

ORANGE COUNTY HOME CONSORTIUM

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



PROGRAM YEAR 2015-2020 FIVE YEAR CONSOLIDATED PLAN AND FY 2015 ANNUAL ACTION PLAN

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



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Executive Summary

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

1. Introduction

The Orange County, North Carolina, 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 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.

The primary purpose of the HOME Program is to increase the supply of affordable housing. Participating jurisdictions have the opportunity to identify and choose the housing activities that best meet local housing needs. To ensure HOME assisted housing increases the supply of affordable housing, an affordability period on assisted properties and income limits are required for eligible households.

The Federal Fiscal Year begins October 1st and ends September 30th of each year. The Orange County Fiscal Year begins July 1st and ends June 30th of each year. The Federal Fiscal Year is abbreviated as "FFY" and the Orange County Program Year is abbreviated as "PY." This Five Year Consolidated Plan is from funds beginning with Federal Fiscal Year (FFY) 2015 which began on October 1, 2014 and which will end on September 30, 2015. Therefore, the Five Year Consolidated Plan is FFY 2015-2019. However it is for the Five Year Program Year of 2016 to 2020.

Orange County is also the lead entity in the preparation and submission of the Five Year Consolidated Plan and Annual Action Plans for each of the five years, a federal HOME and CDBG

requirement to receive funding under the Programs. To focus the approach to affordable housing a Consolidated Plan is required by HUD. The Consolidated Plan for the first time will be an electronic submission in a prescribed template required by HUD. The Consolidated Plan describes community needs identified, available resources, housing priorities, and proposed activities. In the Consolidated Plan, the Consortium must address the housing needs and goals for the entire geographic area it covers. The Consortium allows local jurisdictions to take a regional and collaborative approach to addressing critical affordable housing needs.

Since the Town of Chapel Hill is a member of the Orange County HOME Consortium, HUD has determined that the County is permitted to submit one Regional Consolidated Plan that details the needs of the entire County, including Chapel Hill. As a CDBG entitlement recipient, the Town of Chapel Hill will submit a separate Annual Action Plan as required by HUD for the town's CDBG Funds. The Orange County HOME Consortium has prepared this FFY 2015-2019 Five Year Consolidated Plan for the period of July 1, 2015 through June 30, 2020. This Consolidated Plan is a strategic plan for the implementation of the Orange County HOME Consortium's federally funded program for affordable housing within Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough and for housing, community development, and economic development for the Town of Chapel Hill.

The Five Year Consolidated Plan establishes the Consortium's goals for the next five (5) year period and outlines the specific initiatives the Consortium and its member jurisdictions will undertake to address their needs and objectives by promoting the rehabilitation and construction of decent, safe, sanitary, and affordable housing, creating a suitable living environment, removing slums and blighting conditions, affirmatively furthering fair housing, improving public services, expanding economic opportunities, and other activities principally benefitting low- and moderate-income persons.

This Five Year Consolidated Plan is a collaborative effort of the Consortium members, the community at large, social service agencies, County and Town officials, housing providers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of previous community development plans.

This planning process also involves an analysis of HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs, to prepare its estimates and projections, 2007-2011 American Community Survey Estimates, and the 2010 U.S. Census. This data is the most current information available to assess housing needs, homeless needs, special needs, social service needs, economic development needs, and other related needs.

In HUD's assessment of Consortia across the county, those who truly meet the HOME program goals to address the most pressing affordable housing needs look less at geographic boundaries in their operations. Those Consortia allocate funding according to local needs, capacity to use the

funds and a regional strategy that addresses the broader housing needs of the Consortium as a whole—for the success and betterment of the whole—for a better quality of life and economic vitality for all the communities individually and collectively.

The Orange County HOME Consortium is receiving \$311,832 from HOME funds for the FFY 2015 program year. This is a reduction from \$351,540 in FFY 2014 and a substantial reduction from \$728,277 in FFY 2010, the start of the previous five year planning period.

Greatest Needs

The elderly population of Orange County (age 62 and above) is 15,979 persons which represents 12.1% of the total County's population. However, there are 200 assisted rental housing units for the elderly out of a total of 20,234 renter-occupied housing units which is 1.0% of the renter-occupied units. As the County's population ages in place, there will be less available elderly units and a higher demand for those units. It is estimated that at least 450 new affordable housing units for the elderly are needed.

As part of the Master Aging Plan, Orange County aims to offer an array of housing options that reflects the diverse preferences and abilities our older adult population portrays. Orange County needs to conceptualize a continuum of housing types to accommodate rapid growth in its senior population and then, invest in development of preferred housing models.

The condition of the owner occupied housing stock is fairly sound. However, rental housing units range from fair to poor. Many of the higher quality rental housing units are located in the urban centers and close to the universities. The lower quality rental housing units are located in the rural areas. Improved code enforcement is needed to address these housing deficiencies.

There is also a lack of "accessible" housing units in the County to address the needs of the physically disabled. Not including elderly housing units, it appears that there is a need for at least 150 new housing units that are accessible to persons with physical disabilities. Presently, there are 84 accessible housing units for the disabled in LIHTC Projects.

There is a continuing need for "affordable" and "accessible" housing in Orange County. The existing housing is sound and there appears to be an adequate supply of market-rate housing. The County has a growing population, and new construction and rehabilitation work is increasing again as evidenced by the number of building and renovation permits issued throughout the County. Real estate values continue rise which benefits property owners and most homeowners. However, these rising real estate values negatively impact very low-, low-, and moderate-income households who are increasingly cost-overburdened in their homes by 30 to 50 percent or greater or who cannot find affordable housing and are having to increasingly seek housing outside of the County or live in substandard conditions not by choice, but necessity.

Housing values (both rental and real estate values) have increased with the increase of households to the area. This increase has been especially burdensome on low- and moderate-income renter households. A decrease in the quality and the quantity of affordable rental housing has placed many of the very low-income households at imminent risk of becoming homeless.

It is estimated that there are approximately 1,600 owner and renter occupied housing units that are suitable for rehabilitation work in Orange County. However, the cost of rehabilitation exceeds the income and assets of many low- and moderate-income persons. Therefore, many of these housing units will remain vacant and or in substandard, deteriorating conditions since the financial resources are not available to rehabilitate the housing units. There is a need for increased local, state federal and private funds to provide financial assistance to lower income families to rehabilitate properties for more affordable housing.

In addition, 20,899 housing units (40.5%) were built before 1980, and therefore have a potential lead-based paint hazard. For Orange County, it is estimated that 15% of low or moderate income families living in owner-occupied units are at risk of lead-based paint hazards and that 25% of low or moderate income families living in rental units are at risk of lead-based paint hazards.

There is a dire lack of affordable housing for the very-low income in Orange County. Unfortunately, there are no new funding sources for permanent housing that replaces Public Housing to meet the housing needs of the very-low income. The County should encourage and support private and non-profit development entities to build more LIHTC high quality affordable housing developments throughout the County, especially in the urban areas (though in urban areas cost and the lack of available land make this almost prohibitive). Therefore, opportunities for infill development and acquisition and or rehabilitation in these areas should be encouraged to meet affordable housing needs and opportunities for access to transportation, services and employment.

The areas impacted with cost overburdened households are located in and around the urban areas of the County. These areas contain the largest concentration of employment opportunities and public and private amenities but lack affordable housing.

The urban areas of the County have the most public and community facilities. These areas also contain the majority of available public transportation. The urban neighborhoods contain many of the County's employment opportunities and existing housing stock. However, these areas are cost prohibitive for low- and moderate-income persons.

Orange County has a community health clinic and UNC Hospital System are relatively inexpensive. However, there is still a need for more free healthcare for people experiencing homelessness or at risk of becoming homeless. There is a great need for Mental Health and Substance Abuse case management and treatment for people experiencing and at risk of homelessness. Orange County

Employment Services need to increase focus and resources to assist this population, including people with criminal histories and youth aging out of foster care.

According to the 2007-2011 American Community Survey data, Orange County has an unemployment rate of 5.83% which is lower than the North Carolina unemployment rate of 9.7% for that same period. However, in Orange County, there are 16,750 workers and 18,050 jobs. The unemployment rate is also larger in the 16-24 age group as opposed to older age groups. This suggests that as younger members of the workforce leave school and enter the workforce, they are struggling to find employment.

According to the 2007-2011 American Community Survey data, there are job deficiencies (the number of qualified workers exceeds the number of jobs available) in certain sectors. Conversely, Orange County is also experiencing an employment deficiency (the number of jobs available exceeds the number of qualified workers) in certain sectors. The County should continue to support and encourage new job creation, job retention, employment, youth employment, job training services and educational developmental opportunities, especially for low and moderate income persons that help to close these gaps.

Maps:

Included in this Plan in the Exhibits Section are the following maps which illustrate the demographic characteristics of Orange County:

- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group
- Population Age 65+ by Quarter Mile Grid
- Total Housing Units by Block Points
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income with Minority Percentage
- Commercial Hotspots in Orange County, North Carolina

2. Summary of the objectives and outcomes identified in the Plan

The following six (6) priorities and subsequent goals/strategies have been identified for the Orange County HOME Consortium for the period of FY 2015 through FY 2019 for the HOME

Investment Partnerships (HOME) Program, and the Town of Chapel Hill's Community Development Block Grant (CDBG) Program.

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

- **High Priority** - Activities are assigned a high priority if the County or Chapel Hill expects to fund them during the Five Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the County or Chapel Hill during the Five Year Consolidated Plan period. The County or Chapel Hill may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

Housing Priority (High Priority)

There is a need to improve the quality of the housing stock in the County by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.

Goals/Strategies:

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.

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.

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.

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.

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.

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.

Homeless Priority (High Priority)

There is a need for housing and support services for homeless persons, and persons who are at-risk of becoming homeless.

Goals/Strategies:

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.

HO-2 Operation/Support - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.

HO-3 Prevention and Housing – Continue to support the prevention of homelessness and programs for rapid rehousing.

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 (Low Priority)

There is a continuing need for affordable housing, services, and facilities for persons with special needs, the elderly, and the disabled.

Goals/Strategies:

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 (Low Priority)

There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life for all residents in the County, particularly in areas or for facilities and infrastructure demonstrating signs of physical decline or economic stress.

Goals/Strategies:

CD-1 Community Facilities - Improve the parks, recreational centers, trails, libraries, and all public and community facilities in the County.

CD-2 Infrastructure - Improve the 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 (Low Priority)

There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low and moderate income residents in the County.

Goals and Strategies:

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, and Management Priority (High Priority)

There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs as well as an increasing for cooperation and collaboration amongst public and private partners and the communities in the Consortium in addressing affordable housing, preservation and development needs of the region that ultimately affect the quality of life for all residents.

Goal/Strategy:

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.

3. Evaluation of past performance

Orange County has a good performance record with HUD. The County regularly meets the performance standards established by HUD. Each year the County prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at Orange County Housing, Human Rights, and Community Development Department, 300 W. Tryon Street, Hillsborough, NC. Orange County includes the Town of Chapel Hill's performance under its CDBG Program in the County's CAPER.

The FY 2013 CAPER, which was the fourth CAPER for the FY 2010-2014 Five Year Consolidated Plan, was approved by HUD. In the FY 2013 CAPER, the Town of Chapel Hill expended 100% of its CDBG funds to benefit low- and moderate-income persons. The Town expended 14.35% of its funds during the FY 2013 CAPER period on public service, which is below the statutory maximum of 15%. The Town expended 18.89% of its funds during this CAPER period on Planning and Administration, which is below the statutory maximum of 20%. The Town is in compliance with the required 1.5 maximum drawdown ratio.

The HOME program is being administered in a timely manner and in accordance with applicable activity limitations and match requirements. The Orange County HOME Consortium has also met the 15% Community Housing Development Organization (CHDO) requirement.

4. Summary of citizen participation process and consultation process

Orange County, in compliance with its Citizen Participation Plan, advertised and held two (2) public hearings on the needs of Orange County that provided residents with the opportunity to discuss the County's HOME Program. The Town of Chapel Hill's CDBG Program held separate hearings.

The County maintains a mailing list for the CDBG and HOME programs, and copies of all public hearing notices and a survey concerning the program were mailed to all the agencies and individuals on the list.

A “Draft Plan” was placed on display 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 of the plan were available for review, at the public libraries and 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

Additionally, the County developed and disseminated an online resident's survey that is located at <https://www.surveymonkey.com/s/orangecountync>.

The County developed the Consolidated Plan based on the input received from the public and stakeholders through interviews, public hearings, draft plan review comments, and the resident's survey.

5. Summary of public comments

Orange County held its First Public Hearing on March 3, 2015 at 7:00pm. Comments received at that public hearing are included in the Attachments at the end of the Five Year Plan.

The FFY 2015-2019 Five Year Consolidated Plan and FFY 2015 Annual Action Plan were placed on public display from March 27, 2015 through May 5, 2015 and a Second Public Hearing was scheduled for Tuesday, May 5, 2015. Comments that were received at the Second Public Hearing are included in the Attachments Section at the end of this Five Year Consolidated Plan.

The Town of Carrboro scheduled its Public Hearing on the Five Year Consolidated Plan on April 28, 2015; the Town of Chapel Hill scheduled its Public Hearing on April 27, 2015; and the Town of Hillsborough scheduled its Public Hearing on April 27, 2015.

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

All comments and suggestions that were received to date, have been accepted and incorporated into the draft planning documents.

7. Summary

The main goals of the Five Year Consolidated Plan are to improve the living conditions of all residents in Orange County, create a suitable and sustainable living environment, and to address the housing and community development needs of the residents.

The Five Year Consolidated Planning process requires the County to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The Orange County HOME Consortium and Town of Chapel Hill will use the Consolidated Plan's goals and objectives to allocate the next five (5) years of CDBG and HOME funds and to provide direction to other partners addressing the housing and community development needs of the low- and moderate-income population of Orange County and the Town of Chapel Hill. HUD will evaluate the Orange County HOME Consortium's and Town's performance under the Five Year Consolidated Plan against these goals.

HUD is permitting the Orange County HOME Consortium and Chapel Hill to submit one regional Consolidated Plan, however, the Town of Chapel Hill is submitting a separate Annual Action Plan linked to the Five Year Consolidated Plan for its CDBG Program as required by HUD, unlike in previous years where the Annual Action Plan was a joint submission.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
HOME Administrator	Orange County	Housing, Human Rights, and Community Development

Table 1 – Responsible Agencies

Narrative

Orange County is serving as the Lead Entity for the HOME Consortium. The member jurisdictions of the Consortium are the Towns of Carrboro, Chapel Hill, and Hillsborough.

Orange County’s Housing, Human Rights, and Community Development Department, is the administrating agency for the HOME program. The Housing, Human Rights, and Community Development Department prepares the Five Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR’s), Consolidated Annual Performance Evaluation Reports (CAPER), as well as performs the monitoring of contracts, processing of pay requisitions, contracting, and oversight of the programs on a day to day basis. In addition, Orange County has a private planning consulting firm available to assist the County on an as needed basis.

The Town of Chapel Hill’s Office of Housing and Community Department is the administrating agency for the Town's CDBG program. The Housing and Community Office prepares the Annual Action Plans, Environmental Review Records (ERR’s), and coordinates the Consolidated Annual Performance Evaluation Reports (CAPER) with the County, as well as handles the monitoring, processing of pay requisitions, contracting, and oversight of the CDBG program on a day to day basis.

Consolidated Plan Public Contact Information

Orange County

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 Director
 Richard Whitted Human Services Building
 Third Floor
 300 W. Tryon Street

Hillsborough, NC 27278

Phone: (919) 245-2490

Fax: (919) 644-3056

Website: aspencerhorsley@orangecountync.gov

Town of Chapel Hill

Ms. Loryn Clark, Office of Housing & Community, Executive Director

Town Hall, 3rd Floor

405 Martin Luther King Jr. Blvd.

Chapel Hill, NC 27514

Phone: (919) 968-2728

Fax: (919) 969-2014

Website: <http://www.townofchapelhill.org>

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**1. Introduction**

While preparing the FY 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan, Orange County Department of Housing, Human Rights, and Community Development consulted with the Town of Chapel Hill, the Town of Carrboro, the Town of Hillsborough, social services agencies, housing providers, and members of the Orange County Partnership to End Homelessness (the Continuum of Care). An online survey was created for stakeholders and residents to complete which identified needs, gaps in the system, and programmatic goals for the next five years. Input from the meetings and surveys were used in the development of specific strategies and priorities for the Five Year Plan.

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

Orange County works with the following agencies to enhance coordination:

- **Orange County Housing Authority** – The County provides funds for the operation of the Section 8 Housing Choice Voucher Program.
- **Chapel Hill Office of Housing Community Development** – The Town of Chapel Hill provides funds for improvements to public housing communities.
- **Social Services Agencies** – The County provides funds to improve services to low and moderate income persons.
- **Housing Providers** – The County provides funds to rehabilitate and develop affordable housing and provide housing options for low and moderate income households.

Each year, as part of the HOME and CDBG application planning process, local agencies, and organization are invited to submit proposals for HOME and CDBG funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing survey forms.

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

The Orange County Partnership to End Homelessness has recently begun implementing a Coordinated Entry system that 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.

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

The four (4) jurisdictions participating in the Orange County HOME Consortium – Orange County, Towns of Chapel Hill, Hillsborough and Carrboro – support the Orange County Partnership to End Homelessness' (OCPEH) budget on a pro-rata basis. The funding covers the salary of the Homeless Programs Coordinator, HMIS fees for the CoC and miscellaneous costs. The OCPEH is the CoC and comprises a Leadership Team and several subcommittees. The Orange County Partnership to End Homelessness has not traditionally been involved in comprehensive plans, strategic development plans, or Consolidated Plan. However, this year the CoC has fully participated in the planning, development, and writing of the Orange County HOME Consortium's Five Year Consolidated Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community Home Trust
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Home Trust was consulted to ascertain the housing needs of the County.

