54.5
No Data Available for the Town of Hillsborough			

Source: American Communities Project, 2010 Census

Chart II-2-A – Dissimilarity Index in the Durham-Chapel Hill, NC MSA



Source: American Communities Project, U.S. Census

Chart II-2-B – Dissimilarity Index in the Town of Chapel Hill, NC

Source: American Communities Project, U.S. Census

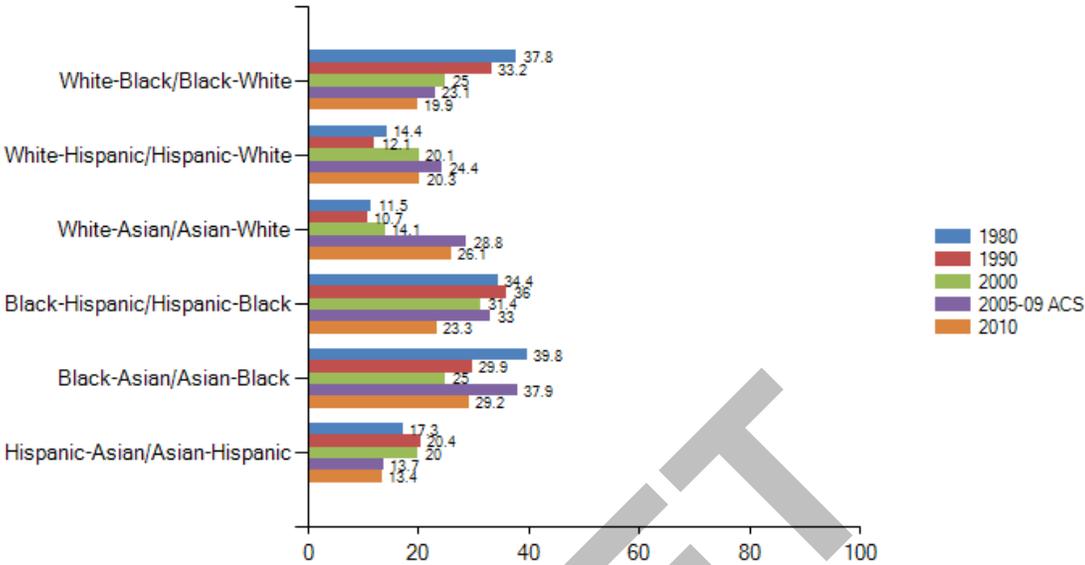


Chart II-2-C – Dissimilarity Index in the Town of Carrboro, NC

Source: American Communities Project, U.S. Census

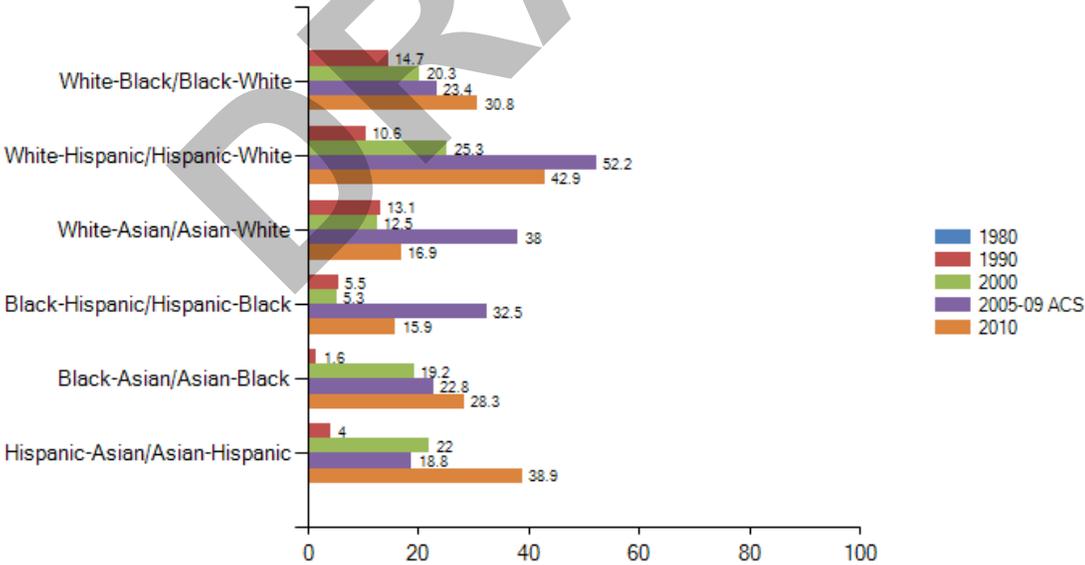
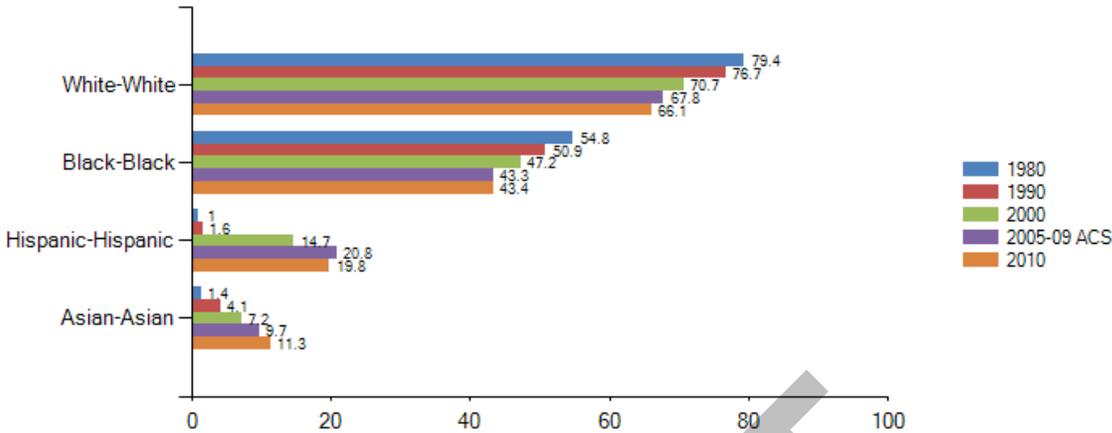
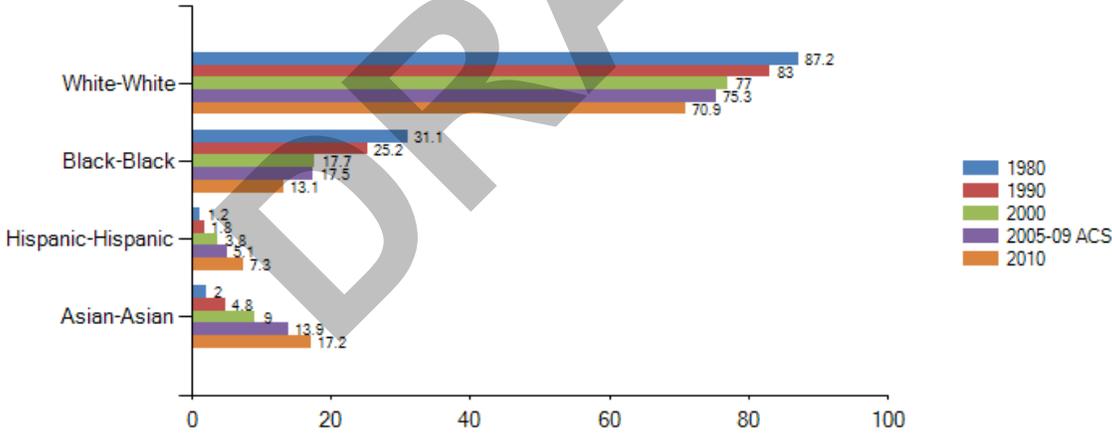


Chart II-3-A – Isolation Index in the Durham-Chapel Hill, NC MSA



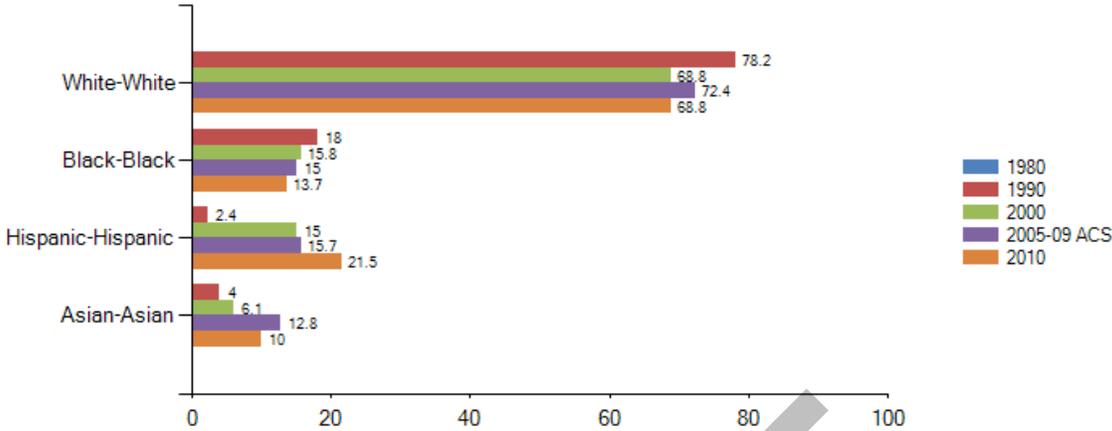
Source: American Communities Project, U.S. Census

Chart II-3-B – Isolation Index in the Town of Chapel Hill, NC



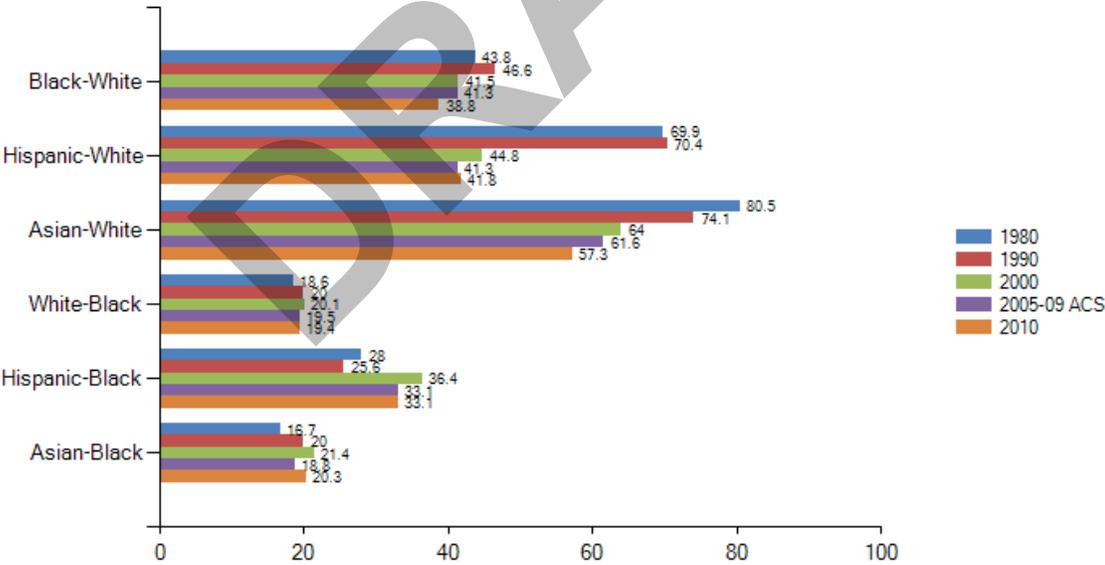
Source: American Communities Project, U.S. Census

Chart II-3-C – Isolation Index in the Town of Carrboro, NC



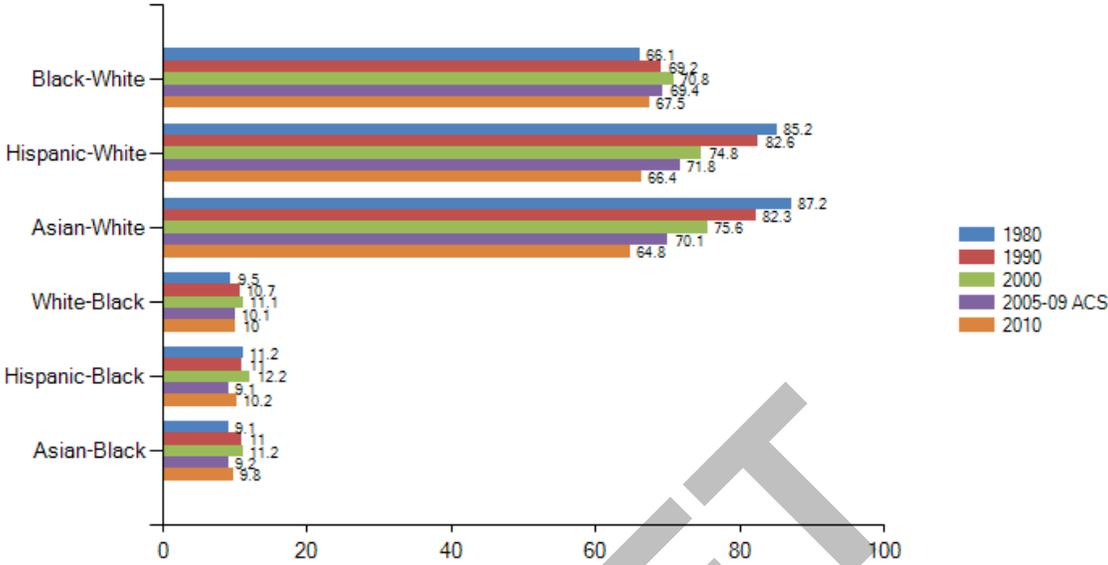
Source: American Communities Project, U.S. Census

Chart II-4-A – Exposure Index in the Durham-Chapel Hill, NC MSA



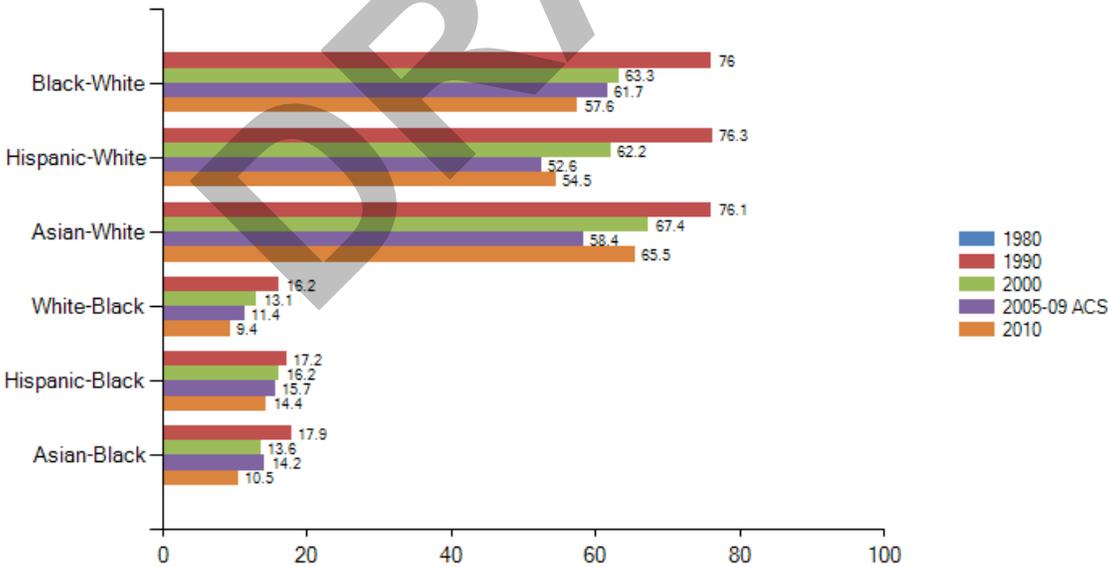
Source: American Communities Project, U.S. Census

Chart II-4-B – Exposure Index in the Town of Chapel Hill, NC



Source: American Communities Project, U.S. Census

Chart II-4-C – Exposure Index in the Town of Carrboro, NC



Source: American Communities Project, U.S. Census

Ethnicity

Table II-4 highlights the ethnicities of Orange County’s residents at the time of the 2000 U.S. Census and the 2007-2011 American Community Survey.

Table II-4 – Population by Ethnicity in Orange County, NC

ANCESTRY	2000 U.S. Census		2011 American Community Survey	
	#	%	#	%
Total population	118,227	-	131,856	-
Afghan	0	0.00%	0	0.00%
Albanian	9	0.01%	12	0.01%
Alsatian	0	0.00%	0	0.00%
American	8,422	7.12%	6,712	5.09%
Arab	338	0.29%	499	0.38%
Armenian	69	0.06%	153	0.12%
Assyrian/Chaldean/Syriac	8	0.01%	0	0.00%
Australian	59	0.05%	94	0.07%
Austrian	169	0.14%	170	0.13%
Basque	7	0.01%	0	0.00%
Belgian	126	0.11%	130	0.10%
Brazilian	59	0.05%	6	0.00%
British	1,254	1.06%	1,263	0.96%
Bulgarian	29	0.02%	187	0.14%
Canadian	280	0.24%	383	0.29%
Carpatho Rusyn	0	0.00%	0	0.00%
Celtic	30	0.03%	47	0.04%
Croatian	52	0.04%	65	0.05%
Cypriot	7	0.01%	8	0.01%
Czech	184	0.16%	309	0.23%
Czechoslovakian	87	0.07%	48	0.04%
Danish	259	0.22%	367	0.28%
Dutch	1,231	1.04%	1,138	0.86%
Eastern European	306	0.26%	396	0.30%
English	11,736	9.93%	15,035	11.40%
Estonian	15	0.01%	60	0.05%
European	2,165	1.83%	3,046	2.31%
Finnish	99	0.08%	70	0.05%
French (except Basque)	1,762	1.49%	1,551	1.18%
French Canadian	582	0.49%	486	0.37%
German	9,889	8.36%	11,934	9.05%
German Russian	0	0.00%	0	0.00%
Greek	422	0.36%	635	0.48%
Guyanese	25	0.02%	14	0.01%
Hungarian	268	0.23%	379	0.29%
Icelander	16	0.01%	20	0.02%

Iranian	133	0.11%	126	0.10%
Irish	8,104	6.85%	9,652	7.32%
Israeli	54	0.05%	160	0.12%
Italian	3,657	3.09%	3,598	2.73%
Latvian	102	0.09%	80	0.06%
Lithuanian	206	0.17%	359	0.27%
Luxemburger	0	0.00%	0	0.00%
Macedonian	0	0.00%	0	0.00%
Maltese	0	0.00%	0	0.00%
New Zealander	17	0.01%	0	0.00%
Northern European	173	0.15%	196	0.15%
Norwegian	828	0.70%	643	0.49%
Pennsylvania German	14	0.01%	31	0.02%
Polish	1,918	1.62%	2,103	1.59%
Portuguese	175	0.15%	78	0.06%
Romanian	159	0.13%	209	0.16%
Russian	1,195	1.01%	1,356	1.03%
Scandinavian	146	0.12%	73	0.06%
Scotch-Irish	3,747	3.17%	5,407	4.10%
Scottish	3,645	3.08%	3,737	2.83%
Serbian	7	0.01%	35	0.03%
Slavic	18	0.02%	136	0.10%
Slovak	127	0.11%	39	0.03%
Slovene	0	0.00%	27	0.02%
Soviet Union	0	0.00%	0	0.00%
Sub-Saharan African	1,511	1.28%	1,006	0.76%
Swedish	823	0.70%	1,072	0.81%
Swiss	242	0.20%	253	0.19%
Turkish	89	0.08%	97	0.07%
Ukrainian	219	0.19%	437	0.33%
Welsh	533	0.45%	677	0.51%
West Indian (excluding Hispanic origin groups)	253	0.21%	517	0.39%
Yugoslavian	49	0.04%	0	0.00%

Source: 2000 U.S. Census and 2007-2011 American Community Survey

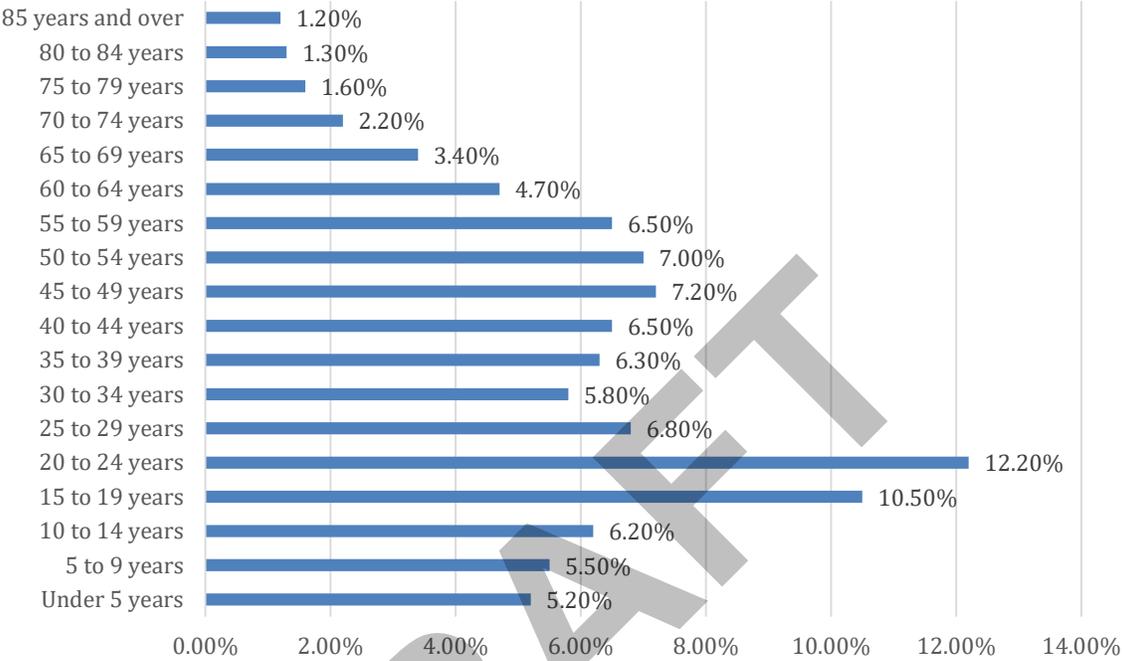
The largest ethnicities in Orange County include English (11.40%), German (9.05%), and Irish (7.32%). Between 2000 and 2011, Orange County experienced a slight decrease in the percentage of residents identifying themselves as United States or American. Many of the other ethnicities experienced slight fluctuations between 2000 and 2011.

Age

Chart II-5 below illustrates age distribution within the County for 2011. Children under five years of age represented 5.2% of the population; 27.4%

of the County’s population was under 20 years of age; and 9.7% were 65 years of age or older.

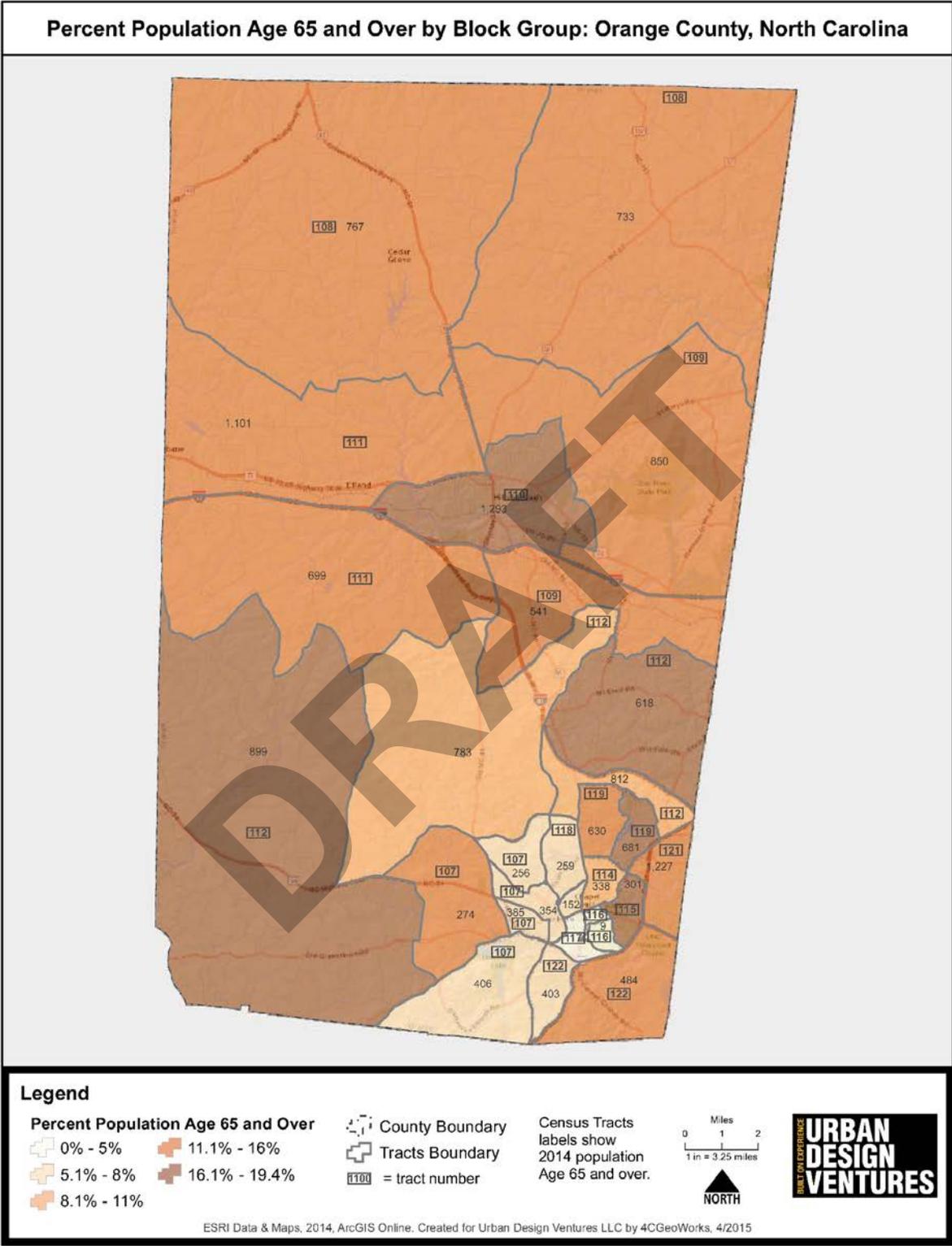
Chart II-5 – Age of Population in Orange County, North Carolina



Source: 2007-2011 American Community Survey Data

The median age in Orange County at the time of the 2000 U.S. Census was 30.4 years and then increased to 33.2 years at the time of the 2007-2011 American Community Survey. The Town of Carrboro’s median age was 30.6, Hillsborough’s median age was 36.5, and Chapel Hill’s was 24.8. The median age in the State of North Carolina is slightly lower than Hillsborough’s at 35.3 years for 2011.

The following maps illustrate the percentage of the population Age 65 and Over by Block Group in Orange County. There has been a national increase in the percentage of the population Age 65 and over, and as a result, a greater need for accessibility improvements in housing. Age 65 and over individuals and households can be presumed to be low- or moderate-income, because many are living on fixed incomes.



Religion

The U.S. Census does not collect data on the religious affiliations of the population in the United States. In an effort to better understand the religious affiliations of the residents of Orange County, the County used the data made available by the Association of Religion Data Archives (ARDA). ARDA surveys the congregation members, their children, and other people who regularly attend church services within counties across the country. Although this data appears to be the most comprehensive data that is available, it is unfortunately not entirely complete as it does not accurately include traditional African American denominations. The total number of regular attendees was adjusted in 2010 (the most recent year for which data is available) to represent the population including historic African American denominations. Also, no data for African American denominations was available for the year 2000. However, the total number cannot be disaggregated to determine the distribution across denominational groups. The table below shows the distribution of residents of Orange County across various denominational groups, as a percentage of the population which reported affiliation with a church.

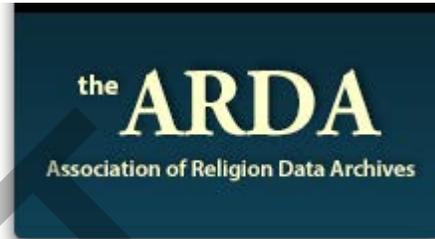


Table II-5 compares religious affiliation in Orange County between 1980 and 2010. Data from the Association of Religious Data Archives was used.

Table II-5: Religious Affiliation in Orange County

	1980		1990		2000		2010	
	#	%	#	%	#	%	#	%
Evangelical Protestant	15,491	49.18%	15,234	43.30%	11,690	32.44%	16,239	27.59%
Black Protestant	1,182	3.75%	158	0.45%	-	-	2,815	4.78%
Mainline Protestant	11,630	36.92%	14,442	41.04%	16,752	46.49%	20,422	34.69%
Catholic	2,909	9.23%	4,087	11.62%	6,905	19.16%	13,432	22.82%
Orthodox	-	-	-	-	-	-	-	-
Bahá'í	-	-	-	-	204	0.57%	238	0.40%

Buddhism	-	-	-	-	-	-	769	1.31%
Hindu	-	-	-	-	-	-	1,639	2.78%
Judaism	-	-	724	2.06%	-	-	505	0.86%
Latter-day Saints	288	0.91%	540	1.53%	-	-	1,783	3.03%
Other	-	-	-	-	481	1.33%	1,021	1.73%
Total Adherents:	31,500	40.87%	35,185	37.49%	36,032	30.48%	58,863	43.99%
Unclaimed (% of total population)	45,555	59.13%	58,666	62.51%	82,192	69.52%	74,938	56.01%
Total Population:	77,055	100.00%	93,851	100.00%	118,227	100.00%	133,801	100.00%

Source: The Association of Religious Data Archives; <http://www.thearda.com/>

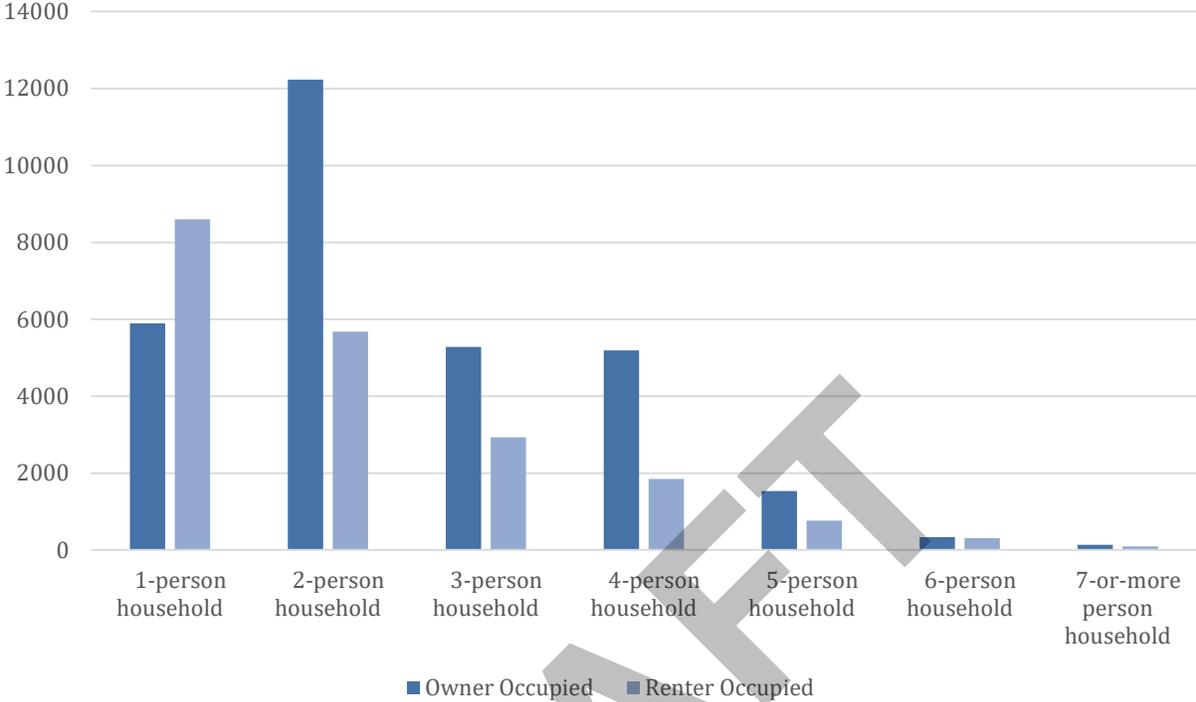
Between 1980 and 2000, Orange County experienced an increase in people identifying themselves as “Mainline Protestants,” followed by a sharp decrease between 2000 and 2010. There was a decrease in total adherents from 1980 to 2000, but a sharp increase of 13% between 2000 and 2010. The increase can be attributed to the Black Protestant, Catholic, and Other groups.

B. Households:

According to the 2007-2011 American Community Survey, there were 50,837 households in Orange County. This is a small increase from the 2000 Census, which reported that there were 45,863 households in the County. Of the households in 2011, 60.2% were owners and 39.8% were renters, whereas in 2000, 57.6% were owners and 42.4% were renters. This shows that there was an increase in homeownership in the past decade.

The average size of the owner-occupied households was 2.56 persons, and the average renter household was 2.13 persons. **Chart II-6** illustrates household size breakdown for owner and renter households.

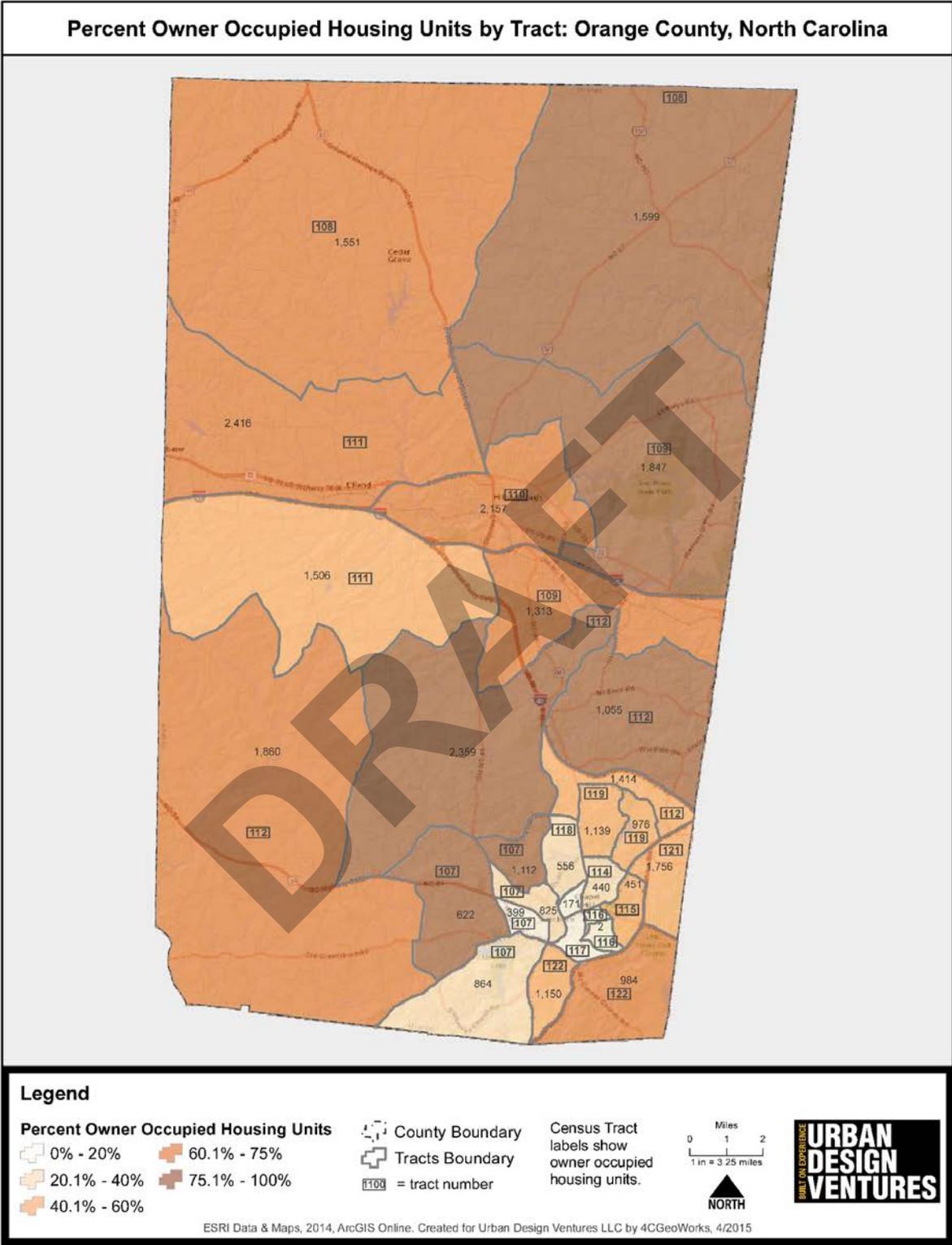
Chart II-6 – Occupancy by Tenure in Orange County, NC

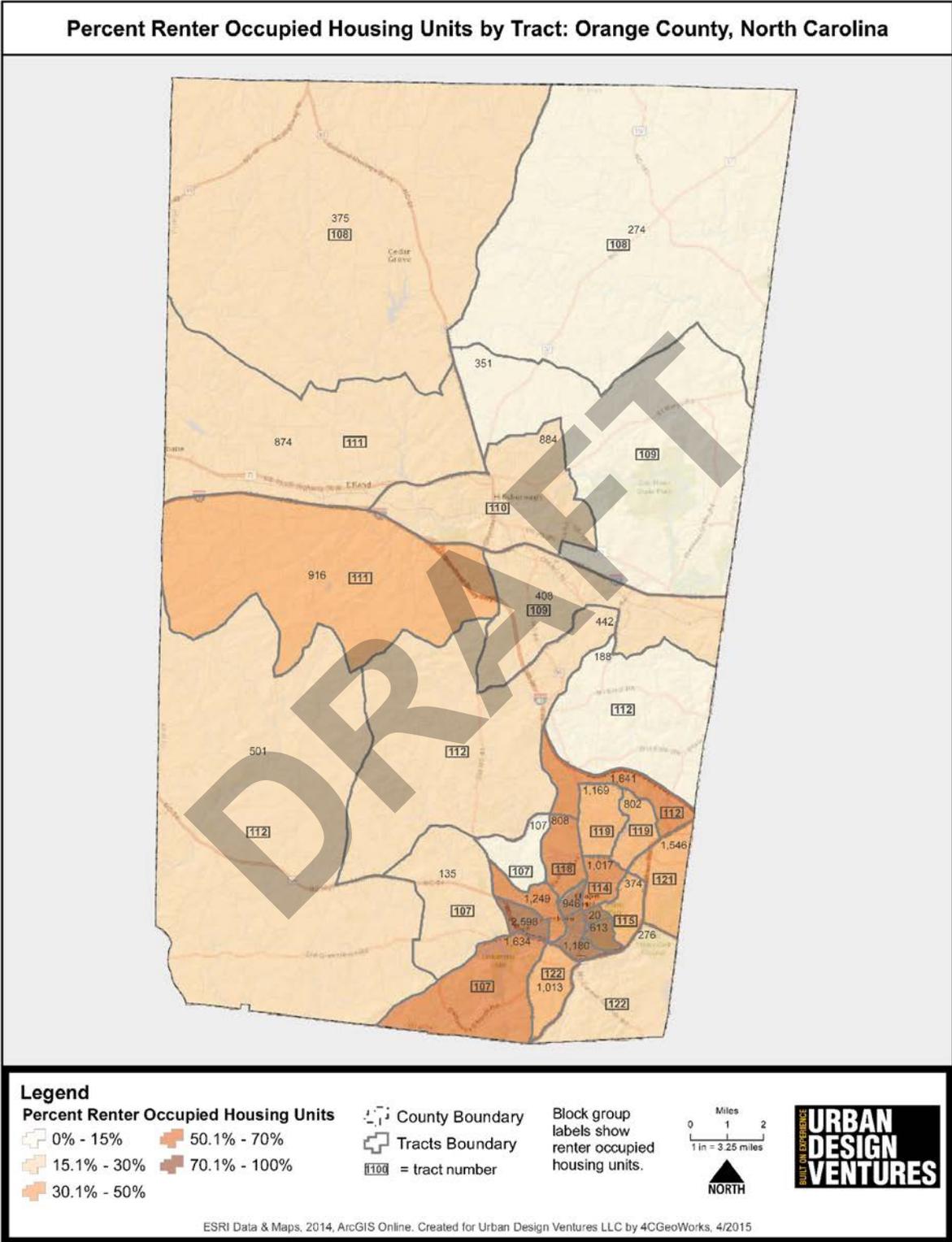


Source: 2007-2011 American Community Survey

Of the three jurisdictions, Hillsborough has the highest percentage of owner-occupied units at 55.0%, and lowest renter-occupied units at 45.0%. Chapel Hill is closer with an equal distribution between owner-occupied and renter-occupied with 49.1% and 50.9%, respectively. Carrboro has only 35.5% of its housing stock owned and occupied, with a large majority of its housing stock rented at 64.5%.

The following maps illustrate the percentages of Owner and Renter-Occupied Housing Units by Census Tract in Orange County.





The following **Table II-6** compares homeowners and renters by race. This table shows that “White” households represent the largest percentage of homeownership (84.1%) with “Black or African American” households comprising (9.4%) of the total homeowners.

Of the total number of “White” households, 65.52% are homeowners and 34.48% are renters. In comparison, of all “Black and African American” households, 42.85% are homeowners and 57.15% are renters.

Table II-6 – Household Tenure by Race

Cohort	2000 U.S. Census		2007-2011 American Community Survey	
	Owner (57.55%)	Renter (42.45%)	Owner (60.20%)	Renter (39.80%)
Householder who is White alone	84.54%	74.27%	84.1%	66.9%
Householder who is Black or African American alone	11.42%	15.68%	9.4%	19.0%
Householder who is American Indian and Alaska Native alone	0.38%	0.62%	0.3%	0.3%
Householder who is Asian alone	2.15%	5.37%	4.9%	7.3%
Householder who is Native Hawaiian and Other Pacific Islander alone	0.00%	0.00%	0.00%	0.00%
Householder who is some other race alone	0.68%	2.04%	0.6%	4.1%
Householder who is two or more races	0.90%	2.03%	0.7%	2.3%
Householder who is Hispanic or Latino	0.78%	2.36%	3.0%	8.2%

Source: 2000 U.S. Census & 2007-2011 American Community Survey

The United States Department of Housing Defines a “Family” as “Two or more related individuals living in the same household.” Families comprised 61.2% of households in the County. Of these households, 29.6% included families with children less than 18 years of age. Roughly ten percent (9.7%) of families were female-headed households.

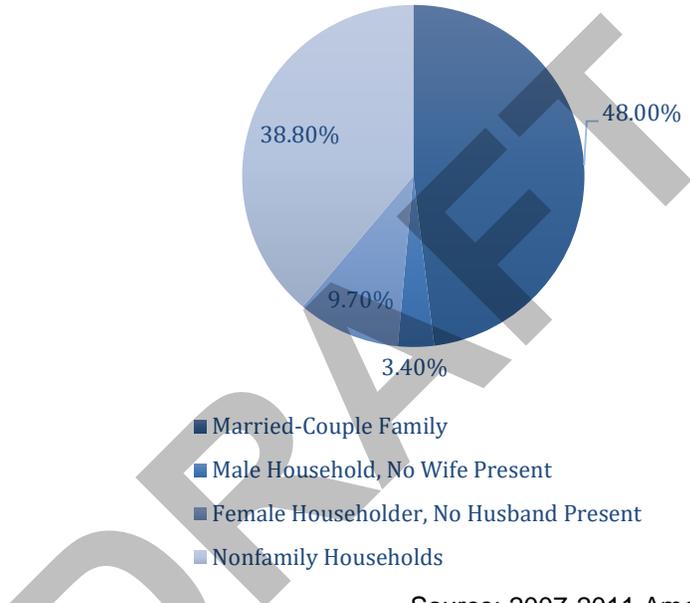
In 2011, Hillsborough had the largest percentage of minority-owned occupied housing units among the three jurisdictions, with only 74.4% White, 17.3% Black or African American, and 8.8% Hispanic or Latino. In contrast to Hillsborough, only 5.7% of homeowners were Black or African American in Chapel Hill; 81.8% of homeowners were White residents, and

12.0% of homeowners were Asians. 87.5% of homeowners in Carrboro were White, while only 6.3% and 5.6% of its homeowners were Black or African American, and Asian, respectively.

A large percentage (51.4%) of renters in Hillsborough are African American or Black, though the only other large group of renters are White residents (48.6%).

Chart II-7 illustrates households by type in Orange County.

Chart II-7 – Households by Type in Orange County, NC



Source: 2007-2011 American Community Survey

C. Income and Poverty:

The 2000 Census reported that the per capita income for the County was \$24,873. The median household income for Orange County was \$42,372, which is above the State of North Carolina’s \$39,184. The 2007-2011 American Community Survey reported that the per capita income for the County was \$25,256 in 2011. The median household income for Orange County was \$56,055, compared \$46,291 for North Carolina. **Table II-7** illustrates household income trends.

Table II-7 – Household Income in Orange County, NC

Items	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Households	Percentage	Number of Households	Percentage
Total Households	45,916	100%	50,837	100%
Less than \$10,000	5,456	11.9%	4,880	9.60%
\$10,000 to \$14,999	2,551	5.6%	2,491	4.9%
\$15,000 to \$24,999	5,664	12.3%	5,033	9.9%
\$25,000 to \$34,999	5,460	11.9%	4,779	9.4%
\$35,000 to \$49,999	6,827	14.9%	6,304	12.4%
\$50,000 to \$74,999	7,598	16.5%	7,117	14.0%
\$75,000 to \$99,999	4,371	9.5%	5,490	10.8%
\$100,000 to \$149,999	4,394	9.6%	6,660	13.1%
\$150,000 to \$199,999	1,783	3.9%	8,134	16.0%
\$200,000 or more	1,812	3.9%	-	-
Median Household Income	\$42,372	--	\$56,055	--

Source: 2000 U.S. Census and 2007-2011 American Community Survey

Table II-8 below identifies the Section 8 Income Limits in the Durham-Chapel Hill, NC HUD Metro FMR Area based on household size for FY 2015. This data is an assessment of metropolitan areas that include both Durham and Orange Counties.

Table II-8 – Section 8 Income Limits for 2015

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits (\$)	\$14,150	\$16,200	\$20,090	\$24,250	\$28,410	\$32,570	\$36,730	\$40,890
Very Low (50%) Income Limits (\$)	\$23,600	\$27,000	\$30,350	\$33,700	\$36,400	\$39,100	\$41,800	\$44,500
Low (80%) Income Limits (\$)	\$37,750	\$43,150	\$48,550	\$53,900	\$58,250	\$62,550	\$66,850	\$71,150

Data obtained from hud.gov

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low (30%) income limits may equal the very low (50%) income limits.

Table II-9 below highlights the low- and moderate-income population in Orange County.

Table II-9 – Low- and Moderate-Income in Orange County, NC

TRACT	BLKGRP	LOW/MOD	LOW/MOD UNIV	LOW/MOD PCT
010701	1	545	1955	27.88%
010703	1	1,125	1,895	59.37%
010703	2	780	1,340	58.21%
010703	3	1,580	2,185	72.31%
010703	4	525	855	61.40%
010704	1	505	925	54.59%
010704	2	1,585	2,295	69.06%
010704	3	305	1,680	18.15%
010705	1	825	1,950	42.31%
010705	2	1,100	1,290	85.27%
010705	3	455	840	54.17%
010705	4	90	145	62.07%
010706	1	105	1,430	7.34%
010706	2	135	1,970	6.85%
010801	1	575	830	69.28%
010801	2	960	3,115	30.82%
010801	3	340	1,010	33.66%
010802	1	1,005	2,105	47.74%
010802	2	335	2,625	12.76%
010901	1	440	1,915	22.98%
010901	2	1,215	1,620	75.00%
010901	3	530	1,645	32.22%
010902	1	640	1,335	47.94%
010902	2	810	2,640	30.68%
011000	1	385	2,580	14.92%
011000	2	825	1,445	57.09%
011000	3	395	860	45.93%
011000	4	275	515	53.40%
011000	5	375	905	41.44%
011101	1	245	1,080	22.69%

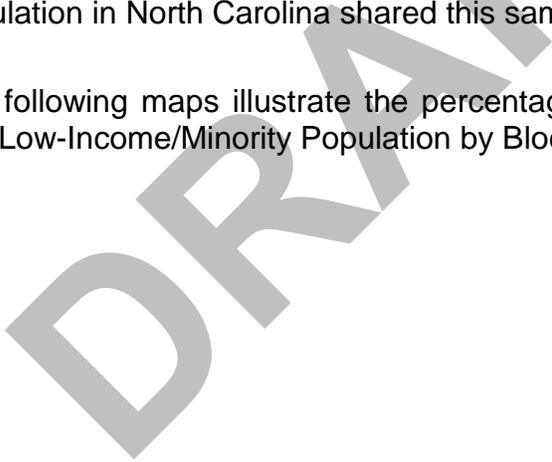
011101	2	570	1,115	51.12%
011101	3	565	720	78.47%
011101	4	835	2,525	33.07%
011101	5	955	1,595	59.87%
011102	1	530	1,825	29.04%
011102	2	905	1,925	47.01%
011102	3	1,155	1,895	60.95%
011202	1	390	2,850	13.68%
011202	2	760	1,805	42.11%
011202	3	620	2,060	30.10%
011203	1	375	1,350	27.78%
011203	2	675	1,925	35.06%
011203	3	430	1,520	28.29%
011204	1	905	1,935	46.77%
011204	2	140	1,460	9.59%
011205	1	325	2,615	12.43%
011205	2	490	2,245	21.83%
011205	3	1,050	1,945	53.98%
011300	1	1,950	2,375	82.11%
011400	1	400	1,570	25.48%
011400	2	1,290	1,725	74.78%
011500	1	860	2,015	42.68%
011601	1	25	25	100.00%
011601	2	510	510	100.00%
011602	1	215	215	100.00%
011602	2	115	115	100.00%
011602	3	1,135	1,230	92.28%
011700	1	1,140	1,485	76.77%
011700	2	1,065	1,805	59.00%
011800	1	620	905	68.51%
011800	2	975	1,950	50.00%
011901	1	395	2,610	15.13%
011901	2	1,025	1,935	52.97%
011901	3	275	645	42.64%
011902	1	590	2,450	24.08%
011902	2	240	1,515	15.84%
012100	1	785	2,010	39.05%
012100	2	750	2,640	28.41%
012100	3	355	650	54.62%
012100	4	335	1,860	18.01%
012201	1	245	1,760	13.92%

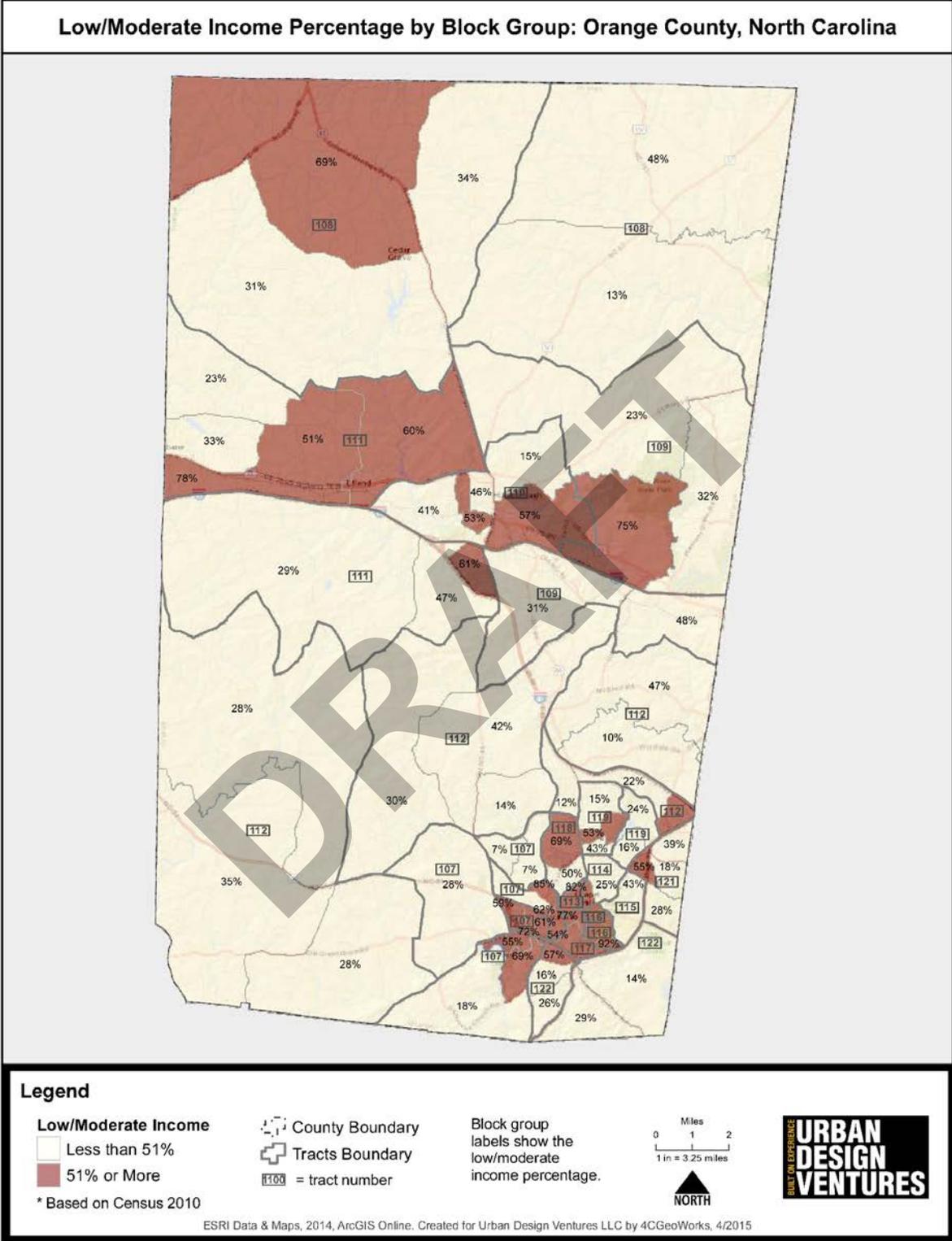
012201	2	300	1,045	28.71%
012202	1	800	1,400	57.14%
012202	2	280	1,710	16.37%
012202	3	565	2,140	26.40%
		47,925	120,585	39.74%

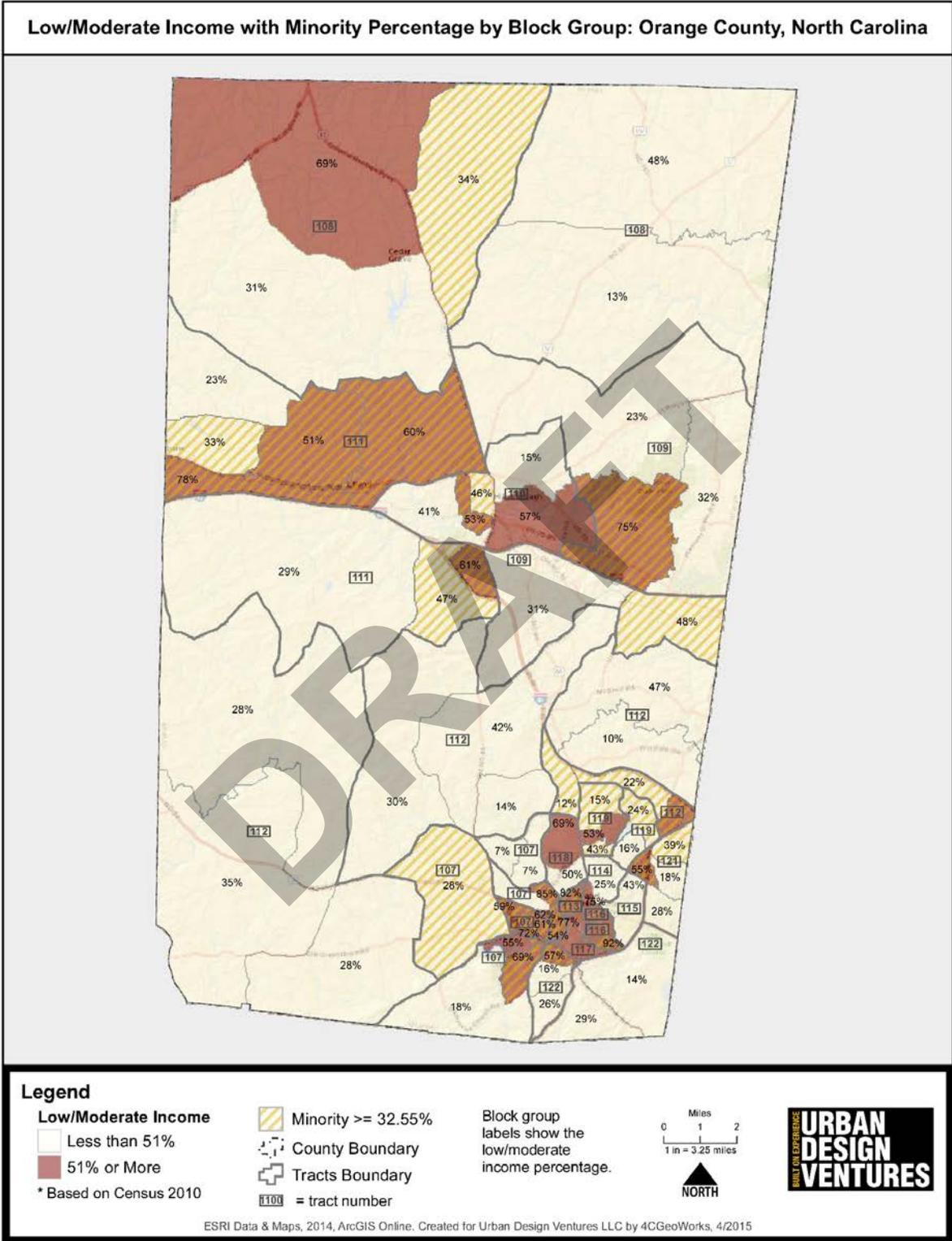
Data obtained from hud.gov

Nearly forty percent (39.74%) of all residents in Orange County were considered low- to moderate-income at the time of the 2010 U.S. Census. Just over fifteen percent (16.9%) of the population in Orange County was living below the poverty level in 2011, according to the 2007-2011 American Community Survey. In the Town of Chapel Hill, approximately 37.44% of the residents were considered low- to moderate-income at the time of the 2007-2011 American Community Survey. The Town of Carrboro had a 46.07% low- to moderate-income population percentage, while 46.43% of the Town of Hillsborough was low- to moderate-income. Among the three jurisdictions, Hillsborough had the largest percentage of its population living in poverty (24.7%). 22.1% of Chapel Hill's residents are in poverty, and 16.8% of Carrboro's residents live in poverty. In comparison, 16.1% of the population in North Carolina shared this same economic status.

The following maps illustrate the percentages of Low-Income Population and Low-Income/Minority Population by Block Group in Orange County.







In 1999 there were approximately 15,318 individuals (14.1%) living in poverty and in 2011 there were approximately 20,542 individuals (16.9%). The County’s poverty statistics for families with children are significant, particularly for single mothers. **Chart II-8** illustrates the poverty statistics for families living in Orange County. At the time of the 2007-2011 American Community Survey, the percentage of some families with children living below the poverty level was as follows:

- Families with related children under the age of 18 was 14.5%.
- Female-headed families with related children under the age of 18 was 35.2%.
- Families with a householder who is White is 6.1%
- Families with a householder who is Black or African American is 20.6%.
- Families with a householder who is Asian is 15.4%.
- Families with a householder who is Hispanic or Latino is 29.4%.

Chart II-8 – Families in Poverty in Orange County, NC



Source: 2000 U.S. Census and 2007-2011 American Community Survey

In 2011, approximately 8.7% of all families in the Town of Chapel Hill lived below the poverty level; of the female householders with no husband present, 28.3% were below the poverty level and 30.9% of those with children under

18 years were below poverty. In the Town of Carrboro, approximately 10.1% of all families were below the poverty level; of the female householders with no husband present, 27.7% were below poverty level and 31.3% lived with related children under 18 years. In the Town of Hillsborough, approximately 23.7% of families lived below the poverty level in 2011; of the female householders with no husband present, 70.3% lived below the poverty level, with 77.0% of those living with children under 18 years living below poverty.

D. Employment:

In 2011, according to the 2007-2011 ACS, 61.13% of the County's residents 16 years of age and over were considered a part of the labor force. **Chart II-9** and **Chart II-10** below illustrate the classes of workers and the occupations. Most workers were employed in the private sector (52.0%). Management, business, science, and arts occupations were the most common at 52.5%, followed by sales and office (19.8%), service (15.6%), and natural resources, construction, and maintenance occupations (6.5%) occupations.

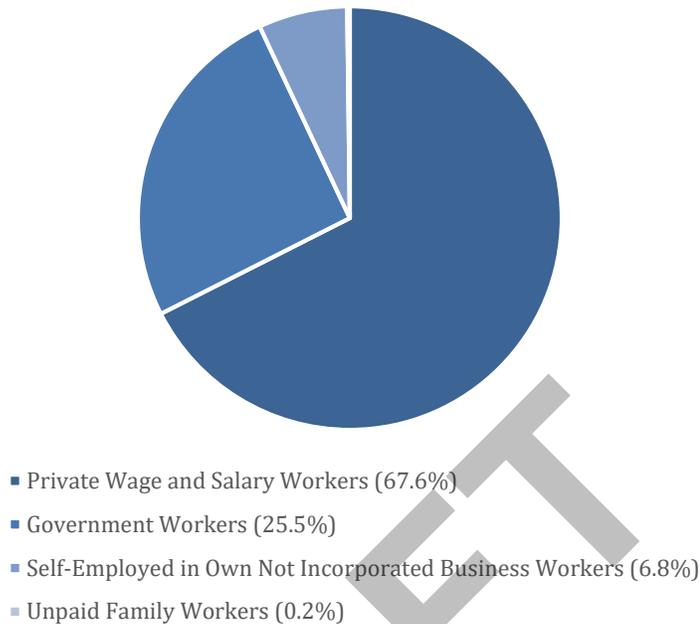
Chart II-9 – Orange County Occupations



- Management, Business, Science, and Arts Occupations (52.50%)
- Service Occupations (15.60%)
- Sales and Office Occupations (19.80%)
- Natural Resources, Construction, and Maintenance Occupations (6.50%)
- Production, Transportation, and Material Moving Occupations (5.60%)

Source: 2007-2011 American Community Survey

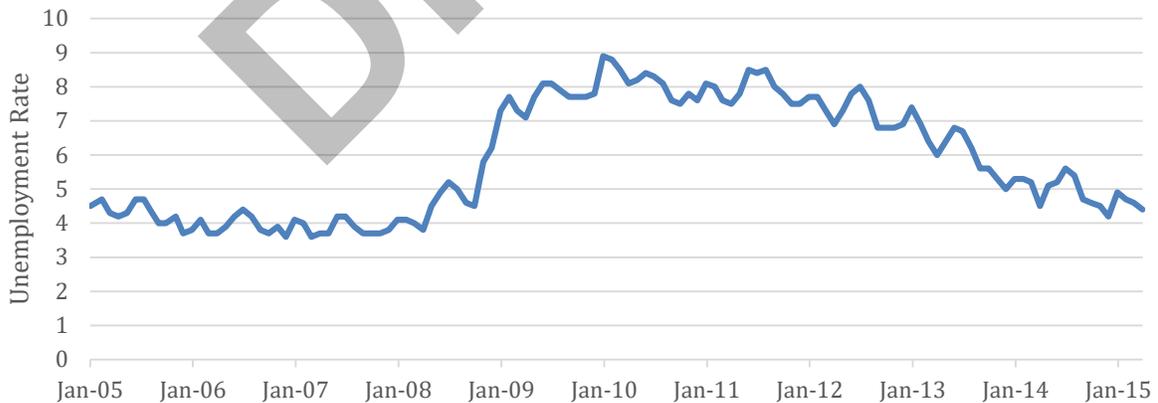
Chart II-10 – Orange County Class of Worker



Source: 2007-2011 American Community Survey

Chart II-11 illustrates the unemployment rate trends for a section of the Durham-Chapel Hill, NC Metropolitan Statistical Area from January 2005 through April 2015 from the Bureau of Labor Statistics (www.bls.gov).

Chart II-11 – Durham-Chapel Hill, NC MSA Unemployment Rate



Source: <http://data.bls.gov>

Between late 2008 and early 2010, the Durham-Chapel Hill Metropolitan Statistical area experienced a spike in the unemployment rate; however, the overall unemployment rate has since decreased from a ten-year high of 8.9% in January 2010. The preliminary unemployment rate in April 2015 in Durham-Chapel Hill was 4.4% and Orange County was 3.9%, slightly lower than the

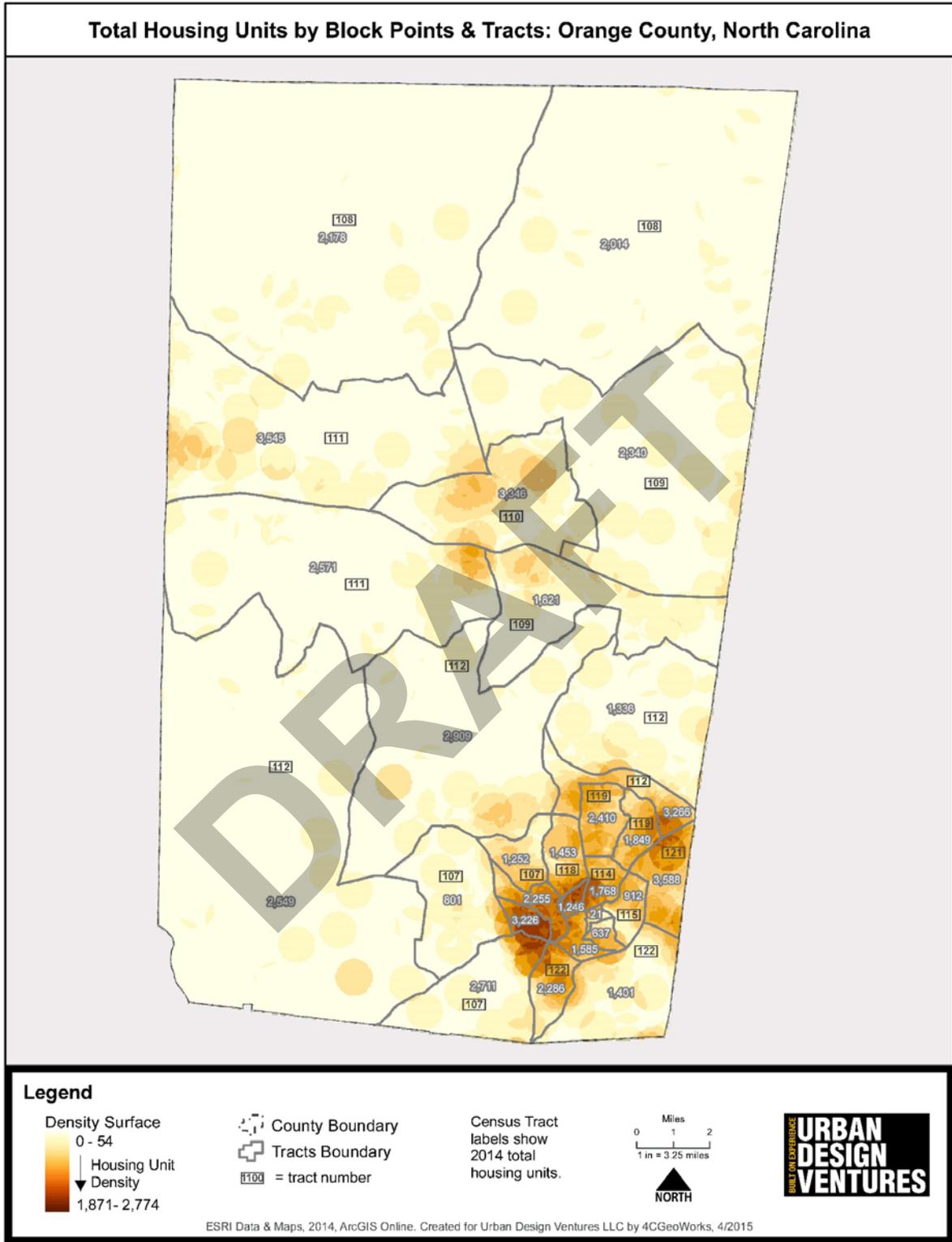
seasonally adjusted, preliminary unemployment rate in the State of North Carolina at this same time of 5.5%.

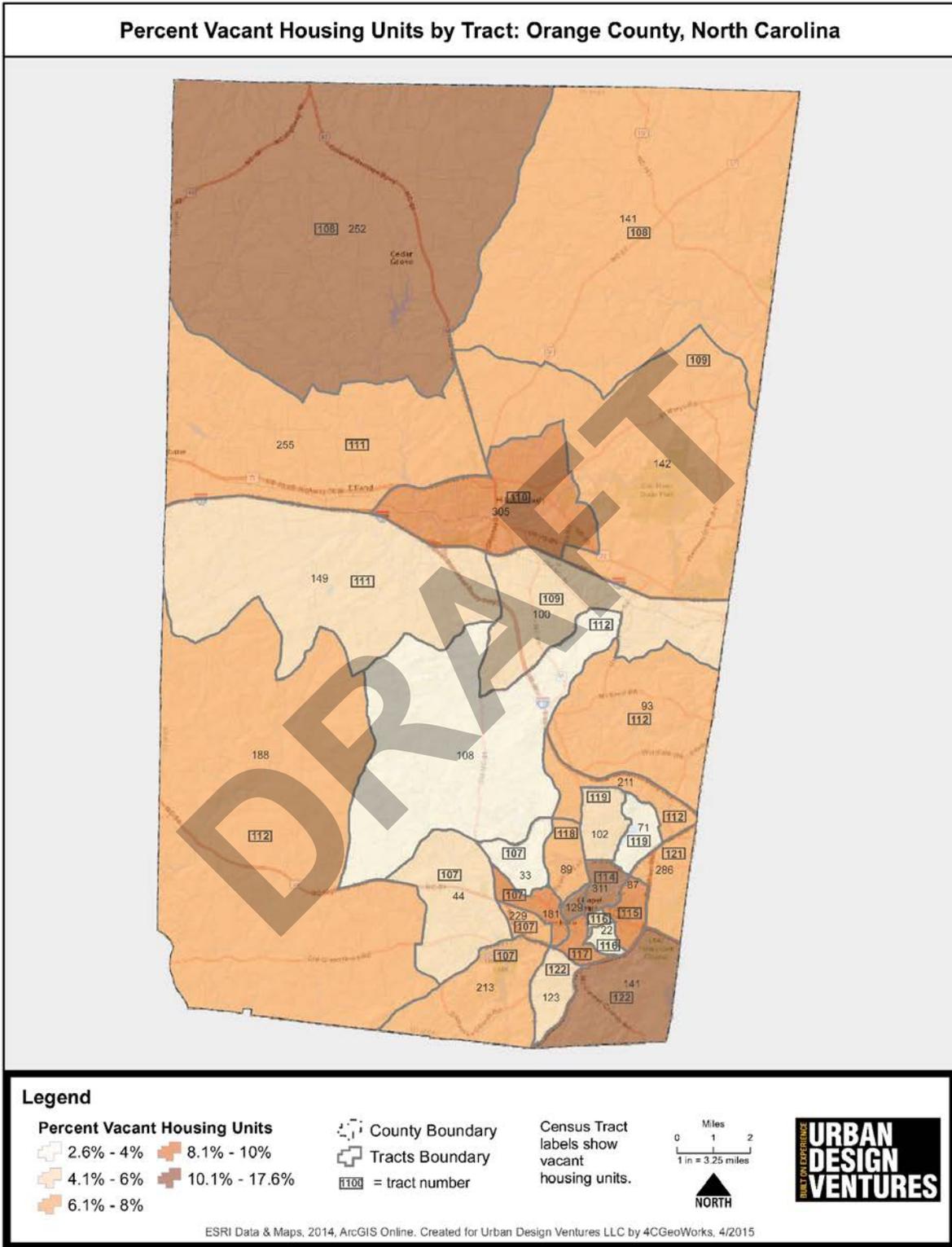
E. Housing Profile:

According to the 2007-2011 American Community Survey, there are 55,315 housing units in Orange County, of which 50,837 (91.9%) are occupied; this leaves a vacancy rate of 8.1% in the County. Most of the vacant units are located in the northwestern and southeastern portions of the County, and in the central portion of Chapel Hill.

The maps below illustrate the number of Total Housing Units per Block Point and the percentage of Vacant Housing Units by Block Group in Orange County.

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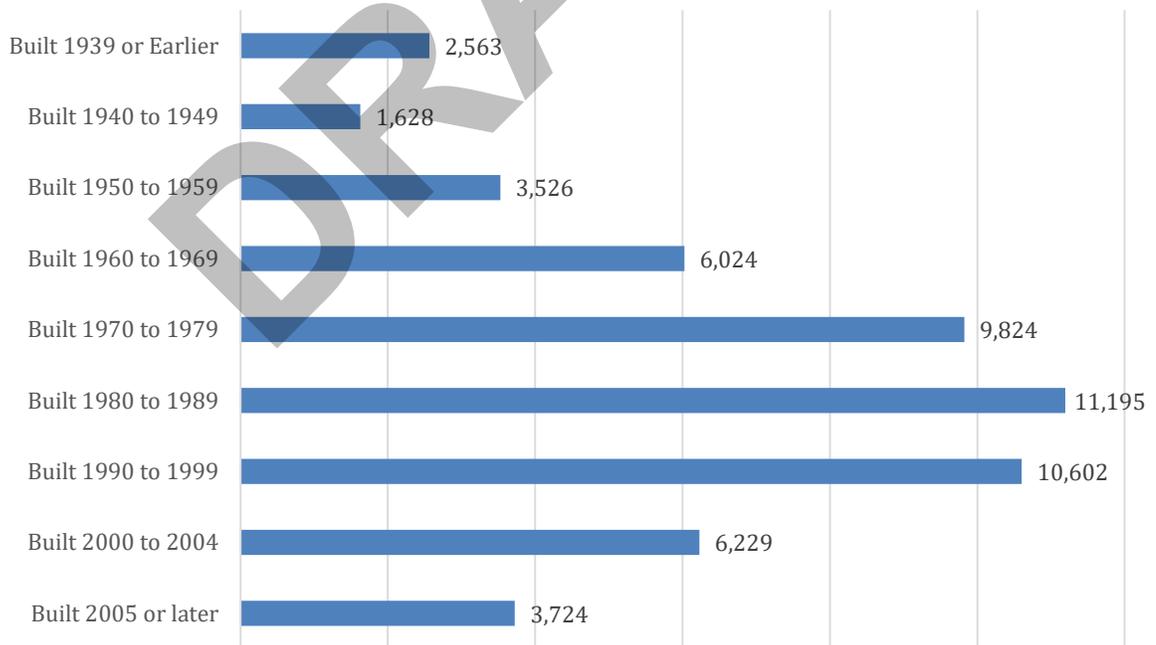


Based on the 2007-2011 American Community Survey Data, Orange County’s housing stock is diverse, with 37.2% of it constructed after 1990, and 48.9% was constructed between 1960 and 1989. Therefore, over three-quarters of the County’s housing stock (86.1%) was built following 1960. It is estimated that Orange County has seen moderate construction of housing to meet the demands of the County’s increasing population. Since the year 2000, the County has built 18% of their housing stock.

A further breakdown of the data shows that Hillsborough has the highest percentage of oldest housing stock among the three jurisdictions, with 25.8% of its stock built before 1960. However, Hillsborough has seemingly balanced this out by building 25.8% of its housing after 2000. Chapel Hill and Carrboro only had 14.7% and 8.8% of their stock built before 1960, respectively. For Chapel Hill, that means 2,936 homes, and 782 homes for Carrboro. Carrboro built only 10.8% (959) of its housing stock since 2000, and Chapel Hill built nearly four times as much since 2000, having built 19.8% of its housing stock, or 3,954 homes.

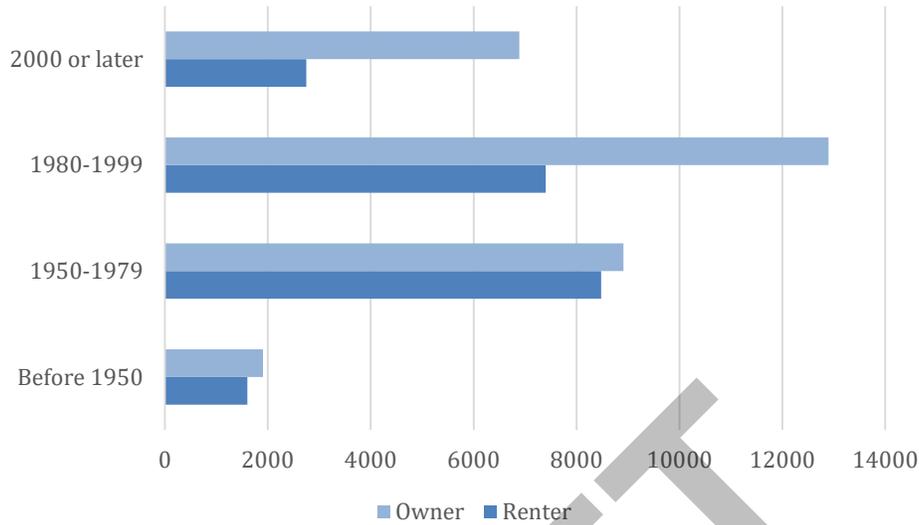
Chart II-12 illustrates the year that housing structures were built in Orange County based on the 2007-2011 ACS.

Chart II-12 – Year Structure Built in Orange County, NC



Source: 2007-2011 American Community Survey

Chart II-13 – Year Structure Built by Renter/Owner



Source: 2007-2011 American Community Survey

In 2000, the County's housing stock primarily consisted of single-family units, in particular, detached (53.6%) and single-family attached (4.3%). In 2000, multi-family units in Orange County consisted of: two units (3.5%); three to four units (3.9%); five to nine units (6.8%); ten to nineteen units (8.1%); and twenty units or more (9.1%). Mobile homes made up 10.4% of the housing stock. The median value of owner-occupied homes in Orange County in 2000 was \$179,000, compared to \$108,300 for the State of North Carolina.

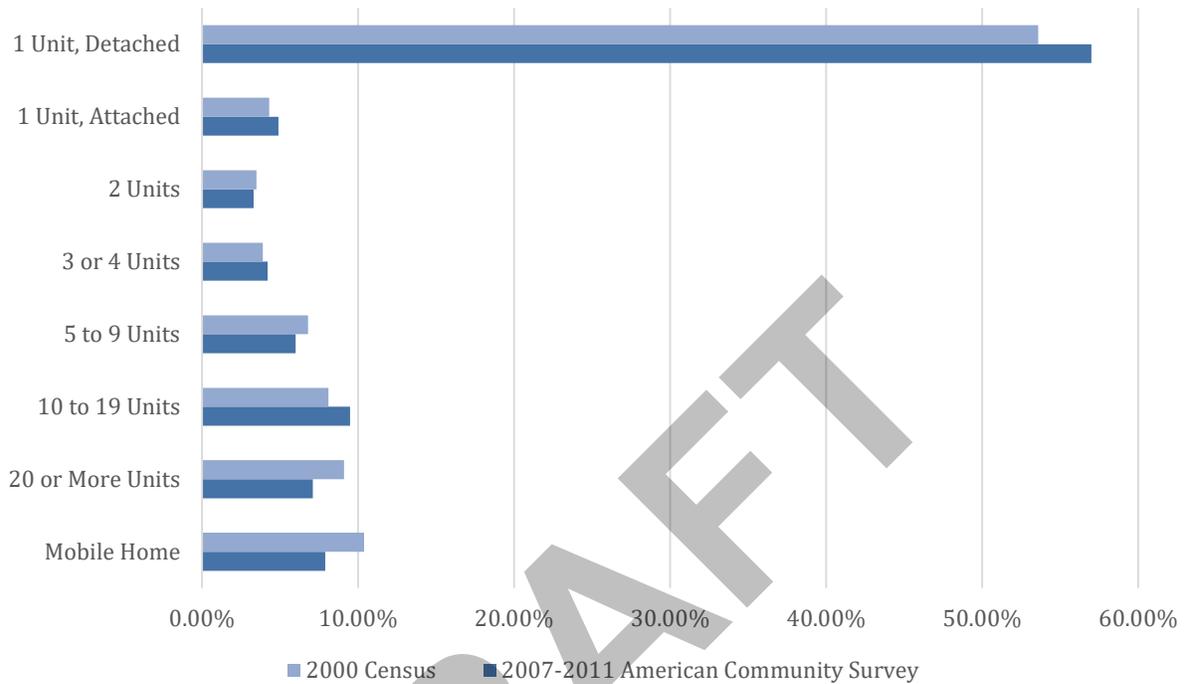
In 2011, the County's housing stock primarily consisted of single-family detached (57.0%) and single-family attached (4.9%). In 2011, multi-family units in Orange County consisted of: two units (3.3%); three to four units (4.2%); five to nine units (6.0%); ten to nineteen units (9.5%); and twenty units or more (7.1%). Mobile homes made up 7.9% of the housing stock.

A further analysis of the three jurisdictions within the County shows that Hillsborough is predominantly made of 1 unit, detached homes, comprising 73.4% of its housing stock (1,690 homes). Chapel Hill and Carrboro have more variety, with only 44.2% and 36.0% of their respective housing stocks consisting of 1 unit, detached homes. Chapel Hill has approximately 5,152 buildings with 10 or more apartments (25.8%), and Carrboro has approximately 3,162 buildings with 10 or more apartments (35.6%).

The median value of owner-occupied homes in Orange County in 2011 was \$270,300 compared to \$152,700 for the State of North Carolina. Overall, the values of the housing stock in Orange County seem to be substantially higher

than those of the State of North Carolina as a whole. **Chart II-14** shows the change in types of housing stock over the last decade.

Chart II-14 – Housing Stock in Orange County, NC



Source: 2000 U.S. Census & 2007-2011 American Community Survey

F. Financing:

Owner Costs

The median mortgage expense in Orange County for 2000 was \$1,333, compared to \$1,831 in 2011. **Table II-10** illustrates mortgage status and selected monthly owner costs. Monthly owner costs increased by 7.05%, while median household income during the same time period increased by approximately 32.3%.

Residents of Hillsborough had the lowest median monthly housing costs among the three jurisdictions for owner-occupied units, paying \$1,383. Carrboro had the highest monthly housing cost for homeowners of the three jurisdictions at \$1,873 per month. Chapel Hill has monthly housing costs of \$1,673 per month.

The number of homes in Orange County without a mortgage slightly increased from 23.8% in 2000 to 27.7% in 2011. This is most likely due to

the owners having lived in their homes long enough to have paid off their mortgage.

Table II-10 – Mortgage Status and Selected Monthly Owner Costs

Monthly Owner Cost	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Houses with a mortgage	14,805	76.2%	22,129	72.3%
Less than \$300	50	0.3%	26	0.1%
\$300 to \$499	365	1.9%	246	1.1%
\$500 to \$699	1,042	5.4%	666	3.0%
\$700 to \$999	2,684	13.8%	1,954	8.8%
\$1,000 to \$1,499	4,597	23.7%	4,909	22.2%
\$1,500 to \$1,999	2,894	14.9%	4,860	22.0%
\$2,000 or more	3,173	16.3%	9,468	42.8%
Median (dollars)	\$1,333	(X)	1,831	(X)
Houses without a mortgage	4,612	23.8%	8,474	27.7%
Median (dollars)	\$362	(X)	\$518	(X)

Source: 2000 U.S. Census & 2007-2011 American Community Survey

Just over a quarter of all owner-occupied households (28.6%) with a mortgage are paying over 30% of their monthly income on housing, indicating a moderate percentage of owners whose housing is not considered affordable. **Table II-11** illustrates housing costs for owner-households.