2	Agency/Group/Organization	Weaver Community Housing Association
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Weaver Community Housing Association was consulted to ascertain the housing needs of the County.
3	Agency/Group/Organization	Habitat For Humanity
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity was consulted to ascertain the housing needs of the County.
4	Agency/Group/Organization	Chapel Hill Police Department
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Public Safety
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chapel Hill Police Department was consulted to ascertain the public safety needs of the County.
5	Agency/Group/Organization	Greater Chapel Hill Association of Realtors
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greater Chapel Hill Association of Realtors was consulted to ascertain the housing needs of the County.
6	Agency/Group/Organization	Orange County Partnership to End Homelessness
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Orange County Partnership to End Homelessness was consulted to ascertain the homeless needs of the County.
7	Agency/Group/Organization	Inter-Faith Council for Social Services
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Inter-Faith Council for Social Service was consulted to ascertain the homeless needs of the County.
8	Agency/Group/Organization	Orange Congregations in Mission
	Agency/Group/Organization Type	Services-Elderly Persons Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Orange County Congregations in Mission was consulted to ascertain the homeless needs of the County.
9	Agency/Group/Organization	Joint Orange Chatham Community Action
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Joint Orange-Chatham Community Action Agency was consulted to ascertain the economic development needs of the County.
10	Agency/Group/Organization	EmPOWERment, Inc.
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	EmPOWERment, Inc. was consulted to ascertain the housing needs of the County.
11	Agency/Group/Organization	The Arc of North Carolina
	Agency/Group/Organization Type	Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Arc of North Carolina was consulted to ascertain the social service needs of the County.
12	Agency/Group/Organization	Centre for Homeownership and Economic Development
	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Centre for Homeownership was consulted to ascertain the housing and economic development needs of the County.
13	Agency/Group/Organization	New Goloka Hare Krishna Temple
	Agency/Group/Organization Type	Services-Education Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The New Goloka Hare Krishna Temple was consulted to ascertain the social service needs of Orange County.
14	Agency/Group/Organization	Orange Correctional Center - Pre-Release
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Orange Correctional Center - Pre-Release was consulted to ascertain the social service needs of Orange County.
15	Agency/Group/Organization	Orange County Justice United
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Orange County Justice United was consulted to ascertain the social service needs of Orange County.
16	Agency/Group/Organization	Orange County Rape Crisis Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Orange County Rape Crisis Center was consulted to ascertain the social service needs of Orange County.

17	Agency/Group/Organization	Housing for New Hope
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing for New Hope was consulted to ascertain the homeless and housing needs of Orange County.
18	Agency/Group/Organization	Dispute Settlement Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Dispute Settlement Center was consulted to ascertain the social service needs of Orange County.
19	Agency/Group/Organization	North Carolina Bar Association
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The North Carolina Bar Association was consulted to ascertain the social service needs of Orange County.

20	Agency/Group/Organization	Cardinal Innovations
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cardinal Innovations was consulted to ascertain the social service needs of Orange County.
21	Agency/Group/Organization	Volunteers for Youth, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Volunteers for Youth, Inc. was consulted to ascertain the social service needs of Orange County.

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

All known agencies were consulted during the planning process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Orange County Partnership to End Homelessness	They are compatible.
Orange County 10 Year Plan to End Chronic Homeless	Orange County	They are compatible.
Orange County 2030 Comprehensive Plan	Orange County	They are compatible.
5-Year Plan	Orange County Housing Authority	They are compatible.
Chapel Hill 2020 Comprehensive Plan	Town of Chapel Hill	They are compatible.
Hillsborough Vision 2030	Town of Hillsborough	They are compatible.
Carrboro Vision 2020 Comprehensive Plan	Town of Carrboro	They are compatible.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Orange County’s Housing, Human Rights and Community Development Department is the administrating agency for the HOME program. Close coordination is maintained with the other County departments, the Town of Chapel Hill, the Town of Carrboro, and the Town of Hillsborough. The Town of Chapel Hill’s Office of Housing and Community is the administrating agency for the Town's CDBG program. Close coordination is maintained with the other Town departments including: the Economic Development Department, the Public Works Department, the Parks and Recreation Department, the Planning and Sustainability Department, local Police and Fire Departments.

Narrative

The Orange County HOME Consortium is a cooperative ventures of Orange County and the three (3) Towns of Carrboro, Chapel Hill, and Hillsborough. There is a good working relationship between all four (4) jurisdictions. In addition, there is an excellent rapport with the Continuum of Care and the member organizations that comprise the CoC.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The County has followed its approved Citizens Participation Plan to develop its Five Year Consolidated Plan.

The FFY 2015-2019 Consolidated Plan and FFY 2015 Annual Action Plan have many components that require and encourage citizen participation. These components are the following: requests for proposals (RFP's) for funding from agencies/organizations; meetings with agencies/organizations on how to complete the RFP; interviews and roundtable discussions with various stakeholders; a public needs hearing; a workshop, and a public hearing to gather comments on the draft plan on public display. The County also developed a survey to obtain resident input. The Survey was made available in an online version on the County's website, on the town's websites, and in a hard copy version available in the County Offices, the Hillsborough Town Hall, the Carrboro Town Hall, and the Chapel Hill Town Hall. Spanish language versions of both the online and hard copy surveys were made available in accordance with Orange County's Citizen Participation Plan. The County received 84 completed surveys and 17 completed surveys in Spanish. All of these comments are included in the consolidated and annual action plan in the Attachment Section. Through the citizen participation process, the County uses citizen input to develop how the plan will serve the low- and moderate-income population to reach the goals set forth in the Five Year Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Orange County held its first Public Hearing on March 3, 2015 at 7:00PM. There were a total of 20 attendees. See public hearing comments and sign in sheets in the Attachments Section.	See public hearing comments in the Attachments Section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Town of Chapel Hill held its first Public Hearing on needs. Public hearing comments and sign in sheets are included in the Town's FY 2015 Annual Action Plan.	See public hearing comments in Chapel Hill's FY 2015 Annual Action Plan.	All comments were accepted and incorporated into the Consolidated Plan.	Not Applicable.
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	None.	None.	None.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Orange County received 84 responses through and online survey.	See comments in the Attachment Section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	https://www.surveymonkey.com/s/orangecountync

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Orange County received 17 surveys completed in Spanish.	See comments in the Attachments Section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	https://www.surveymonkey.com/s/orangecountycarolinadelnorte

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Agencies	Non-targeted/broad community Agencies	Orange County received agency needs surveys from social service organizations, Public Housing Authorities, the Continuum of Care, homeless services organizations, and a variety of public and private entities.	See comments in Attachments Section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Agencies	Non-targeted/broad community Agencies	Orange County hosted a One Day Seminar and Work Session to review the "Draft" Five Year Consolidated Plan for various agencies and County departments. Guest speakers made presentations.	See comments in Attachment Section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	
8	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Orange County held its second Public Hearing on May 5, 2015. See Public Hearing comments and sign-in sheets in the Attachments Section.	See public hearing comments in the Attachments Section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
9	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Town of Chapel Hill held its second Public Hearing on April 27, 2015. See Public Hearing comments and sign-in sheets in the Attachments Section. The Towns of Carrboro and Hillsborough held Public Hearings on April 28th and April 27th respectively.	See public hearing comments in the Attachment Section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	Not Applicable.

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Orange County used the HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs, to prepare its estimates and projections. The tables in this section have been pre-populated with HUD data sets based on the American Community Survey (ACS) five year estimates, and the 2010 U.S. Census. This data is the most current information available to assess housing needs, homeless needs, special needs, social service needs, economic development needs, etc.

Orange County is part of Orange County Partnership to End Homelessness Continuum of Care. Data for the development for the homeless needs section was obtained from the Director of the Orange County Partnership to End Homelessness.

Additional needs for Orange County were obtained from input and interviews with various social service agencies, housing providers, County staff, and survey responses from residents.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Based on a comparison between the 2000 and 2011 population, Orange County had an 11% increase in its population. The total population increase was 13,354 persons living in 5,052 new households. Furthermore, the median income of the area increased by 32%. This increase in median income represents a change in nominal dollars and not a change in real dollars. In order to calculate the change in real dollars, the Consumer Price Index is used to calculate the inflation rate for a given period. Between 2000 and 2011, the cumulative inflation rate was 30.6%, meaning that the \$42,372.00 median income in 2000 would be \$55,337.83 if it were expressed in 2011 dollars. By taking into consideration the rate of inflation, median income growth in Orange County has exceeded the rate of inflation.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	119,430	132,784	11%
Households	46,586	51,638	11%
Median Income	\$42,372	\$56,055	32%

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

	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

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. 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
NUMBER OF HOUSEHOLDS										
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

	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
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

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (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
NUMBER OF HOUSEHOLDS										
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

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
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

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
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

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (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
NUMBER OF HOUSEHOLDS										
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

	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
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

Table 11 – Crowding Information - 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2007-2011 American Community Survey (ACS), there were 50,837 households in 2011 in Orange County. Based on this number of households, 14,489 (28.5%) of all households were single person households living alone. Single person households aged 65 and over comprised 3,254 households or (6.4%) of all households. Based on the ACS estimates, 22.5% of all persons living alone are seniors, and it is presumed that as they age in place, additional accommodations and supportive services will be necessary for this portion of the County’s population. The County will need to assist in obtaining funding and collaborating with housing service and elderly support agencies to provide programs, activities and accommodations for its elderly population.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

- 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 overburdened by 30% or another type of housing problem, and 32% of disabled homeowners have a housing problem that includes cost overburdened by 30% or another type of housing problem. A breakdown of the types of disability as a percent of the entire population of Orange County is as follows: hearing difficulty = 2.21%; vision difficulty = 1.09%; cognitive difficulty = 3.89%; ambulatory difficulty = 4.34%; self-care difficulty = 1.41%; 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. Based on national statistics, about three fourths of the victims are female.

What are the most common housing problems?

The largest housing problem in Orange County is affordability. According to the 2007-2011 ACS data, 44.1% of all renter households are cost overburdened by 30% or more, and 12.1% of all owner households are cost overburdened by 30% or more. Furthermore, 28.4% of renter households are cost overburdened by 50% or more while only 7.7% of owner households are cost overburdened by 50% or more. This demonstrates a substantial difference between owner occupied households and renter occupied households. Not only is there a significant portion of renter occupied households that are cost overburdened, renter occupied households are three to four times as likely to be cost overburdened than their owner occupied counterparts.

In consultations, interviews and surveys, the lack of quality, affordable housing for rent is the largest unmet housing need in Orange County. A combination of insufficient code enforcement, strong homeownership market, and high market rents contribute to this problem.

Are any populations/household types more affected than others by these problems?

Yes, 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 and are unable to keep up with the rising cost of housing in Orange County.

Another 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. These subgroups have limited or no income and therefore are unable to afford the increasing cost of housing in Orange County.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Orange County Partnership to End Homelessness does not collect this data specific to the County's CoC. The County's Rapid Rehousing program serves people with some income. The CoC believes these individuals are more likely to be stable in permanent houses even when assistance ends.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Orange County Partnership to End Homelessness has not developed a CoC-specific definition of an at-risk group. The CoC's programs and initiatives that serve people at-risk of homelessness tend to focus on those with criminal histories, who are aging out of foster care and generally those who have high barriers to stable housing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The high cost of decent, safe, and sanitary housing in the area creates instability and an increased risk of homelessness for lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing.

The other housing characteristic that adds to the instability is the lack of housing counseling services. For example, residents need to be aware of predatory lending practices, the risk of purchasing a house through a "land contract," the lack of knowledge on home maintenance, and financial planning and management of money for the operation of a home.

Discussion

Orange County's population is growing. However, the population growth is mainly in the higher income household category. This raises the value of housing, both owner occupied and renter, and creates a shortage of decent, safe and sound housing that is affordable to very low-, low-, and moderate-income persons. Based on the HUD CHAS data, Orange County is facing a housing crisis for lower income persons who cannot afford to live in the southern and eastern parts of the County. Attached to this Plan are maps which illustrate Orange County's demographics and housing concentrations.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

During the planning process for the preparation of Orange County’s Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the County. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The total number of White Households in Orange County is 39,280 households (77.27%); the number of Black/African American Households is 6,738 households (13.25%); the number of Asian Households is 2,973 households (5.85%); and the number of Hispanic Households is 2,574 households (5.06%).

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

**The four housing problems are:*

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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
Pacific Islander	0	0	0
Hispanic	444	55	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

**The four housing problems are:*

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

**The four housing problems are:*

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 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	1,175	2,754	0
White	890	1,914	0
Black / African American	179	365	0
Asian	45	235	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	45	150	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

**The four housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The racial composition of households in Orange County, according to the 2007-2011 American Community Survey, was 77.27% White; 13.25% African American/Black; and 5.85% Asian. The Hispanic/Latino population was 5.06%. The 0-30% AMI Black/African American group was disproportionately affected by housing problems. Black/African Americans make up 13.25% of total households, yet this group has 23.58% of all housing problems in the 0-30% AMI income category.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

During the planning process for the preparation of Orange County’s Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by severe housing problems in the County. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. Data detailing information by racial group and Hispanic origin has been compiled from the CHAS data and the 2007-2011 American Community Survey. 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.

0%-30% of Area Median Income

Severe 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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

**The four severe housing problems are:*

- 1. Lacks complete kitchen facilities,*
- 2. Lacks complete plumbing facilities,*
- 3. More than 1.5 persons per room,*
- 4. Cost Burden over 50%*

30%-50% of Area Median Income

Severe 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

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

**The four severe housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe 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

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

**The four severe housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe 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

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The racial composition of households in Orange County, according to the 2007-2011 American Community Survey, was 77.27% White; 13.25% African American/Black; and 5.85% Asian. The Hispanic/Latino population was 5.06%. There were two (2) disproportionately impacted group in terms of severe housing problems. Black/African American households represent 13.25% of the total households, yet comprise 23.4% of the severe housing problems in the 0-30% AMI category. Hispanic/Latino households represent 5.06% of the total households, yet comprise 19.48% of the severe housing problems in the 50-80% AMI category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

During the planning process for the preparation of Orange County's Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the County. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole.

The greatest housing problem facing Orange County, NC is the 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 housing related costs. The following information was noted: 5,425 White households were cost overburdened by 30% to 50%, and 966 White households were cost overburdened by greater than 50%; 966 Black/African American households were cost overburdened by 30% to 50%, and 1,734 Black/African American households were cost overburdened by greater than 50%; and lastly, 644 Hispanic households were cost overburdened by 30% to 50%, and 573 Hispanic households were cost overburdened by greater than 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,259	5,330	8,418	830
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

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

The racial composition of households in Orange County, according to the 2007-2011 American Community Survey, was 77.27% White; 13.25% African American/Black; and 5.85% Asian. The Hispanic/Latino population was 5.06%.

According to the data provided, there were no disproportionately impacted groups in terms of cost overburdened. However there are some statistical inconsistencies with the data provided by HUD. Best estimates were used in data analysis.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The racial composition of households in Orange County, according to the 2007-2011 American Community Survey, was 77.27% White; 13.25% African American/Black; and 5.85% Asian. The Hispanic/Latino population was 5.06%.

There is one (1) disproportionately impacted group in terms of having a housing problem: the 0-30% AMI Black/African American group.

There are two (2) disproportionately impacted groups in terms of having a severe housing problem: the 0-30% AMI Black/African American group and the 50-80% AMI Hispanic/Latino group.

When examining the percentage of each race or ethnic group with a housing problem, a severe housing problem, and a housing cost overburdened, a different picture presents itself. 54.51% of all Hispanic households experienced a housing problem, while 39.00% of Black/African American households, and 23.9% of White households experienced one. These numbers follow a similar pattern with severe housing problems, with 35.86% of Hispanic households, 27.99% of Black/African American households, and 14.41% of White households experiencing severe housing problems. These numbers show that if you are Black/African American or Hispanic, you are more likely to experience a housing problem or a severe housing problem than you are if you are any other racial or ethnic group.

If they have needs not identified above, what are those needs?

There are no additional needs that have not been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The most recent data available on the concentration of racial or ethnic groups is the 2010 U.S. Census data. According to this data, Orange County has a minority population of 25.64% of its total population. HUD defines a Minority Neighborhood as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population." According to this definition, there are no Census Tracts in Orange County that are considered a "Minority Neighborhood."

Attached to this Plan are maps which illustrate Orange County's demographics and racial concentrations.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Orange County Housing Authority Board operates the Section 8 Housing Voucher Program. The program provides approximately 623 vouchers to low income families. The Orange County Board of Commissioners appoints a seven member Housing Authority Board who serves as the governing board and the managerial affairs of the County conform to applicable County ordinances and policies. The Orange County Housing Authority Board of Commissioners sets policy for the public housing functions and approves the Annual Public Housing Agency Plan.

The Chapel Hill Department of Housing and Community Development's mission is to "Provide decent, safe, and affordable rental housing to Chapel Hill's public housing families." The Department manages 336 public housing units in Chapel Hill and Carrboro.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	324	613	6	607	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	12	0	12	0	0
# of Elderly Program Participants (>62)	0	0	52	154	1	153	0	0
# of Disabled Families	0	0	36	273	5	268	0	0
# of Families requesting accessibility features	0	0	324	613	6	607	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	34	257	4	253	0	0	0
Black/African American	0	0	260	349	2	347	0	0	0
Asian	0	0	29	3	0	3	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	4	0	4	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	11	17	0	17	0	0	0
Not Hispanic	0	0	313	596	6	590	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Chapel Hill Department of Housing and Community Development determined that its needs include: single level units, handicap ramps, grab bars in the bathroom, and additional fully accessible units.

The Orange County Housing Authority works entirely with Section 8 Housing Choice Voucher holders. Those with Section 8 Housing Choice Vouchers experience the same general need for accessible housing that other low-income residents of Orange County experience.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Information on the number and type of families on the waiting list for Section 8 assistance is not available. There is a need for an increase in the Fair Market Rents in Chapel Hill and Carrboro. The HUD established Fair Market Rents in these areas are lower than the actual market rent, disincentivising landlords from renting to Section 8 Housing Choice Voucher holders. In the northern and western areas of the County, the opposite is true. Landlords can oftentimes charge more money for Section 8 Housing Choice Voucher holders than they would get from a regular market rate rental unit.

The most immediate needs of residents of Public Housing are basic life skills, economic independence programs, childcare, literacy, and youth/teen services.

How do these needs compare to the housing needs of the population at large

There is a lack of affordable housing units in the County which is similar to the housing needs of the population at large.

Discussion

The Section 8 Housing Choice Voucher Program is administered by the Orange County Human Rights, Housing, and Community Development Department. There are no existing public housing units, only Section 8 Housing Choice Vouchers. There is a separate public housing program administered by the Town of Chapel Hill. There are public housing units in Chapel Hill and Carrboro. These public housing units are managed and administered by the Chapel Hill Office of Housing and Community Development.