Table II-11 – Selected Monthly Owner Costs as a Percentage of Household Income

Owner Costs as a % of Income	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage of Units	Number of Housing Units	Percentage of Units
Housing units with a mortgage (excluding those whose monthly costs cannot be calculated)	14,652	76.2%	22,129	72.3%
Less than 20 percent	10,345	53.3%	8,712	39.6%
20 to 24.9 percent	2,905	15.0%	4,047	18.4%
25 to 29.9 percent	2,011	10.4%	2,938	13.4%
30 to 34.9 percent	1,119	5.8%	1,842	8.4%
35 percent or more	2,884	14.9%	4,445	20.2%

Not computed	153	0.8%	145	(X)
Housing units without a mortgage (excluding those whose monthly costs cannot be calculated)	4,612	23.75%	8,474	27.7%
Less than 20 percent	3,687	79.9%	6,038	72.3%
20 to 24.9 percent	297	6.44%	672	8.0%
25 to 29.9 percent	151	3.3%	472	5.6%
30 to 34.9 percent	119	2.6%	287	3.4%
35 percent or more	274	6.0%	892	10.7%
Not computed	84	1.8%	113	1.3%

Source: 2000 U.S. Census & 2007-2011 American Community Survey

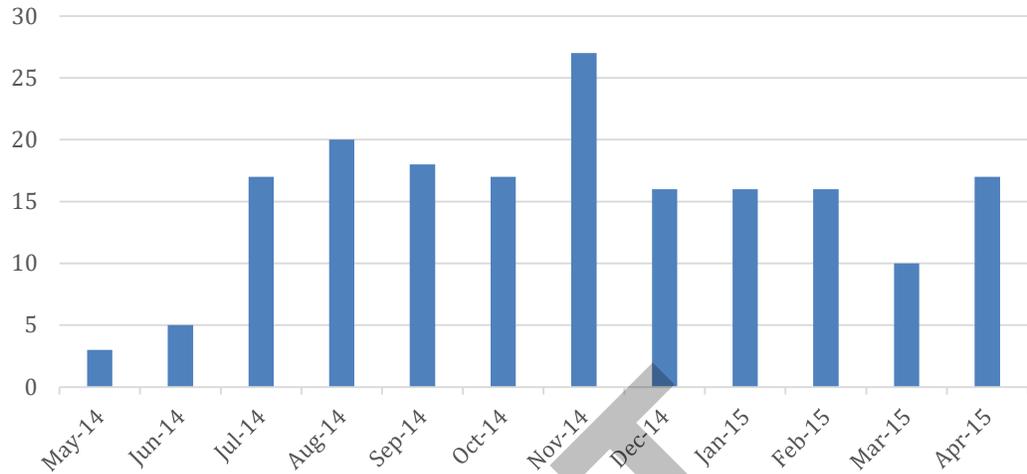
To determine the average list prices of homes in Orange County, the County researched listings through Trulia Real Estate at Trulia.com. There are ten (10) listings for one-bedroom homes in Orange County, with prices as low as \$49,000 to as high as \$279,000. Two-bedroom homes list for prices that range from approximately \$23,000 for the low price to \$675,000 for a high price. Three-bedroom homes list for prices that range from approximately \$30,000 for a low to \$1,400,000 for a high. Four-bedroom homes list for prices that range from approximately \$37,900 for a low to \$3,900,000 for a high.

According to the 2007-2011 ACS data, 44.1% of all renter households are cost burdened by 30% or more, and 12.1% of all owner households are cost burdened by 30% or more. In addition, 28.4% of all renter households are cost burdened by 50% or more, and 7.7% of all owner households are cost burdened by 50% or more.

Foreclosures

According to RealtyTrac, Orange County experienced a foreclosure rate of 1 in every 3,419 housing units. North Carolina had a foreclosure rate of 1 in every 1,182 housing units. The following chart illustrates the monthly foreclosure filings in Orange County from May 2014 to April 2015.

Chart II-15 – Foreclosures in Orange County, NC



Source: www.realtytrac.com

The number of foreclosures for Orange County was at its highest in November 2014 with 27 foreclosures.

Renter Costs

The median monthly rent in Orange County increased by 22.81% between 2000 and 2011, from \$684 to \$840, respectively. **Table II-12** illustrates rental rates within the County at the time of the 2000 U.S. Census and 2007-2011 American Community Survey.

Table II-12 – Gross Monthly Rent

Rental Rates	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Less than \$200	388	2.0%	155	0.8%
\$200 to \$299	809	4.2%	202	1.1%
\$300 to \$499	3,029	15.8%	854	4.5%
\$500 to \$749	7,086	37.0%	5,156	26.9%
\$750 to \$999	4,820	25.2%	7,557	39.5%
\$1,000 to \$1,499	1,624	8.5%	3,770	19.7%
\$1,500 or more	621	3.2%	1,453	7.6%
No cash rent	760	4.0%	1,092	5.4%
Median (dollars)	\$684	(X)	\$840	(X)

Source: 2000 U.S. Census & 2007-2011 American Community Survey

The median monthly housing costs for Chapel Hill in 2011 was \$1,095; the median monthly housing costs for Carrboro was \$885; the median monthly housing costs for Hillsborough was \$964.

The monthly housing costs for 48.2% of all renter-occupied households in Orange County exceeded 30% of monthly income in 2000, indicating an even higher percentage of renters whose housing is not considered affordable. In 2011, that amount increased to 53.8%, which is a 5.6% increase from 2000. **Table II-13** illustrates the housing cost for renter-households.

Table II-13 – Gross Rent as a Percentage of Household Income

Rental Cost as a % of Income	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Less than 15 percent	2,390	12.5%	1,821	9.8%
15 to 19 percent	2,390	12.5%	2,070	11.1%
20 to 24 percent	2,137	11.2%	2,374	12.7%
25 to 29 percent	1,749	9.1%	2,361	12.7%
30 to 34 percent	1,469	7.7%	1,504	8.1%
35 percent or more	7,750	40.5%	8,534	45.7%
Not computed	1,252	6.5%	1,570	(X)

Source: 2000 U.S. Census & 2007-2011 American Community Survey

The 2015 Fair Market Rents for the Orange County FMR Area are shown in **Table II-14** below.

Table II-14 – Final FY 2015 FMRs by Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2015 FMR	\$597	\$737	\$874	\$1,127	\$1,320

Source: www.hud.gov

According to Trulia Real Estate at Trulia.com and RentOMeter.com, the range for one-bedroom apartment rentals is between approximately \$400 and \$1,400 per month. The range for two-bedroom apartment rentals is approximately \$650 and \$2,495 per month. The range for three-bedroom apartment rentals is approximately \$650 and \$3,000 per month. According to “Rentometer”, it is estimated that the area’s median rent for a one-bedroom unit is \$701 and \$828 for a two-bedroom unit. The monthly FMR’s for Orange County are within the HUD HOME Rents range (between High and Low HOME Rents) for one (1) bedroom apartments. The monthly FMR for Orange

County was below the HUD HOME Rents range (below both High and Low HOME Rents) for efficiency apartments, two (2) bedroom apartments, three (3) bedroom apartments, and four (4) bedroom apartments.

G. Household Types:

Based on a comparison between the 2000 Census and 2007-2011 American Community Survey estimates, Orange County's population increased by 11.5%. The median household income of the area increased by 32.3%, which could indicate that a higher percentage of higher income persons have moved into the area.

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Table II-15 – Changes Between 2000 & 2011

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	119,430	132,784	11%
Households	46,586	51,638	11%
Median Household Income	\$42,372.00	\$56,055.00	32%

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Table II-16 - Number of Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,585	5,030	7,315	3,920	27,790
Small Family Households *	1,665	1,630	2,465	1,540	15,760
Large Family Households *	460	250	345	165	1,500
Household contains at least one person 62-74 years of age	469	900	1,009	529	4,525
Household contains at least one person age 75 or older	560	473	670	293	1,995
Households with one or more children 6 years old or younger *	1,064	815	1,052	387	3,308
* the highest income category for these family types is >80% HAMFI					

Data Source: 2007-2011 CHAS

A household is considered to have a housing problem if it is cost burdened by more than 30% of their income, is experiencing overcrowding, or has incomplete kitchen or plumbing facilities. The four housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; and cost burdened greater than 30%. The following tables illustrate the households that have one or more housing problems, and those that are cost burdened.

Table II-17 – Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	130	25	30	0	185	14	0	54	0	68
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	110	90	10	10	220	0	0	29	0	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	200	150	115	35	500	80	39	74	0	193
Housing cost burden greater than 50% of income (and none of the above problems)	4,245	1,049	280	60	5,634	930	730	654	229	2,543
Housing cost burden greater than 30% of income (and none of the above problems)	250	1,129	1,544	259	3,182	219	340	750	560	1,869
Zero/negative Income (and none of the above problems)	544	0	0	0	544	260	0	0	0	260

Data Source: 2006-2010 CHAS

**Table II-18 – Housing Problems (Households with one or more Severe Housing Problems:
Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	4,695	1,319	440	105	6,559	1,015	775	818	229	2,837
Having none of four housing problems	695	1,654	3,860	1,809	8,018	389	1,300	2,185	1,770	5,644
Household has negative income, but none of the other housing problems	544	0	0	0	544	260	0	0	0	260

Data Source: 2006-2010 CHAS

Table II-19 – Cost Burdened Greater Than 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,084	787	369	2,240	283	349	669	1,301
Large Related	325	19	55	399	120	38	34	192
Elderly	330	160	155	645	308	379	413	1,100
Other	3,115	1,270	1,245	5,630	514	294	288	1,096
Total need by income	4,854	2,236	1,824	8,914	1,225	1,060	1,404	3,689

Data Source: 2006-2010 CHAS

Table II-20 – Cost Burdened Greater Than 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	870	238	20	1,128	238	260	314	812
Large Related	230	0	0	230	90	38	0	128
Elderly	275	80	0	355	213	154	179	546
Other	3,040	730	260	4,030	445	269	159	873
Total need by income	4,415	1,048	280	5,743	986	721	652	2,359

Data Source: 2006-2010 CHAS

Table II-21 – Overcrowding Conditions (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	294	150	125	45	614	80	39	93	0	212
Multiple, unrelated family households	0	35	0	0	35	0	0	10	0	10
Other, non-family households	15	55	0	0	70	0	0	0	0	0
Total need by income	309	240	125	45	719	80	39	103	0	222

Data Source: 2006-2010 CHAS

The 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) data details housing characteristics of households based on race, income, and tenure of housing. HUD CHAS data for Orange County reveals that, 43.4% of renter households and 32.5% of owner-occupied households experience one of the four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burdened by 30% or more). In Carrboro 51.1% of renter households and 30.7% of owner-occupied households experience a housing problem. In Chapel Hill 54.9% of renter households and 20.5% of owner-occupied households experience a housing problem. In Hillsborough 47.3% of renter households and 39.0% of owner-occupied households experience a housing problem.

Throughout Orange County, the number of renter households experiencing one of the four housing problems is greater than the number of owner-occupied households experiencing one. However, this trend is much more pronounced in the Town of Chapel Hill where renter households are almost three times as likely to experience a housing problem as owner-occupied ones.

According to the 2007-2011 American Community Survey (ACS), there were 50,837 households in 2011 in Orange County. Based on this data, 14,494 (28.5%) of all households were single person households living alone. Single person households aged 65 and over comprised 3,277 households, or 6.4% of all single person households. It is presumed that as these seniors age in place, additional accommodations and special needs will be necessary for this portion of the County's population. The County will need to assist in obtaining funding, and working with housing service and elderly support agencies to provide programs, activities, and accommodations for its elderly population.

Disabled Population – Based on the 2000 CHAS Data and the 2007-2011 ACS Data, it is estimated that 47% of all disabled renters have a housing problem that includes cost burdened by 30% or another type of housing problem, and 32% of disabled homeowners have a housing problem that includes cost burdened by 30% or another type of housing problem. A breakdown of the types of disability is as follows: hearing difficulty = 2.21%; vision difficulty = 1.09%; cognitive difficulty = 3.89%; ambulatory difficulty = 4.34%; self-care difficulty = 1.4%; and independent living difficulty = 2.67%.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking – based on the local crime statistics and social service agency responses to interviews and surveys, it is estimated that approximately 150 single family households and family households that are victims of domestic

violence, dating violence, sexual assault, and stalking, are in need of housing assistance.

A large housing problem in Orange County is affordability. According to the 2007-2011 ACS data, 53.8% of all renter households are cost burdened by 30% or more, and 28.6% of all owner households are cost burdened by 30% or more.

The elderly and disabled populations are the most affected by the high cost of housing in Orange County. The elderly and disabled are on fixed or limited incomes. The lack of affordable housing that is decent, safe, and sound forces them into below code standards housing.

The other large group affected by the lack of affordable housing is the homeless and persons at-risk of becoming homeless, including persons who are victims of domestic violence.

Orange County is part of Orange County Partnership to End Homelessness Continuum of Care. The Orange County Partnership to End Homelessness has recently begun implementing a Coordinated Entry system that



Orange County
Partnership to
End Homelessness

prioritizes people for Permanent Supportive Housing; it will eventually expand to include Rapid Rehousing and other housing/services. The CoC's 100,000 Homes Taskforce meets monthly to collaborate on finding housing and services (MH, SA, medical, legal, etc.) for chronically and/or vulnerably homeless individuals. Orange County DSS and the Inter-Faith Council for Social Service provide Rapid Rehousing and Transitional Housing, respectively, targeted to families with children; they are both very actively involved in the Leadership Team and subcommittees and refer clients to each other. Earlier this month the CoC formed a working group with the Durham Veterans Administration, Volunteers of America and NC Coalition to End Homelessness to develop strategies to end Veteran homelessness in 2015.

Orange County does not receive an ESG entitlement grant for the local shelter activities. The CoC implements a Rapid Rehousing program with state ESG money. Currently the program serves approximately 20 households with \$100,000 each year. This program needs to be expanded and strengthened with local funding. The CoC's Plan to End Homelessness and overall approach to ending and preventing homelessness is based on HEARTH and Federal Strategic Plan to End Homelessness goals and strategies. Over the past several years the CoC established a Support Circles program to help people transition from homelessness to permanent housing.

Specific needs of the extremely low-income who are housed, but are at imminent risk of becoming unsheltered or living in shelters are: food, clothing, transportation and job training. The local social service agencies provide food and clothing through food pantries, food kitchens and thrift stores. Transportation and job training are limited and funds are needed to address those needs.

The local organizations maintain records in the HMIS system and continue to monitor and track assisted households. The HMIS reports indicate that a small percentage of assisted clients return to homelessness after twelve (12) months of service.

The high cost of decent, safe, and sanitary housing in the County creates instability of housing for the lower income families in the area. Many families are living from paycheck to paycheck and are paying over 35% of their income for housing.

Another housing issue is the lack of continuous and coherent housing supportive services. There is also a lack of basic homeownership education and education on the home-buying process. For example, predatory lending practices, purchasing a house on a “land contract,” and knowledge and training on how to maintain a house.

H. Cost Burden:

A central housing problem facing households in Orange County, NC is a lack of affordable housing and the fact that many of the County’s lower income households are paying more than 30% of their total household income on the monthly cost for housing. The following information was noted: 7,629 households were cost burdened by 30% to 50%, and 8,751 households were cost burdened by greater than 50%. There were 5,425 White households cost burdened by 30% to 50%, and 5,864 that were cost burdened by over 50%; 966 Black/African American households were cost burdened by 30% to 50%, and 1,734 Black/African American households were cost burdened by greater than 50%; 684 Hispanic households were cost burdened by 30% to 50%, and 573 Hispanic households were cost burdened by over 50%; and lastly, 545 Asian households were cost burdened by 30% to 50% and 580 Asian households were cost burdened by over 50%;

Table II-22 – Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	33,758	7,629	8,751	819
White	26,705	5,425	5,864	570
Black / African American	3,835	966	1,734	115
Asian	1,845	545	580	100
American Indian, Alaska Native	84	29	0	30
Pacific Islander	0	0	0	0
Hispanic	1,289	664	573	4

Data Source: 2007-2011 CHAS

A total of 5,425 White households were considered cost burdened by between 30% and 50%, which is 71.1% of the total cases of households in this burden group. This number is slightly lower than the 75.9% of the total population that the White category comprises. A total of 966 Black/African American households were considered cost burdened by between 30% and 50%, which is 12.7% of the total cases of households that were considered cost burdened. This number is slightly above the 12.2% of the total population that the Black/African American category comprises but is within the 10% threshold that would designate this racial category as disproportionately affected. A total of 664 Hispanic households were considered cost burdened by between 30% and 50%, which is 8.7% of the total cases of households that were considered cost burdened. This number is slightly higher than the 7.8% of the total population that the Hispanic category comprises.

A total of 5,864 White households were considered cost burdened by greater than 50%, which is 67.0% of the total cases of households that were considered cost burdened. This number is below the 75.9% of the total population that the White category comprises. A total of 1,734 Black/African American households were considered cost burdened by greater than 50%, which is 19.8% of the total cases of households that were considered cost burdened. This number is higher the 12.2% of the total population that the Black/African American category. While this could indicate that this category of the population is disproportionately cost burdened, it is within the 10% threshold. A total of 573 Hispanic households were considered

cost burdened by greater than 50%, which is 6.5% of the total cases of households that were considered cost burdened. This number is below the 7.8% of the total population that the Hispanic category comprises.

Throughout Orange County 44.1% of all renter households are cost burdened by 30% or more, and 12.1% of all owner households are cost burdened by 30% or more. Furthermore, 28.4% of renter households are cost burdened by 50% or more while only 7.7% of owner households are cost burdened by 50% or more.

In Carrboro, 47.9% of all renter households are cost burdened by 30% or more, and 30.7% of owner-occupied households are cost burdened by 30% or more. Additionally, 23.9% of renter households are cost burdened by 50% or more and only 9.3% of owner-occupied households are cost burdened by 50% or more.

In Chapel Hill, 53.5% of all renter households are cost burdened by 30% or more, and 19.8% of owner-occupied households are cost burdened by 30% or more. Additionally, 35.8% of renter households are cost burdened by 50% or more and only 9.4% of owner-occupied households are cost burdened by 50% or more.

In Hillsborough, 43.4% of all renter households are cost burdened by 30% or more, and 39.0% of owner-occupied households are cost burdened by 30% or more. Additionally, 34.4% of renter households are cost burdened by 50% or more and only 9.8% of owner-occupied households are cost burdened by 50% or more.

I. Housing Problems:

A household is considered to have a housing problem if it is cost burdened by more than 30% of their income, is experiencing overcrowding, or has incomplete kitchen or plumbing facilities. The four housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; and cost burden greater than 30%.

During the planning process for the preparation of Orange County's Five Year Consolidated Plan, an evaluation and comparison was made to determine the needs of the racial/ethnic groups in comparison to the overall need in the County. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. According to the 2011 American Community Survey data, was 75.9% White; 12.2% African American/Black; 6.7% Asian; 2.9% Other

racess; and 2.2% two or more races. The Hispanic or Latino population was 7.8%.

The following tables illustrate the disproportionate needs in the Orange County:

Table II-23 – 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,170	614	805
White	3,455	370	550
Black / African American	1,455	234	115
Asian	500	0	100
American Indian, Alaska Native	4	0	30
Pacific Islander	0	0	0
Hispanic	619	0	4

Data Source: 2007-2011 CHAS

Table II-24 – 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,560	1,465	0
White	2,175	905	0
Black / African American	555	473	0
Asian	260	15	0
American Indian, Alaska Native	10	10	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	444	55	0

Data Source: 2007-2011 CHAS

Table II-25 – 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,555	3,760	0
White	2,550	2,505	0
Black / African American	439	845	0
Asian	150	60	0
American Indian, Alaska Native	15	15	0
Pacific Islander	0	0	0
Hispanic	340	279	0

Data Source: 2007-2011 CHAS

Table II-26 – 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,175	2,754	0
White	890	1,914	0
Black / African American	179	365	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	45	235	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	45	150	0

Data Source: 2007-2011 CHAS

The racial composition of Orange County, according to the 2011 American Community Survey data, was 75.9% White; 12.2% African American/Black; 0.3% American Indian and Alaskan Native; 6.7% Asian; 2.9% Other races; and 2.0% two or more races. The Hispanic or Latino population was 7.8%. The 0-30% AMI Black/African American group was disproportionately affected by housing problems. Black/African Americans make up 12.2% of the population as a whole, yet have 23.6% of the housing problems in the 0-30% AMI income category.

J. Disproportionately Greater Need: Severe Housing Problems:

A household is considered to have a housing problem if it is cost burdened by more than 30% of their income, experiencing overcrowding, or having incomplete kitchen or plumbing facilities. The four severe housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than 1.5 persons per room; and cost burdened over 50%.

In order for Orange County to determine its goals and strategies, it must determine the extent to which any racial/ethnic group has a greater need in comparison to the County's overall population need. Data detailing information by racial group and Hispanic origin has been compiled from the CHAS data and the 2010 U.S. Census. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons in that group as a whole. The following tables illustrate the disproportionate needs of Orange County.

Table II-27– 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,705	1,080	805
White	3,255	570	550
Black / African American	1,335	355	115
Asian	450	50	100
American Indian, Alaska Native	0	4	30
Pacific Islander	0	0	0
Hispanic	539	80	4

Data Source: 2007-2011 CHAS

Table II-28 – 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,090	2,935	0
White	1,330	1,740	0
Black / African American	353	678	0
Asian	155	120	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	139	364	0

Data Source: 2007-2011 CHAS

Table II-29 – 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,258	6,040	0
White	838	4,200	0
Black / African American	148	1,135	0
Asian	35	175	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	245	369	0

Data Source: 2007-2011 CHAS

Table II-30 – 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	334	3,585	0
White	239	2,565	0
Black / African American	50	500	0
Asian	10	270	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	35	160	0

Data Source: 2007-2011 CHAS

The racial composition of Orange County, according to the 2011 American Community Survey data, was 75.9% White; 12.2% African American/Black; 0.3% American Indian and Alaskan Native; 6.7% Asian; 2.9% Other races; and 2.0% two or more races. The Hispanic or Latino population was 7.8%. There were three (3) disproportionately impacted group in terms of severe housing problems. Black/African Americans make up 12.2% of the population as a whole, yet have 23.4% of the housing problems in the 0-30% AMI income category and 32.4% of the housing problems in the 80-100% AMI income category. Hispanic households make up 7.8% of the population as a whole, yet have 19.5% of the housing problems in the 50-80% AMI income category.

The website www.dataplace.org provides an overview of data for communities across the country. **Table II-31** highlights important data to further illustrate the housing problems in Orange County as compared to the State of North Carolina. Slightly more households in Orange County experience housing problems than those in North Carolina as a whole. More than half (58.9%) of households with income less than 80% of the median income are cost burdened in the County, and over a third (33.5%) are severely cost burdened.

Table II-31 – Housing Hardships in Orange County, NC

Categories of Housing Hardships (2000)	Orange County	Chapel Hill	Carrboro	Hillsborough	North Carolina
Percentage of Households with income 0-80% of area median with housing cost burden	58.9%	68.5%	65.5%	48.1%	47.8%
Percentage of Households with income 0-80% of area median with severe housing cost burden	33.5%	43.4%	32.5%	19.2%	23.7%
Percentage housing units that are overcrowded	4.8%	7.8%	5.2%	2.3%	3.4%
Percentage housing units without complete kitchen facilities	1.5%	3.4%	0.3%	0.3%	0.5%
Percentage occupied housing units without complete plumbing facilities	0.6%	0.9%	0.2%	0.3%	0.6%

K. Disabled Households:

Table II-33 includes the 2007-2011 ACS data that shows the number of disabled individuals in Orange County. The total population over the age of 5 is 126,228 and the disabled population is 11,180 or 8.4%. This is an indicator of the need for housing for the disabled which are mainly low- and moderate-income, and do not have housing resources that are accessible and/or affordable.

Table II-32 – Disability Status for Residents in Orange County, NC

Disability Status of the Civilian Non-Institutional Population	Total Population	Population with a Disability	Percent with a Disability
Total	133,120	11,180	8.4%
Population under 5 years			
Population under 5 years	6,892	0	0.0%
With a hearing difficulty	(X)	0	0.0%
With a vision difficulty	(X)	0	0.0%
Population 5 to 17 years			
Population 5 to 17 years	20,805	1,079	5.2%
With a hearing difficulty	(X)	54	0.3%
With a vision difficulty	(X)	95	0.5%
With a cognitive difficulty	(X)	967	4.6%
With an ambulatory difficulty	(X)	95	0.5%
With a self-care difficulty	(X)	263	1.3%
Population 18 to 64 years			
Population 18 to 64 years	92,674	6,326	6.8%
With a hearing difficulty	(X)	1,285	1.4%
With a vision difficulty	(X)	860	0.9%
With a cognitive difficulty	(X)	2,816	3.0%
With an ambulatory difficulty	(X)	3,416	3.7%
With a self-care difficulty	(X)	832	0.9%
With an independent living difficulty	(X)	1,839	2.0%
Population 65 years and over			
Population 65 years and over	12,749	3,775	29.6%
With a hearing difficulty	(X)	1,599	12.5%
With a vision difficulty	(X)	492	3.9%
With a cognitive difficulty	(X)	1,392	10.9%
With an ambulatory difficulty	(X)	2,273	17.8%
With a self-care difficulty	(X)	777	6.1%
With an independent living difficulty	(X)	1,718	13.5%

SEX			
Male	25,537	4,291	16.8%
Female	28,345	3,672	13.0%
RACE AND HISPANIC OR LATINO ORIGIN			
One Race	-	-	-
White alone	101,135	8,234	8.1%
Black or African American alone	15,997	2,153	13.5%
American Indian and Alaska Native alone	-	-	-
Asian alone	9,523	126	1.3%
Native Hawaiian and Other Pacific Islander alone	-	-	-
Some other race alone	-	-	-
Two or more races	2,498	381	15.25%
White alone, not Hispanic or Latino	94,385	7,938	8.4%
Hispanic or Latino (of any race)	10,754	671	6.2%

Source: 2009-2011 American Community Survey

Of the population age 65 and older, 29.6% have a disability. Men have a lower rate of disabilities than women (8.1% and 8.7%, respectively).

The disparities between individuals who “are” and who “are not” disabled can also be seen in the employment statistics. Nearly three-quarters (73.1%) of disabled persons ages in the labor force are employed, whereas 92.5% of non-disabled persons in the labor force are employed.

III. Review/Update to Original Plan

The present “Analysis of Impediments to Fair Housing Choice” was prepared in 2011. The identified Impediments to Fair Housing Choice are reviewed in the Consolidated Annual Performance Evaluation Reports (C.A.P.E.R.). The following paragraphs restate the identified impediments from the 2011 Analysis of Impediments to Fair Housing Choice and summarize the progress made on each.

A. Summary of Impediments:

- **Impediment 1: Expansion of Public Transportation – Increase Accessibility and Availability**

Evidence shows a major link between public transportation, employment, and affordable housing opportunities throughout the nation. The issue in Orange County lies in the ability of residents living outside the Towns of Chapel Hill and Carrboro to travel from home to work; while there are available public transportation options in the aforementioned towns, there are no adequate service routes to all areas of the County. The previous A.I. notes the limited service routes and recommends that Orange County conduct a transit study to see if it is financially viable to expand the system to areas of the County in greatest need of this service.

STATUS: The 2014 C.A.P.E.R. states that no progress has been made locally, but staff have attended a few workshops in the region discussing the importance of linking affordable housing with transportation.

- **Impediment 2: Lack of Public Education on Fair Housing**

Education and awareness of fair housing laws is crucial to alleviating housing discrimination; however, current options for Fair Housing education classes, workshops, and informational materials are limited within Orange County. Public opposition to affordable rental and for-sale housing indicates that residents may not fully understand the benefits available with such housing options. The previous A.I. recommended that Orange County work with non-profit agencies to conduct further outreach campaigns, as well as contact the Community Reinvestment Association of North Carolina or the North Carolina NAACP to conduct testing of housing discrimination complaints.

STATUS: The 2014 C.A.P.E.R. reports that County Staff engaged in approximately thirty-eight (38) outreach and educational activities including workshops, public events, and presentations. Printed educational materials were translated in Spanish and the Southeast Asian, Karen, and Burmese language and delivered to various non-profit and governmental agencies. Public Service Announcements were aired on the local FM station (WCHL) and advertising has continued on Chapel Hill Transit buses.

- **Impediment 3: Infrastructure and Available Developable Land**

Due to the lack of available land in Orange County, the cost of developable land is increasing. Rising costs reduce the opportunities to provide affordable housing for residents of Orange County due to the high base price on a home prior to construction commencing. The Urban Services Boundary does not allow or development of infrastructure within parts of Orange County, which contributes to the cost of available being high. The A.I. recommended that the County incorporate incentives to encourage developers to build affordable housing, such as adopting an inclusionary zoning ordinance similar to Chapel Hill's that requires 10% of all housing developments be affordable units.

STATUS: The 2014 C.A.P.E.R. reports that there has been "*limited progress*" in achieving these goals.

- **Impediment 4: Zoning and Regulatory Issues**

Zoning and regulatory issues can become prohibitive in the development of fair and affordable housing. The previous A.I. recommended the County and Towns of Chapel Hill, Carrboro, and Hillsborough evaluate the effectiveness of the current permitting process. Orange County's zoning ordinance places an impediment on the location of group homes with the County, which has the potential to be a viable alternative to group homes that ensures access to fair housing choice. The A.I. also recommended the consideration of an amendment to the County's zoning ordinance to allow persons addicted to or recovering from addiction to alcohol or drugs to reside in residential zones.

STATUS: The Towns of Chapel Hill and Carrboro are exploring ways to encourage development of affordable rental housing through their respective Affordable Housing initiatives. The County is assessing the need for an affordable housing bond referendum to address the need.

IV. Impediments to Fair Housing 2015

In order to determine if impediments to fair housing choice exist, interviews and meetings were conducted, and an analysis of the fair housing complaints in Orange County was undertaken.

A. Fair Housing Complaints:

1. Orange County Department of Housing, Human Rights, and Community Development.

The Orange County Housing, Human Rights, and Community Development Department is responsible for promoting adequate and affordable housing, economy opportunity, and a suitable living environment free from



Orange County
Department of Housing, Human
Rights, & Community Development
Orange County Government
Services Building
208 S. Cameron Street
Hillsborough, NC 27278
Phone: (919) 245-2487

discrimination. Orange County strives to ensure that all of its citizens have right to equal housing opportunities regardless of their race, color, creed, sex, familial status, religious belief, national origin, or disability. Orange County provides information regarding fair housing in its 'Fair Housing' section of its Office of Housing, Human Rights, and Community Development. In order to achieve this mission, the Department has the following strategic goals:

- Expand the supply of assisted housing
- Improve the quality of assisted housing
- Increase assisted housing choices
- Ensure equal opportunity and affirmatively further fair housing
- Enforce the Orange County Civil Rights Ordinance by investigating housing and public accommodation discrimination cases.

The County received eighteen (18) fair housing complaints and closed fifteen (15) complaints during the period of July 1, 2013 through June 30, 2015; two (2) were "withdrawn with resolution"; six (6) were "no cause"; five (5) were "conciliated"; two (2) were "withdrawn after resolution"; which leaves three (3) open cases. The fair housing complaints for that period are represented in the table below:

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-13-0281-8	01/14/2013	382 – Discrimination in terms, conditions, privileges relating to rental 804 b or f 510 - Failure to make reasonable accommodation 804 f3b	Disability	Hillsborough	Withdrawn with resolution
04-13-0140-8	11/20/2012	380 – Discriminatory terms, conditions, privileges, or services and facilities 804 b or f 430 – Otherwise deny or make housing available 804 a 450 – Discriminatory acts under Section 818 (coercion, Etc.) 818 500 – Failure to make reasonable modification 804f3A 510 – Failure to make reasonable accommodation 804f3B	Mental and Physical Disability Retaliation	Chapel Hill	Withdrawn with resolution
04-13-0831-8	06/20/2013	450 – Discriminatory acts under Section 818 (coercion, Etc.) 818	Religion	Hillsborough	No Cause
04-13-0832-8	06/20/2013	310 – Discriminatory refusal to rent 804a or f 382 – Discrimination in terms/conditions/privileges relating to rental 804b or f 450 – Discriminatory acts under Section 818 (coercion, Etc.) 818	Race Harassment	Chapel Hill	No Cause
04-13-0902-8	07/11/2013	382- Discrimination in terms/conditions/privileges relating to rental 804b or f. 430 – Otherwise deny or make housing unavailable 804a	LEP	Chapel Hill	Conciliation

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-13-0901-8	07/11/2013	380-Discriminatory terms, conditions, privileges or services and facilities 804b or f 510- Failure to make reasonable accommodation 804f3B	Race Physical Disability	Chapel Hill	Conciliation
04-13-0922-8	07/19/2013	310-Discriminatory refusal to rent 804a or f 382- - Discrimination in terms/conditions/privileges relating to rental 804b or f. 430- Otherwise deny or make housing unavailable 804a 510 – Failure to make reasonable accommodation 804f3B	Disability	Chapel Hill	No Cause
04-14-0119-8	11/20/2013	310-Discriminatory refusal to rent 804a or f	Familial Status	Chapel Hill	No Cause
04-14-0349-8	02/24/2014	301- Discriminatory refusal to negotiate for sale 804a or f 380-Discriminatory terms, conditions, privileges or services and facilities 804b or f 381- Discrimination in terms/conditions/privileges relating to sale 804b or f	National Origin Disability	Chapel Hill	No Cause
04-14-0628-8	04/28/2014	312- Discriminatory refusal to rent and negotiate for rental 804a or f 320- Discriminatory advertising, statements and notices 804c	Disability	Carrboro	Conciliation with Settlement

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
		380-Discriminatory terms, conditions, privileges or services and facilities 804b or f 510 – Failure to make reasonable accommodation 804f3B			
04-14-0839-8	07/01/2014	320- Discriminatory advertising, statements and notices 804c 380-Discriminatory terms, conditions, privileges or services and facilities 804b or f 444- Use of discriminatory indicators 804a 380-Discriminatory terms, conditions, privileges or services and facilities 804b or f 450 – Discriminatory acts under Section 818 (coercion, Etc.) 818	Race	Chapel Hill	Conciliation with Settlement
04-14-0840-8	07/01/2014	510 – Failure to make reasonable accommodation 804f3B	Disability	Chapel Hill	Complaint withdrawn by complainant after resolution
04-14-0997-8	08/25/2014	510 – Failure to make reasonable accommodation 804f3B	Disability	Hillsborough	Open
04-14-0996-8	08/25/2014	310-Discriminatory refusal to rent 804a or f	National Origin	Chapel Hill	No Cause

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-14-1115-8	09/30/2014	380-Discriminatory terms, conditions, privileges or services and facilities 804b or f	National Origin Familial Status	Durham	Open
04-15-0135-8	11/18/2014	380-Discriminatory terms, conditions, privileges or services and facilities 804b or 430- Otherwise deny or make housing unavailable 804a 510- Failure to make reasonable accommodation 804f3B	Disability	Chapel Hill	Complaint withdrawn by complainant after resolution
04-15-0074-8	10/24/2014	380-Discriminatory terms, conditions, privileges or services and facilities 804b or 450 – Discriminatory acts under Section 818 (coercion, Etc.) 818	Sex Retaliation	Carrboro	Conciliation/ settlement successful
04-15-0734-8	06/09/2015	382- - Discrimination in terms/conditions/privileges relating to rental 804b or f. 430- Otherwise deny or make housing unavailable 804a 510- Failure to make reasonable accommodation 804f3B	Race Disability	Chapel Hill	Open

In addition to accepting and managing the fair housing complaints, the Orange County Department of Housing, Human Rights, and Community Development conducted the following fair housing outreach:

- **2013 Quarters**

1 st Quarter of 2013		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
March 22, 2013	Radio Interview	~1000
March 23, 2013	Fair Housing Workshop	60
March 26, 2013	Special Needs Transition Fair	100
March 27, 2013	Radio Interview	~1500 listeners

2 nd Quarter of 2013		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
April 6, 2013	FH Workshop – Carrboro	30
April 14, 2013	Community Dinner	650
April 19, 2013	Cedar Ridge High School	12
April 20, 2013	Hargraves Community Center	50
April 25, 2013	Employee Relations Consortium	25
April 27, 2013	Central Orange Senior Center	25
May 7, 2013	El Centro Hispano – Carrboro	20
May 8, 2013	Resource Connections Fair	100
May 17, 2013	Disability Awareness Council	7
May 18, 2013	Hogg Day – Hillsborough	250
May 31, 2013	Last Fridays	150

June 6, 2013	Presentation – Central Sen. Ctr.	10
June 15, 2013	Juneteenth Celebration	100
June 18, 2013	Presentation – Hargraves Ctr.	7
June 28, 2013	Last Fridays	(outdoors - rained out)

The staff delivered or posted brochures and/or posters at twelve (12) locations in Orange County this reporting period, including an electronic posting for the Orange County Government’s Intranet. Staff also made in-person appearances or presentations at fifteen (15) venues. Although Staff was present, they were unable to distribute information on Friday, June 28, 2013 due to a threat of severe storms.

3 rd Quarter of 2013		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
July 25, 2013	FH Presentation – Chapel Hill (Seymour Center)	15
July 26, 2013	Last Fridays – Downtown Hillsborough	200
August 3, 2013	Homeownership/Pr eservation – Chapel Hill (Hargraves Center)	12
August 23, 2013	Outreach to Karen Community – Carrboro	25
August 23, 2013	FH Presentation – Chapel Hill (Seymour Center)	5
August 30, 2013	Last Fridays – Downtown Hillsborough	200
September 8, 2013	La Fiesta – Raleigh, NC	17, 000

September 12, 2013	Good Neighbor Block Party – Chapel Hill (Hargraves Center)	300
September 18, 2013	Aging in the Community – Chapel Hill	175
September 27, 2013	Last Fridays – Downtown Hillsborough	200
September 28, 2013	Northern Orange Resource Fair - Hillsborough	200

The staff delivered or posted brochures and/or posters at nine (9) locations in Orange County this reporting period, including the displaying of the Spanish departmental banner leading up to Hispanic Heritage Month. Staff also made in-person appearances or presentations at eleven (11) venues. In addition, fair housing advertisements remain on continuous rotation on the County's digital message monitor (DMM), on the Chapel Hill Transit buses and in local newspapers.

4 th Quarter of 2013		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
October 10, 2013	Project Connect - Hargraves Community Center	250
November 20, 2013	Spanish Workshop: Know Your Rights in Fair Housing – Orange County Rape Crisis Center	9
November 22, 2013	Fair Housing Presentation – Chapel Hill	21
December 17, 2013	Fair Housing Presentation – Durham	23

The staff delivered fair housing brochures to three (3) locations in Orange County this reporting period and confirmed whether previously delivered brochures and posters were still on display at other locations within the County. Staff also made in-person appearances or presentations at four (4) venues. Fair housing advertisements remain on continuous rotation on the County’s digital message monitor (DMM), on the Chapel Hill Transit buses and in local newspapers.

- **2014 Quarters**

1 st Quarter of 2014		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
February 6, 2014	Open House – El Centro Hispano (Carrboro)	50
February 26, 2014	Autism Society of NC – El Centro Hispano (Carrboro)	10
March 11, 2014	Northside Neighborhood Community Outreach – Hargraves Community Center	25
March 21, 2014	Fair Housing Presentation for Asian Seniors – Seymour Senior Center	9
March 30, 2014	Community Health Fair/La Feria de la Salud – St. Thomas More	400

The staff delivered fair housing brochures and/or posters to ten (10) locations in Orange County this reporting period. Staff made in-person appearances or presentations at six (6) venues. Staff met with the staff of Habitat for Humanities and EmPOWERment to explore opportunities to conduct outreach or presentations. Fair housing advertisements remain on continuous rotation on the

County's digital message monitor (DMM), on the Chapel Hill Transit buses and in local newspapers.

2 nd Quarter of 2014		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
April 4, 2014	Orange County Government Expo/Chapel Hill	
April 10, 2014	Fair Housing Month / Hillsborough	8
April 12, 2014	EmPOWERment First Time Home Buyers/Chapel Hill	33
April 27, 2014	Community Dinner/Carrboro	700
May 1, 2014	Fair Housing Clinic / El Centro - Carrboro	1
May 3, 2014	Jackson Center's Annual May Day Festival/Chapel Hill	350
May 8, 2014	Parent's Circle Group Fair Housing Workshop/Carrboro	6
May 29, 2014	Fairview Child & Family Center Open House	30
May 29, 2014	Heritage Apartments /Hillsborough	4
June 7, 2014	CHT First Time Homebuyers Class/Carrboro	10
June 8, 2014	Latin America Festival Carrboro-Chapel Hill	1,000
June 7, 2014	Orange County Library/ Hillsborough	90
June 13, 2014	Laurel Ridge Apartments / Carrboro	6

June 14, 2014	Saint Thomas More Church Health Fair / Chapel Hill	45
June 17, 2014	Chapel Hill Housing Resource Fair	60
June 21, 2014	Hog Days/ Efland	900
June 24, 2014	Last Fridays	20

Staff made in-person appearances or presentations at seventeen (17) venues, including its annual Fair Housing Month activity. Fair housing advertisements remain on continuous rotation on the County's digital message monitor (DMM), on the Chapel Hill Transit buses and in local newspapers. Karen-language brochures were printed and made available during this reporting period.

3 rd Quarter of 2014		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
July 25, 2014	Last Friday/Hillsborough	100
August 29, 2014	Last Friday/Hillsborough	100
September 18, 2014	Affirmatively Furthering Fair Housing/Carrboro	5
September 21, 2014	La Fiesta del Pueblo/Raleigh	1,000
September 26, 2014	Last Friday/Hillsborough	100

Staff made in-person appearances or presentations at five (5) venues, including the annual La Fiesta event in Raleigh. Fair housing advertisements remain on continuous rotation on the County's digital message monitor (DMM), on the Chapel Hill Transit buses and in local newspapers. Karen-language brochures were printed and made available during this reporting period.

4 th Quarter of 2014		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
10/05/2014	Festifall/Chapel Hill	2,000

Staff made in-person appearances or presentations at one (1) venue during this reporting period. Fair housing advertisements remain on continuous rotation on the County’s digital message monitor (DMM), on the Chapel Hill Transit buses and in local newspapers.

- **2015 Quarters**

1 st Quarter of 2015		
Date of Outreach	Outreach Event/Venue	Est. Number of Attendees
01/29/2015	FH Construction & Design/Chapel Hill Library (co-sponsor w/LANC)	80
03/1//2015	Latino Health Fair	350

Staff made in-person appearances or presentations at two (2) venues during this reporting period. Fair housing advertisements remain on continuous rotation on the County’s digital message monitor (DMM), on the Chapel Hill Transit buses and in local newspapers.

2. Legal Aid of North Carolina

Legal Aid of North Carolina’s Pittsboro office was once known as Orange County Legal Services. It was invited to join Legal Services of North Carolina in 1977, which later changed its name to North

Legal Aid of North Carolina - Pittsboro Office
 959 East St., Suite A&B
 Pittsboro, NC 27312
 Phone: (919) 542-0475
 Toll Free: 1-866-219-5262



State Legal Services. North State joined Legal Aid of North Carolina, Inc. in 2002. Its mission is to “provide free legal services in civil matters to low-income people in order to ensure equal access to justice and to remove legal barriers

to economic opportunity.” Legal Aid has eighteen offices throughout North Carolina (including one in Pittsboro). The client intake process is through phone (1-866-219- 5262), online, or in-person intake applications.

Legal Aid represents individuals, families, and communities in court and in administration hearings, as well as provides advice and brief assistance. According to the 2013 Annual Report of Legal Aid’s Work, in 2013, Legal Aid closed 24,260 cases. The majority (74%) of Legal Aid’s clients were women, and over half of the cases in 2013 involved households with children.

Table IV-1 – Legal Aid of North Carolina Percentages of Types of Cases Handled

Type of Case	2009	2010	2011-2012	2013
Domestic Violence/Family Law	31.4%	31%	31%	22.30%
Housing/Homelessness	18.6%	21%	21%	28.67%
Other (includes tribal law, legal assistance to nonprofits, etc.)	12.7%	11%	13%	12.42%
Social Security/Other Benefits	14.2%	14%	12.5%	11.82%
Consumer	12.4%	12%	12%	11.62%
Employment	3.9%	4%	4%	4.88%
Health	4.7%	3.5%	3%	3.51%
Individual Rights	-	2%	2%	2.98%
Education	2%	1.5%	1.5%	1.74%

Source: Legal Aid of North Carolina 2013 Annual Report Summary

Of the 24,260 cases closed in 2013 (the most recent Annual Report available), 28.67% were related to housing and homelessness. Cases involving U.S. Veterans included 1,396 cases and 92.4% of the households that were helped make less than \$35,000 per year. (www.legalaidnc.org)

3. North Carolina Department of Administration Human Relations Commission

The North Carolina Department of Administration Human Relations Commission is the primary educator and enforcer of North Carolina's Laws Against Discrimination.

**North Carolina
Department of Administration
Human Relations Commission**
1318 Mail Service Center
Raleigh, NC 27699-1318
Phone: (919) 807-4420
Fax: (919) 807-4435

In addition to its staff members, the North Carolina Department of Administration Human Relations Commission has twenty-two (22) Commissioners. Eighteen (18) are appointed by the Governor with the advice and consent of the Senate, two (2) are chosen by the Speaker of the House, and two (2) are chosen by the President of the Senate Pro Tempore

4. Fair Housing & Equal Opportunity (HUD)

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing & Equal Opportunity (FHEO) receives complaints regarding alleged violations of the Fair Housing Act.

Greensboro HUD Field Office
Asheville Building
1500 Pinecroft Road., Suite 401
Greensboro, NC 27407-3838
Phone: (336) 547-4000
Fax: (336) 547-4138

The complaints received for Orange County are shown in the following **Table IV-3** and **Table IV-4**, respectively, to illustrate the most common basis for complaints over the ten (10) year span from October 1, 2005 through April 28, 2015.

Orange County:

The most common basis for complaints in Orange County was 'disability' with 44.6% of total complaints. 'National Origin' was second with 33.8% of complaints, and "Race" was third with 29.7%. 'Sex' was only 8.1%, while both 'familial status' and 'retaliation' garnered 4.1% of total complaints. Of the claims in Orange County, 22 of the cases (29.7%) were closed for no cause. 17 cases (23%) were withdrawn after resolution, 18 cases (24.3%) were conciliated/settled, 8 cases (10.8%) had complainants that failed to

cooperate, and 2 (2.7%) were cases where complainant could not be located.

Table IV-4 – Basis for Complaint by Percent in Orange County

Basis	Number	Percentage
Race	22	29.7%
Disability	33	44.6%
National Origin	25	33.8%
Familial Status	3	4.1%
Sex	6	8.1%
Retaliation	3	4.1%

The following **Tables IV-6** and **Table IV-7** “HUD-FHEO Complaints” summarize all of the complaints filed with the Office of Fair Housing & Equal Opportunity from October 1, 2005 through April 28, 2015, in Orange County.

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Table IV-6 – HUD-FHEO Ten Year Complaints for Orange County

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-06-0498-8	03/02/06	380 - Discriminatory terms, conditions, privileges, or services and facilities	Race	Carrboro	No Cause
04-06-0692-8	05/02/06	510 - Failure to make reasonable accommodation	Disability	Carrboro	No Cause
04-09-0100-8	10/28/08	382 - Discrimination in terms/conditions/privileges relating to rental	National Origin,	Carrboro	Complainant Failed to Cooperate
05-06-0223-8	12/05/08	310 - Discriminatory refusal to rent	National Origin	Carrboro	Complainant Failed to Cooperate
04-10-1294-8	06/29/10	382 - Discrimination in terms/conditions/privileges relating to rental,	National Origin	Carrboro	Withdrawn After Resolution
04-12-0435-8	02/28/12	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Race, Disability	Carrboro	No Cause
04-12-0702-8	05/15/12	312 - Discriminatory refusal to rent and negotiate for rental, 330 - False denial or representation of availability, 382 - Discrimination in terms/conditions/privileges relating to rental,	Race, Color,	Carrboro	No Cause
04-14-0628-8	04/28/14	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Disability,	Carrboro	Conciliated/Settled

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-15-0074-8	10/24/14	380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Sex, Retaliation	Carrboro	-
05-08-0356-8	12/20/07	380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	National Origin,	Carrboro	Conciliated/Settled
05-08-0517-8	01/30/08	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Race,	Carrboro	Conciliated/Settled
05-08-0592-8	02/19/08	382 - Discrimination in terms/conditions/privileges relating to rental,	National Origin,	Carrboro	Conciliated/Settled
05-08-1596-8	08/02/08	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Carrboro	Conciliated/Settled
05-08-1597-8	08/02/08	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Carrboro	Conciliated/Settled
05-08-1639-8	08/08/08	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Carrboro	Withdrawal Without Resolution
05-08-1640-8	08/06/08	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Carrboro	Withdrawn After Resolution
05-08-1641-8	08/06/08	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Carrboro	Conciliated/Settled
05-08-1642-8	08/08/08	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Carrboro	Conciliated/Settled
05-08-1680-8	08/13/08	382 - Discrimination in terms/conditions/privileges relating to rental	National Origin,	Carrboro	No Cause
05-08-1494-8	07/17/08	310 - Discriminatory refusal to rent,	National Origin,	Carrboro	Withdrawn After Resolution

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-06-0255-8	12/28/05	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Disability,	Chapel Hill	Withdrawn After Resolution
04-06-0256-8	12/28/05	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Disability,	Chapel Hill	Withdrawn After Resolution
04-06-0257-8	12/28/05	380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Disability,	Chapel Hill	Withdrawn After Resolution
04-06-0261-8	12/29/05	384 - Discrimination in services and facilities relating to rental,	Race,	Chapel Hill	Complainant Failed to Cooperate
04-06-0262-8	12/29/05	384 - Discrimination in services and facilities relating to rental,	Race,	Chapel Hill	Withdrawn After Resolution
04-06-0432-8	02/14/06	310 - Discriminatory refusal to rent,	Race, Disability, Sex,	Chapel Hill	No Cause
04-06-0602-8	04/03/06	380 - Discriminatory terms, conditions, privileges, or services and facilities, 440 - Other discriminatory acts,	National Origin,	Chapel Hill	Unable to Locate Complainant
04-06-0919-8	06/15/06	382 - Discrimination in terms/conditions/privileges relating to rental,	Race, Disability, Familial Status, Sex,	Chapel Hill	No Cause
04-07-0138-8	11/02/06	510 - Failure to make reasonable accommodation,	Disability,	Chapel Hill	No Cause
04-09-0828-8	03/19/09	382 - Discrimination in terms/conditions/privileges relating to rental,	National Origin,	Chapel Hill	Withdrawn After Resolution
04-09-1267-8	07/02/09	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Disability, Sex,	Chapel Hill	Withdrawn After Resolution

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-09-1339-8	07/17/09	310 - Discriminatory refusal to rent, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Disability,	Chapel Hill	Complainant Failed to Cooperate
04-09-1487-8	08/12/09	381 - Discrimination in terms/conditions/privileges relating to sale,	National Origin,	Chapel Hill	Complainant Failed to Cooperate
04-09-1489-8	08/17/09	332 - False denial or representation of availability - rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	Disability,	Chapel Hill	Withdrawn After Resolution
04-10-0075-8	10/13/09	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Disability,	Chapel Hill	Complainant Failed to Cooperate
04-10-0450-8	01/21/10	380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Race, Disability,	Chapel Hill	No Cause
04-10-0518-8	01/27/10	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Disability,	Chapel Hill	Conciliated/Settled
04-10-0814-8	04/08/10	382 - Discrimination in terms/conditions/privileges relating to rental,	Disability,	Chapel Hill	No Cause
04-10-1011-8	05/20/10	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Chapel Hill	Withdrawn After Resolution
04-10-1101-8	05/28/10	510 - Failure to make reasonable accommodation,	Disability,	Chapel Hill	Withdrawn After Resolution
04-10-1144-8	06/08/10	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Familial Status,	Chapel Hill	Withdrawal Without Resolution
04-10-1658-8	08/31/10	300 - Discriminatory refusal to sell,	Race,	Chapel Hill	No Cause

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-11-0988-8	07/01/11	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Chapel Hill	No Cause
04-11-1201-8	09/02/11	380 - Discriminatory terms, conditions, privileges, or services and facilities,	National Origin,	Chapel Hill	Conciliated/Settled
04-12-0617-8	04/17/12	510 - Failure to make reasonable accommodation,	Disability,	Chapel Hill	Conciliated/Settled
04-13-0140-8	11/20/12	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	Disability, Retaliation	Chapel Hill	Withdrawn After Resolution
04-13-0832-8	06/20/13	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Race, Retaliation	Chapel Hill	No Cause
04-13-0901-8	07/11/13	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Race, Disability,	Chapel Hill	Conciliated/Settled
04-13-0902-8	07/11/13	382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	National Origin,	Chapel Hill	Conciliated/Settled
04-13-0922-8	07/19/13	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Disability,	Chapel Hill	No Cause

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-14-0119-8	11/20/13	310 - Discriminatory refusal to rent,	Familial Status, National Origin,	Chapel Hill	No Cause
04-14-0349-8	02/24/14	301 - Discriminatory refusal to negotiate for sale, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 381 - Discrimination in terms/conditions/privileges relating to sale,	Disability, National Origin,	Chapel Hill	No Cause
04-14-0839-8	07/01/14	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 444 - Use of discriminatory indicators, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Race,	Chapel Hill	Conciliated/Settled
04-14-0840-8	07/01/14	510 - Failure to make reasonable accommodation,	Disability,	Chapel Hill	Withdrawn After Resolution
04-14-0996-8	08/25/14	310 - Discriminatory refusal to rent,	National Origin,	Chapel Hill	-
04-15-0135-8	11/18/14	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Disability,	Chapel Hill	-
05-08-0411-8	01/04/08	384 - Discrimination in services and facilities relating to rental, 510 - Failure to make reasonable accommodation,	Race, Disability,	Chapel Hill	Conciliated/Settled
05-08-0589-8	03/03/08	445 - Refusing to provide municipal services or property,	Race,	Chapel Hill	No Cause
05-08-0993-8	05/02/08	382 - Discrimination in terms/conditions/privileges relating to	Disability,	Chapel Hill	Complainant Failed to Cooperate

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
		rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),			
05-08-1152-8	06/03/08	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Race,	Chapel Hill	No Cause
05-08-1205-8	06/13/08	382 - Discrimination in terms/conditions/privileges relating to rental,	Race,	Chapel Hill	Complainant Failed to Cooperate
05-08-1319-8	07/02/08	430 - Otherwise deny or make housing unavailable,	National Origin,	Chapel Hill	Withdrawn After Resolution
05-08-1886-8	09/18/08	382 - Discrimination in terms/conditions/privileges relating to rental, 440 - Other discriminatory acts,	Race, Disability,	Chapel Hill	No Cause
05-08-1895-8	09/22/08	382 - Discrimination in terms/conditions/privileges relating to rental,	Race, Disability, Sex,	Chapel Hill	Withdrawal Without Resolution
05-08-0165-8	11/15/07	382 - Discrimination in terms/conditions/privileges relating to rental,	Race, Sex,	Chapel Hill	Unable to Locate Complainant
04-06-0755-8	05/15/06	310 - Discriminatory refusal to rent,	Race,	Durham	No Cause
05-08-1648-8	08/11/08	510 - Failure to make reasonable accommodation,	Disability,	Hillsboro	Withdrawn After Resolution
04-06-0603-8	04/03/06	382 - Discrimination in terms/conditions/privileges relating to rental, 440 - Other discriminatory acts,	National Origin,	Hillsborough	No Cause
04-06-0693-8	05/02/06	510 - Failure to make reasonable accommodation,	Disability,	Hillsborough	Conciliated/Settled
04-10-0730-8	03/18/10	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Disability,	Hillsborough	Conciliated/Settled
04-13-0281-8	01/14/13	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Disability,	Hillsborough	Withdrawn After Resolution

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed
04-13-0831-8	06/20/13	450 - Discriminatory acts under Section 818 (coercion, Etc.),	Religion,	Hillsborough	No Cause
04-14-0997-8	08/25/14	332 - False denial or representation of availability - rental, 510 - Failure to make reasonable accommodation,	Disability,	Hillsborough	-
04-10-0414-8	01/12/10	350 - Discriminatory financing (includes real estate transactions), 380 - Discriminatory terms, conditions, privileges, or services and facilities,	Race,	Mebane	Conciliated/Settled

Source: U.S. Dept. of HUD-FHEO, Greensboro HUD Field Office

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5. Housing and Human Services Agencies

Orange County interviewed agencies offering housing and human services within the County in order to obtain their input and gain insight into potential impediments to fair housing. The following agencies were engaged in roundtable discussions or individual meetings:

- Orange County Affordable Housing Board
- Orange County Department of Housing, Human Rights, and Community Development
- Orange County Partnership to End Homelessness
- Orange County Department on Aging
- Orange County Department of Social Services
- Chapel Hill Department of Housing
- Orange County Habitat for Humanity
- Housing for New Hope
- Caramore Community
- Weaver Community Housing Association
- Community Home Trust
- REALTORS Association
- Centre for Homeownership and Economic Development
- Empowerment
- Joint Orange Chatham Community Action Agency
- Inter-Faith Council
- Cardinal Innovations

Each of these agencies provided feedback on housing-related issues in Orange County. Complete meeting notes can be found in Part VI, Appendix D. The following is a summary of some of the comments that were received during the roundtable discussions:

Housing Agencies:

The County needs to focus on:

- Neighborhood development and planning throughout the County.

- Mixed-use zoning throughout the County.
- Increasing community outreach for input and engagement.
- Continuation of the County's vacant and blighted property demolition program, including home repair and emergency home repair assistance for residents.
- Establishing small house communities testing in the County
- Preservation of the character and appeal of nine (9) neighborhoods through the support of neighborhood conservation districts.
- Developing more affordable and accessible rental housing.
- Establishing occupancy permits and rental registrations in order to conduct housing inspections within the Town of Hillsborough.
- Addressing issues of accessibility in homes for people with disabilities or the elderly.
- Providing affordable, single family housing for all income categories.
- Addressing employment issues, and the mismatch of workforce skills and available jobs.
- Offering a more comprehensive social service experience to low- to moderate-income persons and families within the County.

The County needs to reduce:

- The number of absentee landlords or property owners who are not invested in their properties in Orange County.
- The number of vacant structures throughout the County (especially those surrounding schools).
- Displacement of Section 8 vouchers.
- Slum, blight, and the deterioration of housing conditions.

Housing Authority:

Resident Programs:

- Orange County Department of Housing, Human Rights, and Community Development administers the Veterans Affairs Supportive Housing (VASH) program, as well as 640 Housing

Choice Vouchers; there are currently 1,200 people on the waiting list for the Housing Choice Vouchers, and the list is currently closed to new applicants.

- Chapel Hill Department of Housing administers the Community Self Service Sufficiency Program (CSSSP), which requires all public housing residents 18 years and over to perform eight (8) hours of community service and/or self-sufficiency activities a month, or ninety-six (96) in a twelve-month period.
- Chapel Hill Department of Housing also helps residents participate in the Transitional Housing Program (THP). THP counsels families in public housing in preparation for the move from public housing to homeownership or private rental housing.
- Neighborhood crime watch groups are encouraged and assistance is needed to ensure the safety of residents. Additionally, the PHA schedules regular meetings at public housing sites to discuss needs and concerns. Voucher holders are also encouraged in regular PHA meetings.

Current plans/goals of Housing Authority:

Goal #1: A wide range of types and densities of quality housing affordable to all in all parts of the County

- Assist in the rehabilitation and development of affordable housing and promotion of community development programs in the County using multiple strategies including implementation of the Countywide Housing and Community Development Consolidated Plan.
- Concentrate the Orange County Community Development Block Grant Program efforts and resources in those areas of the County occupied by low and moderate-income households and having the most severe housing and community development needs.
- Increase the provision of housing assistance for households in need and coordinate with public and non-profit organizations responsible for providing community services and housing in the County.
- Coordinate with the municipalities to maintain an adequate supply of residentially designated land to accommodate sustainable levels of population growth and a diversity of housing types countywide.
- Ensure that a variety of housing types can be developed throughout the County in a sustainable manner that locates

housing near employment centers and commercial centers that efficiently uses existing and planned public services.

- Promote innovative approaches to housing that are responsive to the needs of Orange County, maintain quality and human scale, increase energy efficiency, and reduce construction and maintenance costs.

Goal #2: Housing that is useable by as many people as possible regardless of age, ability, or circumstance

- Accommodate the development of group homes, foster care facilities, transitional housing facilities and other housing types in appropriate locations to provide increased opportunities for social interaction, a de-institutionalized lifestyle, and gainful employment.
- Continue to address issues of chronic homelessness in Orange County.
- Increase the number of affordable multi-family housing units which are designed to support the needs of the elderly, especially those with limited incomes.

Goal #3: The preservation, repair, and replacement of existing housing supply

- Achieve residential neighborhoods that are attractive and well-maintained.
- Require that all new housing built or located in Orange County meet the minimum standards specified in the State of North Carolina Building Code, as well as standards of the Department of Housing and Urban Development and the Farmer's Home Administration, when appropriate.
- Expand assistance in the retrofitting, repair, and maintenance of existing homes owned by financially challenged households, particularly those that are senior citizens.
- Provide additional housing and rehabilitation assistance that targets and prevents the physical decline of stable neighborhoods.
- Review and consider the Environmental Protection Agency's (EPA) Energy Star and Water Sense standards for use as an integral part of the County's housing rehabilitation program.
- Work within the Orange County government system to identify and resolve existing policies which may be at odds with historic preservation goals, green building

approaches, and workforce and affordable housing efforts.

Goal #4: Development ordinances and incentives that promote inclusionary practices and housing options for all income levels

- Continue to permit HUD code-compliant manufactured housing as a form of affordable housing in the County.
- Expand assistance for elderly households that have difficulty affording their home property tax.
- Evaluate the feasibility of development incentives to stimulate the production of needed affordable low income housing.
- Working collaboratively with the towns, identify regulatory barriers to be removed and opportunities for development incentives to encourage the construction of a diverse range of housing types countywide.

Issues and needs:

- Chapel Hill Department of Housing needs to increase the number of accessible units throughout the organization's housing communities.
- Residents of the Public Housing communities need to learn basic budgeting and financial management skills.
- Residents of the Public Housing Communities need to keep their housing units clean and habitable.

Social Services Agencies:

Issues and needs:

- There is a need for interpreters for governmental services, considering the large influx of Burmese and Spanish-speaking immigrants.
- There is a need for more public transportation for low- to moderate-income households.
- Orange County needs additional homeless shelters and food pantries, as well as case management for the chronically homeless and those at risk of being homeless.
- Orange County residents would benefit from more supportive services for people with intellectual and developmental disabilities, as well as for people with severe mental illness.
- Increased services for the isolated and frail elderly.

- The County needs to increase nutrition and education programs for children.

Other Comments:

- There is a gap in jobs for residents in need of a career that do not have a college degree.
- Public transportation in Orange County needs to be more extensive.
- There is a need for more handicap accessible ramps throughout the County.

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B. Public Sector:

Part of the Analysis of Impediments is to examine the public policies of the jurisdiction and the impact on fair housing choice. The local government controls land use and development through the comprehensive plan, zoning regulations, subdivision regulations, and other laws and ordinances passed by the local governing body. These regulations and ordinances govern the types of housing that may be constructed, the density of housing, and the various residential uses in a community. Local officials determine the community’s commitment to housing goals and objectives. The local policies therefore determine if fair housing is to be promoted or passively tolerated.

This section of the Analysis of Impediments evaluates the County’s policies to determine if there is a commitment to affirmatively further fair housing.

1. CDBG Program

The “Vision” of the Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for Orange County. The following goals and objectives have been identified for the period of FY 2015 through FY 2019:

**Table IV-8 – Five Year Strategies and Objectives
For the Orange County HOME Consortium and
the Town of Chapel Hill CDBG Program**

Housing Priority – HS – High Priority	
<i>Objective</i>	
HS-1	Housing Rehabilitation – Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
HS-2	Housing Construction – Increase the supply of decent, safe, sound, and accessible housing that is affordable to low- and moderate-income owners and renters in the County through rehabilitation of vacant buildings and new construction including mixed design and mixed income developments that incorporate affordable housing options.
HS-3	Fair Housing – Promote fair housing choice through education and outreach in the community and through encouraging compliance with fair housing laws and affordable housing choices throughout the County.

<p>HS-4 Home Ownership – Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and housing counseling training including Section 8 Housing Choice Voucher holders.</p>
<p>HS-5 Public Housing – Support the Town of Chapel Hill’s improvements and maintenance of existing public housing units including the provision of broadband internet access for all residents, and promote self-sufficiency through the use of Section 8 Vouchers for home purchase, transitional housing, and supportive services to residents to transition out of public housing to private rental and homeownership opportunities.</p>
<p>HS-6 Permanent Housing – Support the development of permanent affordable housing options for young adults and other single individuals starting careers and families with members in modest paying professional careers (such as teachers, service workers and medical assistants), including creative and non-traditional affordable housing options in design (amenities, size and cost) and that provides for more affordable units and an asset in communities.</p>
<p>HS-7 Permanent Housing – Identify and pursue local, state, federal and private resources including university communities to leverage available resources (that include publicly owned land and surplus facilities and financial support) for development of permanent affordable housing at a level that is “key” to meeting the basic need of decent safe and sound affordable housing for a broad cross section (age and income) of the residents of Orange County.</p>
<p>HS-8 Housing Preservation – Preserve and monitor the affordable housing stock that exists by developing strategies, tools and partnerships that allow the County to retain the supply of decent, safe, sound, and accessible housing that is affordable to low- and moderate-income owners and renters.</p>
<p>Homeless Priority – HO – High Priority</p>
<p><i>Objective</i></p>
<p>HO-1 Continuum of Care – Support the local Continuum of Care’s (CoC) efforts to provide emergency shelter, increase support for rapid rehousing, and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.</p>
<p>HO-2 Operation/Support – Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.</p>
<p>HO-3 Prevention and Housing – Continue to support the prevention of homelessness and programs for rapid rehousing.</p>

HO-4 Housing – Support the rehabilitation of and making accessibility improvements to emergency shelters, transitional housing and permanent housing for the homeless.
HO-5 Permanent Housing – Support the development of permanent supportive housing for homeless individuals and families, including creative and non-traditional affordable housing options that reduce cost and provide for more affordable units.
Other Special Needs Priority – SN – High Priority
<i>Objective</i>
SN-1 Housing – Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation of existing buildings and new construction.
SN-2 Social Services – Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.
SN-3 Accessibility – Improve the accessibility of owner occupied housing through rehabilitation and improve renter occupied housing by making reasonable accommodations for the physically disabled.
SN-4 Elderly Housing – Develop housing strategies and options for older adults to age in place including those over housed and or priced out due to market forces, maintenance and other uncontrollable costs and promote and develop a range of affordable housing design choices and locations that allow them by choice to remain in the community.
Community Development Priority – CD – High Priority
<i>Objective</i>
CD-1 Community Facilities – Improve the parks, recreational centers, trails, libraries, and all public and community facilities in the County.
CD-2 Infrastructure – Improve public infrastructure through rehabilitation, reconstruction, and new construction.
CD-3 Public Services – Improve and increase public safety, community policing, municipal services, and public service programs throughout the County.
CD-4 Code Enforcement – Enforce the local codes and ordinances to bring buildings into compliance with the standards through systematic code enforcement.
CD-5 Clearance – Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned and dilapidated structures.
CD-6 Revitalization – Promote neighborhood revitalization in strategic areas through acquisition, demolition, rehabilitation, code

enforcement, infrastructure, infrastructure improvements, housing construction, public and community facilities improvements, etc.
Economic Development Priority – ED – High Priority
<i>Objective</i>
ED-1 Employment – Support and encourage new job creation, job retention, employment, youth employment, and job training services.
ED-2 Financial Assistance – Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans.
ED-3 Redevelopment Program – Plan and promote the development and redevelopment of distressed areas throughout the County.
ED-4 Business Growth – Promote business and commercial growth supported by zoning, efficient building approval processes and transportation to increase employment opportunities and living wages for low and moderate income persons and families.
Administration, Planning & Management Priority – AM – High Priority
<i>Objective</i>
AM-1 Overall Coordination – Provide program management and oversight for the successful administration and leveraging of federal, state, and local funded programs, including support of collaborative initiatives, research and planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

The Orange County HOME Consortium is an entitlement community under the U.S. Department of Housing & Urban Development’s (HUD) HOME Investment Partnerships Program (HOME). Under the HOME Program, local governments are able to join together to form a consortium in order to receive HOME funding for affordable housing. The Orange County HOME Consortium is made up of four members: Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough. The Orange County HOME Consortium will receive \$311,832 in HOME funds for the FFY 2015 program year.

The Town of Chapel Hill is a Community Development Block Grant entitlement community under the program. The Town will receive only \$404,761 in CDBG funds in FY 2015. The Town will allocate its funds to public facility improvements, public services, senior services, youth services, and emergency housing assistance. All of the CDBG funds directed towards public services, or 80% of the

Town's CDBG funds, directly benefit low- and moderate-income persons.

The County in its FY 2015 HOME Program allocated the funds as follows:

Table IV-9-B – FFY 2015 HOME Budget for Orange County

HOME Investment Partnership Funds		
Number	Activity	Amount
<i>Housing:</i>		
HOME-15-01	DHIC – HOME Funds	\$ 84,338
	DHIC - HOME Match Funds	\$ 70,162
HOME-15-02	Habitat for Humanity	\$ 100,455
HOME-15-03	EmPOWERment, Inc.	\$ 76,500
HOME-15-04	Housing for New Hope	\$ 50,000
<i>Administration:</i>		
HOME-15-05	Administration	\$ 31,183

Chapel Hill in its FY 2015 HOME Program allocated the funds as follows:

Table IV-9-A – FFY 2015 CDBG Budget for Chapel Hill

Community Development Block Grant Funds		
Number	Activity	Amount
<i>Public Services:</i>		
CD-15-01	Community Public Services	\$ 60,500
<i>Housing:</i>		

CD-15-02	Public Housing Rehabilitation	\$	180,000
CD-15-03	Community Home Trust	\$	50,000
CD-15-06	Habitat for Humanity A Brush with Kindness	\$	25,000

Code Enforcement:

CD-15-04	Code Enforcement	\$	51,000
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Public Facilities:

CD-15-07	Public Facilities – Pine Knolls Playground	\$	15,000
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Administration:

CD-15-05	Administration	\$	80,900
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2. Low Income Housing Tax Credits

The Low Income Housing Tax Credit (LIHTC) Program was created under the Tax Reform Act of 1986 and is intended to attract private investment to develop affordable rental housing for low- and moderate-income households.

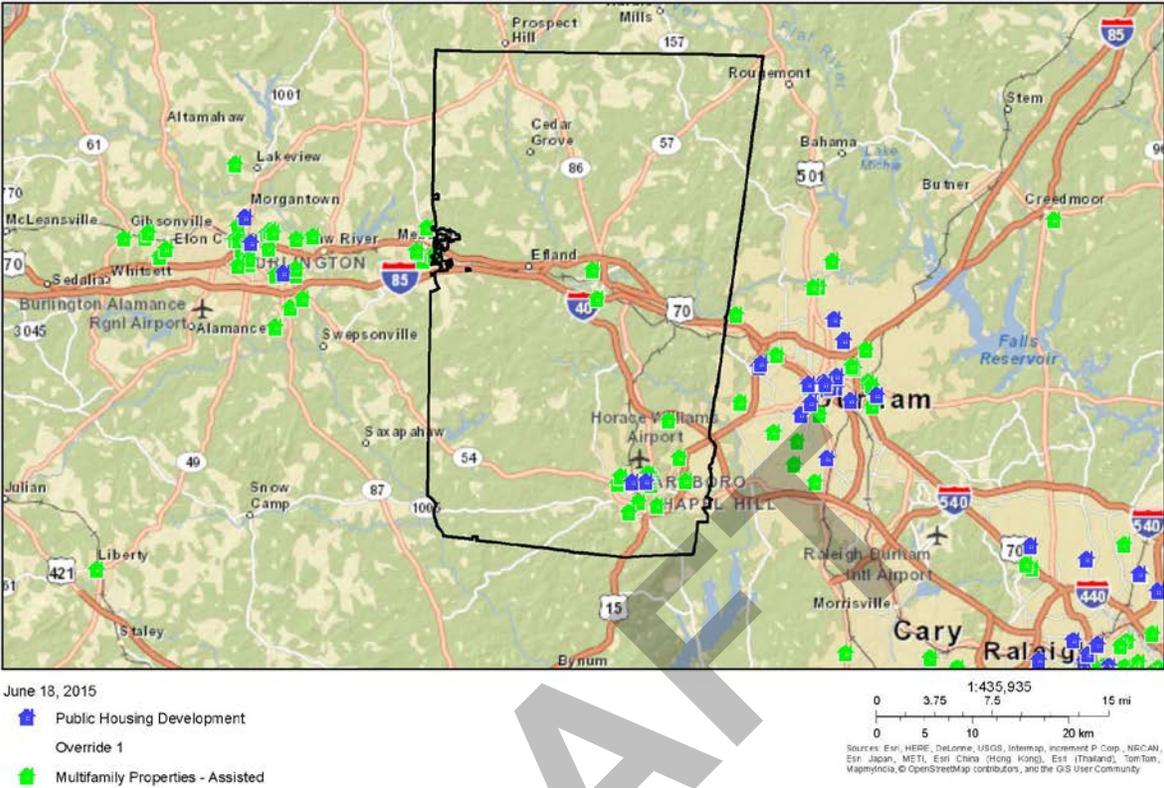


There is one low-income housing project currently underway in Orange County. DHIC Inc., a nonprofit housing developer, plans to construct two rental communities in the Town of Chapel Hill: Greenfield Place, 84 apartments for working families; and Greenfield Commons, approximately 60 units for senior citizens. DHIC is in the process of applying for additional Low Income Housing Tax Credits from the North Carolina Housing Finance Agency. The Town of Chapel Hill has committed 8.5 acres of town owned property for the development. The property is located on an undeveloped portion of the Chapel Hill Memorial Cemetery.

The County is supportive of the use of LIHTC projects to provide affordable housing to low-income households. There are 11 LIHTC housing developments in the County with a total of 507 units. Since 2010, there have been 2 LIHTC housing development projects in the County with a total of 134 units.

The following map illustrates the distribution of Assisted Housing in Orange County:

Assisted Housing - Consolidated Plan and Continuum of Care Planning Tool



The following is a list of LIHTC projects which were built in Orange County from 1987 through 2012:

Table IV-10 – LIHTC in Orange County

HUD ID Number:	Year Placed in Service	Project Name:	Project Address:	Project City:	Project State:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:
NCA1987010	1987	105a Lindsay Street	105 Lindsay St	Carrboro	NC	27510	-	2
NCA1994335	1994	Dobbins Hill	1749 Dobbins Dr	Chapel Hill	NC	27514	55	55
NCA1994560	1994	Whitted Forest	115 Holiday Park Rd	Hillsborough	NC	27278	35	36
NCA1998020	1998	Carolina Spring	600 W Poplar Ave	Carrboro	NC	27510	124	124

NCA2004050	2004	Club Nova Apartments	103 W Main St Ste D	Carrboro	NC	27510	24	24
NCA2008035	2008	Cedar Hill	275 S Eleventh St	Mebane	NC	27302	32	32
NCA2008055	2008	Dobbins Hill li	1751 Dobbins Dr	Chapel Hill	NC	27514	32	32
NCA2008070	2008	Elmwood	616 E Oakwood St	Mebane	NC	27302	20	20
NCA2010230	2010	The Landings At Winmore	100 Andys Ln #200	Chapel Hill	NC	27516	58	58
NCA2011035	2011	Eno Haven	815 US Highway 70a E	Hillsborough	NC	27278	76	76

Source: <http://lihtc.huduser.org/>

3. Planning, Zoning, and Building Codes

Orange County

Overview:

Zoning for Orange County is codified as Article 3, Sections 3.3 through 3.8 of the Orange County, N.C. Code of Ordinances. The Code of Ordinances of Orange County divides the County into nine (9) residential zoning districts, seven (7) general commercial districts, four (4) industrial districts, one (1) "other" district, seven (7) economic development districts, and five (5) conditional districts. Each zoning district contains permitted and conditional land uses, along with associated development standards. These development standards establish minimum lot sizes, maximum lot coverage, parking requirements, minimum yard setbacks and related requirements. Orange County has refined these broad categories into the following:

Residential Districts:

- RB – Rural Buffer
- AR – Agricultural Residential
- R-1– Rural Residential
- R-2 – Low Intensity Residential

- R-3 – Medium Intensity Residential
- R-4 – Medium Intensity Residential
- R-5 – High Intensity Residential
- R-8 – High Intensity Residential
- R-13 – High Intensity Residential

General Commercial Districts:

- LC-1 – Local Commercial
- NC-2 – Neighborhood Commercial
- CC-3 – Community Commercial
- GC-4 – General Commercial
- EC-5 – Existing Commercial
- O/I – Office/Institutional
- AS – Agricultural Service

Industrial Districts:

- I-1 – Light Industrial
- I-2 – Medium Industrial
- I-3 – Heavy Industrial
- EI – Existing Industrial

Other Districts:

- PID – Public Interest District

Economic Development Districts:

- EDB-1 – Economic Development Buckhorn Lower Intensity
- EDB-2 – Economic Development Buckhorn Higher Intensity
- EDE-1 – Economic Development Eno Lower Intensity
- EDE-2 – Economic Development Eno Higher Intensity
- EDH-1 – Economic Development Hillsborough Linear Office
- EDH-2 – Economic Development Hillsborough Limited Office

- EDH-3 – Economic Development Hillsborough Limited Office with Residential

Conditional Zoning Districts:

- ASE-CZ – Agricultural Support Enterprises
- MPD-CZ – Master Plan Development
- MHP-CZ – Mobile Home Park
- REDA-CZ-1 – NC Highway 57 Speedway Area Rural Economic Development Area
- CU – Conditional Use District

Review:

Orange County adopted its current Zoning Ordinance on April 5, 2011. The County's Zoning Ordinance is being administered by the Orange County Planning Department under the leadership of Craig Benedict, AICP.

The Orange County Zoning Ordinance was reviewed for conformance with the Fair Housing Act of 1968, as amended. The County Planning Department should consider making revisions to the Zoning Ordinance to comply with the Fair Housing Act.

Under Section 1.1: General Provisions

- *Subsection 1.1.4 Purpose of Intent:*
Add (B)(13) *Promote and affirmatively further fair housing throughout the County.*

Under Section 3.3: Residential Districts.

The Zoning Ordinance provides for the following zoning districts.

- *RB – Rural Buffer*
- *AR – Agricultural Residential*
- *R-1 – Rural Residential*
- *R-2 – Low Intensity Residential*
- *R-3 – Medium Intensity Residential*

- *R-4 – Medium Intensity Residential*
- *R-5 – High Intensity Residential*
- *R-8 – High Intensity Residential*
- *R-13 – High Intensity Residential*

Under Section 5.2: Table of Permitted Uses –

- *Subsection 5.2.1 Table of Permitted Uses – General Use Zoning Districts –*

“Family Care Homes” are a permitted use in all residential and commercial districts. However, “Group Care facilities” are a Class B Conditional Use in all residential and commercial districts. The Class b Special Use procedures are lengthy and spelled out in great detail in the Zoning Ordinance.

Under Section 5.5: Standards for Residential Uses –

- *Subsection 5.5.7 Group Care Facility*

There is a section (A)(2) *Standards of Evaluation – (a) “the proposed use is not within 500 feet of another existing family care facility or Group Care facility.”*

This is discriminatory, against the rights of members of a “protected class,” and in violation of the Fair Housing Act. This should be deleted from the Zoning Ordinance.

Under Section 6.18: Affordable Housing –

- *Subsection 6.18.2 General Provisions. (B) requires that... “A contract shall be approved by the County Attorney and the Orange County Department of Housing and community Development as a condition of Site Plan, Special Use Permit, Rezoning or Subdivisions approval...”* This is very restrictive and contrary to the Fair Housing Act. By going through the Special Use Permit process, the proposed inclusions of affordable housing units may encounter neighborhood resistance and a “justification” for denial.

Under Section 10.1: Definitions –

- There is no definition for “disabled” nor “handicapped” which should be added.

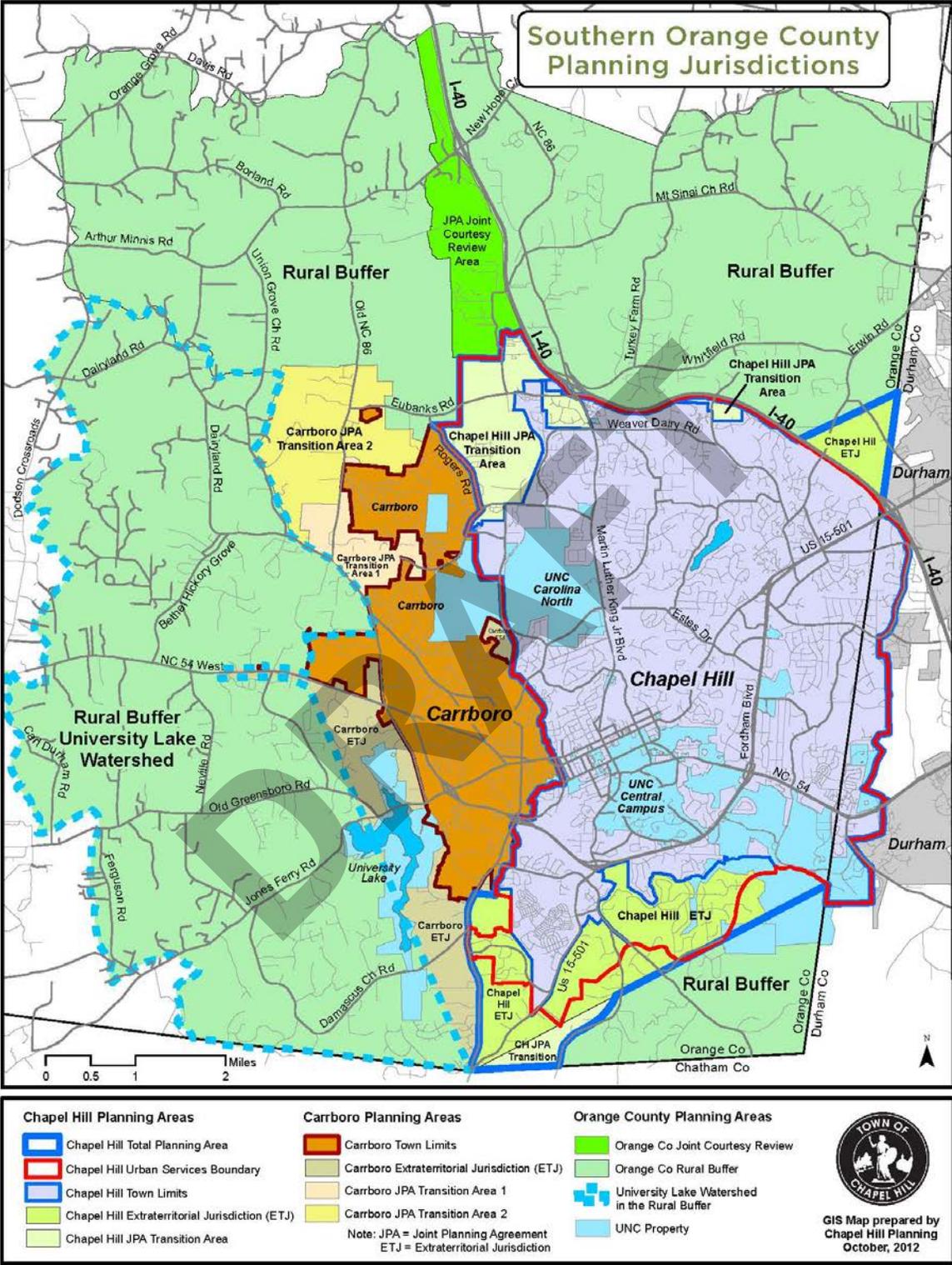
- *Family* – includes up to three (3) unrelated individuals...
- *Family Care Facility* – “A facility licensed by the appropriate state agency, as a group care facility for seven (7) to fifteen (15) unrelated individuals excluding supervisory personal, who are handicapped, aged or disabled, and are undergoing rehabilitation or extended care, and are provided services to meet their specific needs.”

Under this definition it states:

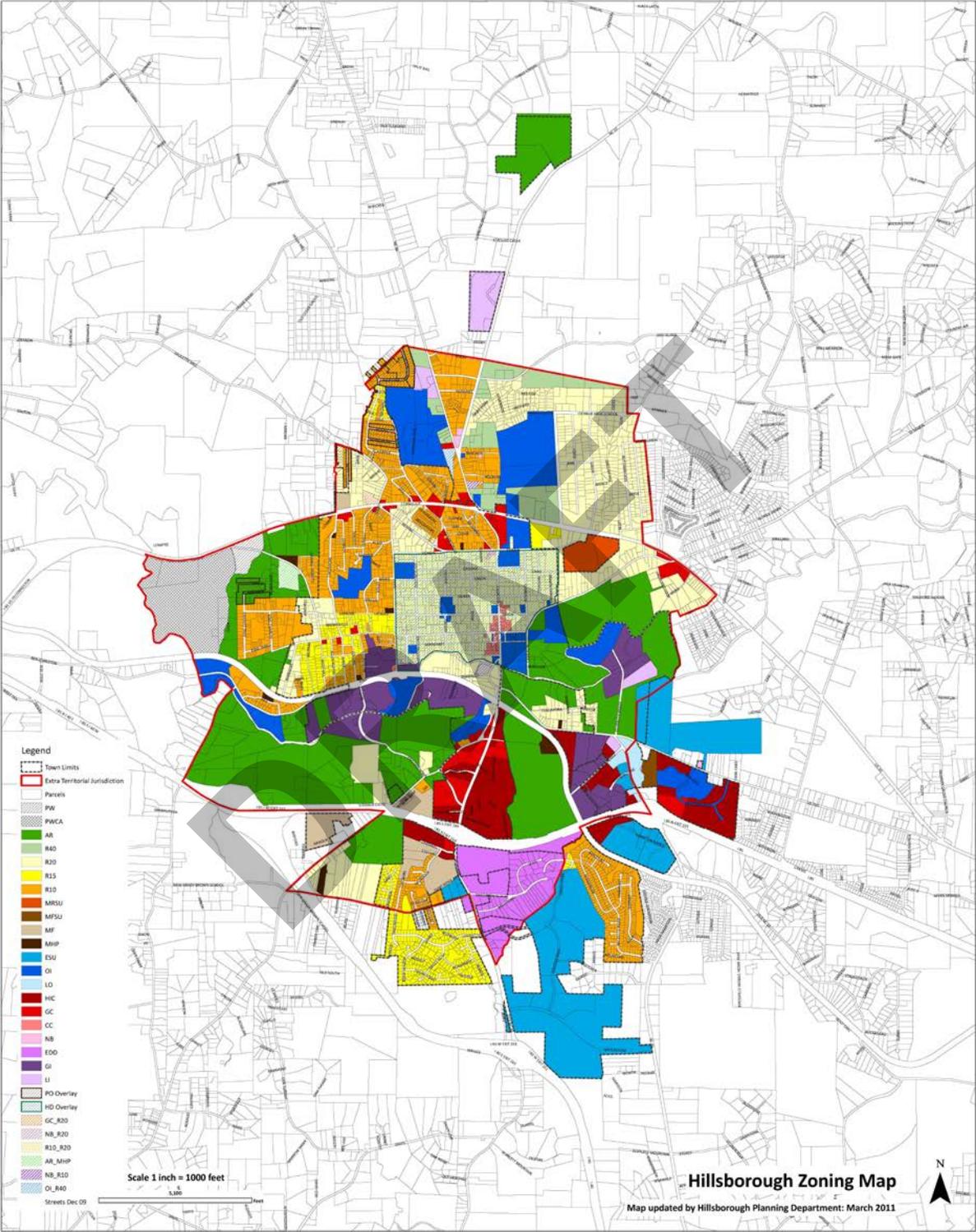
- a) “Persons addicted to or recuperating from the effects of an addiction to drugs or alcohol.” This paragraph should be deleted since it is in Violation of the Fair Housing Act. If a person is “recuperating” they are considered in “treatment” and therefore they are considered a “protected class” under the Fair Housing Act.