Attached to this plan are maps that show the location of Section 8 Housing Choice Voucher holders.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The Orange County Partnership to End Homelessness coordinates the efforts of homeless service providers and social service agencies throughout the County and is structured into five (5) main components:

- The Leadership Team of the Orange County Partnership to End Homelessness serves as its board of directors and is responsible for broad policies, initiatives and decisions for Orange County's CoC. Recently this has included updating our Plan to End Homelessness and developing strategies for communicating about the work of the Partnership, a communitywide approach for addressing panhandling and street homelessness and a Homeless Housing Needs Assessment requesting additional local government funding for RRH and PSH. It also oversees each of the 6 subcommittees of the Partnership that work to increase access to housing, employment, benefits and services and to educate the public about the issues of homelessness.
- The 100,000 Homes Taskforce is responsible for achieving most of the services-related goals and strategies of the Partnership's Plan to End Homelessness and comprises representatives from health, behavioral health, substance abuse treatment, veterans, social services, street outreach, housing, and shelter providers, law enforcement and the UNC School of Social Work. The committee maintains a list of the most vulnerable and chronically homeless people in our community, assesses their needs through its vulnerability assessment tool and actively collaborates to connect them with housing and services. The Taskforce also oversees the annual PIT Count and works to increase services for the homeless including the number of SOAR workers.
- The Housing Workgroup is responsible for achieving the housing-related goals and strategies of the Partnership's Plan to End Homelessness; the committee comprises representatives from homeless housing nonprofit and government agency providers (ES, TH, PSH and RRH). Its top priorities currently include: expanding RRH capacity; developing a coordinated assessment system; developing more PSH and affordable rental units; increasing targeted exits from PSH to permanent housing and creating/strengthening local discharge agreements. The committee is also responsible for CoC and ESG grant applications, overseeing and measuring the performance of HUD-funded projects, HMIS participation and data collection and analysis.
- The Job Partners Workgroup is responsible for helping to develop and for achieving the employment-related goals and strategies of the Partnership's Plan to End Homelessness. The committee comprises representatives from employment, job training and education providers, foster care system, business community, chamber of commerce and local government. In 2012 it began implementing the Job

Partners Program which helps people experiencing or at risk of homelessness – with an emphasis on youth aging out of the foster care system and people with criminal histories - become job-ready and find employment. The committee is also developing a proposal for a transitional employment program, possibly in the food production and/or food service sector.

- Outreach Court launched in 2012 becoming the first court in NC to offer people experiencing homelessness who have committed misdemeanor crimes the opportunity to follow individual treatment plans and have charges dropped instead of going to jail. It was developed by the Partnership to End Homelessness based on similar courts throughout the country as well as Drug Court and Community Resource Court models. Outreach Court Committee members include court system representatives, UNC School of Law students, police officers and mental healthcare and substance abuse treatment providers. The committee meets before the monthly Outreach Court to review the docket, discuss participants’ progress and strategize about helping them to succeed.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	28	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	20	81	0	0	0	0
Chronically Homeless Individuals	13	12	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	11	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	1	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In Orange County, the number of persons existing in homelessness is expected to increase as housing affordability becomes more of an issue. Those who would traditionally be able to leave homelessness, are not able to afford more permanent housing. Those on the verge of homelessness are less likely to be able to afford their current housing situation. Despite homeless providers' efforts, the housing market has proven to be a barrier to stable affordable housing.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	27	14
Black or African American	71	5
Asian	0	0
American Indian or Alaska Native	0	1
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	10	1
Not Hispanic	99	19

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the information provided from members of the Orange County Partnership to End Homelessness (the Continuum of Care), it is estimated that 28 families with children are in need of housing assistance. All of these families are sheltered. There are no households or individuals who are considered "youth" or "children living alone" that are homeless.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

A total of 76 Black/African American individuals are experiencing some type of homelessness within Orange County. This compares to 34 individuals identifying as White and 11 individuals who identify as Hispanic/Latino who are experiencing some type of homelessness. Black/African Americans represent 58.9% of the homeless population but only represent 12.2% of the total population of Orange County. This signifies that Black/African Americans are disproportionately affected by homelessness in Orange County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There is a need for both shelter and unsheltered facilities. There are no families with children that are unsheltered. There is also a need for emergency shelters in Orange County, especially for men.

Discussion:

The Orange County Partnership to End Homelessness provides a wide range of services to the homeless of Orange County. Efforts to reduce the number of homelessness in the County involve a coordination of shelters, mental health services, social services, governments, housing services, schools, and health services.

With the increasing cost of housing in Orange County, homelessness will likely become more pervasive as individuals who are barely able to afford their housing will no longer be able to afford to live where they currently reside. Affordable housing options that are decent, safe, and sanitary are rare in Orange County.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The assessment of non-homeless special needs includes the following:

- Elderly persons (age 62 years and older)
- Frail elderly
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug additions
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing need of each of these groups was determined by consultation with social service providers and statistical information provided by social services providers.

Describe the characteristics of special needs populations in your community:

- **Elderly Persons** are defined as persons who are age 62 years and older. According to the 2007-2011 American Community Survey Data, elderly persons represent 12.1% of the County's total population. Approximately 20.66% of the elderly population are age 80 years and older. In addition, roughly 20.2% of the total elderly population lives alone as a single person household.
- **Frail Elderly** are those persons who are elderly and have a form of disability, ranging from a hearing loss, vision difficulty, cognitive difficulty, ambulatory problems, and lack of self-help skills. It is estimated that approximately 16% of the total elderly population are frail elderly.
- **Persons with mental, physical and developmental disabilities**, according to the ACS data for 2007-2011, comprise 8.4% (11,180 persons) of Orange County's total population and are classified as "disabled."
- **Persons with HIV/AIDS and their families** comprise a small percentage of the County's overall population. According to the North Carolina Department of Health and Human Service, HIV/AIDS Surveillance Report, as of December 31, 2014, there were 16 Living HIV/AIDS cases in the County. As of the same time period, there were 12 cases of people living with Stage 3 HIV/AIDS. Males are disproportionately affected and the HIV/AIDS population is still growing in numbers.
- **Victims of Domestic Violence, dating violence, sexual assault and stalking** is rapidly increasing both locally and nationally. Based on crime statistics and social service agency response, it can be estimated that approximately 150 single person households and family households are victims of domestic violence, dating violence, sexual assault and stalking.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on resident surveys, stakeholder interviews, roundtable discussions, data analysis, and public meetings, the following needs were estimated for the non-homeless special needs population:

- Elderly Persons - 450 housing units
- Frail Persons - 200 housing units
- Persons with Mental, Physical and Developmental Disabilities - 150 housing units
- Persons with HIV/AIDS and their families - 5 housing units
- Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - 150 housing units

According to the Orange County Master Aging Plan, "Orange County's older adult population is expected to increase dramatically over the next 20 years. Many seniors will struggle to stay in homes that are not designed to accommodate their changing needs. Seniors must anticipate and adapt to the changes associated with aging.

As part of the Master Aging Plan, Orange County aims to offer an array of housing options that reflects the diverse preferences and abilities our older adult population portrays. Orange County needs to conceptualize a continuum of housing types to accommodate rapid growth in its senior population and then, invest in development of preferred housing models.

To accomplish this aim, the Department on Aging has:

1. Conducted an inventory of current models of senior housing,
2. Engaged in research to understand the types, prevalence, costs, and availability of housing currently available in the County, and
3. Surveyed Orange County seniors to understand their housing preferences."

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of December 2014 it is estimated that there are a total of 16 individuals diagnosed with HIV/AIDS in Orange County. There are no statistics available for the Metropolitan Statistical Area.

Discussion:

The needs for these various groups of the Special Needs Population are only estimates, based on HUD data, U.S. Census Data, ACS data and interviews with housing providers and social service agencies. Accurate statistics are not available for all of these groups, so therefore "best estimates" are presented. While many supportive service providers for the special needs population are located in Orange County, their service area and clients are in the whole region.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**Describe the jurisdiction's need for Public Facilities:**

The following are the needs for improvement to the County's public facilities:

- Public facilities need to be ADA compliant in accordance with County Ordinances.
- Public facilities need to be in compliance with the County Ordinances.
- Public facilities must be open and available to all residents of the County on a fair and impartial basis.
- Public facilities need to be provided by the County to maintain a quality of life for its residents.
- Public facilities must be improved and expanded to meet the increase in the growing population of the County.
- Public facilities such as parks, recreation, and trails need to be improved and upgraded.

How were these needs determined?

These needs for public facilities were determined through the resident survey, interviews with County and Town staff, public hearing comments on needs, and Comprehensive Plans from all jurisdictions involved.

Describe the jurisdiction's need for Public Improvements:

The following are the County's need for public improvements:

- The County needs to improve and upgrade its storm water management and separation of storm and sanitary sewers.
- The County needs to reconstruct and improve its roads, curbs, and walks.
- The County needs to provide for additional handicap accessibility at intersections, public buildings and facilities.
- The County needs to improve and upgrade its sanitary sewer system.
- The County needs to improve and upgrade its water lines and distribution system.
- The County needs to improve its parks and playground equipment.

How were these needs determined?

These needs for public facilities were determined through the resident survey, interviews with County and Town staff, public hearing comments on needs, and Comprehensive Plans from all jurisdictions involved.

Describe the jurisdiction's need for Public Services:

Orange County provides for public safety and other public services to its residents. The following are the County's need for public services:

- The communities in the County need to continue to provide fire protection to their residents at the same high level of service.
- The communities in the County need to upgrade their fire stations and fire safety equipment and vehicles.
- The communities in the County need to continue to provide their high level of public safety to their residents.
- The communities in the County need to provide neighborhood policing in areas with high levels of crime.
- The communities in the County need to continue their code enforcement efforts to ensure the health and safety of their residents.
- The communities in the County need to continue to provide garbage, trash pickup, and neighborhood clean-up programs to their residents.
- The communities in the County need to continue to support their recycling programs.
- The communities in the County need to support, encourage, and affirmatively further fair housing throughout all neighborhoods.

How were these needs determined?

These needs for public facilities were determined through the resident survey, interviews with County and Town staff, public hearing comments on needs, and Comprehensive Plans from all jurisdictions involved.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Orange County is located in the Piedmont Area of North Carolina. The County is predominately rural with an agricultural economy. However, there are several small urban centers located in the South-Eastern portion of the County, including: Chapel Hill, Carrboro, and Hillsborough. These urban centers have a large concentration of homeownership and wealth. In these areas, the disparity in income between the low-income and high-income households is great. Outside these areas the difference is even greater as many of the County's poorest households reside in the rural areas in the northern part of Orange County. Most of the services, including public transportation, schools, and social services, are also concentrated in the urban areas.

Only 7.6% of all housing units were built before 1950, which is over 60 years ago. Between 1980 and 2000 there was a housing "boom" in the County with 21,797 units built, which is 39.4% of all the housing in the County.

According to 2007-2011 American Community Survey Data, the County now has 30,603 owner-occupied housing units (60.2% of all occupied housing units) and 20,234 renter-occupied housing units (39.8% of all occupied housing units).

The condition of the owner occupied housing stock is fairly sound. However, rental housing units range from fair to poor. Many of the higher quality rental housing units are located in the urban centers and close to the universities. The lower quality rental housing units are located in the rural areas. Improved code enforcement is needed to address these housing deficiencies. According to the ACS data for 2007-2011, there are 4,478 vacant housing units in the County, which is approximately 8.1% of all the housing units. This is much less than the housing vacancy rate of North Carolina, which is 14.5%. The median home value as of 2011 was \$270,300 and the median contract rent was \$840/month for the same time period.

Attached to this Plan are maps which illustrate Orange County's housing, renter housing unit, homeowner housing unit, and vacant housing unit concentrations.

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

According to the 2007-2011 ACS data, there are 55,315 total housing units. There are 50,837 occupied housing units (30,603 owner-occupied and 20,234 renter-occupied), which leaves 8.1% vacant housing units. The majority of the owner-occupied housing are 3 or more bedrooms (83% of all owner-occupied houses). The majority (74%) of all renter-occupied housing units are 1 to 2 bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	31,677	56%
1-unit, attached structure	2,701	5%
2-4 units	4,276	8%
5-19 units	8,838	16%
20 or more units	4,224	8%
Mobile Home, boat, RV, van, etc	4,372	8%
Total	56,088	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	337	2%
1 bedroom	521	2%	5,233	26%
2 bedrooms	4,705	15%	9,798	48%
3 or more bedrooms	25,941	83%	5,103	25%
Total	31,167	100%	20,471	101%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The following number of units in Orange County that are assisted with Federal, State and Local Programs is as follows:

- **Public Housing** - 336 housing units of which 35 are elderly units and 301 are family units. The income levels are at 80% and below AMI.
- **Housing Choice Vouchers** - 613 vouchers that are tenant based and none are Veterans Affairs Supportive Housing (VASH). The income levels are at 80% and below AMI.
- **First Time Home Buyers** - The County has assisted numerous households with downpayment assistance to purchase a home since 2002. The income levels are at 80% AMI or below.
- **Habitat for Humanity** - has built 250 new homes in Orange County with County. The income level is at 65% and below AMI.
- **LIHTC Housing** - 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.
- **Community Home Trust** – assist first time homebuyers earning less than 80 percent of AMI purchase home county-wide.
- **Weaver Community Housing Association** – rehabilitation to existing rental units serving families earning less than 60 percent of AMI.
- **Empowerment** – predevelopment and acquisition of rental units for families earning less than 60 percent of AMI.
- **Housing For New Hope** – funds support homeless outreach and increase support to assist homeless acquire permanent housing.
- **Inter-Faith Council for Social Services** - fifty (52) unit facility to serve homeless men.
- **The ARC of North Carolina** – provide funding to assist with the construction of a four unit apartment building for families with developmental disabilities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no affordable housing units which are anticipated to be lost and there are no Section 8 Contracts that are anticipated to expire.

Does the availability of housing units meet the needs of the population?

There are 30,603 owner-occupied housing units, 20,234 renter-occupied housing units, and approximately 4,478 vacant units. Of the vacant units, approximately 1,785 (39.9%) are for rent and 712 (15.9%) are for sale. The problem for the low- and moderate-income households is the “affordability” and “quality” of units in the County. Moderate-income households also have a difficult time affording good quality housing in Orange County. See map of vacant housing units for the location of vacant housing units.

Describe the need for specific types of housing:

The elderly population of Orange County (age 62 and above) is 15,979 persons which represents 12.1% of the total County's population. However, there are 200 assisted rental housing units designed for the elderly out of a total of 20,234 renter-occupied housing units which is 1.0% of the renter-occupied units. As the County's population ages in place, there will be less available elderly units and a higher demand for those units. It is estimated that 450 new affordable housing units for the elderly are needed. There is also a lack of "accessible" housing units in the County to address the needs of the physically disabled. Not including elderly housing units, it appears that there is a need for 150 housing units that are accessible to persons with physical disabilities. Presently, there are 84 accessible housing units for the disabled in LIHTC Projects.

Discussion

There is a continuing need for "affordable" and "accessible" housing in Orange County. The existing housing is sound and there appears to be an adequate supply of market-rate housing. The County has a growing population, and new construction and rehabilitation work is increasing again as evidenced by the number of building and renovation permits issued throughout the County. Real estate values continue rise which benefits property owners and most homeowners. However, these rising real estate values negatively impact very low-, low-, and moderate-income households who are increasingly cost-overburdened in their homes.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The value of housing value has fluctuated throughout the last 10 years; increasing to a median sales price of \$250,000 in 2007, plateauing until 2011, declining to \$230,000 in 2012, and then increasing to over \$260,000 in 2015. According to Zillow's website on the housing market in Orange County, the median sales price in recent months is just over \$263,000. In 2000, based on the 2000 U.S. Census, the median home value was \$179,000 which has increased to \$270,300 according to the 2007-2011 ACS data. An increase in the median contract rent (from the same sources) also occurred. Median rent rose from \$684/month to \$840/month. Over half (64%) of all rental housing units were in the \$500 to \$999 category per month.

According to Zillow.com there were roughly 1,126 housing units listed for sale as of March and the median sales price is reported at \$254,900. The website also reported that, "The median home value in Orange County is \$254,900. Orange County home values have gone up 2.7% over the past year and Zillow predicts they will rise 3.5% within the next year. The median list price per square foot in Orange County is \$155, which is higher than the Durham Metro average of \$125. The median price of homes currently listed in Orange County is \$350,000 while the median price of homes that sold is \$251,600. The median rent price in Orange County is \$1,295, which is higher than the Durham Metro median of \$1,171."

Mortgage delinquency is the first step in the foreclosure process. This is when a homeowner fails to make a mortgage payment. The percent of delinquent mortgages in Orange County is 2.6%, which is lower than the national rate of 6.4%. With U.S. home values having fallen by more than 20% nationally from their peak in 2007 until their trough in late 2011, many homeowners are now "underwater" on their mortgages, meaning they owe more than their home is worth. The percent of Orange County homeowners "underwater" on their mortgage is 8.5%, which is lower than the Durham Metro Area at 12.3%."

In regard to housing affordability, 3,862 renter housing units were affordable to persons with 50% or less of their Housing Affordability Median Family Income (HAMFI). For home owners, there were only 1,506 housing units that were affordable to households with 50% or less HAMFI.

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.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	179,000	270,300	51.0%
Median Contract Rent	684	840	22.8%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	3,869	18.9%
\$500-999	13,127	64.1%
\$1,000-1,499	2,418	11.8%
\$1,500-1,999	671	3.3%
\$2,000 or more	386	1.9%
Total	20,471	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,019	No Data
50% HAMFI	3,862	1,506
80% HAMFI	13,103	4,010
100% HAMFI	No Data	6,050
Total	17,984	11,566

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$573	\$708	\$839	\$1,082	\$1,267
High HOME Rent	\$575	\$721	\$843	\$1,087	\$1,238
Low HOME Rent	\$575	\$648	\$782	\$904	\$1,008

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Based on the HUD - CHAS data there is not sufficient housing for all income levels. The very poor and the poor are cost overburdened. This is especially the case with those who are renter households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Due to the increase in property values, housing is likely to become even less affordable for lower income households. An increase in property values does not only affect those who own homes, it also adversely affects those who are renters. Landlords are likely to charge more money to cover an increase in property costs/taxes.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to "Rentometer," it is estimated that the area's median rent for a one-bedroom unit is \$700, and \$841 for a two-bedroom unit.

The Final FY 2014 monthly Fair Market Rents (FMRs) for the Durham-Chapel Hill, NC HUD Metro FMR Area are as follows: Efficiency, \$575; One-Bedroom, \$711; Two-Bedroom, \$843; Three-Bedroom, \$1,087; and Four-Bedroom, \$1,273.

The HUD Low and High rent limits for the Durham-Chapel Hill, NC HUD Metro FMR Area are as follows: Efficiency, \$575 (low) - \$575 (high); One-Bedroom, \$648 (low) - \$721 (high); Two-Bedroom, \$782 (low) - \$843 (high); Three-Bedroom, \$904 (low) - \$1,087 (high); and Four-Bedroom, \$1,008 (low) - \$1,238 (high).

This difference suggests that HUD's FMRs are priced slightly above the market rental rate. This gives landlords an incentive to rent to Section 8 Housing Choice Voucher Holders as they can charge slightly above the market rental rate. However, this is Countywide, where the market rents in the rural areas are lower than the FMRs, and in the urban areas, the market rents are well above the FMRs.

Discussion

Housing values (both rental and real estate values) have increased with the increase of households to the area. This increase has been especially burdensome on low- and moderate-income renter households. A decrease in the quality and the quantity of affordable rental housing has placed many of the very low-income households at imminent risk of becoming homeless.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Orange County contains 3,471 housing units which were built prior to 1950. This represents only 6.7% of the total occupied housing units in the County. 19.1% of all occupied housing units were built within the last ten years. Of the 51,638 total housing units in the County, 17,610 (34.1%) housing units have at least one "selected condition." In addition, 20,899 housing units (40.5%) were built before 1980, and therefore have a potential lead-based paint hazard.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

The following definitions are used in the jurisdiction:

- **"Selected Housing Condition"** - Over-crowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden.
- **"Substandard condition"** - Does not meet code standards, or contains one of the selected housing conditions.
- **"Suitable for Rehabilitation"** - The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.
- **"Not Suitable for Rehabilitation"** - The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,225	23%	9,743	48%
With two selected Conditions	122	0%	519	3%
With three selected Conditions	1	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	23,819	76%	10,209	50%
Total	31,167	99%	20,471	101%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,097	23%	2,766	14%
1980-1999	13,208	42%	7,668	37%
1950-1979	8,975	29%	8,453	41%
Before 1950	1,887	6%	1,584	8%
Total	31,167	100%	20,471	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,862	35%	10,037	49%
Housing Units build before 1980 with children present	3,567	11%	1,331	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

It is estimated that there are approximately 1,600 housing units that are suitable for rehabilitation work in Orange County. However, the cost of rehabilitation exceeds the income and assets of many low- and moderate-income persons. Therefore, many of these housing units will remain vacant, substandard and deteriorating conditions since the financial resources are not available to rehabilitate the housing units. There is a need for increased Federal, State, local, and private funds to provide financial assistance to lower income families to rehabilitate properties for more affordable housing.

There is also a significant need for the rehabilitation of renter occupied housing units. Many of these rental housing units are owned by an individual who lives outside of Orange County and is not responsive to tenant's needs. There is also need for increased code enforcement.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

In determining decent, safe, and sound housing conditions, one needs to look at the environmental quality of these housing units. Lead based paint is one of the most significant environmental factors negatively affecting residential housing units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above \$30,000 per year.

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead based paint was banned in the United States.

For Orange County, it is estimated that 15% of low or moderate income families living in owner-occupied units are at risk of lead-based paint hazards and that 25% of low or moderate income families living in rental units are at risk of lead-based paint hazards.

Discussion

The reported cases of childhood lead poisoning in Orange County are low. State Health Department estimates emphasize that the number of unreported/undetected cases of childhood lead poisoning is unknown, and the low number of reported cases should not be misconstrued as evidence that lead poisoning is not more widespread.

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition – supported by the CDBG program. Orange County will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The Orange County Department of Housing, Human Rights, and Community Development operates the Section 8 Housing Voucher Program. The program provides approximately 623 vouchers to low income families. The Orange County Board of Commissioners appoints a seven member Housing Authority Board who serves as the governing board and the managerial affairs of the County conform to applicable County ordinances and policies.

The Chapel Hill Department of Housing and Community Development mission is to "Provide decent, safe, and affordable rental housing to Chapel Hill's public housing families." The Department manages 336 public housing units in Chapel Hill and Carrboro.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	336	623	24	599	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The supply of public housing development includes 336 units at thirteen (13) different sites; twelve (12) located in Chapel Hill and one (1) in Carrboro. All units are in standard physical condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
AMP 1	87
AMP 2	92

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Comprehensive Renovation has been completed on nine of the thirteen (13) developments; Airport Gardens, Trinity Court, Craig-Gomains, Lindsay Street, Pritchard Park, South Roverson, Colony Woods West, and North Columbia. The remaining four developments are scheduled for comprehensive renovation in this order; Oakwood, Eastwood, Church/Caldwell Street and Rainbow Heights.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Public Housing strategy for improving the quality of assisted housing is to improve the public housing management (PHAS score) and achieve a higher performance rating by June 30, 2016. Also, renovate or modernize public housing units. The Chapel Hill Department of Housing and Community Development will continue to implement measures to deconcentrate poverty by bringing higher income households into lower-income developments.

Discussion:

There is a dire lack of affordable housing for the very-low income in Orange County. Unfortunately, there are no new funding sources for permanent housing that replaces Public Housing to meet the housing needs of the very-low income. The County should encourage and support private and non-profit development entities to build more LIHTC high quality affordable housing developments throughout the County, especially in the urban areas (though in urban areas cost and the lack of available land make this almost prohibitive).

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The Orange County Partnership to End Homelessness is Orange County's Continuum of Care. In addition to coordinating efforts to preventing and combatting homelessness, the Orange County Partnership to End Homelessness collects and analyzes data from the Point In Time counts in addition to HMIS data to monitor and evaluate the performance of funded projects. The key elements reviewed include number served, cost per outcome, leveraged funds in the project, expenditure rates and housing stability outcomes.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	64	22	30	0	0
Households with Only Adults	104	0	0	0	0
Chronically Homeless Households	12	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are several mainstream services available to the homeless in Orange County including the following:

- **Health Care** - University of North Carolina, Cardinal Innovations Healthcare Solutions/PBG, Community Care of North Carolina
- **Mental Health Services** – Orange County Health Department, Central Regional Hospital, UNC Hospital Psychiatric unit, Center for Behavioral Healthcare, UNC Center of Excellence in Community Mental Health
- **Social Services** – Orange County Department of Social Service, IFC, Tenn Youth Councils, Street Scene Teen Center, Helping Youth Providing Enrichment, Kappa Alpha Psi,
- **Educational** – University of North Carolina
- **Rental Assistance** – Mayor's Affordable Rental Housing Task Force in Chapel Hill, Orange County HOME Consortium, Housing for New Hope
- **Shelter** – Inter-Faith Council

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Orange County has a community health clinic and UNC Hospital System are relatively inexpensive. However, there is still a need for more free healthcare for people experiencing homelessness or at risk of becoming homeless. Over the past 10 years, mental health care reform in North Carolina has decimated low-cost mental health care and case management. There is a great need for Mental Health and Substance Abuse case management and treatment for people experiencing and at risk of homelessness. The Community Empowerment Fund (CEF) fills a great need for relationship based, client-centered job-readiness, job search, and life skills services. CEF will launch an Integrated Service Center in Chapel Hill in 2015 but needs support from local government and homeless housing and service partners to build its capacity. Orange County Employment Services need to increase focus and resources to assist this population, including people with criminal histories and youth aging out of foster care.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Orange County has identified the priorities for services and facilities for its special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The following needs and objectives are established under this Five Year Consolidated Plan:

- **Elderly** - rehabilitation of existing owner-occupied housing units, and construction of new affordable and accessible apartments
- **Frail Elderly** - construction of new affordable and accessible apartments with supportive services
- **Persons with Disabilities** - rehabilitation of existing housing units for accessible improvements, reasonable accommodations to rental housing units, and supportive employment opportunities
- **Alcohol and Other Drug Addictions** - supportive services to end addictions, and training to re-enter the work force
- **Public Housing Residents** - housing downpayment assistance, job training and job opportunities, housing counseling for home ownership, and assistance in finding affordable housing
- **Victims of Domestic Violence** - additional temporary shelters, supportive services and training programs, and permanent supportive housing options

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Orange County Partnership to End Homelessness' 100,000 Homes Taskforce is comprised of approximately twenty (20) housing and service providers that interact with people who are chronically and/or vulnerably homeless, many with disabilities. The CoC uses its Coordinated Entry system to assess their needs, score their level of need, and prioritize them for Permanent Supportive Housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Not Applicable.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Orange County HOME Consortium proposes to undertake the following activities to address housing and supportive service needs for the non-homeless other special needs population:

Goals/Strategies:

- **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.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**Describe any negative effects of public policies on affordable housing and residential investment**

The Orange County HOME Consortium is in the process of completing an Analysis of Impediments to Fair Housing Choice as required by HUD. This document will be released later this year. It will include an analysis of local laws, regulations, and administrative policies, procedures, and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The goal of Orange County's economic development policy is to foster economic growth in the community, improve the local economy, promote job opportunities, and increase the local tax base.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	61	18	0	0	0
Arts, Entertainment, Accommodations	2,417	4,693	14	26	12
Construction	594	303	4	2	-2
Education and Health Care Services	4,039	4,025	24	22	-2
Finance, Insurance, and Real Estate	1,103	1,686	7	9	2
Information	517	640	3	4	1
Manufacturing	1,439	80	9	0	-9
Other Services	675	1,268	4	7	3
Professional, Scientific, Management Services	2,155	1,952	13	11	-2
Public Administration	0	0	0	0	0
Retail Trade	2,581	2,942	15	16	1
Transportation and Warehousing	408	54	2	0	-2
Wholesale Trade	761	389	5	2	-3
Total	16,750	18,050	--	--	--

Table 40 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	27,563
Civilian Employed Population 16 years and over	25,955
Unemployment Rate	5.83%
Unemployment Rate for Ages 16-24	2.91%
Unemployment Rate for Ages 25-65	2.80%

Table 41 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	8,998
Farming, fisheries and forestry occupations	1,011
Service	2,463
Sales and office	5,314
Construction, extraction, maintenance and repair	562
Production, transportation and material moving	304

Table 42 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,908	81%
30-59 Minutes	3,936	17%
60 or More Minutes	634	3%
Total	23,478	100%

Table 43 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	801	98	343

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	1,299	110	424
Some college or Associate's degree	1,870	83	934
Bachelor's degree or higher	13,306	481	2,887

Table 44 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	31	198	190	225	190
9th to 12th grade, no diploma	578	274	168	189	208
High school graduate, GED, or alternative	4,300	273	454	1,106	425
Some college, no degree	10,959	553	333	1,107	494
Associate's degree	118	254	123	517	180
Bachelor's degree	2,411	2,377	1,673	2,453	1,224
Graduate or professional degree	365	2,456	2,773	4,970	2,450

Table 45 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$15,354
High school graduate (includes equivalency)	\$25,715
Some college or Associate's degree	\$32,369
Bachelor's degree	\$43,076
Graduate or professional degree	\$64,909

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Orange County, North Carolina is home to a university, hospitals, and some manufacturing establishments and therefore has a diverse economy.

The three (3) largest categories of jobs in Orange County in business by sector is as follows:

- Arts, Entertainment, Accommodations - 4,693 jobs
- Education and Health Care Services - 4,025 jobs
- Retail Trade - 2,942 jobs

These three categories represent 64.6% of the total number of jobs in the County.

The Labor and Economic Analysis Division of the State of North Carolina's "Quarterly Census of Employment and Wages (QCEW) Largest Employers" lists the largest employers in Orange County for the third quarter of 2014. They are as follows:

1. UNC Chapel Hill
2. UNC Health Care System
3. Chapel Hill Carrboro City Schools
4. Orange County Schools
5. Orange County Government
6. Eurosport
7. Town of Chapel Hill Inc.
8. UNC Physicians Network LLC
9. Aramark Food and Support Services
10. Wal-Mart Associates Inc.

Describe the workforce and infrastructure needs of the business community:

The County's Economic Development needs include:

- Support and encouragement for new job creation, job retention, and job training opportunities.
- Support for business and commercial growth through expansion and new development.
- Planning and promotion of the development and redevelopment of vacant commercial and industrial sites.

The County's goals for Economic Development are:

- **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.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Orange County voters successfully passed a referendum in November 2011 to levy a one-quarter (1/4) cent sales tax that generates additional annual funding for education and economic development purposes. Now called "Article 46", the funding program was forecast to generate \$2.5 million annually in new local sales tax proceeds which would be split equally between education and economic development, each receiving \$1.25 million. The 50/50 share of Article 46 funds for economic development was initially set for 10 years. The Orange County Board of Commissioners adopted a Resolution in December 2011 authorizing the new one-quarter cent sales tax, and actual proceeds began to accrue at the State level and distributed to Orange County in early 2012.

There is no set protocol for Article 46 funding requests for economic development projects, such as proposed by the municipalities, to be considered by the County. Previous requests have been tied to specific project needs, and presented directly to the Board of Commissioners, the County Manager, and on occasion, by the towns' economic development staff to the Orange County Economic Development office. Proposed changes regarding how Article 46 is administered, such as defining the primary expenditure categories or overall objective may require the Board Commissioners to modify the existing Resolution.

Assuming an annual \$1.25 million receipt in sales tax proceeds, the Article 46 program and the Orange County Board of Commissioners' adopted Resolution identify seven (7) main economic development expenditures, as follows:

- **Debt Service on Utilities - 60% of annual expenditures (\$750,000):** Funding to cover debt service on utilities, as currently being installed in the Buckhorn Economic Development District, was immediately put to use, and has already yielded a significant economic development "win" for Orange County.
- **Small Business Loan Fund – 16% of annual expenditures (\$200,000):** The Orange County Economic Development office maintains a loan program that assists small (and start-up) businesses to obtain necessary capital, especially for firms that are otherwise unable to receive normal bank financing due to marginal credit history or short operating experience.
- **Entrepreneurial & Incubator Support - 8% of annual expenditures (\$100,000):** There is an ongoing and successful effort to retain entrepreneurial start-up talent that originates in the County, such as from UNC Chapel Hill, by supporting an affordable and creative work environment that keeps such talent from leaving the County.

- **Business Investment Grants – 8% of annual expenditures (\$100,000):** This grant program is intended, like the Small Business Loan Program, to make vital capital injections that help local, small businesses start up and grow.
- **Agriculture Investment Grants – 5% of annual expenditures (\$60,000):** A grant program funded by Article 46 also exists to help local agriculture thrive in Orange County.
- **Marketing & Collaborative Outreach; Advertising, Publishing & Collateral Materials – combined 3% of annual expenditures (\$40,000 total):** Article 46's two smallest categories exist to enable flexibility with decisions about how to brand Orange County's economic development advantages, create print and digital marketing brochures, and tools that appeal to business investors, and otherwise help staff maximize efforts to pursue investment leads.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2007-2011 American Community Survey data, Orange County has an unemployment rate of 5.83% which is lower than the North Carolina unemployment rate of 9.7% for that same period. In Orange County, there are 16,750 workers and 18,050 jobs. The unemployment rate is also larger in the 16-24 age group as opposed to older age groups. This suggests that as younger members of the workforce leave school and enter the workforce, they are struggling to find employment.

According to the 2007-2011 American Community Survey data, there are job deficiencies (the number of qualified workers exceeds the number of jobs available) in the following sectors:

- Agriculture, Mining, Oil and Gas Extraction – 29.5% of the sector workforce is utilized
- Construction – 51.0% of the sector workforce is utilized
- Education and Health Care Services – 99.7% of the sector workforce is utilized
- Manufacturing – 5.6% of the sector workforce is utilized
- Professional, Scientific, Management Services – 90.6% of the sector workforce is utilized
- Transportation and Warehousing – 13.2% of the sector workforce is utilized
- Wholesale Trade – 51.1% of the sector workforce is utilized

Orange County is also experiencing an employment deficiency (the number of jobs available exceeds the number of qualified workers) in the following sectors:

- Arts, Entertainment, Accommodations – 51.5% of the sector jobs are filled
- Finance, Insurance, and Real Estate – 65.4% of the sector jobs are filled
- Information – 80.8% of the sector jobs are filled
- Other Services – 53.2% of the sector jobs are filled
- Retail Trade – 87.7% of the sector jobs are filled

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Orange County has a representative office of the State of North Carolina's "NC Works" employment office, located in the Town of Chapel Hill.

In addition, the State of North Carolina's 58-campus community college system includes a satellite location in Hillsborough, Orange County of Durham Technical Community College. The purpose of the Orange County Technical School is to serve residents of Orange County as they pursue their education, workforce training, and lifelong learning. The Orange County Technical Community College provides the following non-credit workforce continuing education courses:

- Bartending/Mixology
- Basic Principles of Interior Design and Decorating
- Beginning Yoga I
- Introduction to Qigong
- Job Search Strategies for Mature Professionals
- Job Seeker's Resume and Application Labs (with KeyTrain Tutorials)
- Job-Seeking Skills Workshop
- Notary Public
- Photography: The Basics
- Digital Photography: Beyond the Basics
- Fine Art Photography
- Photojournalism: The Basics
- Nature/Landscape Photography
- Starting Your Own Organic Garden
- Vehicle Escort Driver Certification

Orange County is also part of a regional 5-county "Regional Partnership Workforce Development Board" that coordinates employment efforts amongst for-profit businesses, non-profit organizations, social service agencies, and governments.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Orange County is included in a regional economic development study being conducted by the regional Triangle J Council of Governments (COG) Association, via a grant funded by a Community Development Block Grant (CDBG) with the North Carolina Department of Commerce. Orange County also maintains a close liaison with the State's recently privatized business & industry recruiting staff (formerly with the North Carolina Department of Commerce.) That new non-profit agency is now called the "Economic Development partnership of North Carolina".

Discussion

Orange County is experiencing a slow, but steady, economic development growth. There are opportunities for companies to locate in the region and because of the Research Triangle, there are many highly skilled employees to fill the job opportunities.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households with multiple housing problems are located throughout Orange County. Cost burden in the CHAS data is only available for low and moderate income families. Using other data sources it is evident that cost burden is located everywhere in Orange County but specifically in the urban areas of the County. A study of maps indicating cost overburdened status, point to a concentration of cost overburdened households in the urban areas of the County. The CHAS data however does reveal information regarding housing problems for specific minority groups and areas of minority concentration are already defined and mapped in this report.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are no racially impacted areas in Orange County.

What are the characteristics of the market in these areas/neighborhoods?

The areas impacted with cost overburdened households are located in and around the urban areas of the County. These areas contain the largest concentration of employment opportunities and public and private amenities but lack affordable housing.

Outside of Hillsborough town limits and Mebane city limits, the northern and western areas of the county include rural residential and agricultural land uses. The housing market in the northern and western portions of the County is considered strong. Aspects of the market in this area are primarily focused low intensity rural housing (i.e. larger lots) as well as the preservation of active agricultural areas (i.e. farms) and a blending of development that can be supported by on-site/individual wastewater and utility systems (i.e. individual septic and wells). Subdivisions within the area are promoted with the reservation of open space and identified environmental features (i.e. streams, floodplains, etc.).

Are there any community assets in these areas/neighborhoods?

These areas are located in the urban areas of the County, which have the most public and community facilities. These areas also contain the majority of available public transportation.

Throughout northern and western Orange County there are several environmental, historical, and community assets. Northern Orange County includes the Cedar Grove Community Center, Cedar Grove

Ruritan Club, Cedar Grove Park, Little River Regional Park, Pathways Elementary School, and Lake Orange. Historical assets include Cedar Grove Rural Crossroads Historic District and the Captain John S. Pope Farm, both of which are listed on the National Register of Historic Places. Western Orange County includes Efland Cheeks Park, Lake Michael Park, Efland Cheeks Elementary School, Gravelly Hill Middle School, Soccer.com Center, and Lake Michael. This area of the county also includes the David Faucette House which is listed on the National Register of Historic Places.