The following are copies of Southern Orange County’s Planning Jurisdictions Map, Chapel Hill’s Zoning District Map, and Hillsborough’s Zoning Map:

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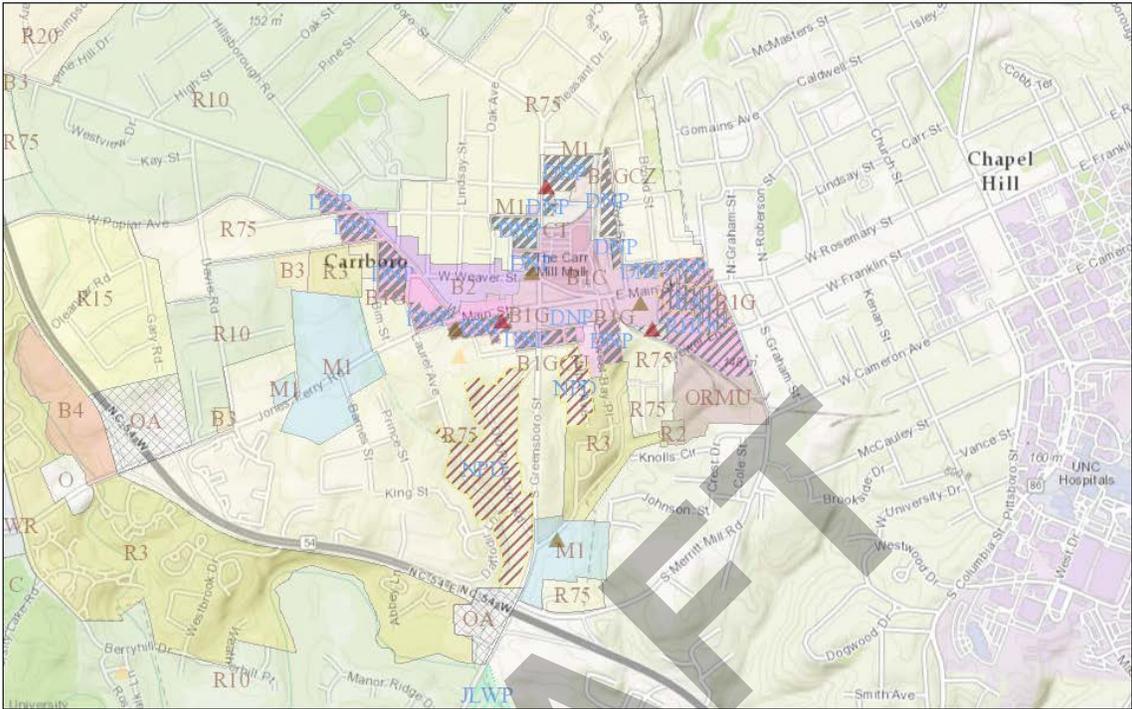


Source: townofchapelhill.org



Source: townofchapelhill.org

Carrboro Zoning

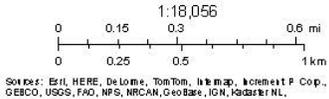


June 15, 2015

Carrboro Current Developments

- ▲ Commercial
- ▲ Mixed Use

- Residential
- DNP
- EAT
- RHDC
- NPD
- JLWP



U.S. Department of Housing and Urban Development (HUD)

HUD encourages its grantees to incorporate “visitability” principles into their designs. Housing that is “visitable” has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor. “Visitable” homes have at least one accessible means of egress/ingress for each unit, and all interior and bathroom doorways have 32-inch clear openings. At a minimum, HUD grantees are required to abide by all Federal laws governing accessibility for disabled persons.

Federal laws governing accessibility requirements include Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act.



Section 504 of the Rehabilitation Act (24 CFR Part 8), known as “Section 504” prohibits discrimination against persons with disabilities in any program receiving Federal funds. Specifically, Section 504 concerns the design and construction of housing to ensure that a portion of all housing developed with Federal funds is accessible to those with mobility, visual, and hearing impairments.

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments. Specifically, ADA gives HUD jurisdiction over housing discrimination against persons with disabilities.

The Fair Housing Act was amended in 1988 to include persons with disabilities as a protected class, as well as to include design and construction requirements for housing developed with private or public funds. Specifically, this law requires property owners to make reasonable modifications to units and/or public areas in order to allow the disabled tenant to make full use of the unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant full use of the unit. As it relates to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions, or implementing land use policies that exclude or discriminate against persons of a protected class.

4. Taxes

Real estate property taxes also impact housing affordability. This may not be an impediment to fair housing choice but it does impact the affordability of housing.

The general residential real estate tax receipts in Orange County are divided among Orange County, the City in which you live, and your Fire District. There is also a special district rate and fees for solid waste, Chapel Hill Storm Water Management, and a City Vehicle Fee. The total levy rate for residential properties is as follows:

- Residential Properties 0.9022 levy rate

Table IV-11 illustrates the taxes assessed for property valued at \$100,000. Real Estate taxes do not appear to be a significant cause of housing cost burden.

Table IV-11 – Real Estate Property Taxes

Taxes for Owner Occupied Property Assessed at \$100,000 in Orange County	
Orange County Effective Tax Rate	\$ 902.20
Chapel Hill Effective Tax Rate	\$ 519.40
Carrboro Effective Tax Rate	\$ 619.80
Hillsborough Effective Tax Rate	\$ 715.00

5. Public Housing

The Chapel Hill Department of Housing is the only local public housing authority that provides public housing units in Orange County. The department currently operates 337 units of public housing in three locations, and had a waiting list of 220 families in 2006, 98% of which were at or below 30% of the local area median income.

Chapel Hill Department of Housing has a total of 35 mobility accessible units in its county-wide portfolio (approximately 10% of its inventory).

According to the Orange County 2030 Comprehensive Plan, the goals of the Chapel Hill Department of Housing are as follows:

Goal #1: A wide range of types and densities of quality housing affordable to all in all parts of the County:

- Assist in the rehabilitation and development of affordable housing and promotion of community development programs in the County using multiple strategies including implementation of the Countywide Housing and Community Development Consolidated Plan.
- Concentrate the Orange County Community Development Block Grant Program efforts and resources in those areas of the County occupied by low and moderate-income households and having the most severe housing and community development needs.

- Increase the provision of housing assistance for households in need and coordinate with public and non-profit organizations responsible for providing community services and housing in the County.
- Coordinate with the municipalities to maintain an adequate supply of residentially designated land to accommodate sustainable levels of population growth and a diversity of housing types countywide.
- Ensure that a variety of housing types can be developed throughout the County in a sustainable manner that locates housing near employment centers and commercial centers that efficiently uses existing and planned public services.
- Promote innovative approaches to housing that are responsive to the needs of Orange County, maintain quality and human scale, increase energy efficiency, and reduce construction and maintenance costs.

Goal #2: Housing that is useable by as many people as possible regardless of age, ability, or circumstance:

- Accommodate the development of group homes, foster care facilities, transitional housing facilities and other housing types in appropriate locations to provide increased opportunities for social interaction, a de-institutionalized lifestyle, and gainful employment.
- Continue to address issues of chronic homelessness in Orange County.
- Increase the number of affordable multi-family housing units which are designed to support the needs of the elderly, especially those with limited incomes.

Goal #3: The preservation, repair, and replacement of existing housing supply:

- Achieve residential neighborhoods that are attractive and well-maintained.

- Require that all new housing built or located in Orange County meet the minimum standards specified in the State of North Carolina Building Code, as well as standards of the Department of Housing and Urban Development and the Farmer's Home Administration, when appropriate.
- Expand assistance in the retrofitting, repair, and maintenance of existing homes owned by financially challenged households, particularly those that are senior citizens.
- Provide additional housing and rehabilitation assistance that targets and prevents the physical decline of stable neighborhoods.
- Review and consider the Environmental Protection Agency's (EPA) Energy Star and Water Sense standards for use as an integral part of the County's housing rehabilitation program.
- Work within the Orange County government system to identify and resolve existing policies which may be at odds with historic preservation goals, green building approaches, and workforce and affordable housing efforts.

Goal #4: Development ordinances and incentives that promote inclusionary practices and housing options for all income levels:

- Continue to permit HUD code-compliant manufactured housing as a form of affordable housing in the County.
- Expand assistance for elderly households that have difficulty affording their home property tax.
- Evaluate the feasibility of development incentives to stimulate the production of needed affordable low income housing.
- Working collaboratively with the towns, identify regulatory barriers to be removed and opportunities for development incentives to encourage the construction of a diverse range of housing types countywide.

Intergovernmental Coordination:

- The provision of housing in Orange County will be a multi-jurisdictional effort over the coming years. Many of the municipalities are already working to expand affordable housing and homeownership opportunities, including Chapel Hill and Carrboro. The County and Towns currently do joint assessment and planning to obtain federal funding sources for assistance to those households earning lower incomes. This collaboration has increased information exchange and opportunities for joint efforts between jurisdictions. Building on these relationships, the County and Towns will need to continue this coordination to ensure that future housing meets the needs of our communities, that these needs are met in the most efficient, effective, and equitable manner, and that new developments enhance the County's unique quality of life and community character.

The Chapel Hill Department of Housing is not rated as a "troubled" agency by HUD. The Department of Housing's biggest challenges are the lack of sufficient Housing Choice Vouchers to meet the demand for housing by low income persons, and renovating the existing public housing units. There is a need for beautification projects in the public housing developments, and improvements to the buildings, such as new siding, new roofs, etc.

There is a need for accessible housing accommodations for the elderly applicants on the Section 8 waiting list. The Chapel Hill Department of Housing has been working to make reasonable accommodations to its public housing units to satisfy the Section 504 requirements for persons with physical disabilities such as mobility, visual, and hearing impairments.

The Chapel Hill Department of Housing is using its capital funds to improve the conditions of the public housing units and to provide a more suitable living environment. Accordingly, the Chapel Hill Department of Housing's Capital Funds Program Five-Year Action Plan proposes to spend \$449,057 worth of improvements throughout the public housing communities during FY 2015.

These funds will be used for:

- Management Improvements: \$ 2,000
- Administration: \$ 44,905

- Dwelling Structures: \$341,652
- Dwelling Equipment – Nonexpendable \$ 23,000
- Relocation Costs \$ 37,500

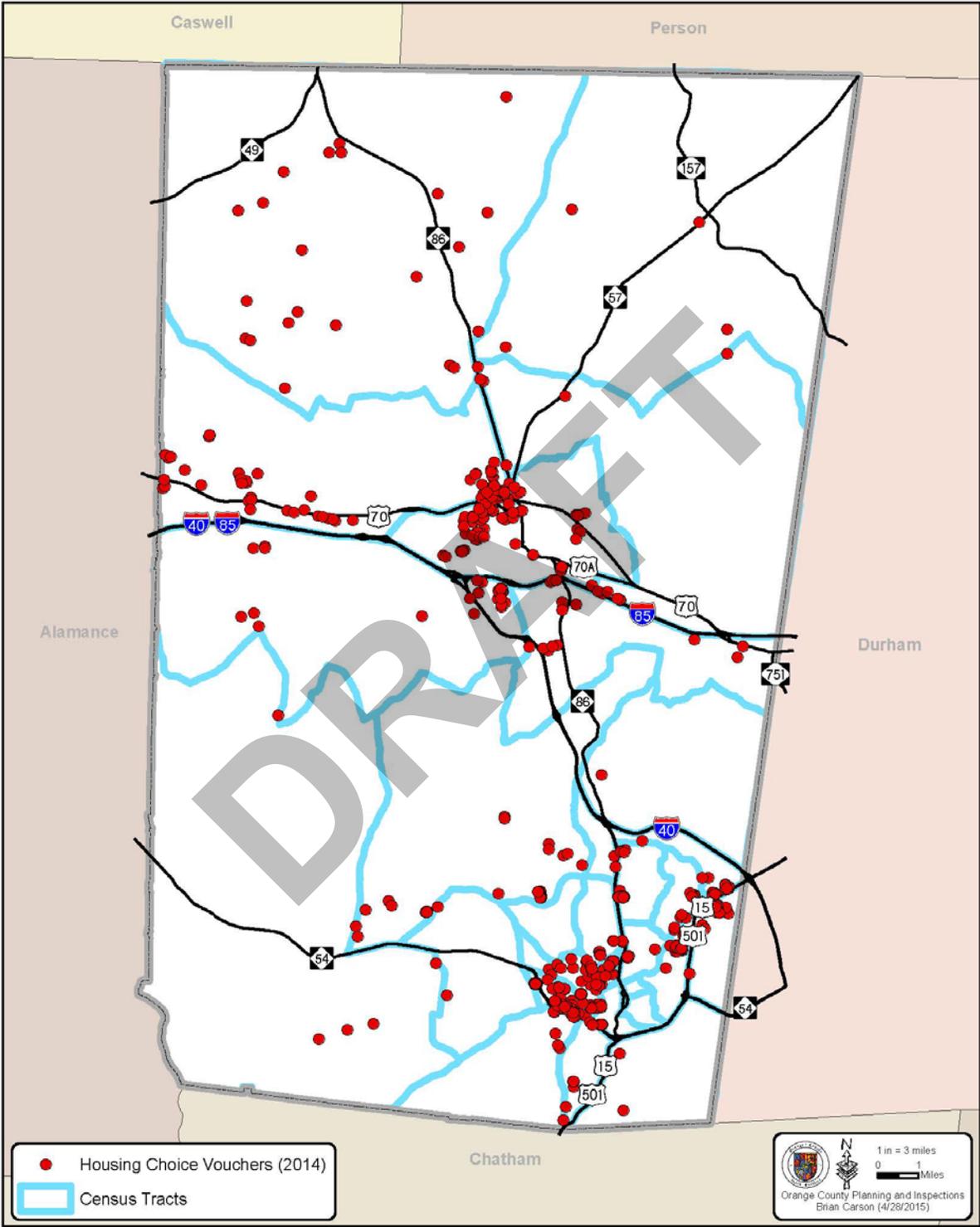
The Chapel Hill Department of Housing is improving public safety and crime prevention at its public housing communities. Safety measures are a high priority due to the increase in violent and drug-related crimes.

Based on interviews with the Department of Housing staff and residents, if patrolling were increased in and around the housing developments, safety would be increased and crime would decrease. If officers were patrolling on the ground, on foot or on bikes, it would create a more noticeable presence of law enforcement in the public housing communities, which could decrease incidences of crime and violence.

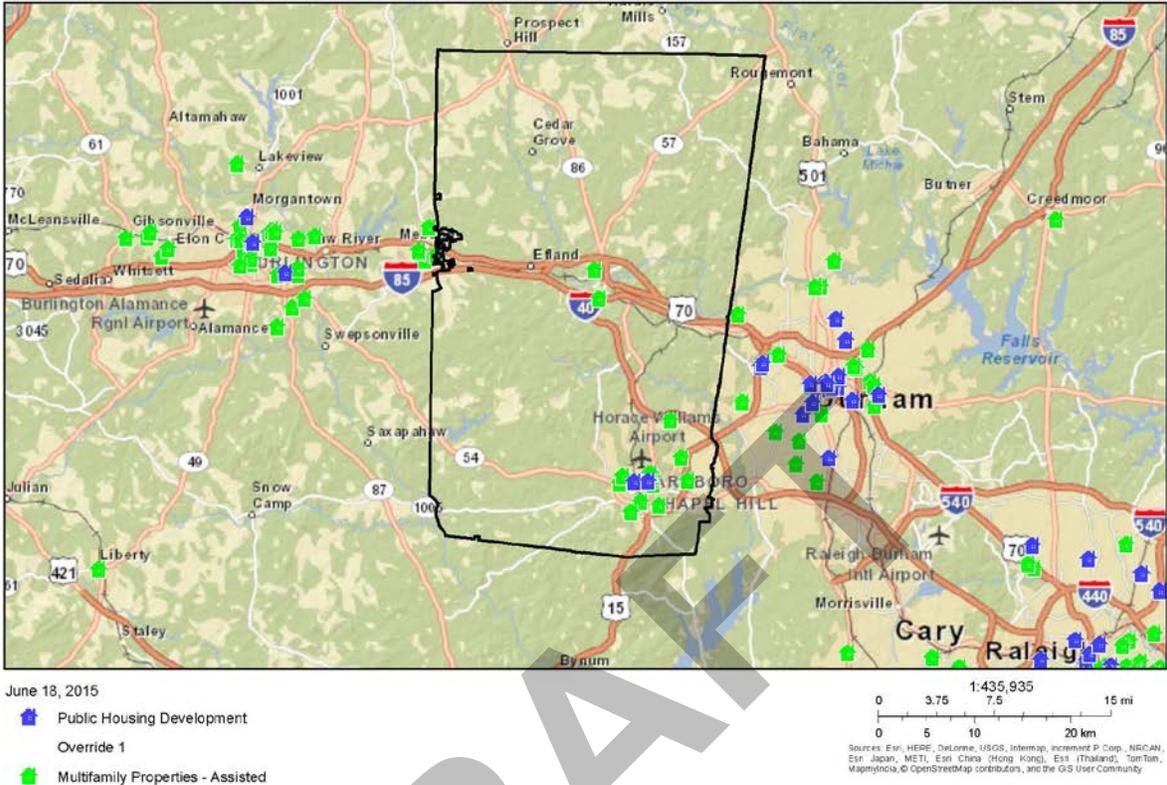
The following maps illustrate the distribution of Section 8 Housing Assisted Housing in Orange County:

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Housing Choice Vouchers (2014)



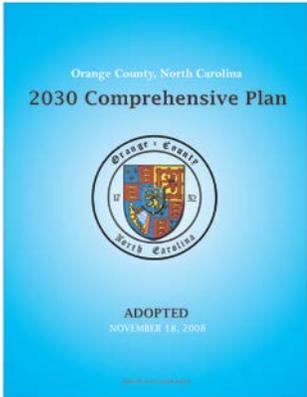
Assisted Housing - Consolidated Plan and Continuum of Care Planning Tool



6. Comprehensive Plan
a. Orange County Plan

The Orange County Comprehensive Plan was adopted by the Board of County Commissioners (BOCC) on November 18, 2008 to serve as the guide for the County’s growth and development through 2030. The Plan covers eight (8) major areas: county profile, economic development, housing, land use, natural and cultural systems, parks and recreation, services (utilities) and community facilities, and transportation.

The planning process began in 2006 when the Orange County Board of County Commissioners approved a process and schedule to update the County Comprehensive Plan. The process was separated into two phases: (1) the development of the County Data Elements (overview) and (2)



the preparation of Plan Elements. Phase I outlines the methods in which collaboration and participation of County planning boards and staffs and citizens groups, as well as the process in which goal development began. Phase II began strengthening the developing goals through assistance from the Lead Advisory Boards and public participation in public hearings.

The 2030 Comprehensive Plan states the priorities and initiatives concerning housing to serve as the foundation for establishing future housing policies and action strategies. Property values, particularly those in Chapel Hill and Carrboro, are expected to keep increasing. While this can increase a tax base, it provides challenges for first-time and lower income homebuyers. The Plan addresses the following key issues pertaining to housing in the County:

- Provision of a diversity of housing types and housing densities throughout the County to provide for a range of housing needs of current and future populations;
- Location of housing developments, including affordable housing units, in areas that are proximate to needed services, shopping, schools, transportation options, and employment centers;
- Coordination of the provision of public services, such as the extension of water and sanitary sewer lines, with planned locations for higher density and mixed-use housing developments;
- Provision of adequate housing for households earning low incomes;
- Improvement of opportunities for the County's elderly population to age-in-place;
- Provision of housing opportunities for citizens with physical disabilities;
- Assessment of workforce housing needs in the County; and
- Coordination of historic preservation and affordable housing initiatives to ensure that these efforts are not in conflict and are achieving mutual goals.

The Comprehensive Plan reviews recent studies created through collaboration of Orange County and its municipalities:

**b. 2005-2010 Housing and Community Development
Consolidated Plan (2005)**

Adopted by the Board of County Commissioners to be eligible for federal housing and community assistance funding for community

projects, the Plan outlines an “anti-poverty” strategy to address the impoverished children in the County; the Plan links housing, homelessness, public housing, and community development strategies to reduce the 14.1% poverty rate in 2000. Its Strategic Goals include:

- Provide decent and affordable housing for low-income households through assisting low-income homeowner and low-income renter properties through rehabilitation, weatherization, and lead-based paint improvements.
- Provide housing and services for populations with special needs, including the homeless, elderly, disabled, mentally ill, and persons with AIDS.
- Facilitate non-housing community development activities, including beautification programs and recreational opportunities for youth.

c. Orange County, North Carolina Comprehensive Housing Strategy (2006)

Orange County conducted an assessment of the County’s housing market in 2006 in order to identify key strategies to alleviate unmet housing gaps. The report outlined three (3) key strategies for future action:

- Non-profit strategies to better coordinate the provision of affordable housing;
- Rental units strategy that focuses on reinvestment and rehabilitation of older rental properties; and
- Single-family housing strategy that suggests further encouraging incentives for developers to build affordable housing units as part of new developments.

d. Orange County Master Aging Plan (2007)

Orange County adopted the Orange County Master Aging Plan: Building Aging Friendly Communities in Orange to create goals and strategies for coordinating delivery of community services to older adults. The plan focuses on certain demographic conditions affecting the community:

- A large increase in the numbers of older persons;
- A dramatic increase in life expectance for older persons;
- More residents living more of their advanced years in declining health and limited function; and
- A large and growing number of older persons who are a major human resource.

e. Orange County Ten Year Plan to End Chronic Homelessness: A Broad Proposal to End Homelessness (2007)

The Orange County Partnership to End Homelessness formed in 2005 to meet the chronic homelessness in Orange County within ten (10) years. The plan identified four key reasons for homelessness in the County:

- Lack of affordable housing;
- Insufficient incomes to afford housing in the County;
- Inadequate social services to meet local needs; and
- Inadequate discharge planning from public systems of care.

Orange County used these strategies and recommendations in establishing its objectives for housing in its Comprehensive Plan. These objectives will help guide decision-making by the County related to the following housing goals and objectives (*according to the 2030 Comprehensive Plan*):

- Housing Goal 1: A wide range of types and densities of quality housing affordable to all in all parts of the County.
 - Objective H-1.1: Assist in the rehabilitation and development of affordable housing and promotion of community development programs in the County.
 - Objective H-1.2: Concentrate the Orange County Community Development Block Grant Program efforts and resources in those areas of the County occupied by low and moderate-income households and having the most severe housing and community development needs.
 - Objective H-1.3: Increase the provision of housing assistance for households in need and coordinate with public and non-profit organizations.
 - Objective H-1.4: Coordinate with the municipalities to maintain an adequate supply of residentially designated land.
 - Objective H-1.5: Ensure that a variety of housing types can be developed throughout the County in a sustainable manner that locates housing near employment centers and commercial centers.
 - Objective H-1.6: Promote innovative approaches to housing that are responsive to the needs of Orange County.
- Housing Goal 2: Housing that is useable by as many people as possible regardless of age, ability or circumstance.

- Objective H-2.1: Accommodate the development of group homes, foster care facilities, transitional housing facilities and other housing types in appropriate locations to provide increased opportunities for social interaction, a de-institutionalized lifestyle, and gainful employment.
- Objective H-2.2: Continue to address issues of chronic homelessness in Orange County.
- Objective H-2.3: Increase the number of affordable multi-family housing units which are designed to support the needs of the elderly, especially those with limited incomes.
- Housing Goal 3: The preservation, repair, and replacement of existing housing supply.
 - Objective H-3.1: Achieve residential neighborhoods that are attractive and well maintained.
 - Objective H-3.2: Require that all new housing built or located in Orange County meet the minimum standards specified in the State of North Carolina Building Code.
 - Objective H-3.3: Expand assistance in the retrofitting, repair, and maintenance of existing homes owned by financially challenged households, particularly those that are senior citizens.
 - Objective H-3.4: Provide additional housing and rehabilitation assistance that targets and prevents the physical decline of stable neighborhoods.
 - Objective H-3.5: Review and consider the Environmental Protection Agency's (EPA) Energy Star and Water Sense standards for use as an integral part of the County's housing rehabilitation program.
 - Objective H-3.6: Work within the Orange County government system to identify and resolve existing policies which may be at odds with historic preservation goals, green building approaches, and workforce and affordable housing efforts.
- Housing Goal 4: Development ordinances and incentives that promote inclusionary practices and housing options for all income levels.
 - Objective H-4.1: Continue to permit HUD code-compliant manufactured housing as a form of affordable housing in the County.
 - Objective H-4.2: Expand assistance for elderly households that have difficulty affording their home property tax.
 - Objective H-4.3: Evaluate the feasibility of development incentives to stimulate the production of needed affordable low income housing.

- Objective H-4.4: Working collaboratively with the towns, identify regulatory barriers to be removed and opportunities for development incentives to encourage the construction of a diverse range of housing types countywide.

7. Transportation

Public transit is important to the economic development and housing development in the County. Many people rely on bus service for access to work, school, healthcare, and other services, and often use mass transit routes to decide where they will live. The local governments within the Triangle recognize this trend, and have plans to add light rail services between Raleigh, Durham, and Chapel Hill, along with additional bus routes.

Workers age 16 years and over in Orange County largely took cars, trucks, or vans for commuting; 78.5% drove, with 67.6% driving alone. Public transportation accounted for just 6.8% of commuters in Orange County. Walking was a close percentage to taking public transportation, with 5.0% of commuters walking in the county.

Orange Public Transportation (OPT) operates the public transportation system within Orange County, and has also partnered with Chapel Hill Transit (CHT) and Triangle Transit Authority (TTA). OPT provides the mid-day



Hillsborough to Chapel Hill line, which is also known as the Hill to Hill line. The OPT Hill to Hill line supplements the Triangle Transit Authority (TTA) route #420 Hill to Hill line. TTA Hill to Hill runs from 6 AM to 9:15 AM, and again from 3:40 PM to 6:55 PM. The mid-day service runs from 10 AM until 2:25 PM. Additionally, there is a Circulator Bus that runs in the morning from 8 AM until 5 PM. There are no buses running on Saturdays, Sundays, and observed holidays.

The OPT Hill to Hill line costs \$2.00 each way, though residents over the age of 60 can ride for free, and people with disabilities only pay \$1.00 per trip. The TTA Hill to Hill line is slightly more expensive, given that it operates during peak hours; the fares are \$2.25 per trip, and \$3.00 for Triangle Transit Express routes. Residents with disabilities, children under 18, or residents who are over 65 years, must only pay \$1.00 for regular service, and \$1.25 for the Express route. The Hillsborough Circulator is free to ride.

Triangle Transit Authority offers a regional day pass, as well as a 31-day pass, which can be purchased at the Regional Transit Center, located on 901 Slater Road in Durham's Imperial Center. A regional day pass costs \$4.50, a 7-day pass costs 16.50, and a 31-day pass costs \$76.50.

Orange Public Transportation recognizes that some people with disabilities cannot drive, and therefore operates a complementary "disabled transportation" for fixed route service. Shuttles will deviate up to three-quarters of a mile from any origin and any destination in order to pick up or drop off a person with a disability.

Chapel Hill Transit operates during the work week, from Monday through Friday, 5:30 AM until 11:30 PM, with limited evening and weekend service. The system is free, and serves Chapel Hill, Carrboro, and the University of North Carolina.

An inter-city bus route is provided by Greyhound, between Raleigh, Durham, other cities in North Carolina, and to neighboring states. Amtrak has similar services, with stations in Burlington, Durham, and Cary

Chapel Hill and Durham have plans for a light rail transit line that will run 17.1 miles between the two cities. The line will connect educational, business, and medical centers over the course of 17 stops, as well as additional transportation centers such as the Durham Amtrak station. The project is in the initial stages, with completion forecasted for 2026. The communities will hold public meetings throughout 2015 in order to address issues brought forth by the public.

According to the North Carolina Department of Transportation, Orange County's Bicycle Route System consists of four routes and several connectors. The routes weave through parts of Hillsborough, Chapel Hill, and other towns and recreational areas, consisting of 206 miles of paved roads. The routes are primarily for recreation, but sections within local areas can be used for commuting.

8. Education

Education is often an important factor influencing where people choose to live. According to the 2007-2011 American Community Survey, 90.1% of the population age 25 years and over have at least a high school education or higher in Orange County, and 54.6% have a bachelor's degree or higher.

Orange County contains two school districts: Orange County Schools, and Chapel Hill-Carrboro City Schools. Orange County Schools is situated in Hillsborough, North Carolina, while Chapel Hill-Carrboro lies on the southern edges of Carrboro and Chapel Hill, on 750 South Merritt Mill Road. This location used to be the site of the former all-black high school.

Orange County Schools

There are 13 schools serving the educational needs of Orange County Schools' children, including seven elementary schools, three middle schools, two high schools, and an alternative school. The County school district had a student population of 7,401 students during the 2012-2013 school year; the district has a workforce of about 794 administrators, teachers, and service personnel.

Orange County School District's core beliefs include:

"Outstanding student achievement and individual success."

"Commitment to excellence, communication, and collaboration."

"Serving students, staff, families, and the community through strong, active relationships."

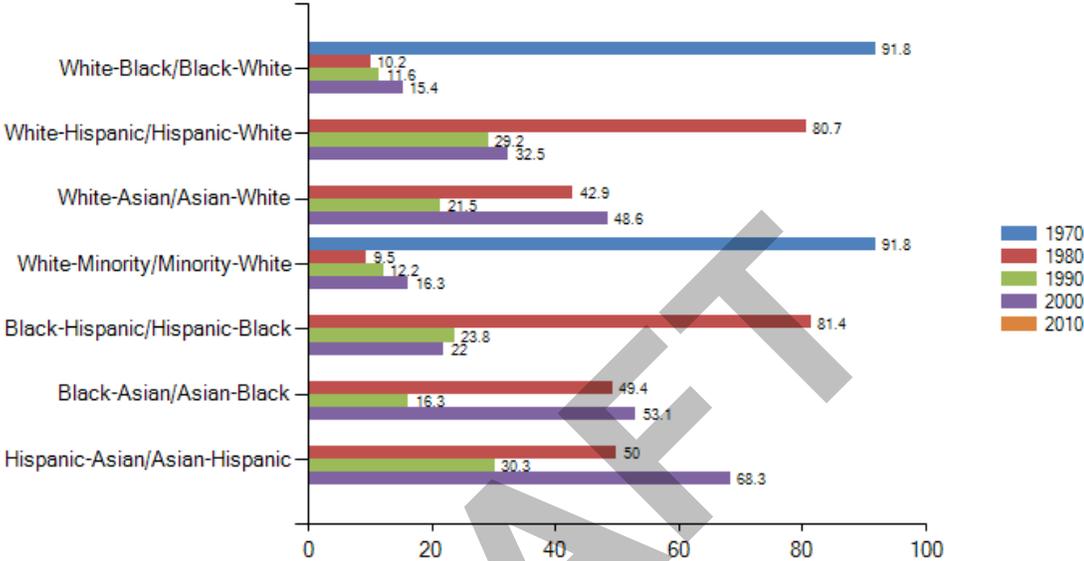
The District's mission is, "in partnership with students, families, and the community, committed to providing challenging and engaging education experiences that will develop responsible, knowledgeable, and resourceful citizens prepared to contribute in our global society."

Of the students enrolled in Orange County School District during the school year 2011-2012, 65.7% are white, 16.1% are black, 14% are Hispanic, 3.1% are multiracial, 0.7% are Asian, and 0.4% are American Indian.

The following school dissimilarity index focusing on the public school system is based on Census data and was calculated as part of Brown University's American Communities Project (<http://www.s4.brown.edu/us2010/>). The dissimilarity index measures whether one particular group is distributed across census tracts in the metropolitan area in the same way as another group. A high value indicates that the two groups tend to live in different tracts. Dissimilarity ranges from 0 to 100. A value of 60 (or above) is considered very high. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually

considered a moderate level of segregation, and values of 30 or below are considered to be fairly low.

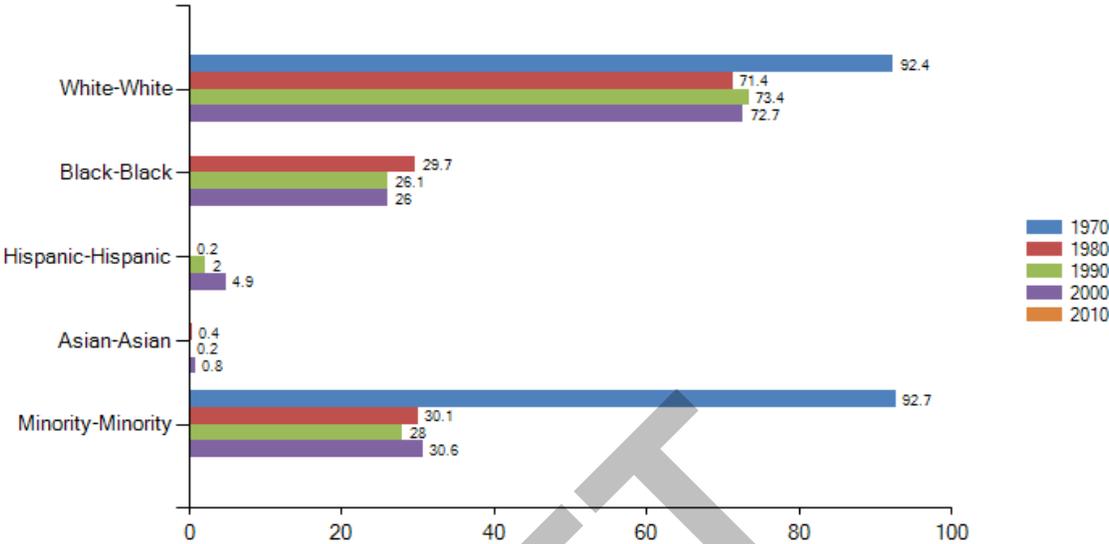
Chart II-16 – A Orange County Dissimilarity Index



Source: American Communities Project, U.S. Census

The isolation index (below) is the percentage of same-group population the elementary schools where the average member of a racial/ethnic group attends. It has a lower bound of zero (for a very small group that is quite dispersed) to 100 (meaning that group members are entirely isolated from other groups). It should be kept in mind that this Index is affected by the size of the group -- it is almost inevitably smaller for smaller groups, and it is likely to rise over time if the group becomes larger.

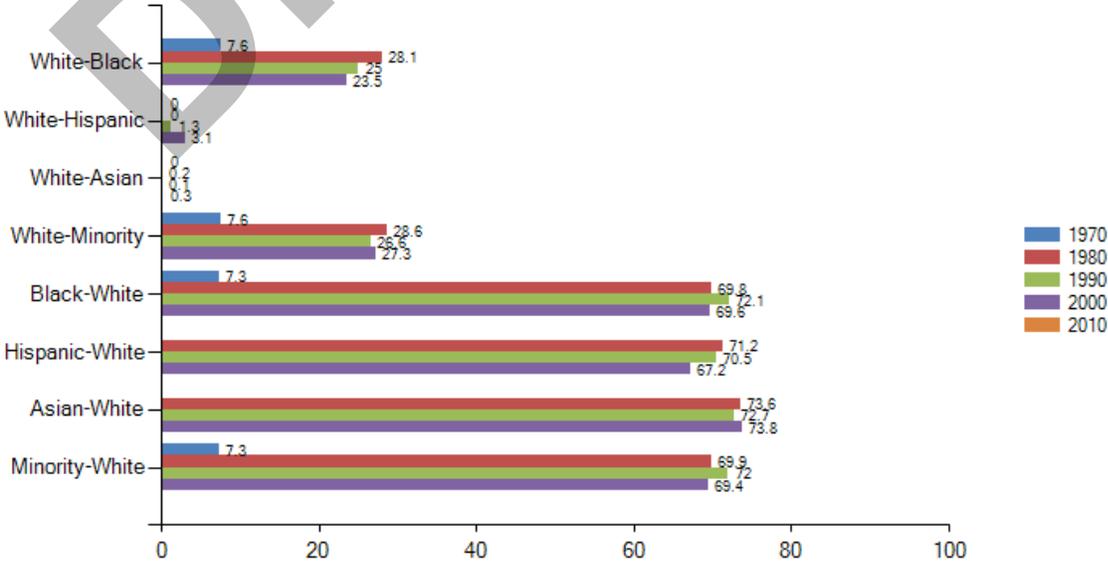
Chart II-16 – B Orange County Isolation Index



Source: American Communities Project, U.S. Census

Indices of exposure to other groups, illustrated below, also range from 0 to 100, where a larger value means that the average group member attends elementary school with a higher percentage of children from the other group. These indices depend partly on the overall size of the other group in the region.

Chart II-16 – C Orange County Indices of Exposure to Other Groups



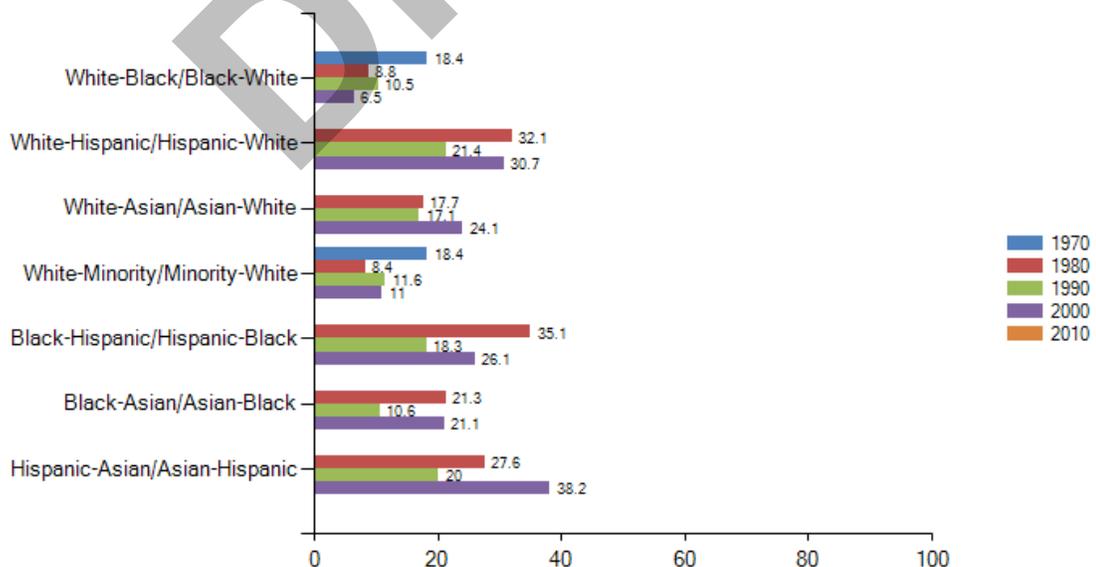
Source: American Communities Project, U.S. Census

According to the North Carolina School Report Cards, Orange County Schools performed on par or better than state averages in end-of-year tests from third grade to eighth grade. Overall, 51% of students' scores were at or above grade level in Reading, and 48.1% were at or above grade level for Math; meanwhile, the state averages were 43.9% and 42.3% in Reading and Math, respectively. The North Carolina End-of-Course Tests in English II (56.1%), Math I (36.6%), and Biology (50.1%) were another area in which Orange County Students were on par or better than the state averages (English II- 51.2%, Math I - 36.3%, Biology - 45.6%). Orange County Schools also met the State's cohort graduation rate of 82.5%.

Chapel Hill-Carrboro City Schools

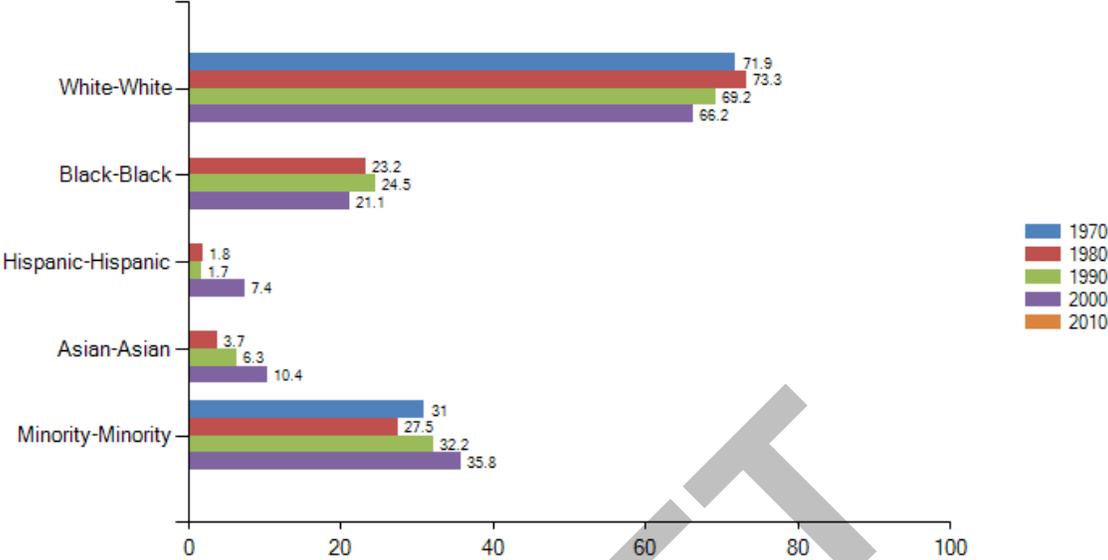
Chapel Hill-Carrboro has a total of 19 schools, including eleven elementary schools, four middle schools, three high schools, and an alternative high school. 12,206 students attended the district's 19 schools during the 2012-2013 school year. Chapel Hill-Carrboro has the second highest cohort graduation rate in North Carolina, at 92.6%; this is a full 10% higher than the state cohort graduation rate of 82.5%. Of those graduates, 93% went on to a 2 or 4 year degree program, and earned an estimated \$10,587,270 in scholarships. The school district's website boasts a robust world language learning program, which begins in elementary school and continues throughout middle and high school.

Chart II-17 – A Chapel Hill-Carrboro Dissimilarity Index



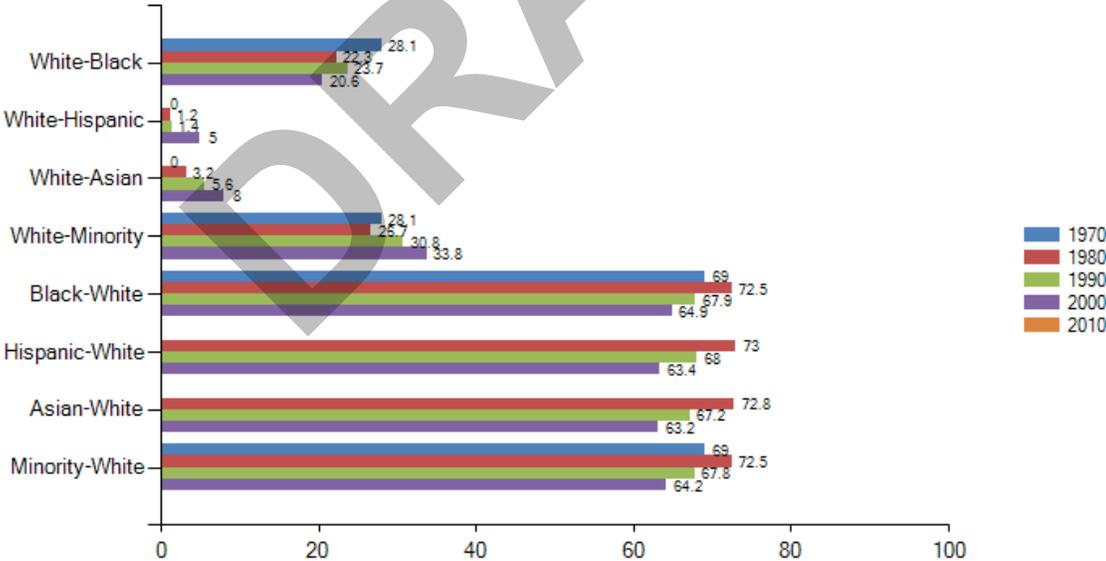
Source: American Communities Project, U.S. Census

Chart II-17 – B Chapel Hill-Carrboro Isolation Index



Source: American Communities Project, U.S. Census

Chart II-17 – C Chapel Hill-Carrboro Indices of Exposure to Other Groups



Source: American Communities Project, U.S. Census

Chapel Hill-Carrboro City Schools, compared to the state averages within the North Carolina School Report Cards, excels in testing for Overall Reading and Math for Grades 3 through 8. 68.2% of students within the district scored at or above grade level in Reading, and 66.2% at or above grade level in Math; the state average is 43.9%

and 42.3% respectively for Reading and Math. For those students that took English II, Math I, and Biology, 81.5%, 59.3%, and 73.1% scored at or above grade level, respectively. The percentage of students were substantially higher than the state averages of 51.2%, 36.3%, and 45.6%.

Of the students enrolled in Chapel Hill-Carrboro City School District as of September 24, 2012, 52.3% are white, 11.4% are black, 14.3% are Hispanic, 6.4% are multiracial, 15.0% are Asian, 0.5% are Native of North, South, or Central America, and 0.1% are Native Hawaiian/Pacific Islander.

9. Section 3

HUD's definition of Section 3 is:

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

The following is Orange County's guidelines that is used to accomplish Section 3 compliance:

- When a contract or project is put out for bid, as part of the bid-package, the advertisement contains the Section 3 information describing the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701U (Section 3). The first pages of this document are the actual wording of Section 3, including 25 CFR Part 135. These pages are to be read by and signed by all contractors bidding on County projects and contracts, stating that the contractor "will abide by and include in all subcontracts the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended." The "Estimated Work Force Breakdown" sheet requires the following: total estimated positions needed; number of positions occupied by permanent employees; number of positions not occupied; and number of positions to be filled

with Section 3 residents. The “Section 3 Business Utilization” sheet is also included. This form asks for general contract information and requests the following: name of subcontractor; Section 3 business; address; trade/service or supply; contract amount; award date; and competitive or negotiated bid. It then asks for the total dollar amount awarded to Section 3 businesses. This form is then checked by the County’s Labor Compliance Officer to ensure that it was indeed filled out and signed by those contractors submitting bids.

- Once the contract is awarded to a contractor, a Pre-Construction Conference is then scheduled. At this conference the Labor Compliance Officer spends time going over all of the U.S. Department of Labor, U.S. Department of Housing and Urban Development, and State and local regulations and requirements with the contractor. The above stated Section 3 document is given to the contractor during the conference for a second time, and must be filled out, signed and sent to the Labor Compliance Officer with all the other documents/paperwork involved in the Pre-Construction Conference.
- Two other areas of concern are addressed during the Pre-Construction Conference: the requirement that contractors inform the Labor Compliance Officer (LCO) as to locations and times, once the work on a project begins, and a second piece that relates specifically to Section 3. Contractors are given a form with two sections to complete. The first requires the contractor to submit in writing where Section 3 “new hires” will be located and the source they were recruited from for the contract. The second section requires the contractor to confirm in writing if the crew-size for all work done on a project is sufficient and no new-hires of any kind will be needed. This is the case for a number of County construction contracts, as contractors have crews as small as two to four long time employees. This form is signed and returned to the LCO with all other requested written information for Section 3. The contractor is made aware that failure to submit all of the above will be considered non-compliance.
- Finally, in reference to the submission in writing that a sufficient crew exists and no new hires will be necessary, it is requested that contingent plans regarding the recruiting and hiring of Section 3 residents be considered.

During this Analysis of Impediments study, no impediments or complaints were mentioned or filed based on Section 3 Requirements.

C. Private Sector:

The private sector has traditionally been the greatest impediment to fair housing choice regarding discrimination in the sale, rental or advertising of dwellings, the provision of brokerage services, or in the availability of financing for real estate purchases. The Fair Housing Act prohibits such practices as the failure to give the same terms, privileges, or information, charging different fees, steering prospective buyers or renters toward a certain area or neighborhood, or using advertising that discourages prospective buyers or renters because of race, color, religion, sex, handicap, familial status or national origin.

1. Real Estate Practices

The Greater Chapel Hill Association of Realtors (GCHAR) serves Chapel Hill and Orange County, representing over 500 real estate agents. The Association is managed by four (4) Officers, six (6) Directors elected by all members, and staff. The Greater Chapel Hill Association of Realtors seeks to “*serve its members in a manner that adds value to their business.*”



The Greater Chapel Hill Association of Realtors is a member of the North Carolina Association of Realtors (NCAR), whose mission is, “*to promote the success of our members and enhance the Quality of Life in North Carolina.*” GCHAR has an open membership policy and does not discriminate. Its members are bound by the Code of Ethics of the National Association of Realtors (NAR), which obligates its members to maintain professional standards including efforts to affirmatively furthering fair housing.

The North Carolina Affordable Housing Conference is an annual conference held in Raleigh, North Carolina that is hosted by Community Investment Corporation of the Carolinas (CICCAR), the North Carolina Housing Coalition, and the North Carolina Housing Finance Agency. CICCAR is a lending consortium that serves families and seniors earning 60% or less of area median income in six states in the southeastern United States. The North Carolina Housing Coalition promotes self-determination and stable communities and homes for low- to moderate-income families

through education, outreach, and referrals. The North Carolina Housing Finance Agency seeks to create affordable housing opportunities; it funds itself through “financing the sale of tax-exempt bonds and management of federal and state tax credit programs, the federal HOME Program, the state Housing Trust Fund, and other programs.”

2. Newspaper Advertising

Under Federal Law, no advertising with respect to the sale or rental of a dwelling unit may indicate any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin. Under the Fair Housing Act Amendments, descriptions are listed in regard to the use of words, photographs, symbols or other approaches that are considered discriminatory.

Real estate advertisements were reviewed for several real estate publications and newspapers, which serve Orange County and the surrounding area. A real estate advertisement in the *Indy Week Newspaper* contained the equal housing opportunity logo. Additionally, the *Seniors Guide*, which serves the Triangle and surrounding areas, contained an advertisement with the equal housing opportunity logo and the Federal Fair Housing Act statement. None of the sample advertisements that were reviewed contained language that prohibited occupancy by any group.

3. Private Financing

The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (F.I.R.R.E.A.) requires any commercial institution that makes five (5) or more home mortgage loans, to report all home loan activity to the Federal Reserve Bank under the Home Mortgage Disclosure Act (HMDA). The HMDA data was obtained and is included in the Appendix B of this Analysis of Impediments.

Based on the available data, there appears to be discriminatory lending patterns related to the denial rates faced by minority applicants. Illustrated in the following tables, minority applicants have larger denial rates of conventional loans than White/Non-Hispanic applicants in every income category. Additionally, minority applicants have more than double the denial rate than White/Non-Hispanic applicants in all but two income categories.

In comparison to the City of Durham, NC, Orange County has higher discrepancies in lending denial rates between minorities and non-minorities. While denial rates are higher for both non-minority and

minority groups in every income category compared to the City of Durham, the difference between the denial rates of minorities and non-minorities is much greater in Orange County.

The table below compares lending in Orange County to the Durham-Chapel Hill, NC MSA; this MSA includes all the Census Tracts in Orange County. Conventional mortgages in Orange County made up 32.4% of the conventional mortgages in the Durham-Chapel Hill MSA for 2013.

Home Purchase Loans Originated

	FHA, FSA/RHS & VA		Conventional		Refinancing		Home Improvement Loans	
	#	Amount \$000's	#	Amount \$000's	#	Amount \$000's	#	Amount \$000's
Orange County	171	33,888	1,409	371,418	2,822	651,516	161	21,211
Durham-Chapel Hill MSA	1,194	209,834	5,185	1,147,191	9,691	1,840,595	534	51,344
% of MSA Lending in Orange County	14.3%	16.1%	27.2%	32.4%	29.1%	35.4%	30.1%	41.3%

Source: <http://www.ffiec.gov/hmda>

The table below shows the conventional loan applications in Orange County. Of the conventional loan applications in the County, 9.55% were denied, while 9.65% were withdrawn and 6.69% were approved but not accepted.

Disposition of Conventional Loans

	Orange County (Count)	% of Orange County Applications	% of Total MSA Applications
Loans Originated	1,409	71.96%	19.49%
Approved, Not Accepted	131	6.69%	1.81%
Applications Denied	187	9.55%	2.59%
Applications Withdrawn	189	9.65%	2.61%
File Closed for Incompleteness	42	2.15%	0.58%

Source: <http://www.ffiec.gov/hmda>

The table on the following page outlines the disposition of conventional loans in the Durham-Chapel Hill, NC Metropolitan Statistical Area (MSA) by income level.

Loan applications from low-income households have the highest denial rates, as 28.91% of applicants whose income level is less than 50% of the National median are rejected, compared to just 5.9% of those whose income is more than 120% of the National median that are denied. Upper-income households have higher origination rates than other income groups, with each declining income level having a lower origination rate.

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Table IV-14 – Disposition of Conventional Loans by Income Level

Income Level	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Applications Withdrawn or Closed for Incompleteness	
	Count	% of Total	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications	Count	% of Income Level Applications
Less than 50% of National Median	588	8.27%	311	52.89%	52	8.84%	170	28.91%	45	7.65%	10	1.70%
50-79% of National Median	1,328	18.68%	903	68.00%	115	8.66%	177	13.33%	114	8.58%	19	1.43%
80-99% of National Median	729	10.26%	525	72.02%	51	7.00%	77	10.56%	61	8.37%	15	2.06%
100-119% of National Median	769	10.82%	573	74.51%	43	5.59%	57	7.41%	71	9.23%	25	3.25%
120% or More of National Median	3,694	51.97%	2,808	76.02%	214	5.79%	218	5.90%	383	10.37%	71	1.92%
Total	7,108	100.00%	5,120	72.03%	475	6.68%	699	9.83%	674	9.48%	140	1.97%

Source: <http://www.ffiec.gov/hmda>

The following tables show the dispositions of conventional loans disaggregated by minority status and income level for the Durham-Chapel Hill MSA. The number of applications for conventional loans submitted by White, non-Hispanic applicants significantly outnumbers minority applicants in each income level analyzed; additionally, the percentage of loans originated out of the total applications by White households is higher than the percentage of loans originated out of the total applications by minority households in all income categories. The percentages are based on the number of applicants in each minority status category, so as the number of White, non-Hispanic applicants far outnumber the minority applicants in each category, the results may be slightly misleading.

**Table IV-15 – Conventional Loan Disposition Rates by Minority Status,
Less than 50% of National Median Income**

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Approved but Not Accepted	% of Applications Received by Minority Status	Applications Denied	% of Applications Received by Minority Status	Applications Withdrawn	% of Applications Received by Minority Status	Applications Closed for Incompleteness	% of Applications Received by Minority Status
White, Non-Hispanic	296	57.36%	177	59.80%	26	8.78%	63	21.28%	24	8.11%	6	2.03%
Minority, Including Hispanic	220	42.64%	113	51.36%	17	7.73%	74	33.64%	15	6.82%	1	0.45%
Total	516	100.00%	290	56.20%	43	8.33%	137	26.55%	39	7.56%	7	1.36%

Source: <http://www.ffiec.gov/hmda/>

The number of White, non-Hispanic low-income applicants slightly outnumbers the number of minority applicants in this income group. Minority applicants have a lower origination rate and a higher denial rate than White applicants with income less than 50% of the MSA median income.

**Table IV-16 – Conventional Loan Disposition Rates by Minority Status,
50-79% of National Median Income**

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Approved but Not Accepted	% of Applications Received by Minority Status	Applications Denied	% of Applications Received by Minority Status	Applications Withdrawn	% of Applications Received by Minority Status	Applications Closed for Incompleteness	% of Applications Received by Minority Status
White, Non-Hispanic	808	67.00%	602	74.50%	52	6.44%	76	9.41%	65	8.04%	13	1.61%
Minority, Including Hispanic	398	33.00%	248	62.31%	41	10.30%	74	18.59%	32	8.04%	3	0.75%
Total	1,206	100.00%	850	70.48%	93	7.71%	150	12.44%	97	8.04%	16	1.33%

Source: <http://www.ffiec.gov/hmda/>

The number of White, non-Hispanic middle-income applicants significantly outnumbers the number of minority applicants, and minority households have a lower origination rate and almost double the denial rate.

**Table IV-17 – Conventional Loan Disposition Rates by Minority Status,
80-99% of National Median Income**

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Approved but Not Accepted	% of Applications Received by Minority Status	Applications Denied	% of Applications Received by Minority Status	Applications Withdrawn	% of Applications Received by Minority Status	Applications Closed for Incompleteness	% of Applications Received by Minority Status
White, Non-Hispanic	492	74.21%	373	75.81%	30	6.10%	36	7.32%	42	8.54%	11	2.24%
Minority, Including Hispanic	171	25.79%	112	65.50%	14	8.19%	33	19.30%	11	6.43%	1	0.58%
Total	663	100.00%	485	73.15%	44	6.64%	69	10.41%	53	7.99%	12	1.81%

Source: <http://www.ffiec.gov/hmda/>

The number of White, non-Hispanic upper middle-income applicants significantly outnumbers the number of minority applicants. In this income category, minority applicants have a lower origination rate and more than twice the denial rate than White applicants.

**Table IV-18 – Conventional Loan Disposition Rates by Minority Status,
100-119% of National Median Income**

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Approved but Not Accepted	% of Applications Received by Minority Status	Applications Denied	% of Applications Received by Minority Status	Applications Withdrawn	% of Applications Received by Minority Status	Applications Closed for Incompleteness	% of Applications Received by Minority Status
White, Non-Hispanic	562	78.27%	438	77.94%	26	4.63%	29	5.16%	57	10.14%	12	2.14%
Minority, Including Hispanic	156	21.73%	104	66.67%	9	5.77%	23	14.74%	11	7.05%	9	5.77%
Total	718	100.00%	542	75.49%	35	4.87%	52	7.24%	68	9.47%	21	2.92%

Source: <http://www.ffiec.gov/hmda/>

The number of White, non-Hispanic upper-income applicants significantly outnumbers the number of minority applicants in this income group. Minority applicants have a lower loan origination rate and a higher denial rate than White applicants.

**Table IV-19 – Conventional Loan Disposition Rates by Minority Status,
120% or More of National Median Income**

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Applications Received by Minority Status	Applications Approved but Not Accepted	% of Applications Received by Minority Status	Applications Denied	% of Applications Received by Minority Status	Applications Withdrawn	% of Applications Received by Minority Status	Applications Closed for Incompleteness	% of Applications Received by Minority Status
White, Non-Hispanic	2,611	78.76%	2,057	78.78%	141	5.40%	130	4.98%	243	9.31%	40	1.53%
Minority, Including Hispanic	704	21.24%	504	71.59%	45	6.39%	53	7.53%	86	12.22%	16	2.27%
Total	3,315	100.00%	2,561	77.25%	186	5.61%	183	5.52%	329	9.92%	56	1.69%

Source: <http://www.ffiec.gov/hmda/>

The number of White, non-Hispanic high-income applicants significantly outnumbers the number of minority applicants. Compared to white applicants, minority applicants have a slightly lower origination rate and a higher denial rate.

The following table offers a closer look at the denial rates of conventional loans by denial reason and income level in the Durham-Chapel Hill MSA. For applicants earning up to 119% of median income, debt to income ratio and employment history account for more than 50% of all denials. Collateral is the most common reason for denial for applicants earning 120% of median income or more; for those earning less than 50% of median income, debt to income ratio and credit history are the most and second-most reasons, respectively. Additionally, debt to income ratio and credit history are the two most common reasons for total denials, followed closely by collateral.

Table IV-20 – Conventional Loan Denial Rates by Denial Reason and Income Level

	Less than 50% Low		50-79%		80-99%		100-119%		120% or More		Income Not Available		Total Denials	
	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Total
Debt to Income Ratio	43	36.13%	38	26.76%	18	28.13%	11	25.00%	37	18.59%	1	12.50%	148	25.69%
Employment History	12	10.08%	4	2.82%	5	7.81%	3	6.82%	2	1.01%	0	0.00%	26	4.51%
Credit History	28	23.53%	42	29.58%	16	25.00%	11	25.00%	27	13.57%	1	12.50%	125	21.70%
Collateral	16	13.45%	30	21.13%	11	17.19%	8	18.18%	57	28.64%	0	0.00%	122	21.18%
Insufficient Cash	7	5.88%	8	5.63%	2	3.13%	1	2.27%	19	9.55%	0	0.00%	37	6.42%
Unverifiable Information	2	1.68%	8	5.63%	3	4.69%	4	9.09%	12	6.03%	0	0.00%	29	5.03%
Credit Application Incomplete	4	3.36%	2	1.41%	2	3.13%	3	6.82%	21	10.55%	2	25.00%	34	5.90%
Mortgage Insurance Denied	0	0.00%	0	0.00%	0	0.00%	1	2.27%	0	0.00%	0	0.00%	1	0.17%
Other	7	5.88%	10	7.04%	7	10.94%	2	4.55%	24	12.06%	4	50.00%	54	9.38%
Total Denials/ % of Total	119	20.66%	142	24.65%	64	11.11%	44	7.64%	199	34.55%	8	1.39%	576	100.00%

Source: <http://www.ffiec.gov/hmda/>

In summary, the HMDA Data indicates that low-income households have a higher rate of denial than higher income households do. Overall, in the United States, the origination rate of conventional loans is approximately 67%. In every income category, White, non-minority applicants for a conventional home purchase loan significantly outnumber minority applicants. The percentage of total applications by Whites accounts for almost three-quarters (74.3%) of the total number of applications, regardless of income. Loan origination rates are higher for White applicants than for minority applicants as a whole, and minority denial rates are higher than White denial rates. These numbers support the finding that White owner-occupied households greatly outnumber Minority owner-occupied households in the United States. The table below illustrates the total numbers of conventional loan applications received in the country by minority status (where race is available).

Table IV-21 – Conventional Loan by Minority Status

	Applications Received	% of Total Applications
White, Non-Hispanic	4,769	74.3%
Minority, Including Hispanic	1,649	25.7%
Total	6418	100.0

An analysis of loans granted by race in Orange County, North Carolina, and across the country, is beneficial to illustrate the financial trends in Orange County. The following tables present data gathered from www.dataplace.org. The table below presents loans for the purchase of single-family homes by race in 2007 (the most recent data available).

Table IV-22 – Home Purchase Loans by Race

Loans by Race	Orange County	North Carolina	United States
Percentage of owner-occupied home purchase loans to Whites (2007)	84.4%	76.7%	72.7%
Percentage of owner-occupied home purchase loans to Blacks (2007)	3.9%	12.7%	7.9%
Percentage of owner-occupied home purchase loans to Asian/Pacific Islanders (2007)	5.9%	2.9%	5.2%
Percentage of owner-occupied home purchase loans to Native Americans (2007)	0.2%	5.2%	0.3%
Percentage of owner-occupied home purchase loans to Hispanics (2007)	2.0%	5.2%	10.8%
Percentage of owner-occupied home purchase loans to mixed race pairs (2007)	3.5%	2.1%	2.9%
Percentage of owner-occupied home purchase loans to minorities (2007)	15.6%	23.3%	27.3%
Percentage of owner-occupied home purchase loans made to multiracial applicants (2007)	0.2%	0.2%	0.2%

Source: www.dataplace.org

The table below highlights home loans made in Orange County, North Carolina, and the United States. The median income in Orange County is higher than the median income of North Carolina and the United States. Orange County has a lower rate of lending to very low- and low-income borrowers than North Carolina and the United States.

Table IV-23 – Home Purchase Loans by Income

Income (2007)	Orange County	North Carolina	United States
Median borrower income for owner-occupied purchase 1 to 4 family	\$91,000	\$65,000	\$72,000
Median income of purchase borrowers (1-4 families) /median owner income	1.12	1.09	1.13
Percentage of owner-occupied home purchase loans to very low-income borrowers	4.8%	5.9%	5.70%
Percentage of owner-occupied home purchase loans to low-income borrowers	13.9%	21.3%	19.20%
Percentage of owner-occupied home purchase loans to middle-income borrowers	20.1%	25.7%	25.80%
Percentage of owner-occupied home purchase loans to high-income borrowers	61.1%	47.1%	49.30%

Source: www.dataplace.org

The table below considers the percentage of conventional and refinancing mortgages made by subprime lenders. The prevalence of these loans in Orange County in 2005 (the most recent data available) for the purchase of conventional home loans is lower than the rates in North Carolina and the country.

Table IV-24 – Loans from Subprime Lenders by Purpose and Loan Type

Type	Orange County	North Carolina	United States
Percentage of conventional home purchase mortgage loans by subprime lenders (2005)	3.4%	11.2%	17.70%
Percentage of conventional refinancing mortgage loans by subprime lenders (2005)	10.3%	16.7%	20.40%

Source: www.dataplace.org

D. Citizen Participation:

Orange County's FY 2015 Analysis of Impediments to Fair Housing Choice was made available for public comment on the County's website at <http://www.co.orange.nc.us>, on the Town of Chapel Hill's website at <http://www.ci.chapel-hill.nc.us>, on the Town of Hillsborough's website at <http://www.ci.hillsborough.nc.us>, and on the Town of Carrboro's website at <http://www.ci.carrboro.nc.us>. Copies were also on display at the public libraries; the Orange County Department of Housing, Human Rights, and Community Development Department, 300 Tryon Street, Hillsborough, NC 27278; Town of Carrboro's Town Hall, 301 W. Main Street, Carrboro, NC 27510; Town of Hillsborough's Town Hall, 101 East Orange Street, Hillsborough, NC 27278; and Town of Chapel Hill's Town Hall, 405 Martin Luther King Jr. Blvd., Chapel Hill, NC 27514.

The document was available beginning on Friday, August 14, 2015, until Tuesday, September 15, 2015. Citizens were encouraged to submit written or oral feedback on the Analysis of Impediments by Monday, September 14, 2015.

As a part of the consolidated planning process, the Orange County distributed a Resident Questionnaire. Questionnaires were made available in the Orange County building, the Town of Carrboro's Town Hall, the Town of Hillsborough's Town Hall, and the Town of Chapel Hill's Town Hall. Questionnaires were also available through social service agencies, and a link to an electronic version of the survey was posted on the County website. There were a total of 136 questionnaires completed and returned.

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are female at 56.59%.
- The large majority (84.38%) of respondents are White.
- Nearly a quarter of respondents are between the ages of 30 to 39 (24.03%), and another near quarter were age 60 and over (24.81%).
- Of those that answered the question, 31.62% are low- to moderate-income for their family size.
- 36.76% come from two-person households.
- 64.96% are homeowners.

Some of the notable needs identified by respondents included problems with the following (as a percentage of those that answered each question):

- Public Safety – 29.85%
- Streets – 28.36%
- Curbs and Sidewalks – 28.36%
- Traffic – 26.87%
- Property Maintenance – 23.88%
- Litter – 19.40%
- Parking – 16.42%
- Handicap Access – 11.94%
- Storm Sewers – 10.45%
- Sanitary Sewers – 4.48%

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

Recreation:

- 21.54% said they would like more parks and park-related amenities.
- 15.38% would like more bike-related infrastructure, including paths and lanes.
- 15.38% also believe that there should be additional walking and running trails.
- 13.85% discuss the need for more recreational facilities within walking distance, or state that the facilities are already in abundance. Therefore, recreational facilities are present, but not always within walking distance of housing.
- Other recreation needs included:
 - “Greenways” – particularly connected greenways
 - Indoor swimming pools with saunas and whirlpools
 - Updates to the Sportsplex

Medical:

- 36.59% would like more urgent care facilities, and more affordable healthcare, particularly for senior citizens
- Additional medical concerns included:
 - Crisis management
 - Home services for seniors

- Low-cost dental care
- Mental health programs

Social Services:

- 79.44% of respondents indicated that they do not use social services.
- Of those that do use social services, 26.32% stated that they Medicaid.
- 21.05% use the Senior Centers.

Programs that are Missing or Under-funded:

- 13.95% mentioned a need for affordable housing.
- 9.3% said that there is a need for a better public transportation system with expanded hours.
- 9.3% state that there is a need for programs that support seniors.
- 6.98% believe there is a need for additional programs to support the food insecure.
- 4.65% cited high property taxes as a barrier to affordability.
- 4.65% mentioned a need for mental health programs and dental care.

Employment:

- 42.22% identified the need for jobs and employment opportunities that pay a living wage. Additional comments included, jobs for senior citizens and job training programs.
- 6.67% stated that there is a need for new business development in Orange County.

Housing:

- 50.63% mentioned a strong need for affordable housing for low- and moderate-incomes.
- 16.46% stated that high rent costs have or will force low- and moderate-income persons to look outside of the County for affordable rental properties.
- 5.06% believe high property taxes are an affordability deterrent to low- and moderate-income homeowners.

Reasons Fair Housing Complaints Are Not Reported:

- Of those that answered, 16.35% said that people are aware of how Fair Housing Complaints work; 32.69% believe the populace is

unaware of how to file a complaint; and 50.96% are unsure. 28.57% believe people are afraid to report Fair Housing Complaints.

Additional Comments or Concerns:

- Please figure out a way for those of us who make a decent salary on paper not have to move so far away from where we work. Chapel Hill is too expensive for us ordinary people!
- There are high water charges.
- More sidewalks in Hillsborough please.
- Additional low-income housing made accessible to people with disabilities and their families.

Citizen Comments

Appendix D of the document includes the following supporting documentation:

- Public Hearing Notice
- Public Hearing Sign-In Sheets
- Public Hearing Minutes
- Citizen Survey Form
- Agency Survey Form
- Emails to Agencies
- List of Contacts

V. Actions and Recommendations

Orange County's 2015 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with the goals and strategies to address those impediments.

Impediment 1: Fair Housing Education and Outreach

There is a need to continue educational and outreach programs so persons will become aware of their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities and the disabled population.

Goal: Improve the public's, landlords', realtors', bankers', and local official's knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **1-A:** Promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights and requirements of the Fair Housing Act and Americans With Disabilities Act.
- **1-B:** Make available and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and landlord's responsibilities to affirmatively further fair housing.
- **1-C:** Educate and promote that all residents have a right to live outside impacted areas.
- **1-D:** Work with the local Board of Realtors to provide information on fair housing choices and ways to promote fair housing.
- **1-E:** Strive for better intergovernmental cooperation between Federal and State partners, County and local officials, as well as community groups, to effectively identify and address potential barriers to affordable housing choice in the Consortium Area.
- **1-F:** Require all public, private, and non-profit housing developers to abide by provisions of the Fair Housing Act in the development of housing in Orange County.

Impediment 2: Quality of Rental Housing vs. Affordability

Orange County has a large supply of rental housing that does not meet the minimum property standards, according to U.S. Census and American Community Survey Data. Over 27% of all vacant units are not habitable and 9.9% of all households are on limited incomes from social security, supplemental social security and public assistance. Furthermore, 44.1% of the total rental households are cost burdened by 30% or more of their monthly income for housing cost.

Goal: Promote the development of affordable, safe, sound, and decent rental housing outside areas of low-income concentration.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Continue to support and encourage landlords to rehabilitate their properties.
- **2-B:** Continue to enforce local codes and ordinances, as well as consider adopting a Rental Registry Program.
- **2-C:** Partner with the local housing authorities to offer Section 8 Housing Choice Voucher holders the option to convert rental vouchers to homeownership.
- **2-D:** Utilize HOME funds for down payment assistance to promote homeownership.

Impediment 3: Continuing Need for Accessible Housing Units

In the older built-up urban environments of the County, there is a lack of accessible housing units and developable sites since 7.6% of the County's housing units were built over 60 years ago and do not have accessibility features, and 8.4% of the County's population is classified as disabled.

Goal: Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for the physically disabled and developmentally delayed.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Promote programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by homeowners and landlords who will make handicap improvements.

- **3-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in the County.
- **3-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to permit reasonable modifications to their rental properties so they become accessible to tenants who are disabled.
- **3-D:** Promote programs to assist elderly homeowners in the County to make accessibility improvements to their properties in order for these residents to remain in their own homes.

Impediment 4: Economic Issues Affect Housing Choice

There is a lack of economic opportunities in the County which prevents low-income households from improving their income and ability to live outside areas with concentrations of low-income households, which makes this a fair housing concern.

Goal: The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Strengthen partnerships and program delivery that enhances the County's businesses and industries, expands its tax base, and creates a more sustainable economy for residents and businesses.
- **4-B:** Support and enhance workforce development and skills training that result in a "livable" wage and increases job opportunities, especially for low- and moderate-income individuals.
- **4-C:** Support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income areas and minority neighborhoods.
- **4-D:** Promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.

Impediment 5: Public Policy

There is a need to improve public policies that affirmatively further fair housing.

Goal: Local governing bodies will affirmatively further fair housing and promote fair housing choice.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** The County Planning Department should review and revise the local zoning ordinances to bring them into compliance with the Fair Housing Act.
- **5-B:** Establish a Consortium Council to oversee and promote the HOME program, with equal representation from the member jurisdictions.
- **5-C:** Support a County Bond Issue to provide additional funds for the Construction of affordable housing in the County.
- **5-D:** Study, plan, and develop additional bus routes to provide public transportation to business “nodes” for low-income workers to have better access to their jobs.
- **5-E:** Study, plan, and rezone specific areas that would permit the development of affordable and mixed-income housing and eliminate the zoning buffer ring around the Town of Chapel Hill.

VI. Certification

Signature Page:

I hereby certify that this 2015 Analysis of Impediments to Fair Housing Choice is in compliance with the intent and directives of the Community Development Block Grant Program regulations and the HOME Investment Partnership Programs.

Bonnie Hammersley, County Manager

Date

DRAFT

Orange County approved the 2015 Analysis of Impediments to Fair Housing Choice at its regular County Council meeting on Tuesday, September 15, 2015. Attached is the resolution.

VII. Appendix

The following items are in the appendix:

A. Meeting Summaries:

Summaries of group meetings and meetings with the Affordable Housing Advisory Board, EmPOWERment, the Homeless Programs Coordinator, Department of Housing, Human Rights, and Community Development, the Hillsborough Planning Director, Orange County Planning Department, Public Housing Specialist with DHHRCD, Orange County Economic Development Department, Chapel Hill Police Department Chief, Chapel Hill Department of Housing, and the REALTORS President.

B. Citizen Participation:

- Citizen Survey
- Agency Survey

DRAFT

A. Meeting Summaries

Attached are summaries of the following meetings:

- Meeting with Civil Rights Specialist, Orange County Department of Housing, Human Rights, and Community Development – Wednesday, March 10th, 2015 at 5:00 PM
- Affordable Housing Advisory Board and EmPOWERment Community Meeting – Tuesday March 10, 2015 at 6:00 PM
- Homeless Programs Coordinator – Wednesday March 11, 2015 at 9:00 AM
- Department of Housing, Human Rights, and Community Development – March 11, 2015 at 12:00 PM
- Planning Director Hillsborough – March 11, 2015 at 1:30 PM
- Orange County Planning Department – Wednesday March 11, 2015 at 2:30 PM
- Group Meeting – Wednesday March 11, 2015 at 3:00 PM
- Public Housing Specialist, Orange County Department of Housing, Human Rights, and Community Development – March 11, 2015 at 4:30 PM
- Orange County Economic Development Department – March 11, 2015 at 5:00 PM
- Citizen's Meeting – Wednesday March 11, 2015 at 6:00 PM
- Chapel Hill Police Department Chief – March 12, 2015 at 9:30 AM
- Chapel Hill Department of Housing – Thursday March 12, 2015 at 11:00 AM
- REALTORS President – March 12, 2015 at 12:00 PM
- Group Meeting – Thursday March 12, 2015 at 3:00 PM

Attached are summaries of telephone interviews:

- Assistant to the Town Manager of Carrboro – Monday March 30 at 10:00 AM
- Partnership to End Homelessness – Thursday April 9, 2015 at 4:00 PM
- Orange County Habitat for Humanity – Thursday April 9, 2015

B. Citizen Participation

Attached is the following supporting documentation:

- Citizen Survey Form
- Agency Survey Form

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MEETING SUMMARIES

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Orange County, NC

Meeting with Civil Rights Specialist, Orange County Department of Housing, Human Rights, and Community Development

Wednesday, March 10th, 2015 @ 5:00 pm

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

James Davis

Civil Rights Specialist

- There is a \$3 million affordable housing initiative in the Northside Neighborhood of Chapel Hill.
- Tension is evident between Northern and Southern Orange County. Southern Orange County is wealthier, has better access to transportation, is home to the university, and closer to the medical centers.
- Orange County has the highest property tax of any county in the State.
- There are homeless services and shelters in Chapel Hill but not in Hillsborough.
- Most public housing units are located in Chapel Hill.
- The Gateway Village is the only project-based Section 8 housing unit in Hillsborough.

Orange County, NC
Meeting with the Affordable Housing Advisory Board and the
EmPOWERment Community Meeting
Tuesday, March 10th, 2015 @ 6:00 pm

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

James Davis

Civil Rights Specialist, Orange County Department of Housing, Human Rights and Community Development

Crystal Coble

Matthew Revilla

Margaret Lillie

Joe Alston

Manley Alston

Dorsett Alston

Janie Alston

Kathy Altwater

Braxton Foushee

Adwoa Asare

Habitat for Humanity

Showehieh Hsieh

Diane Beecham

Mark Marcoplus

Noah Oswald

OC Affordable Housing Advisory Board member

Traci Wooten

OC Affordable Housing Advisory Board member

Patsy Barbee

OC Affordable Housing Advisory Board member

Nannie Richmond

OC Affordable Housing Advisory Board member

Robert Edwards

Tim Peck

Sarita Nwachukau

Empowerment

- Northside Policing and Community Police Academy begins April 8th. (www.chpd.us)
- Walt Haglund provided an overview of the CDBG and HOME planning process. He discussed eligible and ineligible activities.
- A question was raised regarding the process of developing a consolidated plan.
- Northside and Pine Knolls neighborhoods were the main topics for discussion
- The Affordable Housing Board wants information on each individual town in the County: Carrboro, Hillsborough, and Chapel Hill.
- There is a need for affordable housing in all income categories.
- Section 8 voucher holders are being displaced.
- Orange County should experiment with small house communities.

- The County should build 12-15 homes on 1-2 acres of the Green Track at the Orange County High School. The area could feature a community garden. The housing could be used for the homeless. Jamie Rohe from the CoC is looking into this and whether or not it could save the County money.
- The Town of Chapel Hill needs to develop a plan for Rosemary Street.
- There is a need for laundromats in the area.
- Questions were raised regarding the availability of the draft online, as well as, the continuity between plans.
- Questions were also directed at the cost of homeownership. There are gaps in the services that assist residents with home repairs and emergency home repair services.
- A question was raised as to how community input is incorporated into the plans.

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Orange County, NC
Meeting with the Orange County Partnership to End Homelessness
Wednesday, March 11th, 2015 @ 9:00 am

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Jamie Rohe

Homeless Programs Coordinator

- The Orange County Partnership to End Homelessness is the County's 50 member Continuum of Care (CoC) agency.
- The County's four (4) local governments team up to pay for Jamie Rohe's position as the Homeless Programs Coordinator.
- The Town of Chapel Hill contributed \$700,000 to the Homeless Coalition.
- There is a great need for affordable housing in Orange County, particularly affordable rental housing.
- Community input in the plan is rushed. Many community members just found out about the meetings the same day. There needs to be more time to submit the applications.
- What is the HOME subrecipient application process?
- Chapel Hill's Penny Program taxes residents an additional one cent and the proceeds go to housing the chronically homeless.
- Hillsborough does not recognize homelessness. They don't have enough money.
- The County needs a housing resource coordinator.
- The Orange County Housing Department needs to become more landlord friendly.
- Zoning is the problem for density housing.
- There is a need to increase the capacity of the Partnership to End Homelessness.
- There is a need to recruit affordable housing properties and landlords. GSC Apartments is one of the largest apartment owners and no longer accepts Section 8 and VASH vouchers.
- There is a need for yearly meetings with landlords.
- The Orange County Affordable Housing Coalition is a voluntary association of individuals and organizations working together to provide housing opportunities for all in Orange County, NC. This members and organizations include:
 - Delores Bailey (EmPOWERment Inc.)
 - Nate Broman-Fulks (Town of Carrboro)
 - Ellise Collura (Centre for Homeownership & Economic Development)
 - Robert Dowling (Community Home Trust)
 - Liz Evans (Weaver Community Housing Association & Just Housing)
 - Tish Galu (Justice United)
 - Jesse Gibson (Chapel Hill-Carrboro NAACP)
 - Nicole Kiefer (The Arc of North Carolina)
 - Dan Levine (Self-Help)
 - Susan Levy (Habitat for Humanity of Orange County)

- Sarah Osmer Vinas (Town of Chapel Hill)
- Jamie Rohe (Orange County Partnership to End Homelessness)
- Allan Rosen (Inter-Faith Council for Social Service)
- Devin Ross (Justice United)
- Gretchen Senez (Housing for New Hope)
- Mary Jean Seyda (CASA)
- James Stroud (Centre for Homeownership & Economic Development)
- Hudson Vaughan (The Jackson Center)
- Tina Vaughn (Chapel Hill Department of Housing)

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Orange County, NC

Meeting with Orange County Department of Housing, Human Rights, and Community Development

Wednesday, March 11th, 2015 @ 12:00 pm

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Audrey Spencer-Horsley

Director

James Davis

Civil Rights Specialist

- The Department of Housing, Human Rights, and Community Development sent a list of pros and cons to HUD regarding submitting the plan as one unified document.
- With the available options, they would like to use the regional strategy with one consolidated plan and two annual action plans – one for Chapel Hill and one for Orange County.
- The Area Agency on Aging has prepared a study.
- The County would like to get away from a consolidated plan and compartmentalizing the issues.
- The County would like to have a “community read”. They hope to use the display period to garner feedback.
- The Board is considering a \$4 million bond for the County for affordable housing.
- There is a window of opportunity for affordable housing in the community.
- The County wants to engage the communities in the planning process.
- They want to have a summary meeting of the needs and Annual Action Plan items.
- They want to use the Consolidated Plan to indicate that there is a need for further planning. They need one meeting in the display period.
- HOME projects will be submitted with the Consolidated Plan.

Orange County, NC
Meeting with the Hillsborough Planning Department
Wednesday, March 11th, 2015 @ 1:30 pm

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Margaret Hauth

Hillsborough Planning Director

- The Town of Hillsborough has the best waste water treatment facility in the State. The Town plans to expand the water capacity by 1 million gallons per day.
- They need more customers and plan to annex them if they want to use sewer of other types of services. Rates outside of Hillsborough are double.
- There is a perception of an affordable housing need in the Town of Hillsborough.
- Existing housing is affordable, but new housing is not.
- There is an issue with the quality and affordability of rental units in Hillsborough.
- The Town of Hillsborough does not have occupancy permits or rental registration. There is no way to conduct housing inspections.
- Hillsborough has high quality elderly care facilities.
- There are one or two group homes in the community.
- Gateway Village is a Section 8 housing project. The project has struggled to keep management and has had other problems such as being labeled as a "hen houses".
- The Coachwood Apartments are subsidized, income-based rental properties.
- The Town of Hillsborough has a "three o'clock in the afternoon" rule.
- The Town's police officers are very community oriented.
- The Town's zoning ordinance is online.
- "Vision 2030" is a comprehensive plan and can also be found online.
- The Town of Hillsborough is progressive and accomplishes a great deal.

Orange County, NC
Meeting with Orange County Planning Department
Wednesday, March 11th, 2015 @ 2:30 pm

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Ashley Moncado

County Planning Department

- There is a need in the County for housing, particularly for seniors.
- Aging in place is a necessary initiative.
- There is a need for affordable housing in Chapel Hill.
- Many County employees live outside of the County.
- There is a need for more starter homes.
- The County does not have the water and sewer capacity for development in many areas.
- There are many more multi-family units coming into Hillsborough.
- Multifamily housing is challenging because of limited water and sewer capacity.
- Orange County taxes are some of the highest in the state.
- There is a need to expand the existing school in Chapel Hill and Carrboro.