Are there other strategic opportunities in any of these areas?

The urban neighborhoods contain many of the County's employment opportunities, existing housing stock, and community facilities. However, these areas are cost prohibitive for low- and moderate-income persons.

Specific strategic planning opportunities, related to northern and western Orange County, include the NC 57/Speedway Small Area Plan, the Efland-Mebane Small Area Plan, Economic Development Zoning Districts, and the Efland Sewer Project, as well as regulations and practices contained in the Orange County Unified Development Ordinance, Comprehensive Land Use Plan, and several adopted planning and land use related documents.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Five Year Consolidated Plan is a guide for Orange County and the Town of Chapel Hill to use for its housing, community development, and economic programs and initiatives. The Strategic Plan portion of the Five Year Consolidated Plan establishes the County's goals and objectives to address its needs in the following six (6) categories:

- Housing
- Homelessness
- Special needs
- Community development
- Economic development
- Anti-poverty

These strategies are the result of meetings, surveys, and consultation. It is based on the needs assessment and market analysis.

The over-riding objective and strategy for the County is to benefit low- and moderate-income residents (income of less than 80% of the area median income). These residents are referred to as the "target income" group. The County has an overall low- and moderate-income population of 38.42%. The Town of Chapel Hill is compliant with the Federal requirement that at least 70% of all its CDBG funds must principally benefit low- and moderate-income persons. The Town is committed to providing at least 70% of its CDBG budget for LMI persons and has designed its Strategic Plan to meet that requirement.

The principles of the FY 2015-2019 Consolidated Plan are as follows:

- **Assist** - by developing comprehensive strategies to support and assist those residents who are low and moderate income.
- **Involve** - the community and provide opportunities for citizen input in the planning process and preparation of the plan.
- **Collaborate** - between public, private, and non-profit agencies and organizations to ensure that activities and services will be efficient and effective.
- **Leverage** - CDBG funds and other local resources to maximize the effectiveness of programs and services.
- **Promote** – the involvement of agencies and organization to undertake specific projects and activities to assist low and moderate income persons.

The priority needs of the Five Year Consolidated Plan were determined based on the following:

- Research of existing data on needs of the County
- Thorough consultation with County and Town staff and officials
- Interviews and meetings with stakeholders
- Public hearings
- Resident surveys
- Surveys of social service providers, housing organizations, and community and economic development agencies

The key factors affecting the determination of the Five Year priorities for the Consolidated Plan include the following:

- The categories of target income households with the greatest needs
- The areas with the greatest concentration of low-income households
- Activities that will best address the needs of County residents
- The limited amount of funding available to meet the needs
- The ability to leverage additional financial resources

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	County-wide
	Area Type:	Local Target area
	Other Target Area Description:	Low and Moderate Income Qualifying Areas throughout Orange County
	HUD Approval Date:	July 1, 2015
	% of Low/ Mod:	39.74%
	Revital Type:	Comprehensive
	Other Revital Description:	Low and Moderate Income Qualifying Areas throughout Orange County
	Identify the neighborhood boundaries for this target area.	The target area is the entire County.
	Include specific housing and commercial characteristics of this target area.	The housing stock in Orange County is largely unaffordable to low- and moderate-income households. Many of the housing units are also in poor condition. The County contains many economic development opportunities and contains a large university and hospital system.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Residents and stakeholders were consulted through surveys, meetings, public hearings, and roundtable discussions to determine the needs in Orange County.
Identify the needs in this target area.	<p>The needs for Orange County include:</p> <ul style="list-style-type: none"> • Affordable housing • Homeless services • Economic development • Increased code enforcement • Fair housing education • Social services • Affordable healthcare 	

<p>What are the opportunities for improvement in this target area?</p>	<p>Orange County is home to a large university, substantial hospital system, employment centers, research facilities, established housing stock, active social service organizations, and an educated workforce.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Much of the housing stock is in disrepair and is not being properly maintained. There are also a lack of services provided to those in rural areas. The County also has high property taxes and a lack of developable land with adequate utility service.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Town of Chapel Hill will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income. At least 70% of all the Town's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG and HOME funds will be used during the FY 2015-2019 Five Year Consolidated Plan:

- The public services activities are for social service organizations whose clientele have a low income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The acquisitions and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- The housing activities have income eligibility criteria, therefore the income requirement directs funds to low- and moderate-income households throughout the County.
- Economic development projects will either be located in a low- and moderate-income census tract/block group, or a poverty tract greater than 20%, or part of a redevelopment plan, or making 51% of the jobs available to low- and moderate-income population.

The HOME funds will be used for administration and for housing projects. These funds will be targeted to low-income persons and projects designed to provide affordable housing to low-income persons and are located in low- and moderate-income areas and non low- and moderate-income areas.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	County-wide
	Associated Goals	HS-1 Housing Rehabilitation HS-2 Housing Construction HS-3 Fair Housing HS-4 Home Ownership HS-5 Public Housing HS-6 Permanent Housing HS-7 Permanent Housing HS-8 Housing Preservation
	Description	There is a need to improve the quality of the housing stock in the County by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.
	Basis for Relative Priority	Over 44% of all renter occupied households are cost overburdened by greater than 30%. Over 12% of all owner occupied households are cost overburdened by greater than 30%. Over 40 percent of all housing units were built prior to 1980.
	Priority Need Name	Homeless Priority
2	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	County-wide
	Associated Goals	HO-1 Continuum of Care HO-2 Operation/Support HO-3 Prevention and Housing HO-4 Housing HO-5 Permanent Housing
	Description	There is a need for housing and support services for homeless persons, and persons who are at-risk of becoming homeless.
	Basis for Relative Priority	This priority was established through consultations, interviews, and through a thorough analysis of American Community Survey and U.S. Census Data.
3	Priority Need Name	Other Special Needs Priority
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	County-wide
	Associated Goals	SN-1 Housing SN-2 Social Services SN-3 Accessibility SN-4 Elderly Housing
	Description	There is a continuing need for affordable housing, services, and facilities for persons with special needs, the elderly, and the disabled.
	Basis for Relative Priority	This priority was established through consultations, interviews, and through a thorough analysis of American Community Survey and U.S. Census Data.
4	Priority Need Name	Community Development Priority
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	County-wide

	Associated Goals	CD-1 Community Facilities CD-2 Infrastructure CD-3 Public Services CD-4 Code Enforcement CD-5 Clearance CD-6 Revitalization
	Description	There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life for all residents in the County, particularly in areas or for facilities and infrastructure demonstrating signs of physical decline or economic stress.
	Basis for Relative Priority	This priority was established through consultations, interviews, and through a thorough analysis of American Community Survey and U.S. Census Data.
5	Priority Need Name	Economic Development Priority
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development Other
	Geographic Areas Affected	County-wide
	Associated Goals	ED-1 Employment ED-2 Financial Assistance ED-3 Redevelopment Program ED-4 Business Growth
	Description	There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low and moderate income residents in the County.
	Basis for Relative Priority	This priority was established through consultations, interviews, and through a thorough analysis of American Community Survey and U.S. Census Data.
6	Priority Need Name	Administration, Planning, and Management Priority

Priority Level	High
Population	Extremely Low Low Moderate Middle Non-housing Community Development Other
Geographic Areas Affected	County-wide
Associated Goals	AM-1 Overall Coordination
Description	There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs as well as an increasing for cooperation and collaboration amongst public and private partners and the communities in the Consortium in addressing affordable housing, preservation and development needs of the region that ultimately affect the quality of life for all residents.
Basis for Relative Priority	This priority was established through consultations.

Narrative (Optional)

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

- **High Priority** - Activities are assigned a high priority if the County or Chapel Hill expects to fund them during the Five Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the County or Chapel Hill during the Five Year Consolidated Plan period. The County or Chapel Hill may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Orange County HOME Consortium will provide tenant based rental assistance through Housing for New Hope.
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	There is a need for new single family homes that are affordable.
Rehabilitation	Over 45% of the housing units in the County are in need of rehabilitation.
Acquisition, including preservation	There are vacant dilapidated houses and sites where infill housing could be built to meet the demand for new housing.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Orange County HOME Consortium is receiving \$311,832 from HOME funds for the FFY 2015 program year. This is a reduction from \$351,540 in FFY 2014 and a substantial reduction from \$728,277 in FFY 2010, the start of the previous five year planning period. The program year goes from July 1, 2015 through June 31, 2016. Due to Federal funding trends, it is estimated that the Orange County HOME Consortium will experience a 5% cut in funds each year. The following represents the County's anticipated resources for future years:

- FY 2015 = \$311,832 HOME Funds + \$30,644 Program Income
- FY 2016 = \$296,240 HOME Funds + \$35,000 Program Income
- FY 2017 = \$281,428 HOME Funds + \$35,000 Program Income
- FY 2018 = \$267,357 HOME Funds + \$35,000 Program Income
- FY 2019 = \$253,989 HOME Funds + \$35,000 Program Income
- **Total = \$1,410,846 HOME Funds + \$170,644 Program Income = \$1,581,490**

The accomplishments of these projects/activities will be reported in the FY 2015 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	311,832	30,644	0	342,476	1,239,014	Five years of funding at 5% reduced level each year.

Table 50 - Anticipated Resources

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

The Orange County HOME Consortium will leverage additional funds from a variety of sources to address the needs identified in this plan. Orange County is the recipient of the North Carolina Housing Finance Agency Single-Family Rehabilitation Loan Pool (SFRLP) funds. Each recipient of SFRLP funds is awarded \$170,000 to conduct financially-feasible, moderate rehabilitation to households that are below 80% AMI.

The Orange County HOME Consortium uses cash as its local match for HOME Funds.

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

The Orange County HOME Consortium does not own any land that could be used to address the needs identified in this plan. However, Orange County actively collaborates with private and public entities to assist them in acquiring property for projects that address the needs identified in this plan.

Discussion

There are limited resources available to address the needs identified in this Five Year Consolidated Plan. The University of North Carolina has partnered with the Center for Community Self Help to provide a \$3 Million interest free loan to establish a land bank in the Northside Neighborhood of Chapel Hill.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ORANGE COUNTY	Government	Planning	Region
Orange County Partnership to End Homelessness	Continuum of care	Homelessness	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

- Counseling/Advocacy: Local government services need to adopt a more relationship-based, client-driven approach to housing and services delivery. The Community Empowerment Fund should receive substantial government financial support to expand its programs.
- Legal Assistance: UNC-Chapel Hill provides some pro-bono services and NC Legal Aid serves this area but is significantly under-funded and thus overwhelmed and unable to meet the need. Mortgage Assistance
- Rental Assistance: there is a tremendous unmet need for rental subsidies in Orange County where housing properties are high and increasing, students dominating the Chapel Hill/Carrboro market and gentrification on the move. Affordable rental housing development and rental subsidies for people earning below 60% of AMI with an emphasis on 30% and below is a huge need in terms of affordable housing and community development investment.
- Utilities Assistance
- Law Enforcement: local law enforcement, particularly the Town of Chapel Hill, does a good job supporting the work of the Orange County Partnership to End Homelessness though community policing in the county should be expanded.
- Mobile Clinics
- Other Street Outreach Services
- Alcohol & Drug Abuse: Substance Abuse services are provided by Freedom House Recovery Center but they are unable to meet the demand, particularly of people who need longer treatment and residential settings.
- Child Care
- Education
- Employment and Employment Training
- Healthcare
- HIV/AIDS
- Life Skills
- Mental Health Counseling

- Transportation: the Town of Chapel Hill bus system is free and thus provides a great service to people experiencing or at risk of homelessness. Free or low-cost affordable bus service needs to be expanded in Hillsborough and the rest of the County.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Orange County has a community health clinic and the UNC Hospital System which addresses the healthcare needs of residents. However, there is still a need for free healthcare for people experiencing homelessness or at risk of becoming homeless. Over the past 10 years, mental health care reform in North Carolina has decimated low-cost mental health care and case management. There is a great need for Mental Health and Substance Abuse case management and treatment for people experiencing and at risk

of homelessness. The Community Empowerment Fund (CEF) fills a great need for relationship based, client-centered job-readiness, job search, and life skills services. CEF will launch an Integrated Service Center in Chapel Hill in 2015 but needs support from local government and homeless housing and service partners to build its capacity. Orange County Employment Services need to increase its focus and resources to assist this sub-population, including people with criminal histories and youth aging out of foster care.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

- The Orange County Partnership to End Homelessness continues to improve the coordination of housing and support services for people without homes. Current strengths of the housing and service delivery system include:
- Coordinated intake and assessment processes are underway for both homeless families and single adults.
- The CoC is prioritizing disabled, ill, and chronically homeless people for openings in PSH using the Vulnerability Index-Service Prioritization Assistance Tool (VI-SPDAT)
- The Orange County Department of Housing, Human Rights, and Community Development is providing preferences in its Housing Choice Voucher program to some homeless subpopulations.
- Regular outreach to the unsheltered people in the community is rebuilding trust with many of them and assisting in helping many of them move into PSH. The number of unsheltered homeless people counted in the annual Point in Time County has decreased 35% between 2010 and 2015.
- Implementation of a Homeless Management Information System (HMIS) continues to progress. All publicly-funded homeless housing programs are using the HMISD. Data quality is generally excellent. Performance data from the HMIS is beginning to drive program decision-making and is being used to monitor, evaluate, and report program and system-wide performance.

Gaps of the housing and service delivery system include:

- There is a need for more permanent supportive housing for disabled homeless people in Orange County.
- There is a need for emergency shelter beds, especially for men.
- There are no specific efforts in place to address the housing and service needs of unaccompanied minors/youth.
- Finding landlords willing to rent to formerly homeless people, with either short-term rental assistance via a rapid rehousing program or long-term rental assistance via permanent supportive housing tenant-based voucher programs, continues to be a challenge.
- Bringing rapid rehousing approaches to scale and providing adequate funding for rapid rehousing initiatives is a challenge.

- Engaging homeless people in developing permanent “housing plan” and in working to improve their own self-sufficiency, using asset-based strategies, is challenging.
- The State of North Carolina’s decision to not expand Medicaid continues to make it difficult to fund health care for many homeless people.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Some of the strategies to overcoming the gaps identified above include:

- The CoC continues to encourage CoC-funded transitional and permanent supportive housing programs to seek to fund supportive services through other sources so that more CoC funds can be used to fund permanent supportive housing and/or rapid rehousing projects.
- The Orange County HOME Consortium will engage in countywide community development efforts to address the needs identified in this Five Year Consolidated Plan.
- The Orange County Department of Housing, Human Rights, and Community Development will undertake efforts to increase the number of landlords accepting Section 8 Housing Choice Vouchers.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Housing Rehabilitation	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$296,702	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	HS-2 Housing Construction	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$473,838	Homeowner Housing Added: 11 Household Housing Unit
3	HS-3 Fair Housing	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$20,000	Other: 1 Other
4	HS-4 Home Ownership	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$435,855	Direct Financial Assistance to Homebuyers: 43 Households Assisted
5	HS-5 Public Housing	2015	2019	Public Housing	County-wide	Housing Priority	HOME: \$0	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted
6	HS-6 Permanent Housing	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$0	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	HS-7 Permanent Housing	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$0	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit
8	HS-8 Housing Preservation	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$0	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
9	HO-1 Continuum of Care	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$0	Homelessness Prevention: 0 Persons Assisted Other: 0 Other
10	HO-2 Operation/Support	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$0	Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	HO-3 Prevention and Housing	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$200,011	Homelessness Prevention: 115 Persons Assisted
12	HO-4 Housing	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$0	Housing for Homeless added: 0 Household Housing Unit
13	HO-5 Permanent Housing	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$0	Housing for Homeless added: 0 Household Housing Unit
14	SN-1 Housing	2015	2019	Non-Homeless Special Needs	County-wide	Other Special Needs Priority	HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	SN-2 Social Services	2015	2019	Non-Homeless Special Needs	County-wide	Other Special Needs Priority	HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
16	SN-3 Accessibility	2015	2019	Non-Homeless Special Needs	County-wide	Other Special Needs Priority	HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	SN-4 Elderly Housing	2015	2019	Non-Homeless Special Needs	County-wide	Other Special Needs Priority	HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
18	CD-1 Community Facilities	2015	2019	Non-Housing Community Development	County-wide	Community Development Priority	HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
19	CD-2 Infrastructure	2015	2019	Non-Housing Community Development	County-wide	Community Development Priority	HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	CD-3 Public Services	2015	2019	Non-Housing Community Development	County-wide	Community Development Priority	HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
21	CD-4 Code Enforcement	2015	2019	Non-Housing Community Development	County-wide	Community Development Priority	HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit
22	CD-5 Clearance	2015	2019	Non-Housing Community Development	County-wide	Community Development Priority	HOME: \$0	Buildings Demolished: 0 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	CD-6 Revitalization	2015	2019	Non-Housing Community Development	County-wide	Community Development Priority	HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Brownfield acres remediated: 0 Acre
24	ED-1 Employment	2015	2019	Non-Housing Community Development	County-wide	Economic Development Priority	HOME: \$0	Jobs created/retained: 0 Jobs
25	ED-2 Financial Assistance	2015	2019	Non-Housing Community Development	County-wide	Economic Development Priority	HOME: \$0	Businesses assisted: 0 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
26	ED-3 Redevelopment Program	2015	2019	Non-Housing Community Development	County- wide	Economic Development Priority	HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Businesses assisted: 0 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
27	AM-1 Overall Coordination	2015	2019	Administration, Planning, and Management	County-wide	Administration, Planning, and Management Priority	HOME: \$155,084	Other: 1 Other
28	ED-4 Business Growth	2015	2019	Non-Housing Community Development	County-wide	Economic Development Priority	HOME: \$0	Facade treatment/business building rehabilitation: 0 Business Businesses assisted: 0 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Rehabilitation
	Goal Description	Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
2	Goal Name	HS-2 Housing Construction
	Goal Description	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.
3	Goal Name	HS-3 Fair Housing
	Goal Description	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.
4	Goal Name	HS-4 Home Ownership
	Goal Description	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.
5	Goal Name	HS-5 Public Housing
	Goal Description	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.
6	Goal Name	HS-6 Permanent Housing
	Goal Description	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.

7	Goal Name	HS-7 Permanent Housing
	Goal Description	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.
8	Goal Name	HS-8 Housing Preservation
	Goal Description	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.
9	Goal Name	HO-1 Continuum of Care
	Goal Description	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.
10	Goal Name	HO-2 Operation/Support
	Goal Description	Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
11	Goal Name	HO-3 Prevention and Housing
	Goal Description	Continue to support the prevention of homelessness and programs for rapid rehousing.
12	Goal Name	HO-4 Housing
	Goal Description	Support the rehabilitation of and making accessibility improvements to emergency shelters, transitional housing and permanent housing for the homeless.
13	Goal Name	HO-5 Permanent Housing
	Goal Description	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.