Orange County, NC
Group Meeting - Hillsborough
Wednesday, March 11th, 2015 @ 3:00 pm

In Attendance:

<i>Walt Haglund</i>	<i>Consultant, Urban Design Ventures</i>
<i>Jonathan Russell</i>	<i>Consultant, Urban Design Ventures</i>
<i>Audrey Spencer-Horsley</i>	<i>Director of Housing, Human Rights and Community Development</i>
<i>Renee Holmes</i>	<i>Housing Program Coordinator</i>
<i>Kay Stagner</i>	<i>Orange Congregations in Mission</i>
<i>Anna Currie</i>	<i>Citizen</i>
<i>James Stroud</i>	<i>Centre for Homeownership</i>

- There is a need in the County for case management services for emergency situations.
- There is a need for pet-friendly senior housing.
- Orange Congregations in Mission is a non-denominational, faith-based organization. They operate a food pantry. They also act as a referral organization providing utility assistance, mortgage assistance, prescription medications, and a thrift shop.
- Many low-income residents rent and are ineligible for rehabilitation programs.
- There is a fear of retaliation when it comes to reporting fair housing complaints.
- There are no emergency shelters in northern Orange County. It is also a food desert in this area. Northern Orange County is very rural.
- There is a need for shelters for women and children. There are age restrictions for boys over the age of twelve (12) in shelters.
- The school's social workers are a good resource for providing information on homeless students.
- There is a need for manufacturing and low skill job opportunities.
- A resident asked about a County emergency rehab fund. Renee Holmes responded that the County receives money through the State.
- There is a need for a better public transportation system in Hillsborough.
- There is a need for more fair housing education and training.
- Many residents do not know where to go or how to report fair housing concerns.
- The County is trying to implement a database of housing resources. They submitted an application for funding.
- There is a need to consolidate fair housing resources in one location.
- There is a need to focus on foreclosures. There were 3,600 foreclosures last year. Nearly, 90 people in the last six months were faced with foreclosure.
- The Centre for Homeownership works with Orange County and six other counties.
- There is a need for transitional housing.
- There is a need to create jobs and job training programs for retired seniors.
- There is a need for jobs for all backgrounds.

- Many mobile home parks in the County are not regulated and need to be upgraded.
- There is a need to come up with an alternative to impact fees. There are too many.
- Many developers won't build in Orange County because it is too expensive. The County needs to fast track the permit process for developers.
- The University of North Carolina is opening a hospital this year in Hillsborough.
- There is a need for more economic development around Chapel Hill and Carrboro. The County is starting to become more competitive and aggressive.

DRAFT

Orange County, NC

Meeting with Public Housing Specialist, Orange County Department of Housing, Human Rights, and Community Development

Wednesday, March 11th, 2015 @ 4:30 pm

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Shirley Long

*Public Housing Specialist, Orange County Department of Housing,
Human Rights, and Community Development*

- The Orange County Housing Authority handles the administration of VASH vouchers and oversees 640 Section 8 vouchers.
- There are 1,200 people on the Housing Choice Voucher waiting list, which is currently closed.
- Preference is given to domestic violence victims, homeless, disabled, and the elderly.
- The Housing Authority sees very little turnover.
- The majority of the vouchers are used in Carrboro, Chapel Hill, and Hillsborough.
- The County lost GSC Apartments as a client and 90 voucher holders were displaced as a result.
- Orange County has received 50-60 "port-ins", many of which are moving to be with family. They have seen a growing number of elderly and single "port-ins".
- Landlords are fairly cooperative and typically make reasonable accommodations.
- Compared to the market, HUD rates are low, especially in Chapel Hill.
- The County has a homeownership program for Section 8 voucher holders. They currently have two families in the program.
- The County has trouble recruiting landlords. Many say they fear property damage and others are not willing to deal with compliance issues.
- The County has two housing inspectors, one for Chapel Hill and Carrboro and one for Hillsborough.
- The majority of units do not pass the first round of inspections, but are usually only minor infractions. Most owners are willing to do the work in 30 days. It can be either the landlord or the tenant's responsibility.
- The County needs more affordable housing units.

Orange County, NC
Meeting with Orange County Economic Development Department
Wednesday, March 11th, 2015 @ 5:00 pm

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Steve Brantley

Director

- Orange County has an incubator in Chapel Hill.
- It was created in hopes of catching entrepreneurs as they leave the University of North Carolina.
- There is a need to promote better coordination between the towns in Orange County.
- The Economic Development Department often acts in a supportive role.
- There are three economic development districts (EDD's). Each district is defined along the Interstate. Each area is located outside of the downtown areas.
- The three districts total 2,000 acres. Only 3% of the County's acreage is in the 3 EDD's.
- They have put water and sewer lines in many of the EDD's.
- The County markets them, but does not own the land.
- The Visitors Bureau falls under the Orange County Economic Development Department.
- The hotel tax generates \$1 million per year and funds the Visitors Bureau.
- Not all jurisdictions give money generated from the hotel tax to the Visitors Bureau.
- The Orange County Arts Commission receives 1/10th of the hotel tax. Twice a year, small grants are awarded to arts for children programs.
- Orange County's Economic Development office is fully funded by general funds.
- The County received a \$50,000 loan that will go to two grant projects. The program will go live in several weeks.
 - Agricultural Grants - \$1,000-\$10,000
 - Small Business Grants - \$1,500-\$10,000
- The Economic Development office has a program that teaches farming. They also have an agricultural summit each year.
- The County did not previously do industrial recruiting.
- A Japanese candy company will open this summer in phases and create 90-100 new jobs. Orange County used a CDBG grant through the State to secure the candy company.
- The County is focusing on business retention of existing companies.
- There is a need for the County to create more jobs.
- The County does not do land banking.
- They have looked into synthetic TIF's, which are not used often in North Carolina.
- In order to maintain the environment and encourage sustainable development and agriculture, they created a "rural buffer" zone. The site is 35,000 acres and on only two sides of the County.

- The County is now trying to ease zone restrictions so farmers can produce and sell dairy products within the “rural buffer”.
- Carrboro is not in agreement with the changes.
- The County could use the land to build large homes on large lots.
- There is not a county-wide water and sewage system.
- The water and sewer boundary district overlaps part of the “rural buffer”. Where could growth occur in this area?
- Orange County is unable to build a school north of Hillsborough because there are no utilities present. Kids need to be bused to Hillsborough.
- The County’s annual budget is \$200 million. The County is home to the highest performing school district and a high per capita income.
- Homeowners in the County pay 84% of property taxes.
- The twenty five cent sales tax goes to education and generates about \$1.3 million.
- The Economic Development Department receives only \$600,000-\$700,000.
- Many companies leave the area to go to another county with a lower retail tax percentage. A \$150 million project moves the needle one percent from 84% to 83% property tax. Companies can pay hundreds of thousands less in property taxes in another county.
- There is a \$550,000 difference in property taxes per year between Orange County and Allamance County, which are just one mile apart.

DRAFT

Orange County, NC
Group Meeting - Hillsborough
Wednesday, March 11th, 2015 @ 6:00 pm

In Attendance:

<i>Walt Haglund</i>	<i>Consultant, Urban Design Ventures</i>
<i>Jonathan Russell</i>	<i>Consultant, Urban Design Ventures</i>
<i>Kathleen Ferguson</i>	<i>Town of Hillsborough Commissioner</i>
<i>Jenna Hess</i>	<i>Bike and Build</i>
<i>Jennifer Weaver</i>	<i>Town of Hillsborough Commissioner</i>

- Retaliation by landlords is common after fair housing complaints are filed.
- As soon as landlords find out about complaints, tenants are evicted.
- Many of the rental properties are owned by a small group of people.
- The affordable housing stock is old.
- One particular housing complex, Gateway Village, has been accused of remediating mold by painting over it. Or covering holes in the floor by throwing a rug over it.
- The County's Housing Department does not deal with mold.
- The Housing Choice Vouchers go to poor housing units.
- There is a need for inclusionary zoning. They don't want people to leave Hillsborough because they can't afford to live there.
- There is a need in Hillsborough for housing inspectors.
- There is a need for quality, affordable rentals.
- Habitat for Humanity has provided affordable housing. The houses they build sell very quickly.
- Gentrification is an issue.
- People are moving to Hillsborough from Chapel Hill and Carrboro because they can no longer afford to live there.
- The elderly population cannot afford to age in place.
- With the opening of the new hospital, there will be a need for housing, especially housing that meets ADA requirements.
- Eighteen clinics will open at the hospital. Many of the nurses will move out of Orange County and into Alamance County once the new hospital opens.
- There is a need for a better transportation system.
- There is a specific corridor in Hillsborough that is ideal for economic development.
- Hillsborough is a small community with only 6,600 residents. They have a tight budget.
- The 1% increase tax would only bring in \$70,000.
- Incentives for new developments should include delay of annexation, expedited development approval, and 75% relocation tax incentives.
- Development along the Route 70 corridor will attract more people.

- There is a need to address the needs of veterans in the community. Hillsborough is 90 miles from Fort Bragg.

DRAFT

Orange County, NC
Meeting with the Chapel Hill Police Department
Thursday, March 12th, 2015 @ 9:30 am

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Chris Blue

Chief of Police

- The Town of Chapel Hill had a summer youth employment program that was funded for 10-12 years with CDBG funds. The program employed kids from low-income neighborhoods for the summer.
- Most of the crime in Chapel Hill includes theft, property crimes, and alcohol related sexual assaults. (The University of North Carolina has their own police department.)
- The crime rate in public housing has declined. Drug use is also down.
- It is very expensive to live in Chapel Hill. Most town employees cannot afford to live in the town. This is a challenge against community policy.
- There is a great need for affordable housing.
- There is also a need for housing in the moderate income category.
- The Town of Chapel Hill is considering lowering the exclusionary period for ex-offenders in public housing.
- The Northside neighborhoods have changed, both positively and negatively. Fifteen years ago, the Northside was very problematic.
- The crime rate is down, but the demographic is different. The original residents have moved out and the sense of community has been lost. A similar circumstance occurred in the Pine Knolls neighborhood.
- The Town of Chapel Hill Police Department has 112 officers on the force. Full complement is 120.
- There are homelessness issues in the Town of Chapel Hill, particularly with panhandlers.
- The perception is that the homeless problem is a larger issue than it really is.
- There is a State hospital and a highly regarded homeless shelter downtown.
- There is a need to combine homelessness and mental health.
- The Town of Chapel Hill has set up an "outreach court" for the homeless. They can either serve jail time or work with social service agencies to amend misdemeanor charges. They have seen some remarkable success stories.

Orange County, NC
Meeting with Chapel Hill Department of Housing
Thursday, March 12th, 2015 @ 11:00 am

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Loryn Clark

Interim Assistant Planning Director

Renee Moye

Community Development Planner

- Consortium Board is a committee of elected officials and staff that review projects for the HOME Consortium.
- Chapel Hill has their own projects, but the goals and strategies are basically the same.
- HOME match is based on population. There are not allocations per jurisdiction. Chapel Hill provides 43% of the match in cash.
- Projects are determined by the merits of the project, not by how much money is provided by the HOME Consortium.
- There is potential for a Neighborhood Revitalization Strategy Area (NRSA) in the Northside.
- There is a neighborhood conservation district in the Northside Neighborhood. There are a total of nine (9) neighborhood conservation districts.
- The Town of Chapel Hill has considered Section 108 loans but they are concerned about paying it off.
- Section 108 loans should be included in the Consolidated Plan.
- The majority of CDBG money goes to the Northside and Pine Knolls.

Orange County, NC
Meeting with the Board of Realtors
Thursday, March 12th, 2015 @ 12:00 pm

In Attendance:

Walt Haglund

Consultant, Urban Design Ventures

Jonathan Russell

Consultant, Urban Design Ventures

Randy Cox

President, REALTORS

- Both the people and the housing stock in Orange County are aging.
- Many of the County's ordinances are tree-friendly (possibly to a fault). Moisture is an issue, as a result. It is difficult to remove trees, which may have a negative impact on the housing market.
- How do you make housing affordable when the cost of the property is very high?
- High property values have made it very difficult to create industrial growth.
- The President of the Greater Chapel Hill Association of Realtors has started conducting community forums.
- 56% of properties are non-owner occupied rental properties, which creates an issue.
- There is a belief among the elderly population that nothing is wrong with Chapel Hill.
- The school system in Chapel Hills has slipped, while Chatham County and Wake County schools have improved.
- It is more affordable to live outside of the Town of Chapel Hill and more people are moving out.
- The construction process is too lengthy. There are several departments that are a part of the approval process like, the Fire Marshall, planning department, etc.
- There is a need to streamline the approval process.
- "Chapel Hill is a great place to live, but it is not the only place to live."
- There is a perception that is difficult to get anything done in Chapel Hill.
- There is an occupancy problem in the Northside neighborhood due to an influx of students.
- The realtor community has done a good job with fair housing education. They have held fair housing workshops for realtors, which is not required for licensing.
- There are many absentee landlords in the area. They are unaware of compliance as it relates to fair housing.
- There is a movement to build mixed-use developments with first floor commercial property and second and third floor residential units.
- There is a formula that works with a ratio of commercial to residential units.
- The challenge for developers exists when affordable housing is brought into the mix.
- The Foxcroft Apartments are being rehabilitated for affordable housing for service employees.

Orange County, NC Group Meeting

Thursday, March 12th, 2015 @ 3:00 pm

In Attendance:

<i>Jamie Rohe</i>	<i>Partnership to End Homelessness</i>
<i>Robert Dowling</i>	<i>Community Home Trust</i>
<i>John Cooley</i>	<i>Orange County Department of Social Services</i>
<i>Alton Thompson</i>	
<i>Hank Maiden</i>	<i>Citizen</i>
<i>Jamie Riggsbee</i>	<i>Citizen</i>
<i>Eleanor Walker</i>	
<i>Sandra Morgan</i>	<i>Joint Orange Chatham Community Action Agency</i>
<i>Richal Vanhork</i>	
<i>Milton Palitts</i>	
<i>Janice Tyler</i>	<i>Orange County Department on Aging</i>
<i>Liz Evans</i>	
<i>John Dorward</i>	<i>Inter-Faith Council</i>
<i>Jonathan Russell</i>	<i>Consultant, Urban Design Ventures</i>
<i>Walter Haglund</i>	<i>Consultant, Urban Design Ventures</i>

- Many people who work in Chapel Hill cannot afford to live there.
- Even people with advanced degrees cannot afford to live in Chapel Hill.
- Downtown Chapel Hill should be a reflection of the community as a whole.
- Fair housing and affordable housing are not the same.
- Protected classes include: sex, familial status, race, ethnicity, disability, age.
- Habitat for Humanity is hoping that the Consolidated Plan will shed light on the data that's available.
- There is a severe lack of affordable rental housing for the very low-income.
- There is a need for more housing for people on the lower end of the income spectrum.
- There is a need in the County to create housing for migrant workers.
- There are not enough affordable rentals and whenever apartments are renovated, the rents go up.
- GSC Apartments have eliminated all vouchers from their developments and the Housing Choice Voucher waiting lists are closed.
- GSC owns 9 housing complexes in the County.
- There is limited land for new development. There are 28,000 students and only 10,000 beds on campus. The demand for housing is increasingly high, but the housing supply is limited.
- Public housing owns a lot of land that could be higher density and that they could potentially build more units on.

- There are 60 units of senior housing that the Town of Chapel Hill will donate to a LIHTC project, which is very competitive. There are not enough funds to support it.
- There is a need for more supportive housing for the elderly. There are more elderly residents in the County than there are kids in school.
- Habitat for Humanity is trying to get tax credits to develop housing in Chapel Hill.
- There is a need to provide more public assistance in the Town of Chapel Hill for Affordable Housing.
- There are many developments for high-income housing and there is land available.
- Many refugees are moving into the area.
- Gentrification is an issue.
- The length of stay in homelessness is increasing.
- Existing homeless shelters have waiting lists.
- The County is building a new men's transitional facility.
- There is a need for an emergency shelter.
- The Federal government would like to see a lot of rapid re-housing.
- It is difficult to put people into rapid re-housing because it is too expensive.
- The Department of Social Services (DSS) has a hard time placing people. They have limited resources and, as a result, are sending people to other counties. Most people don't want to leave the county.
- There are two programs to support the homeless: emergency shelters and rapid re-housing.
- Freedom House Recovery Center, which offers a detox program, has many clients in recovery with no place to go.
- There is a need in the County for housing support for those at risk of becoming homeless.
- There is a need for a better public transportation system.
- There are so many needs in the County that it makes everything a difficult choice. The County needs to rely on data-driven proof when making choices.
- Elected officials need to know that the public funds are being invested wisely.
- There is a need for more resources within walking distance and a program that delivers groceries.

Orange County, NC
Phone Meeting with Nate Broman-Fulks
Monday, March 30th, 2015 @ 10:00 am

In Attendance:

Jonathan Russell

Consultant, Urban Design Ventures

Walt Haglund

Consultant, Urban Design Ventures

Nate Broman-Fulks

Assistant to the Town Manager of Carrboro

- The needs in the Town of Carrboro are as follows:
 - Housing prices are increasing and making it unaffordable to live there
 - There is a lack of land to develop new housing
 - The Cost of living is not reasonable for people who work in the municipalities or who are service workers
- Carrboro is a small town that is densely populated
- It is difficult for people to live and work in Carrboro
- Many people who work in Carrboro, live in Durham
- There is currently no stop in Carrboro for the proposed light rail
- There is a lack of quality, affordable housing in Carrboro and Orange County
- There are many issues with the GSC owned apartments.
- Over 65% of the residents of Carrboro rent which is the reverse of the rest of the County.
- Since Mr. Broman-Fulks started, he has not really had any Fair Housing Complaints
- There is not a rental registry in Carrboro or the County but there should be a County-wide one
- Carrboro has inspectors that ensure code compliance.
- The Town of Carrboro would like to increase their ratio of commercial space versus residential space in the Town.
- The new AI will help to make Fair Housing decisions in Carrboro and in the County.
- There is a need for establishing a "Consortium Council" to oversee the HOME Consortium.

Orange County, NC
Phone Meeting with Ms. Susan Levy
Thursday, April 9th, 2015

In Attendance:

Jonathan Russell

Consultant, Urban Design Ventures

Walter Haglund

Consultant, Urban Design Ventures

Susan Levy

Orange County Habitat for Humanity

- Within the past 30 years, Habitat for Humanity has built 250 homes.
- The organization builds between 12 and 15 homes per year.
- The homes are usually built in a subdivision that Habitat for Humanity develops.
- Habitat for Humanity also builds homes in scattered site locations around Orange County.
- Habitat wants to build 7 homes in the Northside neighborhood of Chapel Hill. Chapel Hill has given them one (1) plot of land for this development.
- Land development in Orange County is quite expensive and it limits the number of houses they can build.
- Habitat for Humanity owns 20+ acres of land in Chapel Hill. This land has presented some problems:
 - The surrounding neighborhood does not want affordable housing built on this land and have threatened to sue both Habitat for Humanity and Chapel Hill in order to stop the development.
 - The land is located next to a highway and is subject to a lot of noise pollution. Under the ERR, this land is not developable.
- The highest demand for housing is from the 30-50% AMI households. These people tend to be healthcare workers or university staff who cannot afford to live where they work.
- Every year, Habitat for Humanity requests funds from the Orange County HOME Consortium. This year they are receiving \$100,000. This money is vital to the organization's operations.
- There is a UNC chapter of Habitat for Humanity that is quite active in raising funds and building houses.
- A Brush with Kindness is an organization that does exterior repairs to low income houses. These households are usually disabled or elderly.
- Habitat for Humanity provides a first mortgage to the homeowner at 0% interest rate which equals 22% of their income.
- Orange County provides a second mortgage with HOME funds.
- All of the homes Habitat for Humanity builds come with a 99 year deed restriction for affordable housing.
- All of the homes are built to the "bronze" level of environmental certifications.

- Fair Housing issues in Orange County are as follows:
 - Cost of housing is an impediment.
 - Not many landlords accept Section 8 Housing Choice Vouchers.
 - Neighborhood opposition is strong against high density or low-income housing.
 - There is a need to increase the supply of affordable housing through construction and rehabilitation.

DRAFT

Orange County, NC
Phone Meeting with Frank Cohen
Thursday, April 9th, 2015 @ 4:00 pm

In Attendance:

Jonathan Russell

Consultant, Urban Design Ventures

Frank Cohen

Hillsborough Water and Sewer Advisory Board, Partnership to End Homelessness

- The Town of Hillsborough is a well-run organization. Whatever they ask for, give it to them.
- There are currently no pressing needs for water in the Town of Hillsborough.
- There might be a need for the second phase of the new reservoir.
- The Orange County community is still muddling through how to address the homeless issues and the poverty issues in the County.
- The Section 8 Voucher program in Orange County is woefully underfunded. The program needs to have its budget increased by 600-800%.
- Landlords are forced to charge higher rents because their costs have increased.
- The minimum wage needs to increase. It is not possible for someone who works a full time job, to find a decent place to live, that they can afford.
- Most people on minimum wage work harder than those on Wall Street, but make nowhere near enough money to live.
- The ultra-rich should be taxed at a higher rate and the money should go to housing programs.
- If you are middle class, you are not able to afford to live in Chapel Hill if you work there.
- Property taxes in Orange County and Chapel Hill are quite high and it forces landlords to charge higher rents.
- Orange County and all of the Municipalities must follow North Carolina State law in enforcing their codes.
- The State code is quite inadequate.
- The County has to be lax in their enforcement of the State Code because they do not want to make landlords spend more money and then pass those expenses on to their tenants.
- Nobody from the State, the County, or any of the Municipalities has met with GSC to inquire as to why they are no longer accepting Section 8 Housing Choice Vouchers or VASH Vouchers. This NEEDS to happen!
- There is a need for a one-stop-shop for social services where all of the social service organizations have an office. This one-stop-shop should also be staffed by someone who is multi-lingual and able to direct clients to the proper organization.
- Community Empowerment Funds is an organization that has shown repeatedly that they can offer exceptional service in a professional manner.
- Job Partners also has an excellent track record. This organization works with returning prisoners.

**THE TOWN OF CHAPEL HILL AND ORANGE COUNTY, NC
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization: Meals on Wheels of Chapel Hill and Carboro

Address:

Contact: Stacey Yusko

Title: Director

Phone: 919-423-1812/ (919)942-2948 **Fax:** **E-Mail:**

Brief description of programs your agency provides:

We provide a hot lunch Monday through Friday to homebound elderly and people with disabilities.

Does your organization provide any services or programs for the following?

Social/Human Services: x

Housing:

Planning:

Community Development:

Economic Development:

Business Loans:

Job Training:

Other:

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

People with disabilities and the homebound elderly.

What are the unmet community and economic development needs in the community?

There seems to be difficulty finding affordable housing. Other than that, I believe Chapel Hill and Carboro are nice places to live. It is not easy to buy basic clothing, etc., in Chapel Hill. All of the malls and big box stores are outside of Orange County.

What are the unmet housing needs in the community?

There are plenty of houses here. There is a range from apartments to mansions. But in my work, I encounter people who are finding it hard to find affordable housing on a fixed income, like retired people.

What are the unmet social service needs in the community?

I believe that most social services are doing a good job. If there is a problem you have, you can find an organization for it. There may be waiting lists, but that is a function of waiting lists. I think there infrastructure is there, but it may not be as robust as everyone would like it to be.

What, if any, are the Fair Housing issues in the community?

I have not encountered it, not being a minority, and I do not think I have knowledge for it. But, we have three female clients, all are African American, all elderly or disabled and living in Section 8 housing. New management took over the housing, and raised the prices, stating that anyone could live there. They could not pay, and one even ended up living in a homeless shelter for three months until she found a new place. So, it is mostly discrimination against people who cannot pay.

Comments/Suggestions (if any):

As mentioned, I think Chapel Hill is a great place to live, but it is just expensive for many people.

DRAFT

**THE TOWN OF CHAPEL HILL AND ORANGE COUNTY, NC
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization: El Centro Hispano

Address: 201 W Weaver Street

Contact: Linda Esquivel

Title: Community Specialist

Phone: (919) 945-0132 **Fax:** 919-945-0141 **E-Mail:** lesquivel@elcentronc.org

Brief description of programs your agency provides:

El Centro Hispano provides a variety of programs to the community. Support Services offers assistance in English and Spanish to explain basic information about healthcare, jobs and other services in the community. We also have a free legal clinic where visitors can talk with one of our lawyers. Our education program offers tutoring for kids and ESL classes for adults, during which childcare is provided. ECH also has citizenship classes for people who want to take the citizenship exam and assists with the citizen application process.

Our organization works to promote leadership development, community development, and community action. To this end, we are working on a new extension project called the Centro de Empleo y Liderazgo (Employment and Leadership Center), developing education programs for workers and creating a link between them and employers. We simultaneously endeavor to develop the capacity of community leaders and improve their quality of life.

Does your organization provide any services or programs for the following?

Social/Human Services: Yes. Legal clinic, ESL classes, Community Service, Diapers program, Circle of Parents, etc.

Housing:

Planning:

Community Development: Yes. Center for Employment and Leadership

Economic Development: Yes. Center for Employment and Leadership

Business Loans:

Job Training: Yes. Center for Employment and Leadership

Other:

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

We don't have restrictions to give information and support services assistance for people. Most of our clientele are low income Hispanics and Burmese that receive programs such as tutoring and ESL classes. We give food bags for kids and diapers for mothers with low income.

What are the unmet community and economic development needs in the community?

We serve an average of 1,200 new clients every fiscal year. We offer to our community members of Carrboro, Chapel Hill and surrounding areas four main programs such as: Support Services (one on one referrals, legal services, volunteer program, community service), Health (Referrals), Education (Tutoring, Circle of Parents, ESL, Citizenship classes, Summer Camp, Literacy), Community Organizing (Leadership Engagement, Civic Engagement) and Center for Employment and Leadership (Dispatch and connect workers with employers and we will be offering classes for the Day Laborers as well. We will also help with online job applications and to create resumes.)

Because of the wide range of service we have we are able to offer services to everyone in the community who needs guidance; however, they are certain services that the county needs such as interpreters for governmental services, transportation, more shelters and food pantries)

What are the unmet housing needs in the community?

We refer our members to agencies where Housing is their strong action. The only way we can help besides referrals is to serve as liaison between tenant and landlord when either of the parties need a service done, explanation of lease contract, termination of lease, towing of vehicle, discrimination actions, etc.)

What are the unmet social service needs in the community?

Most of our clients come to the ECH to get information about services. However, we have seen a lack of interpreters for governmental services and transportation issues.

What, if any, are the Fair Housing issues in the community?

N/A

Comments/Suggestions (if any):

**THE TOWN OF CHAPEL HILL AND ORANGE COUNTY, NC
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization: Volunteers for Youth, Inc.

Address: 205 Lloyd Street, Suite 103 Carrboro, NC 27510

Contact: Susan Worley

Title: Executive Director

Phone: 919-967-4511 **Fax:** 919-967-4540 **E-Mail:** susan@volunteersforyouth.org

Brief description of programs your agency provides:

Volunteers for Youth works with youth who are delinquent and at risk for delinquency through three programs:

- **mentoring partnership**, providing trained adult mentors to spend time with youth
- **community service**, overseeing the court-ordered volunteer work of young people
- **teen court**, an alternative to regular court, staffed by teen volunteers

Does your organization provide any services or programs for the following?

Social/Human Services: Yes

Housing: No

Planning: No

Community Development: No

Economic Development: No

Business Loans: No

Job Training: No

Other:

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

School-aged children who are delinquent or at risk for delinquency

What are the unmet community and economic development needs in the community?

Affordable housing
Mass transit for the entire county
Job opportunities for people without college degrees
Affordable and adequate child care

What are the unmet housing needs in the community?

Affordable homes to buy
Affordable rental homes

What are the unmet social service needs in the community?

Parent support and education
Adequate foster homes
Nutritional needs

What, if any, are the Fair Housing issues in the community?

Don't know

Comments/Suggestions (if any):

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**THE TOWN OF CHAPEL HILL AND ORANGE COUNTY, NC
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization: UNC Center for Excellence in Community Mental Health

Address: 343 E. Six Forks Road, Suite 320 Raleigh NC 27609

Contact: Nick Lemmon

Title: Clinical Instructor and Social Worker

Phone: 919-490-5503 x4316

Fax:

E-Mail:

Brief description of programs your agency provides:

Provides outpatient mental health, and mental health services to the community (going to the site), along with a small housing program.

Does your organization provide any services or programs for the following?

Social/Human Services: x

Housing: x

Planning:

Community Development:

Economic Development:

Business Loans:

Job Training:

Other: Mental Health

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

It is a broad spectrum, but it is typically low-income populations.

What are the unmet community and economic development needs in the community?

Affordable housing is a huge problem. One landlord controls most of the affordable housing stock. They not only refuse to take most subsidies, but soon they will be renovating to the point where their prices will be too high for the working poor, let alone our clients who are disabled and unemployed.

What are the unmet housing needs in the community?

A lot of the landlords in the area are not flexible regarding criminal backgrounds or credit checks. So even if it is affordable, one of our clients could not get in, even if it is a pretty mild record. Also a lack of funding. There are not a lot of services to help people. Though we provide a lot of services, we could always use more flexibility in the people we serve. That would help the housing, because there are a lot of people in the community not getting support and help.

What are the unmet social service needs in the community?

The main issue is that there used to be case management for individuals with serious mental illness. Now there are forms of case management, but they are for specific populations, with specific insurance and diagnostic requirements. If someone does not tick all the boxes, they do not get any services, whereas a broad range of people could find a case manager that could get them help in the community.

What, if any, are the Fair Housing issues in the community?

A lot of landlords do not seem to understand how reasonable accommodation requests work. The law only requires them to respond to the requests, but not to approve the requests.

Comments/Suggestions (if any):

It is important for affordable rental housing to be the main solution to a lot of our homelessness problems, ideally through landlords that are not for profit, or at the very least local. Home ownership programs and for-profit landlords do not tend to help our population, not the homeless community at least. The only solution, literally, is housing, there is no other solution.

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**THE TOWN OF CHAPEL HILL AND ORANGE COUNTY, NC
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization: Orange County Rape Crisis Center

Address: 1506 E. Franklin Street, Suite 302

Contact: Shamecca Bryant

Title: Executive Director

Phone: 919-968-4647

Fax: 919-968-4677

E-Mail:

Shamecca@ocrcc.org

Brief description of programs your agency provides:

The Orange County Rape Crisis Center is a 501(c)3 non-profit agency. We have served the Chapel Hill, Carrboro, Hillsborough, and surrounding communities since 1974. We provide 24-hour crisis intervention services to survivors of sexual violence. Our services include our 24-Hour Help Line, support groups, workshops, and therapy referrals. Additionally, the Center offers educational programs for both raising awareness about sexual violence and teaching prevention skills. Our educational programs are in the Chapel Hill-Carrboro and Orange County Public Schools.

Does your organization provide any services or programs for the following?

Social/Human Services: X

Housing:

Planning:

Community Development:

Economic Development:

Business Loans:

Job Training:

Other: X (medical and legal advocacy and accompaniment)

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

We serve all individuals regardless of income, age, etc. Our Spanish-speaking clients are often low-income and represent the most marginalized of our community. Since our programs are in the public schools, we do serve low-income children.

What are the unmet community and economic development needs in the community?

There is a gap in jobs for residents in need of a career that don't have a college degree. Often times our most marginalized clients are also dealing with issues of unemployment or under-employment and thus are unable to focus on their healing process.

What are the unmet housing needs in the community?

I cannot speak to this.

What are the unmet social service needs in the community?

There are not enough bilingual professionals in the community to provide case management services. Additionally the Burmese refugee (Karen) population is growing and we are in need of more assistance for the South East Asian population.

Transportation remains a large issue in our community making it difficult to provide services to residents of northern orange.

What, if any, are the Fair Housing issues in the community?

In our experience, clients with language barriers have had the most trouble finding affordable housing.

Comments/Suggestions (if any):

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**THE TOWN OF CHAPEL HILL AND ORANGE COUNTY, NC
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization: Community Home Trust

Address: PO Box 307, Carrboro, NC 27510

Contact: Robert Dowling

Title: Executive Director

Phone: 919.967.1545 x307

Fax: 919.968.4030

E-Mail:

rdowling@communityhometrust.org

Brief description of programs your agency provides:

Community Home Trust seeks to strengthen our community with permanently affordable homeownership opportunities for low and moderate income households. We do this by selling inclusionary, affordable homes to individuals. In addition to selling inclusionary, affordable homes, we provide the following free of charge: program orientation, individual session with a certified financial counselor and homebuyer's education class.

Does your organization provide any services or programs for the following?

Social/Human Services:

Housing: Yes

Planning:

Community Development:

Economic Development:

Business Loans:

Job Training:

Other:

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

Community Home Trust serves low to moderate income households. Our homeowners are diverse in age (adults), gender, race, creed and abilities. The average age of our buyers is 37. Their average household income is about \$37,000.

What are the unmet community and economic development needs in the community?

Tempering economic development with housing opportunities for all community members. Affordable housing is becoming a more acute problem as developable land is developed for higher income residences and student housing.

What are the unmet housing needs in the community?

All along the continuum – from housing opportunities for minimum wage employees to public sector employees who are unable to live in the town where they work.

The problem is worst for those with the least income, but the housing shortage may be greatest for those in the 60% to 80% of AMI. There are many, many employees at UNC and UNC Health Care who earn \$30,000 to \$50,000 who cannot afford to live in Chapel Hill.

What are the unmet social service needs in the community?

This is not my area of expertise

What, if any, are the Fair Housing issues in the community?

The single biggest Fair Housing issue is the refusal of landlords to accept Housing Choice vouchers. This has created an increasing burden on very low income households.

Comments/Suggestions (if any):

We need more funding and we need public policies that better address these issues.

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**THE TOWN OF CHAPEL HILL AND ORANGE COUNTY, NC
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization: Chapel Hill Police Dept

Address: 828 Martin Luther King Jr Blvd Chapel Hill, NC 27514

Contact: Chris Blue

Title: Chief of Police

Phone: 919 968 2760 **Fax:** 919 968 2846 **E-Mail:** cblue@townofchapelhill.org

Brief description of programs your agency provides:

General police services. Crime prevention programming. 4-person unit of social workers responds to critical incidents and does limited case management of special populations.

Does your organization provide any services or programs for the following?

Social/Human Services: X

Housing:

Planning:

Community Development:

Economic Development:

Business Loans:

Job Training:

Other:

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

The entire Chapel Hill community.

What are the unmet community and economic development needs in the community?

There is a vast economic gap in the community, with a very small and very poor population, and a largely affluent population. We also have a small commercial tax base in this community, which leads to very high property taxes. This further challenges the diversity of our residents and our community.

What are the unmet housing needs in the community?

There is limited affordable housing stock.

What are the unmet social service needs in the community?

Adequate mental health providers and case managers for the fairly large number of homeless person remains a challenge. Many of these persons have significant substance abuse and/or mental health needs.

What, if any, are the Fair Housing issues in the community?

I think the Town does a good job in this area. We are looking at ways to reduce barriers to entry into public housing.

Comments/Suggestions (if any):

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ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Caramore Community

Address: 550 Smith Level Rd, Carrboro, NC 27510

Contact: Hank Elkins

Title: Job Placement Specialist

Phone: 512-300-8750

Fax:

E-Mail: hankelkins@gmail.com

****Mr. Elkins also volunteers with the Orange Correctional Center Pre-Release program****

- Caramore Community is a 24-hour employment and independent living services program for adults living with mental illness in North Carolina.
- Caramore Community exists for the purpose of promoting wellness, managing illness, and facilitating the skills needed to live and work in the community.
- Caramore offers a complete package to empower adults with mental illness attain their own meaningful and successful independence by providing the following:
 - Work - The participants immediately start receiving paid work that helps them develop the jobs skills necessary to receiving and maintaining community employment.
 - Independence - The participants that are receiving our residential services, move into a supervised apartment that allows them the opportunity to live in a de-stigmatized, integrative environment.
 - Structure - Early on in the program, Caramore participants have a very structured day, which entails working Monday - Friday from 8:15am to 3:15pm.
 - Engagement - Every Caramore participant is different, and every Caramore participant requires different attention. Soon after admission, Caramore participants establish vocational and residential goals to improve upon.
- There is a great need in Orange County for the creation of more jobs, particularly for the homeless and the mentally ill. There is a need to encourage employers to

give job applicants a second chance by hiring those with criminal backgrounds and/or mental illness.

- There is a need in Orange County for additional transitional housing services. The Oxford Houses of North Carolina does a great job at housing those in recovery, but there is a need for even more services.
- There is a need for programs to support homeless veterans. Many homeless veterans are parachuting into Orange County. The County needs to develop more ways to deal with and assist this population.
- There is a need for a better plan for prisoners that are coming to the area after being released from prison. The Department of Public Safety needs to put a plan in place to help these individuals find housing and jobs to make the transition an easier one.
- There is also a need to educate the community about returning citizens. As prisoners complete their sentences, the community must embrace these individuals and give them a second chance.
- There is a need for Orange County and the rest of the Country to develop ways to incorporate sex offenders into communities. It is very difficult for sex offenders to find housing and jobs. There needs to be a plan in place to assist this population. CASA offers transitional housing for sex offenders in Durham, but is one of the only programs in the area.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Justice United in Community Efforts

Address: P.O. Box 9484, Chapel Hill, NC 27515

Contact: Allison DeMarco

Title: Board Member

Phone: 919-843-9911

Fax:

E-Mail: allsd@hotmail.com

- Dr. Allison DeMarco is an investigator at the Frank Porter Graham Child Development Institute and Adjunct Faculty at the School of Social Work at the University of North Carolina at Chapel Hill.
- Dr. De Marco also serves on several community organizations related to poverty and social justice. She serves on the Executive Team of the Orange County Partnership to End Homelessness, the steering committee for Orange County's Project Connect, an initiative of the Partnership, and is a leader with the Fair Jobs and Wages Research Team of Orange County Justice United, an Industrial Areas Foundation-affiliated community organizing organization. She also volunteers with UNC's Community Empowerment Fund, a relationship-based asset-development program for low-income residents of Chapel Hill and Carrboro, North Carolina.
- Justice United is a broad based, community power organization, dedicated to making change on social justice issues that affect the lives of those who live, work, and worship in Orange County. Justice United is a non-profit coalition composed of congregations, neighborhood associations, and non-profits. They are multi-faith, multi-racial, and strictly non-partisan.
- Justice United envisions an Orange County where those who work here can afford to live here; where we can be assured that if we work hard we will earn a living wage; where the public transportation system provides effective service to all residents, in all parts of the county; and where we can bridge divides and come together as a community to solve our shared problems.

- There is a need in Orange County for more jobs that pay the living wage. Many of the available jobs in Orange County are in the service industry. These jobs typically pay low wages and require employees to work off hours, which creates problems when trying to access public transportation and/or childcare.
- There is a need for the County to become more innovative with the housing approach. The location of the University of North Carolina in Chapel Hill, makes it an attractive place to live. As a result, housing is expensive. There is a need to create more affordable housing options. There is also a need for the Town of Chapel Hill to re-open the Section 8 voucher program.
- There is a need throughout Orange County for less expensive and more accessible mental healthcare.
- There is a need in Orange County for programs to assist prisoners with job placement as they complete their sentence.
- There are challenging policies surrounding people with criminal backgrounds and public housing. There is a need for the County to reevaluate these policies and make them less punitive.
- There is a need for the County to ensure that policies do not have a disproportionate effect on communities of color.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Orange County District Attorney

Address: 144 E Margaret Ln, Hillsborough, NC 27278

Contact: Jeff Nieman

Title: Assistant District Attorney for District 15B

(Orange and Chatham County)

Phone: 919-644-4625

Fax:

E-Mail: jeffrey.l.nieman@gmail.com

- The District Attorney's Office in Judicial District 15B encompasses all of Orange and Chatham counties in North Carolina. It is the duty of this office to represent the State with integrity and professionalism, while protecting victims and their rights, in the pursuit of justice.
- There is a need in Orange County for affordable housing.
- There is a need in Orange County for housing for the homeless.
- There is a need for affordable housing for the middle income.
- The Community Outreach Court (CRC) program is a collaboration with Judicial District 15-Orange and Chatham counties. CRC addresses the needs of individuals with diagnosed mental disorders who become involved with the criminal courts in Orange or Chatham County. This program assists homeless and at-risk homeless.
- There is a need for programs that address the needs of those released from prison. Public housing has rigid rules regarding criminal records. These rules need to be updated and less punitive.
- There is a need for the County to create a larger jail. The current jail is almost always at or above full capacity.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: EmPOWERment

Address: 109 N. Graham St., Suite 200 Chapel Hill, NC 27516

Contact: Delores Bailey **Title:** Executive Director

Phone: 919-967-8779 x 204 **Fax:** **E-Mail:** empowermentinc@att.net

- EmPOWERment, Inc. was established not only to build homes, but also to build lives. In order to raise community awareness and dialogue, a multi-pronged and ambitious mission was created for the growing organization.
- Over the years and through changes in community, leadership, and staff, EmPOWERment has remained vigilant in honoring the integrity of that mission and continues to focus on several key areas:
 - Affordable living through quality rental units
 - Increased education surrounding pre- and post- home purchase
 - 1-on-1 counseling for ownership preservation and foreclosure management
 - Community building and organizing
 - Grassroots economic development
- The Midway Business Center is Chapel Hill-Carrboro's first small business incubator. It is the economic development arm of EmPOWERment, Inc's mission. The project includes over 6,000 square feet of affordable office and retail space, access to shared business equipment and strong support to build locally owned businesses. The Business Center is located in the Midway, a historically black business district connecting Chapel Hill and Carrboro.
- EmPOWERment programs serve low income, disabled, seniors, and the homeless. They work closely with Housing for New Hope.
- Orange County is a very rich county. It is difficult for low/mod incomes to break into the market. There is a need for more programs like EmPOWERment's small business incubator to support low/mod income owners of small businesses.

- EmPOWERment's Career Explorers program's primary purpose is to offer youth, ages 16 to 21, from low income neighborhoods and public housing an opportunity to discover valuable career and life skills. The program matches youth with local business owners. There is a need for more programs like this one.
- There is a need for more affordable housing, specifically for low income and those transitioning from homelessness.
- The current waiting lists for housing are too long and the County is struggling to get more housing to meet the demand. Affordable housing of all sizes is necessary to keep families together.
- Many homes used for affordable rental units in Orange County were purchased with HOME and CDBG funds.
- There is a great need in Orange County for programs that support the homeless youth.
- There is also a need for more programs and activities for low-income teenagers. Programs, like *Boomerang*, have been greatly successful. There is a need for more programs like this. You cannot create good citizens without creating good teenagers.
- Orange County has many fair housing concerns. The Gateway Apartments are an example of the inequalities. Many low-income people were living atrociously in subsidized housing. Management was not addressing basic concerns.
- There is a need for the County to ensure that landlords will accept Section 8 vouchers.
- There is a need for fair housing education for landlords and the community.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Chapel Hill Training and Outreach Agency

Address: 800 Eastowne Drive, Suite 105, Chapel Hill, North Carolina 27514

Contact: Mike Mathers

Title: Executive Director

Phone: 919-967-8779 x 204

Fax:

E-Mail: empowermentinc@att.net

- The Chapel Hill Training-Outreach Project was established in 1969 with funding from the Federal government as part of our nation's earliest attempts to provide educational services to young children with disabilities.
- Chapel Hill Training-Outreach Project is a national provider of training and technical assistance services, and audiovisual and print materials, as well as a provider of direct services to families and children such as Head Start and early Head Start.
- There is a need for Orange County to create more jobs that pay the living wage. There is a need for the County to begin discussions and start the debate over raising the minimum wage. For example, the Chapel Hill-Carrboro School District has determined the minimum, living wage to be \$12.76 per hour and has proposed a budget to increase the minimum wage of all school employees in 2015-2016.
- Housing throughout the County is too expensive. There is a need to create more affordable housing.
- There seems to be a movement to push low-income people out of Chapel Hill. Section 8 vouchers are no longer being accepted. Is there a way to encourage Section 8 voucher acceptance?
- Orange County is a resource rich area when it comes to social service programs. The University of North Carolina is a great resource.
- There is a need for more and better quality child care programs.
- There is concern over the lack of Section 8 voucher acceptance, especially from those with severe disabilities.

- The County should impose regulations that require owners to create multi-use housing that accepts a minimum of 10% Section 8 voucher holders.

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ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Housing for New Hope

Address: 18 West Colony Place, Suite 250 Durham, NC 27705

Contact: Mike Kelly, Peer Specialist and Matt Ballard, PATH Case Manager

Phone: 919-724-3402 **Fax:** **E-Mail:** mike@housingfornewhope.org;
matt@housingfornewhope.org

- Housing for New Hope's mission is to prevent and end homelessness by providing access to housing, healthcare, and integrated services in the Triangle.
- Established in 1992, Housing for New Hope is a nonprofit organization serving the needs of people who are homeless and those at risk of homelessness in the Triangle.
- Housing for New Hope is supported by more than 750 individuals, 22 congregations, more than 20 businesses and civic organizations, 6 foundations, and federal, state, and local government agencies.
- Some funding from the rapid rehousing program was set aside to administer HOME funds to the chronically homeless.
- Housing for New Hope focuses on the chronically homeless, while the Department of Housing focuses on short term homelessness.
- There is a need for more jobs in Orange County. There are not enough organizations in the County to assist people find day labor jobs in the area. The majority of the jobs in the area center around the University and the hospital. The jobs available for the low skill workers are primarily in the hospitality industry. These jobs are often underpaid and many are taken by the University's student population.
- There is a great need in Orange County for affordable housing, particularly for those between 0-30% AMI (Area Median Income).
- There are many issues for those receiving disability payments as their only source of income. The window has been shut for many of these individuals.

They are unable to demonstrate a path to increase income and, therefore, cannot receive tenant based rental assistance.

- The area's AMI has steadily dropped over the last several years, while the AMR (Area Market Rents) has steadily gone up. This is making it increasingly more difficult for low-income populations to access housing.
- Mike Kelly believes that there needs to be an overlap between organizations that provide services to the low- to moderate-incomes. For example, the current cutoff for Housing for New Hope is 30% AMI and programs, like Habitat for Humanity begin at 30% AMI and above. Mr. Kelly would like to see his programs extend to support those up to 40% AMI, which would provide a 10% overlap of services.
- There is a need for additional funding for all social service programs. There is also a need for more support to help guide people through the social service process.
- Orange County is in dire need of fair housing. GSC Management owns most rental units and no longer accepts Section 8 vouchers or any assistance. One-fifth of Section 8 vouchers in Orange County were staying in GSC properties and were forced to relocate.
- There is a need to build new, affordable housing properties, which can be expensive. Can we create incentives to encourage contractors to build affordable housing?
- The less expensive alternative is to encourage landlords to accept low income tenants and those with Section 8 vouchers. One way to accomplish this is by holding open-houses for private individuals to educate them on Section 8 and other programs, like Housing for New Hope. The goal is to get them to cooperate and rent their properties. This is the slow route, but is less expensive than building new and has been effective so far.
- There is a need to focus on transitional housing. Many people need transitional housing first to become productive members of the community. The current model focuses on housing first.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Orange County Rape Crisis Center

Address: 1506 E. Franklin Street, Suite 302 Chapel Hill, NC 27514

Contact: Shameeca Bryant

Phone: 919-968-4674

Fax:

E-Mail: shameeca@ocrcc.org

- The Orange County Rape Crisis Center is a 501(c)3 non-profit agency. We have served the Chapel Hill, Carrboro, Hillsborough, and surrounding communities since 1974. We provide 24-hour crisis intervention services to survivors of sexual violence. Our services include our 24-Hour Help Line, support groups, workshops, and therapy referrals. Additionally, the Center offers educational programs for both raising awareness about sexual violence and teaching prevention skills in Chapel Hill-Carrboro and Orange County public schools.
- The Orange County Rape Crisis Center serves all individuals regardless of income, age, etc. The Spanish-speaking clients are often low-income and represent the most marginalized of the community.
- There is a need in Orange County for more jobs, particularly for those without a college degree. Many of the center's victims are also dealing with unemployment or underemployment and, therefore, unable to focus on their healing process.
- There is a need for more bilingual professionals in the community to provide case management services.
- Additionally, the Burmese refugee population in the area is growing. There is a need for more assistance for this population.
- Transportation is a major issue in Orange County. The lack of public transportation servicing northern Orange County makes it difficult for the community to access services.
- Based on the centers work and experience, they have found that clients with language barriers have had the most trouble finding affordable housing.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: University of North Carolina Hospital

Address: 101 Manning Drive, Chapel Hill, NC 27514

Contact: Jerry Covington

Title: Case Manager

Phone: 919-923-0927

Fax:

E-Mail: jscoving@unch.unc.edu

- Jerry Covington is a Case Manager working at the University of North Carolina Hospital with the adult psychiatry department.
- There is a need in Orange County for more dedicated economic growth in the northern part of the County. The area is very rural and needs commercial development. Much of what drives the County is in the south.
- Orange County is too expensive. Mr. Covington has chosen to live outside of Orange County because he cannot afford to live there.
- There is a need for affordable housing for everyone. There is a lack of moderately priced, middle-class housing available.
- There is also a lack of affordable housing for families in single family homes. There is more availability in the northern part of the County, but there is a lack of public transportation in this area making it difficult to get to and from jobs.
- There is a need for a day program for the homeless. Orange County has a sizeable homeless population. A drop-in center would be helpful, as would an emergency shelter for women.
- The biggest fair housing concern is the lack of landlords accepting Section 8 vouchers.
- There is a need for mental health outpatient follow-up care. It is difficult because housing doesn't include case management.
- Orange County is willing to eliminate green space to build new, high-priced housing. Mr. Covington would rather see housing being built for those who really need it, instead.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: North Carolina Bar Association

Address: 8000 Weston Pkwy Cary, NC 27513

Contact: Charlotte Stewart

Title: Veteran's Programming Coordinator

Phone: 336-675-3286 **Fax:**

E-Mail: cstewart@email.unc.edu

- The North Carolina Bar Association (NCBA) serves North Carolina's military service members and veterans through the work of its Military & Veterans Affairs Committee, and through the North Carolina Veterans Pro Bono Network. The Military & Veterans Affairs Committee ("MVAC") serves as the oversight and coordinating body for work done to support the state's veterans, and to support the work of other organizations serving service members and veterans statewide. Specifically, the MVAC:
 - Hosts CLE events related to serving veterans,
 - Advocates for hiring veterans across professions;
 - Works together with the N.C. Department of Veterans Affairs to provide pro bono representation for VA Disability claims and appeals;
 - Partners with the NCBA's Family Law Section to implement the N.C. Veterans Family Law Pro Bono Project; and
 - Supports the implementation of Veterans Treatment Court initiatives statewide.
- The MVAC works closely with the N.C. Veterans Pro Bono Network to ensure holistic representation for Veterans with legal issues who cannot afford a lawyer.
- There is a need for Orange County to increase the affordable housing stock. The University of North Carolina should be part of the solution because University students are driving up the cost of rental housing.

- There are stable, contributing members of the community that are being removed from their housing to create more room from students and those willing to pay higher rents.
- There is a need for a public space in the community where all service providers can be on hand to assist those in need. For example, a day center could provide phone and internet access along with representatives from different social service organizations. A representative from the Veteran's Services department could be on-hand every first Tuesday of the month and a representative from the Housing Department could be available every second Thursday, etc. This would make it easier to access services.
- There is a need for a re-entry counsel for those aging out of foster care or those being released from prison. These services need to be made available immediately to these populations in order to increase success rates.
- There is a need throughout the County for greater disability access on streets, in commercial properties, and in housing.
- There is a need for Orange County to focus on permanent, supportive housing.
- Currently, the jails are the number one provider of mental health services. The Country, as a whole, needs to devote more funding to mental health services.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Cardinal Innovations

Address: 4855 Milestone Avenue, Kannapolis, NC 28081

Contact: Joel Rice **Title:** Housing Specialist

Phone: 252-430-3073 **Fax:** **E-Mail:** joel.rice@cardinalinnovations.org

- Cardinal Innovations Healthcare Solutions is a managed care organization currently covering 2.4 million individuals in North Carolina. Cardinal Innovations manages all Medicaid, state and local funding for mental health, intellectual and developmental disability, and substance use/addiction services in our covered areas, with the exception of Mecklenburg County whose local funds continue to be managed by the local county government entity.
- Cardinal Innovations provides access to high quality services through a comprehensive network of more than 1,100 of the best providers across the state. We are a community-focused organization with a history of sustained partnerships with consumers, local stakeholders and elected officials designed to create quality solutions for people who rely on the public system for care.
- Joel Rice works as the Housing Specialist and provides grants for permanent, supportive housing.
- There is a need for Orange County to create more jobs, particularly in the northern section of the County. There is a lack of public transportation in this area, making it very difficult to get back and forth to jobs in the more developed areas of the County.
- There is a need in the County for affordable housing for all populations. There is a need for new build options and existing housing. There is also a need to create more options for those with Section 8 vouchers.
- There is a need to remove the stigma associated with mental health. Some landlords do not want to rent to someone suffering from a mental illness.

- Some landlords use barriers, like criminal background checks and credit checks, to eliminate someone's ability to access housing.
- The biggest need in the County is creating housing options. They have the money to help people obtain housing, but there isn't any housing available, particularly for those at and below 30% AMI.

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ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Orange County Department of Social Services

Address: 113 Mayo St, PO Box 8181, Hillsborough, NC 27278

Contact: Nancy Coston

Title:

Phone: 919-245-2802

Fax:

E-Mail: ncoston@orangecountync.gov

- The Orange County Department of Social Services shall meet with clients at their point of need to provide preventive, supportive, and restorative services delivered with competence and compassion while striving to protect vulnerable children, the at-risk elderly, persons with disabilities and the economically disadvantaged in our community. These services will enhance skills, broaden knowledge, and encourage self-sufficiency and independence. We will work to preserve the dignity and privacy of all people and provide programs of human welfare with the goal of improving the quality of life for Orange County residents.
- Affordability is the largest housing issue in the County. There is a need for safe, secure, and stable affordable housing.
- The homeless population has increased due to the lack of affordable housing.
- There simply is not enough affordable housing for rent.
- It takes a lot of staff members and resources to get someone settled in an emergency housing situation.
- Vouchers are no longer available because of a lack of funding.
- There is limited housing choice.
- The overall quality of life in Orange County is quite good for the wealthy, but the opposite for low-income.
- The working relationships between the different social service organizations are good.
- The County's drug court and homeless court have been effective tools.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Dispute Settlement Center of Orange County

Address: 302 West Weaver Street · Carrboro, NC 27510

Contact: Frances Henderson

Title: Executive Director

Phone: 919-929-8800 ext. 11

E-Mail: fhenderson@disputesettlement.org

- Founded in 1978 as the first community mediation center in North Carolina, Dispute Settlement Center of Orange County now serves nearly 3000 people each year. We offer services to the entire community without regard to ability to pay.
- It is very difficult for most people to live and work in Orange County. Many of those that work in Orange County commute from a neighboring County because it is too expensive to live here.
- There is a need for the County to create more affordable housing.
- The social service systems are overburdened. Funding has been severely reduced and agencies are forced to do more with less.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Habitat for Humanity of Orange County

Address: 88 Vilcom Center Drive, Suite L110 Chapel Hill, NC 27514

Contact: Susan Levy

Title: Executive Director

Phone: 919-932-7077 x 211

E-Mail: slevy@oranghabitat.org

- Within the past 30 years, Habitat for Humanity has built 250 homes.
- The organization builds between 12 and 15 homes per year.
- The homes are usually built in a subdivision that Habitat for Humanity develops.
- Habitat for Humanity also builds homes in scattered site locations around Orange County.
- Habitat wants to build 7 homes in the Northside neighborhood of Chapel Hill. Chapel Hill has given them one (1) plot of land for this development.
- Land development in Orange County is quite expensive and it limits the number of houses they can build.
- Habitat for Humanity owns 20+ acres of land in Chapel Hill. This land has presented some problems:
 - The surrounding neighborhood does not want affordable housing built on this land and have threatened to sue both Habitat for Humanity and Chapel Hill in order to stop the development.
 - The land is located next to a highway and is subject to a lot of noise pollution. Under the ERR, this land is not developable.
- The highest demand for housing is from the 30-50% AMI households. These people tend to be healthcare workers or university staff who cannot afford to live where they work.
- Every year, Habitat for Humanity requests funds from the Orange County HOME Consortium. This year they are receiving \$100,000. This money is vital to the organization's operations.

- There is a UNC chapter of Habitat for Humanity that is quite active in raising funds and building houses.
- A Brush with Kindness is an organization that does exterior repairs to low income houses. These households are usually disabled or elderly.
- Habitat for Humanity provides a first mortgage to the homeowner at 0% interest rate which equals 22% of their income.
- Orange County provides a second mortgage with HOME funds.
- All of the homes Habitat for Humanity builds come with a 99 year deed restriction for affordable housing.
- All of the homes are built to the “bronze” level of environmental certifications.
- Fair Housing issues in Orange County are as follows:
 - Cost of housing is an impediment.
 - Not many landlords accept Section 8 Housing Choice Vouchers.
 - Neighborhood opposition is strong against high density or low-income housing.
 - There is a need to increase the supply of affordable housing through construction and rehabilitation.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Community Empowerment Fund (CEF)

Address: 133 1/2 East Franklin Street, Suite 105, Chapel Hill, NC 27514

Contact: Jonathan Young

Title: Operations Coordinator

Phone: 919-200-0233

E-Mail: jony@communityef.org

- The Community Empowerment Fund (CEF) is a student-run, non-profit organization based in Chapel Hill, North Carolina. Founded in 2009, CEF provides savings opportunities, financial education, and assertive support to unemployed and underemployed individuals in Orange and Durham Counties.
- CEF is a volunteer-based organization, composed primarily of undergraduate and graduate university students as well as members of the community.
- 60% of CEF's clientele come from emergency homeless shelters.
- There are 300 clients in the Chapel Hill area.
- 1,000 clients come to Chapel Hill for services at least three times per year.
- CEF provides goal-based savings accounts and work with clients on budgeting.
- CEF also assists with employment and housing.
- Funding for CEF comes from grants, gifts, and small family foundations.
- There is a need in Orange County for affordable, one-bedroom rental housing.
- There is a need for housing for women and children.
- There is a need for more Section 8 vouchers and landlords that accept them.
- There are too housing providers in the area that break laws and regulations.
- Some of the area's apartments have shared utilities.
- Code enforcement does not exist.
- There are places that only rent to students.
- There are not many "access points" to affordable mental health care.
- There are not enough safe spaces for mental health patients to go.

- There is a need for more disability case workers.
- The efforts of Critical Time Intervention (CTI) and Individual Placement and Support (IPS) have been effective.
- There are many people in need of help who aren't living in the shelters.
- CEF is working with the 100,000 Homes Campaign Task Force.
- Rankings will be done for Permanent Housing, Rapid Re-Housing, and Emergency Shelter.
- The tools are great, but there are not enough resources to back it up.
- CEF has very ambitious goals. They need to work with the Partnership to End Homelessness to figure out how to reach their goals.
- There are issues with interactions between CEF and the Chapel Hill Housing Authority. The housing authority will send clients to CEF, but they do not offer much more after that.

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ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Weaver Community Housing Association

Address: c/o Liz Evans, 701 North Greensboro St, AptB, Carrboro, NC 27510

Contact: Elizabeth Evans

Title: Resident/Board Member

Phone: 919-619-3553

E-Mail: emevans500aol.com

- Weaver Community Housing Association (WCHA) is the umbrella organization for three cooperative affordable housing groups in Carrboro, NC (Hillsborough Road Co-op, Cedar Rock Co-op, and Bolin Creek Co-op).
- WCHA provides permanently affordable and sustainable housing for lower income families and individuals.
- WCHA empowers residents to make decisions and cooperatively control and maintain their homes and communities.
- This mission originated from alarm at the rapidly depleting availability of local affordable housing and absentee landlords who too often were subjecting residents to poor and unsafe living conditions.
- All of WCHA's housing units are affordable, mostly 60% AMI.
- There is a need for more affordable rental housing, especially in areas where healthcare and other services are located.
- Several of the rental complexes that accepted Section 8 housing choice vouchers stopped accepting them; displacing at least 90 families.
- New buildings should include affordable rental units that accept Section 8 vouchers.
- Rehabilitated housing units should include affordable units and accept vouchers.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Joint Orange Chatham Community Action, Inc.

Address: PO Box 27, Pittsboro, NC 27312

Contact: Sandra R. Morgan

Title: Executive Director

Phone: 919-542-4781

E-Mail: sandras@nc.rr.com

- The Board of Commissioners is responsible for one position on this Board (can be a citizen or a commissioner). This agency seeks funding to undertake programs for the benefit and welfare of citizens of Orange and Chatham Counties. It works with the poor, and with public and the private sectors, to seek out, identify and eliminate the causes of poverty within these counties.
- The Joint Orange Chatham Community Action's Community Service Block Grant assists clients in becoming self-sufficient through employment and training.
- Their Weatherization/HARRP program assists with the weatherization of homes, and repairs of heating and air systems.
- The Workforce Investment program provides training to adults and dislocated workers.
- Joint Orange Chatham Community Action serves low income persons who meet 100% to 200% of the Federal poverty guidelines depending on the program.
- There is a need in Orange County for affordable housing.
- There is a lack of public transportation and public parking in Orange County.
- There is a lack of assistance available for roof repairs/small leaks in homes.
- There is a lack of health and safety assistance for things like pest control, holes in flooring, electrical repairs, etc.
- There is a lack of assistance for the installation of ramps for the disabled.
- There is need for prescription medicine assistance.
- There is need for utility bill assistance.
- There is a need for a program that assists renters with security deposits.

- There is a lack of knowledge of tenant laws among low-income persons.
- There is also a lack of knowledge of fair housing practices among landlords.

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ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Town of Hillsborough

Address: PO Box 429, Hillsborough, NC 27278

Contact: Margaret Hauth

Title: Planning Director

Phone: 919-732-1270, ext 86

E-Mail: margaret.hauth@hillsboroughnc.org

- Residents qualify for County economic development programs, but Town incentives are aimed at larger employers.
- Residents mention affordable housing as an unmet need in the community, but the people who mention it are not the ones in need, so it is unclear exactly what the term means to people expressing the concern.
- The quality and price of available rental housing is a concern, particularly housing outside of apartment complexes. There is no mechanism to ensure these units are safe.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Orange County Partnership to End Homelessness

Address: Orange County, 200 S. Cameron St., Hillsborough, NC 27278

Contact: Jamie Rohe

Title: Homeless Programs Coordinator

Phone: 919-245-2496

E-Mail: jrohe@orangecountync.gov

- The Orange County Partnership to End Homelessness (OCPEH) serves as the Continuum of Care for Chapel Hill/Orange County. It is a coalition comprising the homeless housing and service providers throughout the County that work together to increase partnership and collaboration so that it may be more effective in helping the people it serves. It also implements various initiatives that have included the Support Circles and Job Partners program, Project Connect and the 100,000 Homes Campaign.
- The OCPEH offers strategic planning for homelessness and some affordable housing and job-readiness work.
- Housing and services are provided by member agencies, many in collaboration. The OCPEH itself does not provide housing/services – it is not a legal entity.
- Members of the OCPEH serves all people experiencing homelessness as well as people who are at risk of homelessness including individuals and families, seniors, people with disabilities (mental or physical), people with substance abuse disorders, Veterans, youth aging out of Foster Care, people reentering the community after incarceration, people with former felony convictions, unemployed or underemployed, domestic violence victims, etc.
- The vast majority of people served have incomes below 30% of AMI and many have zero income.
- Funding for policy decisions should not be primarily based on anecdotal information, opinions, capacity or applications for funding. As much as possible,

the Consolidated Plan should take subjectivity out of funding and policy decisions.

- The greatest need in the community is to increase the supply of affordable housing and to support job-readiness programs for people experiencing or at risk of homelessness.
- Based on input from dozens of OCPEH member agencies, the greatest unmet housing need in Orange County is subsidized affordable rental housing for people earning less than 30% of area median income, including supportive housing for people who are homeless and disabled.
- The second greatest need is affordable housing for people with household incomes between 30% and 60% of AMI.
- There seems to have been a lopsided investment in homeownership developments in Orange County and that affordable rental housing development has not received sufficient support. This lack of investment is now causing great housing instability in our community among people with lower incomes and is contributing to homelessness.
- There is a long list of unmet social service needs in Orange County. Perhaps the greatest are insufficient supportive services and case management for people who are transitioning from homelessness to permanent housing. Mental health care, health care, substance abuse treatment and job training are some of the greatest needs.
- Historically, Orange County has not created or implemented high quality Consolidated Plans. They have primarily been done for HUD HOME and CDBG program compliance. Orange County's 2015-2019 Consolidated Plan should include high quality stakeholder input that effectively and objectively informs prioritization for funding. Most importantly, it should effectively collect data in a market study and needs analysis that can reliably inform both funding and policy decisions. The process needs to be thorough and to high professional standards and should not be rushed if the Plan is to be useful to our community. Just as importantly, there has to be a strong follow-through in implementing the Con Plan, developing the Annual Action Plan update, and performance evaluation

through the CAPER. This means that adequate professional staff resources need to be dedicated to this role, which Orange County and the Town of Chapel Hill have not historically dedicated to that purpose. It is relatively easy to get public input and to complete the Con Plan while it is much more challenging to have an effective process of gathering input and data and creating a high quality Plan and to follow-through with effective implementation and updates.

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ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Chapel Hill Police Department

Address: 828 Martin Luther King Blvd, Chapel Hill, NC 27514

Contact: Chris Blue

Title: Chief of Police

Phone: 919-968-2760

E-Mail: cblue@townofchapelhill.org

- The Chapel Hill Police Department provides general police services and crime prevention programming.
- The Police Department also has a four person unit of social workers that respond to critical incidents and does limited case management of special populations.
- There is a vast economic gap in the community, with a very small and very poor population and a largely affluent population.
- There is also a small commercial tax base in the community, which leads to very high property taxes. This further challenges the diversity of our residents and our community.
- There is a limited affordable housing stock in Orange County.
- Adequate mental health providers and case managers for the fairly large number of homeless persons remains a challenge. Many of these persons have significant substance abuse and/or mental health needs.
- Chapel Hill is always looking at ways to reduce barriers to entry into public housing.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Volunteers for Youth, Inc.

Address: 205 Lloyd Street, Suite 103, Carrboro, NC 27510

Contact: Susan Worley

Title: Executive Director

Phone: 919-967-4511

E-Mail: susan@volunteersforyouth.org

- Volunteers for Youth works with youth who are delinquent and at risk for delinquency through three programs:
 - Mentoring partnership – providing trained adult mentors to spend time with youth
 - Community service – overseeing the court-ordered volunteer work of young people
 - Teen court – and alternative to regular court, staffed by teen volunteers
- There is a need in Orange County for affordable housing.
- There is a need for mass transit for the entire county.
- There is a need for job opportunities for those without college degrees.
- There is a need for affordable and adequate child care.
- There is a need in Orange County for affordable homes to purchase and affordable rental homes.
- There is a need for parent support and education.
- There is a need for adequate foster homes.
- There is a need for programs that focus on the nutritional needs of the community.

ORANGE COUNTY, NC – CDBG PROGRAM AGENCIES/ORGANIZATIONS NEEDS SURVEY

Name of Agency/Organization: Community Home Trust

Address: PO Box 307, Carrboro, NC27510

Contact: Robert Dowling

Title: Executive Director

Phone: 919-967-1545 x 307

E-Mail: rdolwling@communityhometruster.org

- Community Home Trust seeks to strengthen our community with permanently affordable homeownership opportunities for low and moderate income households. We do this by selling inclusionary, affordable homes to individuals. In addition to selling inclusionary, affordable homes, we provide the following free of charge: program orientation, individual session with a certified financial counselor, and homebuyer's education class.
- Community Home Trust serves low to moderate income households. Our homeowners are diverse in age (adults), gender, race, creed, and abilities. The average age of our buyers is 37. Their average household income is about \$37,000.
- There is a need to balance economic development with housing opportunities for all community members.
- Affordable housing is becoming a more acute problem as developable land is developed for higher income residents and student housing.
- There are housing needs all along the continuum; from housing opportunities for minimum wage employees to public sector employees who are unable to live in the town where they work.
- The problem is most severe for those with the least income, but the housing shortage may be greatest for those in the 60% to 80% of AMI range. There are many employees at UNC and UNC Health Care who earn \$30,000 to \$50,000 and cannot afford to live in Chapel Hill.

- The single biggest fair housing issue is the refusal of landlords to accept Housing Choice Vouchers. This has created an increasing burden on very low income households.
- Orange County needs more funding and public policies that better address these issues.

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CITIZEN PARTICIPATION

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**TOWN OF CHAPEL HILL AND ORANGE COUNTY, NORTH CAROLINA
CONFIDENTIAL RESIDENT QUESTIONNAIRE CDBG AND HOME NEEDS**

The Town of Chapel Hill and Orange County, North Carolina are preparing their CDBG and HOME Programs' Five Year Consolidated Plan and Annual Action Plan. As part of the planning process, the Municipalities are conducting a survey to identify residents' needs in the community, ideas on how the residents would like to see funds under the CDBG and HOME Programs spent, and fair housing concerns, such as acts of discrimination or barriers that might limit the housing choices of families and individuals. Please take a few minutes and complete this **confidential questionnaire** to the best of your ability. If you are unsure of an answer, or the question does not apply to you, please feel free to skip that question. Thank you for your assistance in helping us to identify citizens' needs and fair housing issues in the area. When completed, please return completed survey to the **Orange County Housing, Human Rights and Community Development Department, 300 West Tryon, Hillsborough, NC 27278 OR COMPLETE ONLINE at <https://www.surveymonkey.com/s/orangecountync>** The County would appreciate your response by **Friday, March 13, 2015.**

1. **What is your street name and ZIP Code where you live in Orange County?**
 Street Name _____ ZIP Code: _____
2. **Gender:** Male Female
3. **Race/Ethnicity (choose all that apply):**
 White Black or African-American American Indian or Alaskan Native Asian
 Native Hawaiian/ Pacific Islander Hispanic or Latino Some Other Race Two or More Races
4. **Age:** 17 or younger 18-20 21-29 30-39 40-49 50-59 60 or older
5. **Number of persons living in your household?** One Two Three Four Five Six +
6. **What is the approx. total family income per year based on the number of persons in your household?**

1 person household	<input type="checkbox"/>	above \$36,800	4 person household	<input type="checkbox"/>	above \$52,500
	<input type="checkbox"/>	below \$36,800		<input type="checkbox"/>	below \$52,500
2 person household	<input type="checkbox"/>	above \$42,050	5 person household	<input type="checkbox"/>	above \$56,800
	<input type="checkbox"/>	below \$42,050		<input type="checkbox"/>	below \$56,800
3 person household	<input type="checkbox"/>	above \$47,300	6 person household	<input type="checkbox"/>	above \$61,000
	<input type="checkbox"/>	below \$47,300		<input type="checkbox"/>	below \$61,000
7. **Are you a homeowner?** Yes No
8. **Are you a renter?** Yes No
9. **What improvements to the recreational facilities would you like to see? Please list:**

10. **Are there any problems in your neighborhood with the following (choose all that apply):**
 Public Safety Streets Curbs/Sidewalks Handicap access Parking
 Traffic Storm sewers Sanitary sewers Litter Property Maintenance
 Other:

11. **What, if any, medical care is missing or lacking in Orange County and the surrounding area? Please list:**

12. **Do you use any of the social service programs available in the County?** Yes No

If yes, what programs do you use?

13. Are there any programs or services that are missing or under-funded in the County? Please list:

14. Are there any employment issues in Orange County? Please list:

15. Are there any housing issues in Orange County? Please list:

Fair Housing concerns/impediments include any act of discrimination or barrier that might limit the housing choices of families and individuals. Impediments to fair housing choice in Orange County are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on race, color, religion, sex, disability, familial status, national origin, age, or veteran's status.

16. In your opinion, are residents of Orange County aware of how to report fair housing violations or concerns? Yes No Unsure

17. What do you think are the primary reasons why fair housing complaints are not reported?

18. Please evaluate whether the following situations result in further discriminations and/or barriers to fair housing in Orange County:

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	<input type="checkbox"/>				
Lack of affordable housing in certain areas	<input type="checkbox"/>				
Lack of accessible housing for persons with disabilities	<input type="checkbox"/>				
Lack of accessibility in neighborhoods (i.e. curb cuts)	<input type="checkbox"/>				
Lack of fair housing education	<input type="checkbox"/>				
Lack of fair housing organizations in the County	<input type="checkbox"/>				
State or Local laws and policies that limit housing choice	<input type="checkbox"/>				
Lack of knowledge among residents regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among landlords and property managers regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among real estate agents regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among bankers/lenders regarding fair housing	<input type="checkbox"/>				
Other barriers	<input type="checkbox"/>				

19. Are there any additional comments or concerns that you wish to share?

**CHAPEL HILL Y ORANGE COUNTY, NC – CUESTIONARIO CONFIDENCIAL RESIDENCIAL
NECESIDADES PARA LOS PROGRAMAS DE CDBG Y HOME**

Chapel Hill y Orange County, NC están preparando su Plan Consolidado de Cinco Años y su Plan de Acción Anual para los programas de CDBG y HOME. Como parte del proceso de planificación, las Municipalidades están llevando a cabo una encuesta para identificar las necesidades de los habitantes en la comunidad, ideas en como los residentes les gustaría que se utilizaran los subsidios de CDBG y HOME, y preocupaciones sobre la igualdad de vivienda, como actos de discriminación y obstáculos que podrían limitar las opciones de viviendas para familias e individuos. Por favor tome unos minutos para completar esta **encuesta confidencial** lo mejor que pueda. Si no está seguro como contestar o la pregunta no aplica, siéntase libre de ignorar esa pregunta. Gracias por su asistencia en ayudarnos a identificar las necesidades de nuestros residentes y de temas relacionados con la igualdad de vivienda. Cuando complete la encuesta, por favor envíela a la siguiente dirección: **Orange County Department of Housing, Human Rights, and Community Development, 300 West Tryon, Hillsborough, NC 27278. O COMPLETE EN LINEA EN LA PAGINA <https://www.surveymonkey.com/s/orangecountycarolinadelnorte>. Los municipios le agradece su respuesta para el jueves, 13 de Marzo, 2015.**

1. **¿Cuál es el nombre de la calle y el código postal donde vive en Orange County, NC?**

Nombre de la Calle: _____ Código Postal: _____

2. **Género:** Masculino Femenino

3. **Raza/Etnicidad (Seleccione todos los que apliquen):**

Blanco Negro o Africano-Americano Indio Americano o Nativo de Alaska Asiático
 Nativo Hawaiano/ Isleño Pacifico Hispano o Latino Otra Raza Dos Razas o mas

4. **Edad:** 17 o más joven 18-20 21-29 30-39 40-49 50-59 60 o mas

5. **¿Número de personas que habitan en su hogar?** Una Dos Tres Cuatro Cinco Seis+

6. **¿Cuál es aproximadamente el ingreso anual total de su familia basado en el número de personas que habitan en su hogar?**

Hogar de 1 persona	<input type="checkbox"/> más de \$36,800	Hogar de 4 personas	<input type="checkbox"/> más de \$52,550
	<input type="checkbox"/> menos de \$36,800		<input type="checkbox"/> menos de \$52,550
Hogar de 2 personas	<input type="checkbox"/> más de \$42,050	Hogar de 5 personas	<input type="checkbox"/> más de \$56,800
	<input type="checkbox"/> menos de \$42,050		<input type="checkbox"/> menos de \$56,800
Hogar de 3 personas	<input type="checkbox"/> más de \$47,300	Hogar de 6 personas	<input type="checkbox"/> más de \$61,000
	<input type="checkbox"/> menos de \$47,300		<input type="checkbox"/> menos de \$61,000

7. **¿Es usted dueño de vivienda?** Sí No

8. **¿Usted renta donde vive?** Sí No

9. **¿Qué mejoras o instalaciones recreacionales le gustaría ver? Por favor indique:**

10. **Existe algún problema en su vecindario con lo siguiente (seleccione todo lo que aplique):**

Seguridad Publica Calles Bordillos o Aceras Acceso para Discapacitados Estacionamiento
 Trafico Alcantarillados Pluviales Alcantarillado Sanitario Basura Mantenimiento de Propiedad

Otro: _____

11. **¿Que atencion médica no se encuentra o hace falta en el Condado de Orange o áreas circunvecinas? Por favor indique:**

12. **¿Usa usted algunos de los programas de servicios sociales disponible en el Condado de Orange?**

Sí No

(Volver la Página para Completar)

¿Si responde sí, cuales programas utiliza usted?

13. ¿Hay programas o servicios que hacen falta o estan insuficientemente financiados en el Condado? Por favor escriba:

14. ¿Hay algunos problemas de empleo en el Condado? Por favor escriba:

15. ¿Hay algunos problemas de vivienda en el Condado de Orange? Por favor escriba:

Preocupaciones de Vivienda Justa/impedimentos incluyen cualquier acto de discriminación o barrera que limita sus opciones de vivienda a familias o individuos. Impedimentos a equidad de vivienda o opción de vivienda se define como acciones o omisiones o decisiones que restringen o tienen el efecto de restringir la disponibilidad de opciones de vivienda basado en raza, color, religión, género, discapacidad, o estado familiar o origen de nacionalidad.

16. ¿En su opinión, los habitantes del Condado de Orange tienen el conocimiento de cómo reportar problemas o violaciones de Vivienda Justa? Si No Inseguro

17. ¿Cuáles piensa usted son las razones principales por las que no se reportan quejas sobre equidad de vivienda?

18. Favor evaluar si las siguientes situaciones dan lugar a más discriminación y/o barreras de Equidad de Vivienda en el Condado de Orange:

	Totalmente de Acuerdo	De Acuerdo	Neutral/ Inseguro	En Desacuerdo	Totalmente en Desacuerdo
Concentración de viviendas subvencionadas en ciertos Vecindarios	<input type="checkbox"/>				
Falta de viviendas económicas en determinadas zonas	<input type="checkbox"/>				
Falta de vivienda accesible para personas con discapacidad	<input type="checkbox"/>				
Falta de accesibilidad en los vecindarios (ej: cortes en acera)	<input type="checkbox"/>				
Falta de Educación de equidad de vivienda	<input type="checkbox"/>				
Falta de organizaciones de equidad de vivienda en el Condado	<input type="checkbox"/>				
Leyes Estatales o locales y políticas que limitan la elección de vivienda	<input type="checkbox"/>				
Falta de conocimiento entre los residentes en cuanto a la equidad de vivienda	<input type="checkbox"/>				
Falta de conocimiento entre los propietarios y gerentes de propiedades sobre la equidad de vivienda	<input type="checkbox"/>				
Falta de conocimiento entre los agentes de bienes raíces sobre equidad de vivienda	<input type="checkbox"/>				
Falta de conocimientos entre los banqueros/prestamistas sobre la equidad de vivienda	<input type="checkbox"/>				
Otras barreras	<input type="checkbox"/>				

19. ¿Tiene comentarios adicionales u otras preocupaciones que le gustaría compartir?

**THE TOWN OF CHAPEL HILL AND ORANGE COUNTY, NC
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS
AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization:

Address:

Contact:

Title:

Phone:

Fax:

E-Mail:

Brief description of programs your agency provides:

[Empty box for description of programs]

Does your organization provide any services or programs for the following?

Social/Human Services:

Housing:

Planning:

Community Development:

Economic Development:

Business Loans:

Job Training:

Other:

[Empty box for listing services provided]

What clientele does your program(s) serve? i.e. low income, elderly, disabled, etc.

What are the unmet community and economic development needs in the community?

What are the unmet housing needs in the community?

What are the unmet social service needs in the community?

What, if any, are the Fair Housing issues in the community?

Comments/Suggestions (if any):

DRAFT

A. Citizen Participation:

The Orange County HOME Consortium's Five Year Consolidated Plan was made available for public comment on the County's websites at <http://www.co.orange.nc.us>, on the Town of Chapel Hill's website, <http://www.ci.chapel-hill.nc.us>, on the Town of Hillsborough's website at <http://www.ci.hillsborough.nc.us>, and on the Town of Carrboro's website at <http://www.ci.carrboro.nc.us>. Copies of the plan were available for review at the following locations:

- Orange County Department of Housing, Human Rights, and Community Development Department, 300 Tryon Street, Hillsborough, NC 27278.
- Town of Carrboro's Town Hall, 301 W. Main Street, Carrboro, NC 27510
- Town of Hillsborough's Town Hall, 101 East Orange Street, Hillsborough, NC 27278
- Town of Chapel Hill's Town Hall, 405 Martin Luther King Jr. Blvd., Chapel Hill, NC 27514

The document was on public display and available for inspection beginning on Friday, March 27, 2015 until Tuesday, May 5, 2015. Residents were encouraged to submit written or oral feedback on the Consolidated Plan by Tuesday, May 5, 2015.

As a part of the consolidated planning process, the Orange County HOME Consortium distributed a Resident Questionnaire. Questionnaires were distributed in the County office building, posted on the County website, and in the participating jurisdiction's government offices. There were one hundred and twenty-eight (128) questionnaires completed and returned.

Notable Characteristics

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The vast majority (85.17%) of respondents are White.
 - The majority at 64.86% of respondents are homeowners.
 - 52.00% of respondents felt that residents of the County did not know, or were unsure of, how to report fair housing violations.
-

Notable Needs

Some of the notable needs identified by respondents included problems with the following (as a percentage of those that answered each question):

- Streets – 26.98%
- Property Maintenance – 23.81%
- Curbs/Sidewalks – 30.16%
- Public Safety – 30.16%
- Litter – 20.63%
- Parking – 17.46%
- Storm Sewers – 11.11%
- Traffic – 26.98%
- Handicap Access – 12.70%
- Sanitary Sewers – 4.76%

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

Recreation:

- 15.87% would like to see more bike trails, with expanded connections, and more bike facilities.
- 15.87% would like to see more walking and running trails.
- 14.29% stated they would like to see more parks in their community.
- 6.34% said that they wanted more greenspace in Orange County.
- 3.17% said they would like to see better maintenance of the County's parks and recreation centers.
- 3.17% would like to see parking lots added throughout the County.

Medical:

- 10.26% of respondents said that there is a shortage of urgent care facilities in Orange County.
 - 7.69% mentioned the need for affordable healthcare for low income persons with or without insurance.
 - 5.133% state they need more dentists to provide dental care to low income persons at an affordable cost.
-

- 5.13% said that they need better transportation services to access medical care.
- Other notable medical needs include:
 - Nutrition programs in schools.
 - Medical care for the treatment of high functioning autism
 - Crisis services

Social Services:

- Only 21.36% of respondents indicated that they used social services.

Programs that are Missing or Under-funded:

- 9.76% mentioned a need for a better public transportation system.
- 7.32% stated a need to lower property taxes.
- 7.32% stated a need for better childcare opportunities.
- 7.32% said that the County needs more programming for seniors.
- 7.32% mentioned a need for food programs and assistance, especially for children.
- 4.88% stated a need for more mental health care services.
- Other unmet needs include: substance abuse programs, domestic violence services, emergency financial assistance, and re-entry programs.

Employment:

- 41.86% identified the lack of jobs that pay a living wage as the number one employment issue in Orange County.
 - 16.28% said that the County needs to attract more businesses that would provide more jobs.
 - 9.30% mentioned a need pay that supports the high cost of living in the County.
 - 4.35% mentioned a need for jobs for seniors.
 - Other unmet needs include: summer youth employment and equal pay for women and minorities.
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Housing:

- 52.63% said that there is a lack of affordable housing in the County.
- 19.74% mentioned a need for low-income housing.
- 17.11% pointed to high rent costs as a deterrent to living in the County.
- 10.53% specifically said that affordable housing is an issue in Chapel Hill.
- Other housing issues/needs include: developers targeting the upper class homebuyers and student renters, not enough affordable housing for middle class residents, a need for senior housing, and gentrification.

Reasons Fair Housing Complaints Are Not Reported:

- 14.71% said that people either lack knowledge on the issue and their fair housing rights, or don't know where to go to make a complaint.
- 22.06% said that fear of retaliation through eviction, increased rents, or harm prevents some victims of housing discrimination from making a report.
- 7.35% think that reporting a violation will be a waste of time and energy because they won't be taken seriously and/or nothing will be done about it.

The following situations result in further discriminations and/or barriers to fair housing in Orange County:

Table IV-25 –Reasons for Discrimination

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	27.38%	38.10%	27.38%	5.95%	1.19%
Lack of affordable housing in certain areas	47.62%	38.10%	7.14%	4.76%	2.38%
Lack of accessible housing for persons with disabilities	26.83%	26.83%	39.02%	7.32%	0.00%
Lack of accessibility in neighborhoods (i.e. curb cuts)	13.25%	28.92%	43.37%	13.25%	1.20%
Lack of fair housing education	25.30%	33.73%	34.94%	4.82%	1.20%
Lack of fair housing organizations in the County	9.88%	17.28%	54.32%	14.81%	3.70%
State or Local laws and policies that limit housing choice	13.25%	21.69%	55.42%	9.64%	0.00%
Lack of knowledge among residents regarding fair housing	30.49%	35.37%	29.27%	3.66%	1.22%
Lack of knowledge among landlords and property managers regarding fair housing	14.63%	26.83%	42.68%	9.76%	6.10%
Lack of knowledge among real estate agents regarding fair housing	7.23%	25.30%	48.19%	12.05%	7.23%
Lack of knowledge among bankers/lenders regarding fair housing	8.54%	17.07%	53.66%	12.20%	8.54%
Other barriers	18.00%	12.00%	68.00%	2.00%	0.00%