14	Goal Name	SN-1 Housing
	Goal Description	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.
15	Goal Name	SN-2 Social Services
	Goal Description	Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.
16	Goal Name	SN-3 Accessibility
	Goal Description	Improve the accessibility of owner occupied housing through rehabilitation and improve renter occupied housing by making reasonable accommodations for the physically disabled.
17	Goal Name	SN-4 Elderly Housing
	Goal Description	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.
18	Goal Name	CD-1 Community Facilities
	Goal Description	Improve the parks, recreational centers, trails, libraries, and all public and community facilities in the County.
19	Goal Name	CD-2 Infrastructure
	Goal Description	Improve the public infrastructure through rehabilitation, reconstruction, and new construction.
20	Goal Name	CD-3 Public Services
	Goal Description	Improve and increase public safety, community policing, municipal services, and public service programs throughout the County.

21	Goal Name	CD-4 Code Enforcement
	Goal Description	Enforce the local codes and ordinances to bring buildings into compliance with the standards through systematic code enforcement.
22	Goal Name	CD-5 Clearance
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned and dilapidated structures.
23	Goal Name	CD-6 Revitalization
	Goal Description	Promote neighborhood revitalization in strategic areas through acquisition, demolition, rehabilitation, code enforcement, infrastructure, infrastructure improvements, housing construction, public and community facilities improvements, etc.
24	Goal Name	ED-1 Employment
	Goal Description	Support and encourage new job creation, job retention, employment, youth employment, and job training services.
25	Goal Name	ED-2 Financial Assistance
	Goal Description	Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans.
26	Goal Name	ED-3 Redevelopment Program
	Goal Description	Plan and promote the development and redevelopment of distressed areas throughout the County.
27	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

	Goal Name	ED-4 Business Growth
28	Goal Description	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.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During FFY 2015, the Orange County HOME Consortium is planning the following activities to address affordable housing:

- **HOME-15-01 DHIC:** 3 Rental Housing Units
- **HOME-15-02 Habitat for Humanity:** 11 Homeowner Households
- **HOME-15-03 EmPOWERment, Inc.:** 2 Homeowner Housing Units

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Chapel Hill Public Housing has, 17 units that are accessible. The Chapel Hill Department of Housing and Community Development meets this goal.

Activities to Increase Resident Involvements

The Chapel Hill Department of Housing Community Development will continue to increase programs and services at the Community Connect Center to include budgeting, life skills, literacy, conflict resolution, employment readiness, and other programs as needed.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable. The Chapel Hill Department of Housing and Community Development is not designated as troubled.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The Orange County HOME Consortium is in the process of completing an Analysis of Impediments to Fair Housing Choice as required by HUD. This document will be released later this year. It will include an analysis of local laws, regulations, and administrative policies, procedures, and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address the Impact Fee, the Orange County Board of Commissioners adopted an impact fee reimbursement policy, which provides funds to nonprofit housing developers constructing rental and owner-occupied housing. This enables non-profits to pay these fees without passing the costs on to the prospective renters or homebuyers. With this reimbursement, the Board works to alleviate barriers to affordable housing.

Strategies have been designed to help eliminate or reduce the impact of the identified barriers. The following recommendations included in the AI promote fair housing for the Orange County Consortium:

- Increase the educational opportunities and provide training relating to Fair Housing through workshops, forums and presentations
- Target specific protected groups for fair housing information
- Continue to consult with local lending institutions
- Provide training to housing providers and consumers about their obligations and rights.
- Continue to work with the County and Town governments to develop appropriate legislation and ordinances to assist with the development of affordable housing
- Monitor and track the Inclusionary Zoning Ordinance enacted by the Town of Chapel Hill for effectiveness in the development of affordable housing and utilize as a model ordinance for adoption by the Towns of Carrboro and Hillsborough and Orange County for implementation if positive results are determined.

The affordable housing provisions of the Inclusionary Zoning Ordinance drafted by the Town of Chapel Hill apply to homeownership developments in any of the following categories:

- Single-family or two family development, or subdivision of land to create residential lots that involve: at least 5 single-family dwelling units or 2-family dwelling units; or at least 5 single-family lots; or two-family lots in which six (6) or more residential units are allowed by the Chapel Hill Land Use Management Ordinance, either individually or as part of the same subdivision.
- Multi-family unit developments that create at least 5 multi-family dwelling units; or

- Renovation or reconstruction of an existing building that contains multi-family dwelling units, and that increases the number of dwelling units from the number of dwelling units in the original structure by at least 5; or
- Any change in use of all or part of an existing building from a non-residential use to a residential use that has at least 5 dwelling units.

For development applications involving any of the above, provisions for affordable housing must be included as part of the development proposal.

As with other types of development, Orange County's supply of affordable housing is dictated by a variety of factors, the most significant being project affordability, availability of land and infra-structure, developer preference for building high-end housing, and government regulation. To address the Educational Impact Fee, the Orange County Board of Commissioners adopted an impact fee reimbursement policy, which provides funds to non-profit housing developers constructing rental and owner-occupied housing to enable them to pay the fee without passing the cost to the prospective renters or homebuyers. With this reimbursement, the Board works to alleviate barriers to affordable housing.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Orange County Partnership to End Homelessness' 100,000 Homes Taskforce is comprised of approximately twenty (20) housing and service providers that interact with people who are chronically and/or vulnerably homeless, many with disabilities. The CoC uses its Coordinated Entry system to assess their needs, score their level of need, and prioritize them for Permanent Supportive Housing.

The Orange County Partnership to End Homelessness PATH street outreach program is administered by Housing for New Hope. The program is of high-quality and has been successful.

Addressing the emergency and transitional housing needs of homeless persons

The Inter-Faith Council for Social Service (IFC) provides 50 Emergency Shelter beds for men (w/20 overflow on bad weather nights) and 14 beds for women (2 overflow). Unfortunately the agency is closing its men's shelter and is building a transitional housing facility with 52 beds for men so there will be an unmet need for Emergency Shelter beds for men. IFC also runs a Transitional Housing program for women with 10 units and 30 bed capacity. Both facilities have been consistently full over the past year or more. The County does not have a Domestic Violence shelter but needs one.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The 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.

The Orange County Partnership to End Homelessness is changing its HMIS Administrator this year to the Michigan Coalition Against Homelessness (MCAH) in the hope that the new vendor will help the CoC

collect higher quality and more complete data to be used to inform program performance as well as funding and policy decisions.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC partners with UNC Hospitals and the DSS Foster Care division. The CoC's 2015 Plan to End Homelessness includes a goal to develop discharge policies with local and regional institutions. The CoC developed and implemented Outreach Court over the past 4 years which is North Carolina's first specialty court for people experiencing homelessness who are offered mental health evaluations and treatment plans in lieu of going to jail for misdemeanor crimes.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The hazards associated with Lead-Based Paint (LBP) are greater concern for low-income families who live in dilapidated housing and who often do not have the financial resources to make their homes lead-safe. To address this concern the County has developed the following strategy for reducing LBP hazards. The objective is to increase the number of homes that are made lead-safe and reduce the number of child lead poisoning cases in Orange County through a program that addresses all types of environmental hazards in low-income housing. The County will ensure compliance with environmental regulations by conducting the following activities:

- Insuring that the construction staff is knowledgeable about the requirements concerning LBP as it pertains to all federal housing programs
- Distributing information on LMP hazards to all households that participate in the County's housing programs
- Conducting LBP inspections and assessments as necessary
- Implementing environmental control or abatement measures (LBP and asbestos) as required in all federally funded projects

The proposed accomplishments include the following:

- Full compliance with all applicable LVP regulations
- Control or reduce, to the extent feasible, all LBP hazards in all housing rehabilitated with federal funds
- Reduction in the number of incidences of elevated blood lead levels in children

How are the actions listed above related to the extent of lead poisoning and hazards?

A report released in November 2012 by the North Carolina Department of Public Health, indicated that Orange County tested 1,128 youth from infancy through age 2. Of those tested, 0.2% tested positive for elevated blood lead levels. However, most of these cases are not due to household lead based-paint, but from old toys and other sources of lead.

How are the actions listed above integrated into housing policies and procedures?

In Orange County, evaluations (risk assessments) of lead-based paint in housing units will be conducted by on a case-by-case basis and lead abatement will be prescribed as needed for dwellings targeted for rehabilitation. In addition, all assisted housing tenants will be informed of the hazards of lead-based paint. The Orange County Health Department will provide ongoing consultation to local housing staff.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

In addition to housing problems, persons living in poverty often have other social service needs. Many of them lack the basic skills necessary to obtain and hold decent jobs. Some of them are single mothers who need affordable childcare while they seek or maintain jobs. Others need treatment for medical or substance abuse problems. Many of those living below the poverty level are children who would benefit from special programs to address their educational, recreational and self-esteem issues. The sheer number and variety of problems faced by people living in poverty often have a tendency to overwhelm even the most capable and determined people, creating a phenomenon of cyclical, generational poverty.

The Family Success Alliance is modeled after proven national models such as the Harlem Children's Zone and the Promise Neighborhoods Institute. It is founded on the understanding that no one organization or individual has the ability to single handedly change the way poverty negatively affects the chances our children, and our community, have to succeed. The Alliance is dedicated to breaking down the silos and building a comprehensive system of engagement on education and health, with built-in family and community support. The Alliance is staffed by Orange County Health Department employees and is supported by work groups made up of staff members of the participating advisory council organizations. Initial funding for the work of the Alliance was made possible by the Orange County Board of County Commissioners through the Social Justice Fund.

The Family Success Alliance has identified two zones, out of a total of 6, in the County where the cumulative adverse effects of poverty were determined to be especially severe. Zone 4 is located between I-40 and I-85 in Central Orange County, and includes A.L. Stanback Middle and New Hope Elementary Schools. Zone 4 data shows that approximately 1 in 4 kids under 18 are living in poverty and 55% of kids receive free or reduced lunch. Zone 6 is a densely populated zone that encompasses from downtown Chapel Hill southwest to Highway 54. Due to its size and density, Zone 6 has the highest estimate of kids under 18 living in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The high costs of homeownership in Orange County and the lack of safe, affordable rental housing continue to be major challenges for low-income families. Rental households face serious challenges with high cost, inadequate supply, and competition with university students for limited housing stock. Access to transportation or to communities that are practically walkable also presents a difficulty, particularly outside Chapel Hill and Carrboro.

Orange County and the Town of Chapel Hill have targeted significant CDBG and HOME resources within the low-income areas to execute their anti-poverty strategy. These resources will act as catalysts to invite

additional public and private investment of capital and services; increase the quantity and quality of affordable housing; and help low to moderate-income residents acquire needed information, knowledge and skills to improve their employment opportunities.

Eliminating many of the physical signs of poverty is a key element in the anti-poverty strategy. The housing, public housing and community revitalization initiatives work toward fulfilling this goal. The County and Town will direct significant resources toward the creation of affordable housing and coordinating the efforts of local nonprofit and for-profit providers. Affordable housing is the foundation for achieving self-sufficiency.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To insure that each recipient of HOME, CDBG, and other federal funds operates in compliance with applicable federal laws and regulations, Orange County and the Town of Chapel Hill will continue to implement a monitoring strategy that closely reviews subrecipient activities and provides extensive technical assistance to prevent future compliance issues.

The Orange County HOME Consortium will implement a risk analysis matrix for monitoring all appropriate HOME subrecipients for each Fiscal Year (FY). This risk analysis closely mirrors the Community Planning Development (CPD) Notice 04-01, Issued February 2, 2004 and CPD Notice 02-11, which delineates the relevant factors to monitor for determining the risk level for the Consortium or subrecipients. Once projects have been approved and subrecipients have been issued subrecipient agreements, the staff conducts a four page risk analysis worksheet that looks at Financial Capacity; Management; Planning and National Objectives.

Each subrecipient is graded and its score is listed in one (1) of three categories: low risk: 0-30 points; moderate risk: 31-50 points; and high risk: 51-100 points. Based on the scoring for each subrecipient, the Consortium determines its annual monitoring schedule based on the number of moderate and high risk subrecipients. As a general rule, the staff will monitor on-site all moderate and high risk subrecipients on an annual basis, typically at the midway point of the Fiscal Year. Conversely, the low-risk subrecipients are monitored on-site every other Fiscal Year during the same timeframe, and desk reviews are conducted throughout the year.

In order to facilitate desk-reviews of subrecipients who are not monitored on-site, subrecipients are required to submit detailed regular reports that describe the progress of their programs, including rates of expenditure. Final reports include a summary of the program's accomplishments—including the actual number of beneficiaries—and a description of how funds were used. In certain situations, such as rental housing development, annual reports (due July 15) may be required after the project is completed for the duration of the affordability period.

Each subrecipient is graded and its score is listed in one (1) of three categories: low risk: 0-30 points; moderate risk: 31-50 points; and high risk: 51-100 points. Based on the scoring for each subrecipient, the Consortium determines its annual monitoring schedule based on the number of moderate and high risk subrecipients. As a general rule, the staff will monitor on-site all moderate and high risk subrecipients on an annual basis, typically at the midway point of the Fiscal Year. Conversely, the low-risk subrecipients are monitored on-site every other Fiscal Year during the same timeframe, and desk reviews are conducted throughout the year.

In order to facilitate desk-reviews of subrecipients who are not monitored on-site, subrecipients are required to submit detailed regular reports that describe the progress of their programs, including rates of expenditure. Quarterly report deadlines are: April 15th (Jan–Mar); July 15th (Apr–June); October 15th (July–Sept); and Jan 15th (Oct–Dec). Final reports include a summary of the program’s accomplishments—including the actual number of beneficiaries—and a description of how funds were used. In certain situations, such as rental housing development, annual reports (due July 15) may be required after the project is completed for the duration of the affordability period.

Expected Resources

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

Introduction

The Orange County HOME Consortium is receiving \$311,832 from HOME funds for the FFY 2015 program year. This is a reduction from \$351,540 in FFY 2014 and a substantial reduction from \$728,277 in FFY 2010, the start of the previous five year planning period. The program year goes from July 1, 2015 through June 31, 2016. Due to Federal funding trends, it is estimated that the Orange County HOME Consortium will experience a 5% cut in funds each year. The following represents the County's anticipated resources for future years:

- FY 2015 = \$311,832 HOME Funds + \$30,644 Program Income
- FY 2016 = \$296,240 HOME Funds + \$35,000 Program Income
- FY 2017 = \$281,428 HOME Funds + \$35,000 Program Income
- FY 2018 = \$267,357 HOME Funds + \$35,000 Program Income
- FY 2019 = \$253,989 HOME Funds + \$35,000 Program Income
- **Total = \$1,410,846 HOME Funds + \$170,644 Program Income = \$1,581,490**

The accomplishments of these projects/activities will be reported in the FY 2015 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	311,832	30,644	0	342,476	1,239,014	Five years of funding at 5% reduced level each year.

Table 54 - Expected Resources – Priority Table

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

The Orange County HOME Consortium will leverage additional funds from a variety of sources to address the needs identified in this plan. Orange County is the recipient of the North Carolina Housing Finance Agency Single-Family Rehabilitation Loan Pool (SFRLP) funds. Each recipient of SFRLP funds is awarded \$170,000 to conduct financially-feasible, moderate rehabilitation to households that are below 80% AMI.

The Orange County HOME Consortium uses cash as its local match for HOME Funds.

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

The Orange County HOME Consortium does not own any land that could be used to address the needs identified in this plan. However, Orange County actively collaborates with private and public entities to assist them in acquiring property for projects that address the needs identified in this plan.

Discussion

There are limited resources available to address the needs identified in this Five Year Consolidated Plan. The University of North Carolina has partnered with the Center for Community Self Help to provide a \$3 Million interest free loan to establish a land bank in the Northside Neighborhood of Chapel Hill.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Housing Rehabilitation	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$76,500	Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	HS-2 Housing Construction	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$84,338	Homeowner Housing Added: 3 Household Housing Unit
3	HS-4 Home Ownership	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$100,455	Direct Financial Assistance to Homebuyers: 11 Households Assisted
4	HO-3 Prevention and Housing	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
5	AM-1 Overall Coordination	2015	2019	Administration, Planning, and Management	County-wide	Administration, Planning, and Management Priority	HOME: \$31,183	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Rehabilitation
	Goal Description	Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
2	Goal Name	HS-2 Housing Construction
	Goal Description	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.
3	Goal Name	HS-4 Home Ownership
	Goal Description	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.
4	Goal Name	HO-3 Prevention and Housing
	Goal Description	Continue to support the prevention of homelessness and programs for rapid rehousing.
5	Goal Name	AM-1 Overall Coordination
	Goal Description	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.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Orange County HOME Consortium proposes to undertake the following activities with the FFY 2015 HOME funds:

#	Project Name
1	DHIC
2	Habitat for Humanity
3	EmPOWERment, Inc.
4	Housing for New Hope
5	Administration

Table 56 – Project Information

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

The allocations and priorities were established by an online resident survey, stakeholder meetings, follow-up surveys from service providers and public meetings. Obstacles to addressing underserved needs would be finding more federal resources to accomplish those activities and having local resources to pair with them to make successful projects.

AP-38 Project Summary

Project Summary Information

1	Project Name	DHIC
	Target Area	County-wide
	Goals Supported	HS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	HOME: \$84,338
	Description	DHIC requested funds to support construction of 80 apartment homes for families earning up to 60% of the AMI on Town-owned land on Legion Road. DHIC proposes to reserve 32 of these units for households earning up to 50% of AMI. Greenfield Place will have a mix of one, two-, and three-bedroom units along with a community building and other amenities. DHIC has submitted an application to the NC Housing Finance Agency for a low-income housing tax credit award for the first phase of this project. DHIC plans to submit an application for phase two of this project in January, 2016. Phase two would include approximately 80 units for seniors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3 Households will benefit from this activity.
	Location Description	The activity will take place on Town-owned land on Legion Road.
	Planned Activities	The HUD Matrix Code is 12, Construction of Housing.
2	Project Name	Habitat for Humanity
	Target Area	County-wide
	Goals Supported	HS-4 Home Ownership
	Needs Addressed	Housing Priority
	Funding	HOME: \$100,455

	Description	Habitat for Humanity requested \$250,000 to provide fifteen deferred payment, zero-interest second mortgages for 11 homebuyers in the Northside neighborhood in Chapel Hill, the Fairview community in Hillsborough, and the Tinnin Woods subdivision in Efland-Cheeks Township. The homes would be sold to households earning less than 65% of the area median income.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 11 households will benefit from this activity.
	Location Description	The activity will be located in the Northside neighborhood of Chapel Hill, the Fairview community in Hillsborough, and the Tinnin Woods subdivision in Efland-Cheeks Township.
	Planned Activities	The HUD Matrix Code is 13, Direct Homeownership Assistance.
3	Project Name	EmPOWERment, Inc.
	Target Area	County-wide
	Goals Supported	HS-1 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	HOME: \$76,500
	Description	EmPOWERment, Inc. requested HOME fund to renovate two homes, one in the Northside neighborhood, and one home in Hillsborough that EmPOWERment currently owns. The homes would be used for affordable rental properties and would serve households earning less than 80% of the area median income. EmPOWERment also requested \$60,000 of Community Development Block Grant funds to purchase the home on McMasters Street. The Application Review Committee's recommendation does not include funding for this request.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2 households will benefit from this activity.
Location Description	The activity will take place at two properties owned by EmPOWERment: one in the Northside Neighborhood of Chapel Hill and one in Hillsborough.	

	Planned Activities	The HUD Matrix Code is 14A, Rehab, Single-Unit Residential.
4	Project Name	Housing for New Hope
	Target Area	County-wide
	Goals Supported	HO-3 Prevention and Housing
	Needs Addressed	Homeless Priority
	Funding	HOME: \$50,000
	Description	Housing for New Hope requested funds to provide tenant-based rental assistance to homeless individuals and families throughout Orange County. The Housing for New Hope staff helps its clients secure decent and affordable rental housing and also uses funds to provide utility connection assistance.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 25 homeless individuals will benefit from this activity.
	Location Description	This activity will take place throughout Orange County.
	Planned Activities	The HUD Matrix Code is 05S, Rental Housing Subsidies.
5	Project Name	Administration
	Target Area	County-wide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	HOME: \$31,183
	Description	Funds for administration of the HOME Program would be allocated to the Orange County Housing, Human Relations, and Community Development Department.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit the administration of the HOME program and other Federal programs.
	Location Description	This activity will take place throughout Orange County.
Planned Activities	The HUD Matrix Code is 21H, HOME Admin/Planning Costs of PJ.	

AP-50 Geographic Distribution - 91.420, 91.220(f)**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The following information provides a profile of the population, age, and racial/ethnic composition of Orange County. This information was obtained from the U.S. Census Bureau American Factfinder website, <http://factfinder.census.gov>. The 2007-2011 American Community Survey 5 Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of Orange County. The 5 year estimates are the most recent data available for the County. The 2010 U.S. Census data is included where possible.

Population:**Key points are:**

- Between 1980 and 2010, the population increased by approximately 73.6%
- The County population was 131,856 in 2011 compared to 77,055 in 1980

Age:**Key points are:**

- Median age in Orange County is 33.5 years old
- Youth under age 18 account for 20.7% of the population
- Seniors age 62 or over are 12.1% of the population

Race/Ethnicity:**Composition from 2007-2011 American Community Survey Data:**

- 12.2% are Black or African American
- 75.9% are White
- 6.7% are Asian
- 2.9% Some Other Race
- 2.0% are Two or More Races
- 7.8% are Hispanic or Latino

Income Profile:

The Median Income for a family of four (4) in the Durham-Chapel Hill, NC HMFA is \$67,375 for 2015. The

following is a summary of income statistics for Orange County:

At the time of the 2007-2011 American Community Survey, median household income in Orange County was \$56,055 which higher than the State of North Carolina (\$46,291).

- 20.3% of households have earnings received from Social Security income.
- 1.3% of households have earnings received from public assistance.
- 14.7% of households have earnings, received retirement income.
- 31.0% of female headed households were living in poverty.
- 14.5% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for Orange County is a measurement of the area's needs. The County has an overall low- and moderate-income percentage of 38.42%.

Economic Profile:

The following illustrates the economic profile for Orange County as of the 2007-2011 American Community Survey:

- 52.5% of the employed civilian population had occupations classified as management, business, science, and arts.
- 19.8% of the employed civilian population had occupations classified as sales and office.
- 15.6% were in the service sector.
- The education, health, and social service industry represented 38.0% of those employed.
- 25.5% of workers were considered in the government class.

According to the U.S. Labor Department, the preliminary unemployment rate Orange County in December 2014 was 3.9% compared to a preliminary rate of 5.5% for the State of North Carolina in December, 2014, and a national unemployment rate of 5.6% in December 2014.

Geographic Distribution

Target Area	Percentage of Funds
County-wide	100%

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County is not only attempting to meet the needs of the community but also affirmatively further fair housing. It is essential to engage in not only community building activities and fund needed improvements in low and moderate income areas but also to provide opportunities for residents to live in non-impacted areas.

Discussion

Not Applicable.

Affordable Housing

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

Introduction

Orange County will utilize its HOME funds to support the construction of new affordable housing, for rehabilitation of existing housing, for assistance to homeless, and for downpayment assistance. The one year goals for affordable housing in Orange County for FFY 2015 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	11
Special-Needs	0
Total	36

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	3
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	5

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Orange County will fund the following projects with the FFY 2015 HOME funds:

- **HOME-15-01** DHIC – (3 houses)
- **HOME-15-02** Habitat for Humanity (11 households)
- **HOME-15-03** EmPOWERment (2 houses)
- **HOME-15-04** Housing for New Hope (25 Homeless)

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

The Orange County Department of Housing, Human Rights, and Community Development manages 623 Section 8 Housing Choice Vouchers. The number of landlords who accept Section 8 Housing Choice Vouchers has been steadily decreasing. The largest landlord no longer accepts Section 8 Vouchers or VASH.

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

The Orange County HOME Consortium will undertake the following to address the needs of Section 8 Housing Choice Voucher holders:

- Work to increase the number of landlords willing to participate in the Housing Choice Voucher Program
- Address lead-based paint hazards in Section 8 Housing Units
- Encourage Section 8 Voucher holders to use the vouchers for mortgage assistance in purchasing a home

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

The Orange County Department of Housing, Human Rights, and Community Development has resident involvement on the public housing board. The Department is encouraging more participation by Section 8 Voucher holders to become homeowners.

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

The Public Housing Authority is not designated as troubled.

Discussion

Affordable housing remains one of the largest unmet needs in Orange County. There are no public housing units that are administered by the County.

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

Introduction

The Orange County Partnership to End Homelessness spearhead collaboration efforts amongst homeless organizations, social service groups, governments, and private enterprises to address the homeless and special needs populations of Orange County. The homeless in Orange County is estimated to increase in size due to the rising cost of housing in the County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Orange County Partnership to End Homelessness' 100,000 Homes Taskforce is comprised of approximately twenty (20) housing and service providers that interact with people who are chronically and/or vulnerably homeless, many with disabilities. The CoC uses its Coordinated Entry system to assess their needs, score their level of need, and prioritize them for Permanent Supportive Housing.

The Orange County Partnership to End Homelessness PATH street outreach program is administered by Housing for New Hope. The program is of high-quality and has been successful.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Inter-Faith Council for Social Service (IFC) provides 50 Emergency Shelter beds for men (w/20 overflow on bad weather nights) and 14 beds for women (2 overflow). Unfortunately the agency is closing its men's shelter and is building a transitional housing facility with 52 beds for men so there will be an unmet need for Emergency Shelter beds for men. IFC also runs a Transitional Housing program for women with 10 units and 30 bed capacity. Both facilities have been consistently full over the past year or more. The County does not have a Domestic Violence shelter but needs one.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The 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.

The Orange County Partnership to End Homelessness is changing its HMIS Administrator this year to the Michigan Coalition Against Homelessness (MCAH) in the hope that the new vendor will help the CoC collect higher quality and more complete data to be used to inform program performance as well as funding and policy decisions.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The CoC partners with UNC Hospitals and the DSS Foster Care division. The CoC's 2015 Plan to End Homelessness includes a goal to develop discharge policies with local and regional institutions. We developed and implemented Outreach Court over the past 4 years which is North Carolina's first specialty court for people experiencing homelessness who are offered mental health evaluations and treatment plans in lieu of going to jail for misdemeanor crimes.

Discussion

Not Applicable.

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

Introduction

The Orange County HOME Consortium is in the process of completing an Analysis of Impediments to Fair Housing Choice as required by HUD. This document will be released later this year. It will include an analysis of Orange County's laws, regulations, and administrative policies, procedures, and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address the Impact Fee, the Orange County Board of Commissioners adopted an impact fee reimbursement policy, which provides funds to nonprofit housing developers constructing rental and owner-occupied housing. This enables non-profits to pay these fees without passing the costs on to the prospective renters or homebuyers. With this reimbursement, the Board works to alleviate barriers to affordable housing.

Strategies have been designed to help eliminate or reduce the impact of the identified barriers. The following recommendations included in the AI promote fair housing for the Orange County Consortium:

- Increase the educational opportunities and provide training relating to Fair Housing through workshops, forums and presentations
- Target specific protected groups for fair housing information
- Continue to consult with local lending institutions
- Provide training to housing providers and consumers about their obligations and rights.
- Continue to work with the County and Town governments to develop appropriate legislation and ordinances to assist with the development of affordable housing
- Monitor and track the Inclusionary Zoning Ordinance enacted by the Town of Chapel Hill for effectiveness in the development of affordable housing and utilize as a model ordinance for adoption by the Towns of Carrboro and Hillsborough and Orange County for implementation if positive results are determined.

The affordable housing provisions of the proposed Inclusionary Zoning Ordinance¹ drafted by the Town of Chapel Hill apply to homeownership developments in any of the following categories:

- Single-family or two family development, or subdivision of land to create residential lots that involve: at least 5 single-family dwelling units or 2-family dwelling units; or at least 5 single-family

lots; or two-family lots in which six (6) or more residential units are allowed by the Chapel Hill Land Use Management Ordinance, either individually or as part of the same subdivision.

- Multi-family unit developments that create at least 5 multi-family dwelling units; or
- Renovation or reconstruction of an existing building that contains multi-family dwelling units, and that increases the number of dwelling units from the number of dwelling units in the original structure by at least 5; or
- Any change in use of all or part of an existing building from a non-residential use to a residential use that has at least 5 dwelling units.

For development applications involving any of the above, provisions for affordable housing must be included as part of the development proposal.

As with other types of development, Orange County's supply of affordable housing is dictated by a variety of factors, the most significant being project affordability, availability of land and infra-structure, developer preference for building high-end housing, and government regulation. To address the Educational Impact Fee, the Orange County Board of Commissioners adopted an impact fee reimbursement policy, which provides funds to non-profit housing developers constructing rental and owner-occupied housing to enable them to pay the fee without passing the cost to the prospective renters or homebuyers. With this reimbursement, the Board works to alleviate barriers to affordable housing.

Discussion

Not Applicable.

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

Introduction

The Orange County HOME Consortium has developed the following actions which addresses obstacles to meeting underserved needs, fosters affordable housing, reduces lead-based hazards, reduces the number of poverty families, develops institutional structures, and enhances coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite County and service provider efforts, there remains a significant number of obstacles to meeting underserved needs. The following are obstacles to meeting these needs in Orange County:

- The demand created by a continued population growth, including growth from the University, creates a housing shortage.
- A tight rental housing market and escalating rental rates in the urban areas of the County for residents of all income levels.
- There is a lack of housing choice for people aging in place.

Actions planned to foster and maintain affordable housing

The Orange County HOME Consortium will undertake the following activities to foster and maintain affordable housing:

- **HOME-15-01 DHIC** (Construction of 3 new units)
- **HOME-15-02 Habitat for Humanity** (Rehabilitation of 11 housing units)
- **HOME-15-03 EmPOWERment** (Rehabilitation of 2 housing units)

Actions planned to reduce lead-based paint hazards

In Orange County, evaluations (risk assessments) of lead-based paint in housing units will be conducted by on a case-by-case basis and lead abatement will be prescribed as needed for dwellings targeted for rehabilitation. In addition, all assisted housing tenants will be informed of the hazards of lead-based paint. The Orange County Health Department will provide ongoing consultation to local housing staff.

Actions planned to reduce the number of poverty-level families

The Anti-Poverty Strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. In addressing each of the three components below, the Anti-Poverty Strategy simultaneously links and implements the various strategies, goals and objectives contained throughout this Consolidated Plan to promote self-sufficiency and empowerment.

Actions planned to develop institutional structure

With the creation of the Community Home Trust, Orange County, Chapel Hill, Carrboro and Hillsborough demonstrated the desire to cooperate among the several jurisdictions to provide the best housing assistance that will serve the low-income residents of Orange County. With respect to coordination of resources, funded agencies will communicate with appropriate staff regarding projects in progress, applications submitted to state and federal funding agencies, programs that are particularly successful or troublesome, and other sharing of information and sources of funds.

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

The existing coordination of services has been enhanced with the creation of the Orange County HOME Consortium whose members include Orange County, Carrboro, Chapel Hill and Hillsborough.

Additionally, in an effort to facilitate communication with other local housing nonprofit organizations, the members of the HOME Program Consortium will convene semi-annual meetings with these organizations. Items shared during these meetings will include clarification of federal and state housing program regulations and discussion of local housing programs and initiatives.

Discussion

The Orange County HOME Consortium will use its limited financial resources to address the needs identified in this plan.

Program Specific Requirements

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

Introduction

The Orange County HOME Consortium receives an annual allocation of HOME funds. Since the Orange County HOME Consortium receives this Federal allocation, the questions below have been completed as they are applicable.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

The Orange County HOME Consortium uses cash as its local match for HOME funds. Orange County also contributes financially to administrative costs for the operation of the program.

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

All properties receiving financial assistance from Orange County for homeownership activities must ensure that the housing remain affordable to families with incomes of 80% or less of the area median for at least 99 years from the date of initial assistance.

Right of First Refusal

A right of first refusal or right to purchase is accomplished by means of a Declaration of Restrictive Covenants on the property purchased by the first-time homebuyer. Any assignment, sale, transfer, conveyance or other disposition of the property will not be effective unless the following procedures are followed.

If the original homebuyer or any subsequent qualified homebuyer contemplates a transfer to a non low-income household, the buyer must send Orange County and/or the sponsoring nonprofit organization a notice of intent to sell at least 90 days before the expected closing date. If Orange County and/or the sponsoring nonprofit organization elect to exercise its right of refusal, it will notify the buyer within 30 days of its receipt of the notice and will purchase the property within 90 days.

If neither Orange County nor the sponsoring nonprofit organization advises the buyer in a timely fashion of its intent to purchase the property, then the Buyer is be free to transfer the property in

accordance with the equity sharing provisions described below.

Equity Sharing

Orange County provides its financial assistance as deferred second loans secured by a 40-year Deed of Trust and Promissory Note, forgivable at the end of 40 years. This Deed of Trust and Promissory Note constitute a lien on the property, subordinate only to private construction financing or permanent first mortgage financing.

The 99 year period of affordability for each individual housing unit is secured by a declaration of restrictive covenants that incorporate a right of first refusal that may be exercised by a sponsoring nonprofit organization and/or Orange County. This declaration of restrictive covenants is further secured by a deed of trust. The nonprofit organization and/or the County are responsible for compliance with the affordability requirement throughout the affordability period, unless affordability restrictions are terminated due to the sale of the property to a non-qualified buyer.

If the buyer no longer uses the property as a principal residence or is unable to continue ownership, then the buyer must sell, transfer or otherwise dispose of their interest in the property to a new homebuyer whose annual income does not exceed 80% of the area median. However, if the property is sold during the affordability period to a non-qualified homebuyer to be used as their principal residence, the net sales proceeds² or "equity" will be divided equally between the seller and the County. If the initial County contribution does not have to be repaid because the sale occurs more than 40 years after the County contribution is made, then the seller and the County will divide the entire equity realized from the sale.

Any proceeds from the recapture of funds will be used to facilitate the acquisition, construction, and/or rehabilitation of housing for the purposes of promoting affordable housing.

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

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

- Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be

demonstrated.

- State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- Specify the required period of affordability, whether it is the minimum 15 years or longer.
- Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
- State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

RECAPTURE PROVISIONS

The HOME recapture provisions are established at §92.253(a)(5)(ii), and unlike the resale approach, permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer. Two key concepts in the recapture requirements – direct subsidy to the homebuyer and net proceeds - must be understood in order to determine the amount of HOME assistance subject to recapture, and the applicable period of affordability on the unit. The recapture approach requires that all or a portion of the direct subsidy provided to the homebuyer be recaptured from the net proceeds of the sale.

Direct HOME subsidy is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the PJ recapture more than is available from the net proceeds of the sale.

Recapture provisions cannot be used when a project receives only a development subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from the homebuyer. Instead, resale provisions must be used.

The recapture option is used by most PJs because it is generally easier to administer than the resale option. The recapture option works well when the sale of the property will most likely preserve

affordability without the imposition of resale restriction.

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

Homebuyer housing with a recapture agreement is not subject to the affordability requirements after the PJ has recaptured the HOME funds in accordance with its written agreement. If the ownership of the housing is conveyed pursuant to a foreclosure or other involuntary sale, the PJ must attempt to recoup any net proceeds that may be available through the foreclosure sale. Because all recapture provisions must be limited to net proceeds, the PJ's repayment obligation is limited to the amount of the HOME subsidy, if any, that it is able to recover.

The written agreement between the homebuyer and the PJ, as well as mortgage and lien documents are typically used to impose the recapture requirements in HOME-assisted homebuyer projects under recapture provisions. The purpose of these enforcement mechanisms is to ensure that the PJ recaptures the direct subsidy to the HOME-assisted homebuyer if the HOME-assisted property is transferred. Unlike the resale option, deed restrictions, covenants running with the land, or other similar mechanisms are not required by the HOME rule to be used in homebuyer projects under the recapture option. However, many PJ's choose to use these mechanisms for enforcing the affordability period and as notification of the transfer of the property.

Discussion

Not Applicable.



SF 424 FORM

Application for Federal Assistance SF-424		
* 1 Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2 Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	** If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6 Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8 APPLICANT INFORMATION:		
* a Legal Name: <input type="text" value="Orange County"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="56-60000327"/>	* c. Organizational DUNS: <input type="text" value="0440417960000"/>	
d. Address:		
* Street1: <input type="text" value="300 West Tryon Street"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Hillsborough"/>	County/Parish: <input type="text" value="Orange County"/>	
* State: <input type="text" value="NC: North Carolina"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="27278-2438"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Hsg, Human Rights, Com Dev"/>	Division Name: <input type="text" value="Community Development"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Audrey"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Spencer-Horsley"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Director"/>	
Organizational Affiliation: <input type="text" value="Orange County"/>		
* Telephone Number: <input type="text" value="9192452490"/>	Fax Number: <input type="text" value="9196443056"/>	
* Email: <input type="text" value="aspencerhorsley@orangecountync.gov"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

24 CFR Part 91

* Title:

Consolidated Submissions for Community Planning and Development Programs as Amended by ESG Interim Rule and Homeless Definition Final Rule. Date Published: December 2011

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities Counties States etc):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME funds will be used to provide assistance for first-time homebuyer programs, new construction - homeownership, rental, property acquisition, and tenant based rental assistance.

Attach supporting documents as specified in agency instructions

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a Applicant

* b Program/Project

Attach an additional list of Program/Project Congressional Districts if needed

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a Start Date:

* b End Date:

18. Estimated Funding (\$):

* a Federal	<input type="text" value="311,832.00"/>
* b Applicant	<input type="text" value="0.00"/>
* c State	<input type="text" value="0.00"/>
* d Local	<input type="text" value="0.00"/>
* e Other	<input type="text" value="0.00"/>
* f Program Income	<input type="text" value="30,644.00"/>
* g TOTAL	<input type="text" value="342,476.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a This application was made available to the State under the Executive Order 12372 Process for review on
- b Program is subject to E O 12372 but has not been selected by the State for review
- c Program is not covered by E O 12372

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If 'Yes', provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal civil or administrative penalties (U.S. Code Title 218 Section 1001)

** I AGREE

** The list of certifications and assurances or an internet site where you may obtain this list is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: * First Name:

Middle Name:

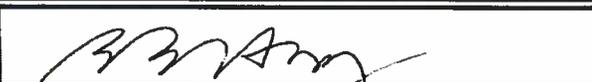
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:



ORANGE COUNTY
NORTH CAROLINA

CERTIFICATIONS

CERTIFICATIONS

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

Affirmatively Further Fair Housing – The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

- 1 Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- 2 Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- 3 Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
- 4 Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- 5 Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

- 6 Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7 Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6

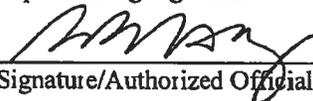
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135


 Signature/Authorized Official

May 6, 2015
 Date

County Manager
 Title

Specific HOME Certifications

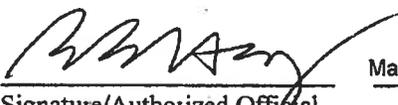
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing

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

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



Signature/Authorized Official

May 6, 2015

Date

County Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

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

300 West Tryon Street

Town of Hillsborough, Orange County, North Carolina, 27278

Check ___ if there are workplaces on file that are not identified here

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

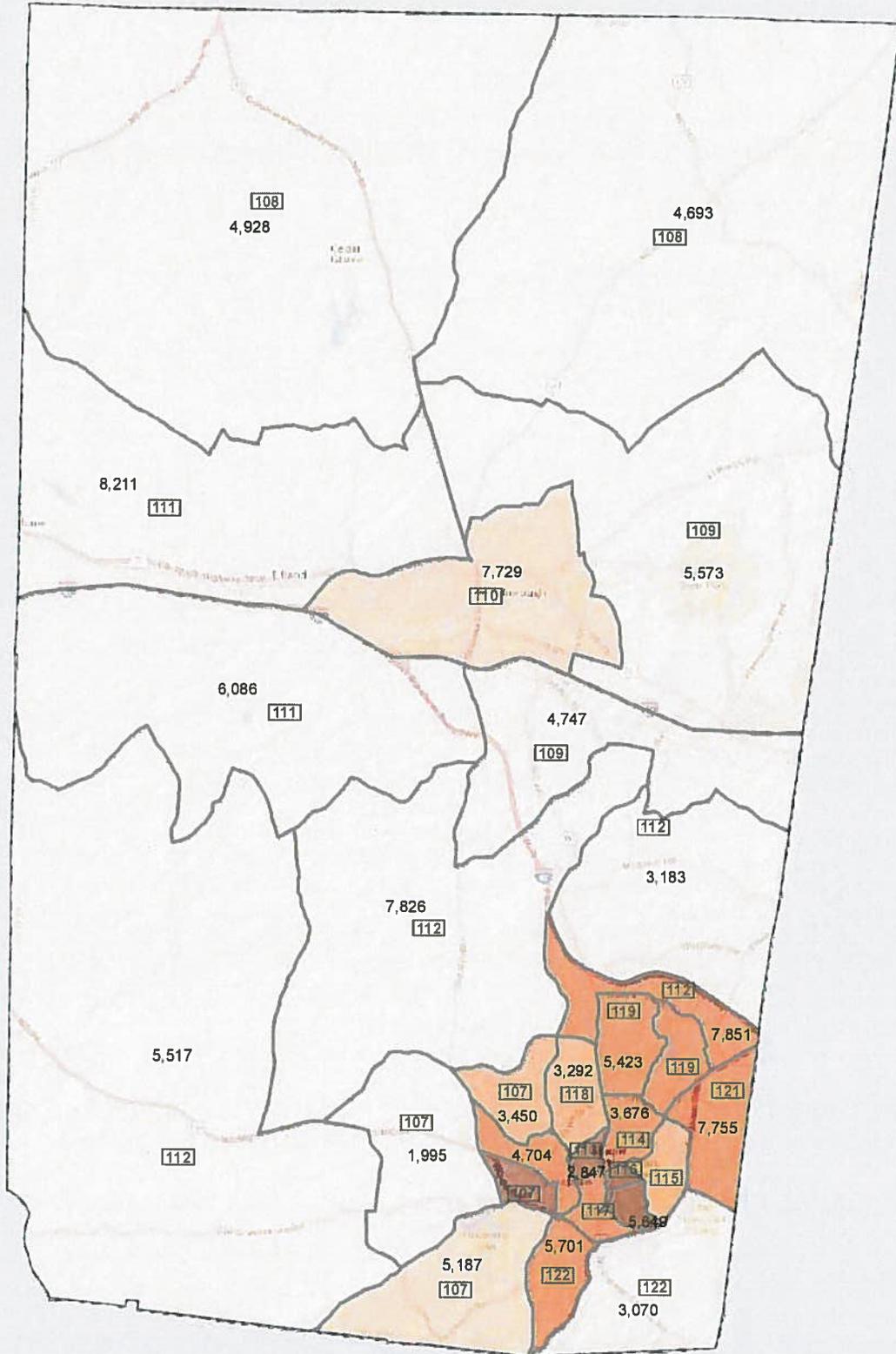
"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Population Density by Tract: Orange County, North Carolina



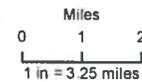
Legend

2014 Population Density (Per Sq Mi)

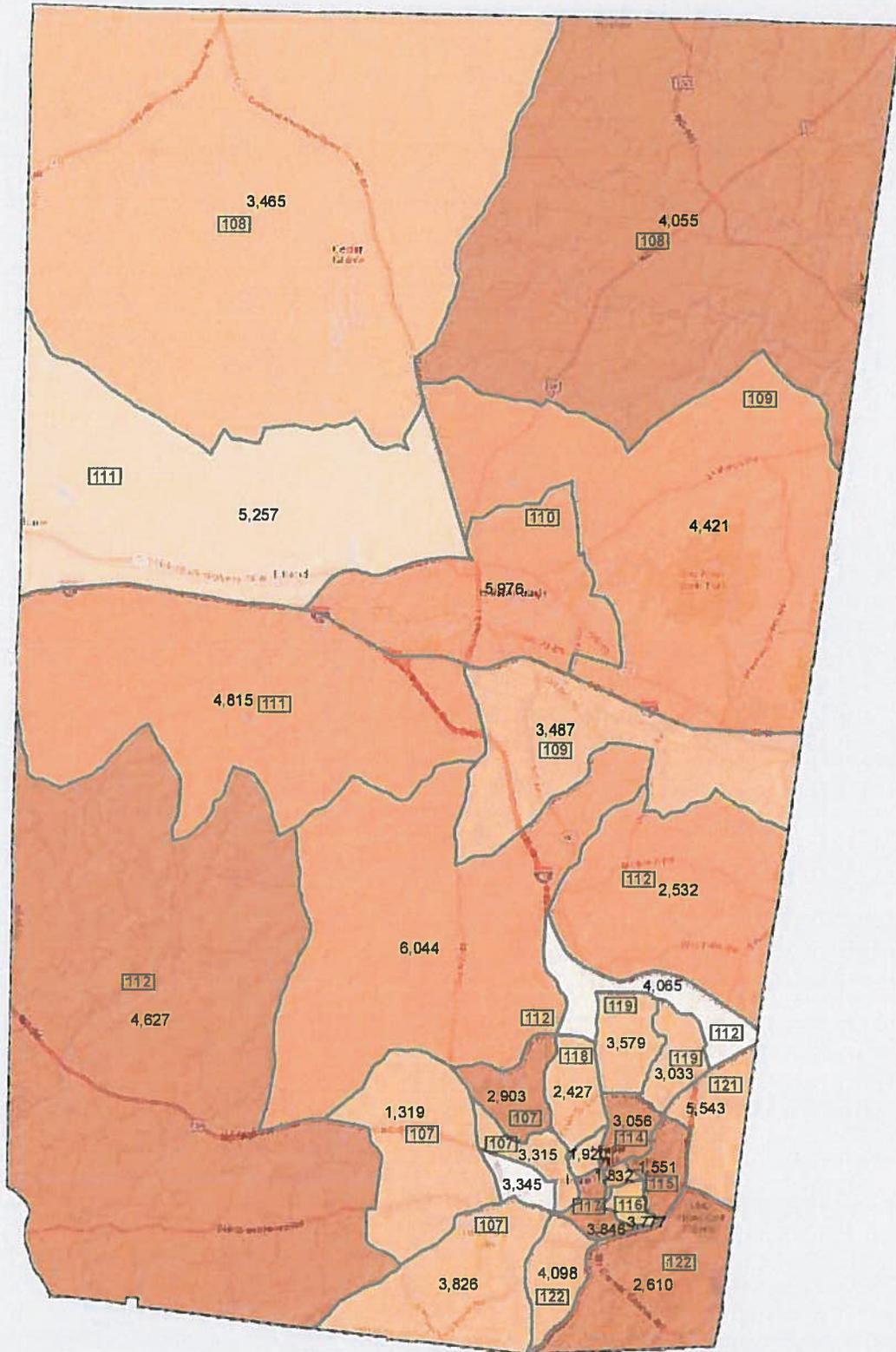
- 71 - 400
- 401 - 700
- 701 - 2,000
- 2,001 - 5,000
- 5,001 - 9,404

- County Boundary
- Tracts Boundary
- 1100 = tract number

Tracts labels show 2014 total population.



Percent White Population by Tract: Orange County, North Carolina



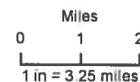
Legend

Percent White Population

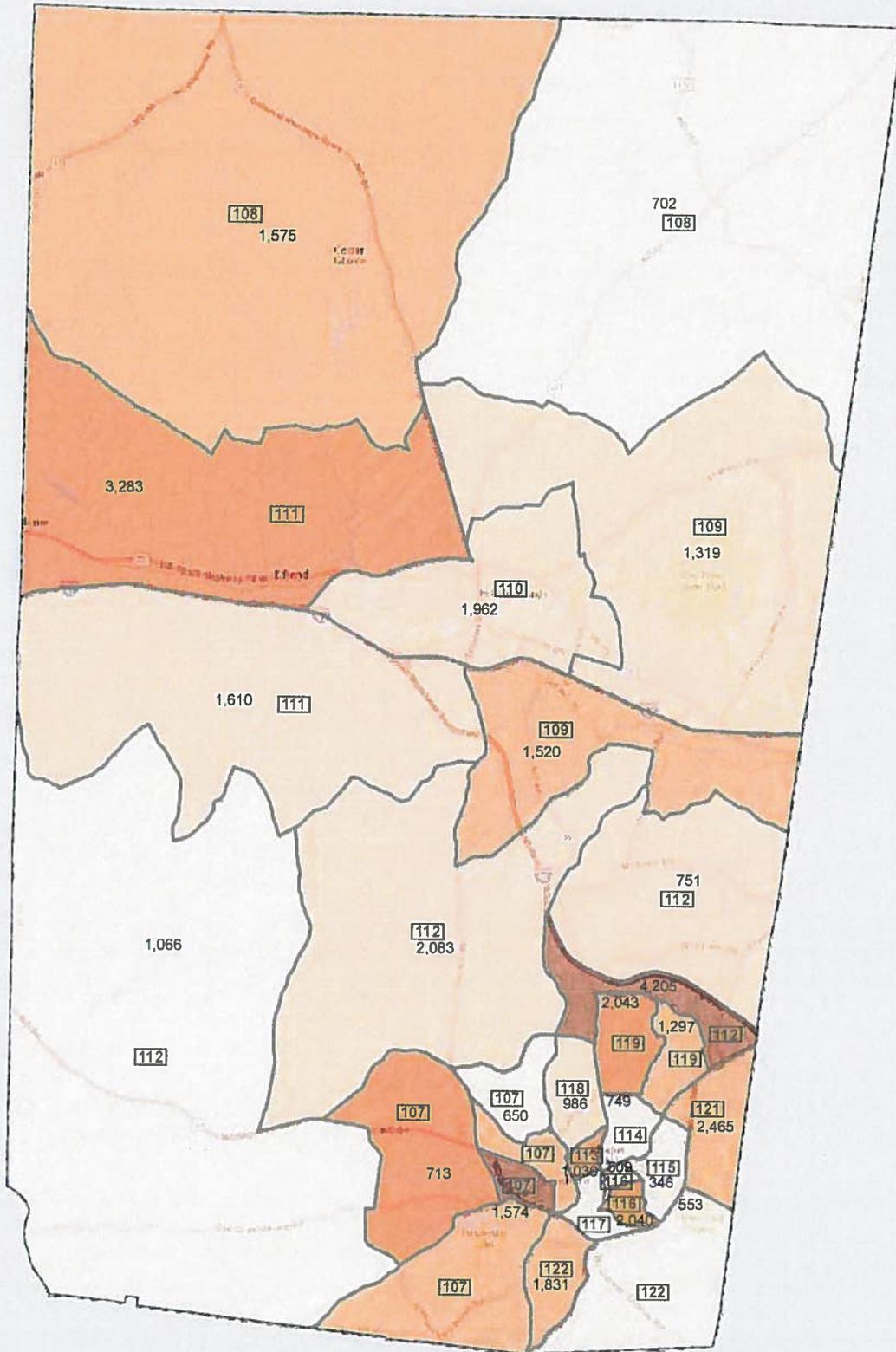
- 52% - 54%
- 76% - 80%
- 55% - 65%
- 81% - 86%
- 66% - 75%

- County Boundary
- Tracts Boundary
- 1100 = tract number

Census Tract labels show 2014 total white population.



Percent Minority Population by Tract: Orange County, North Carolina



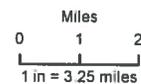
Legend

Percent Minority Population

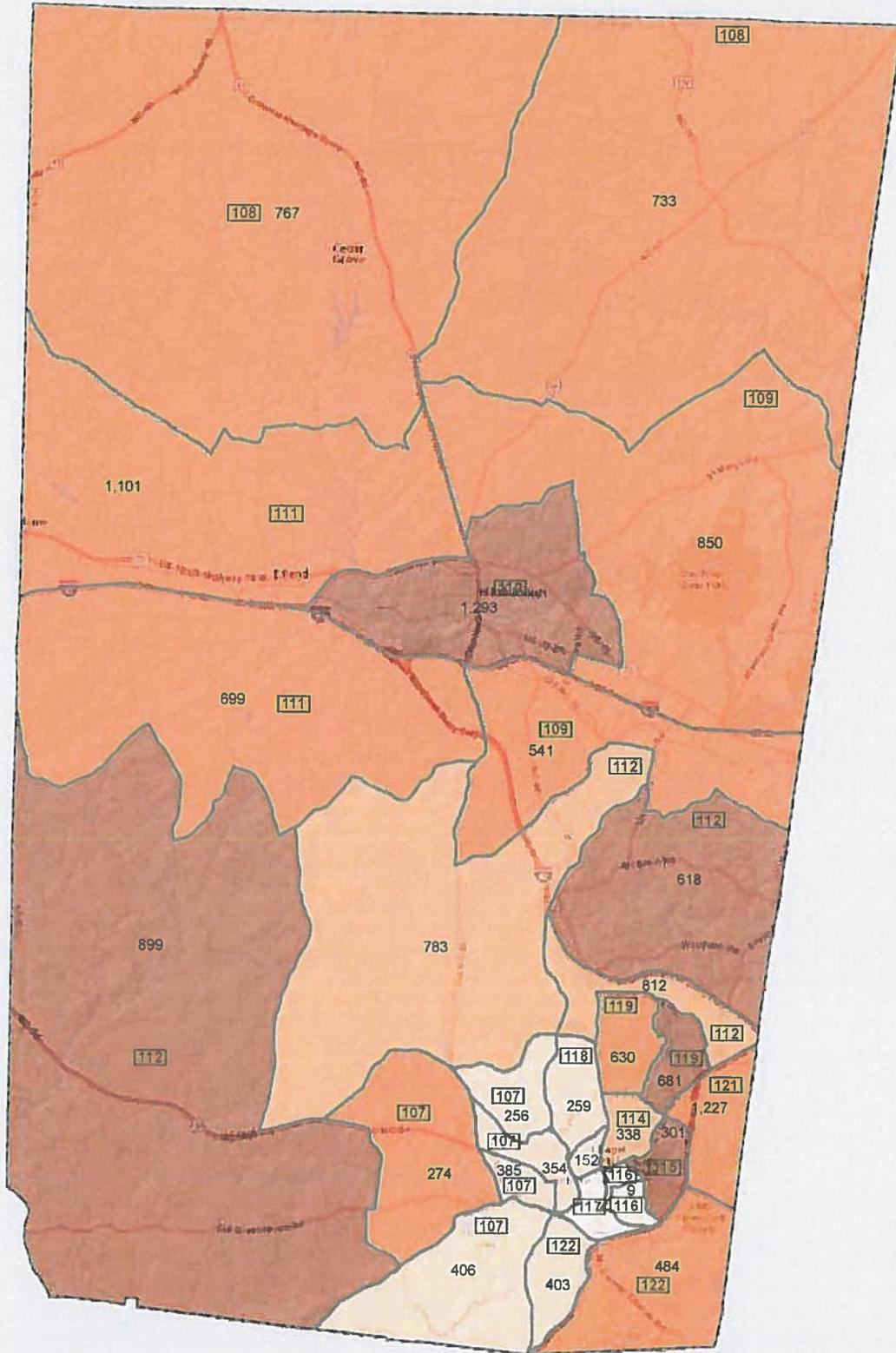
- 15% - 20%
- 21% - 30%
- 31% - 35%
- 36% - 40%
- 41% - 57%

- County Boundary
- Tracts Boundary
- 1100 = tract number

Census Tract labels show total minority population 2014.



Percent Population Age 65 and Over by Block Group: Orange County, North Carolina



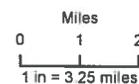
Legend

Percent Population Age 65 and Over

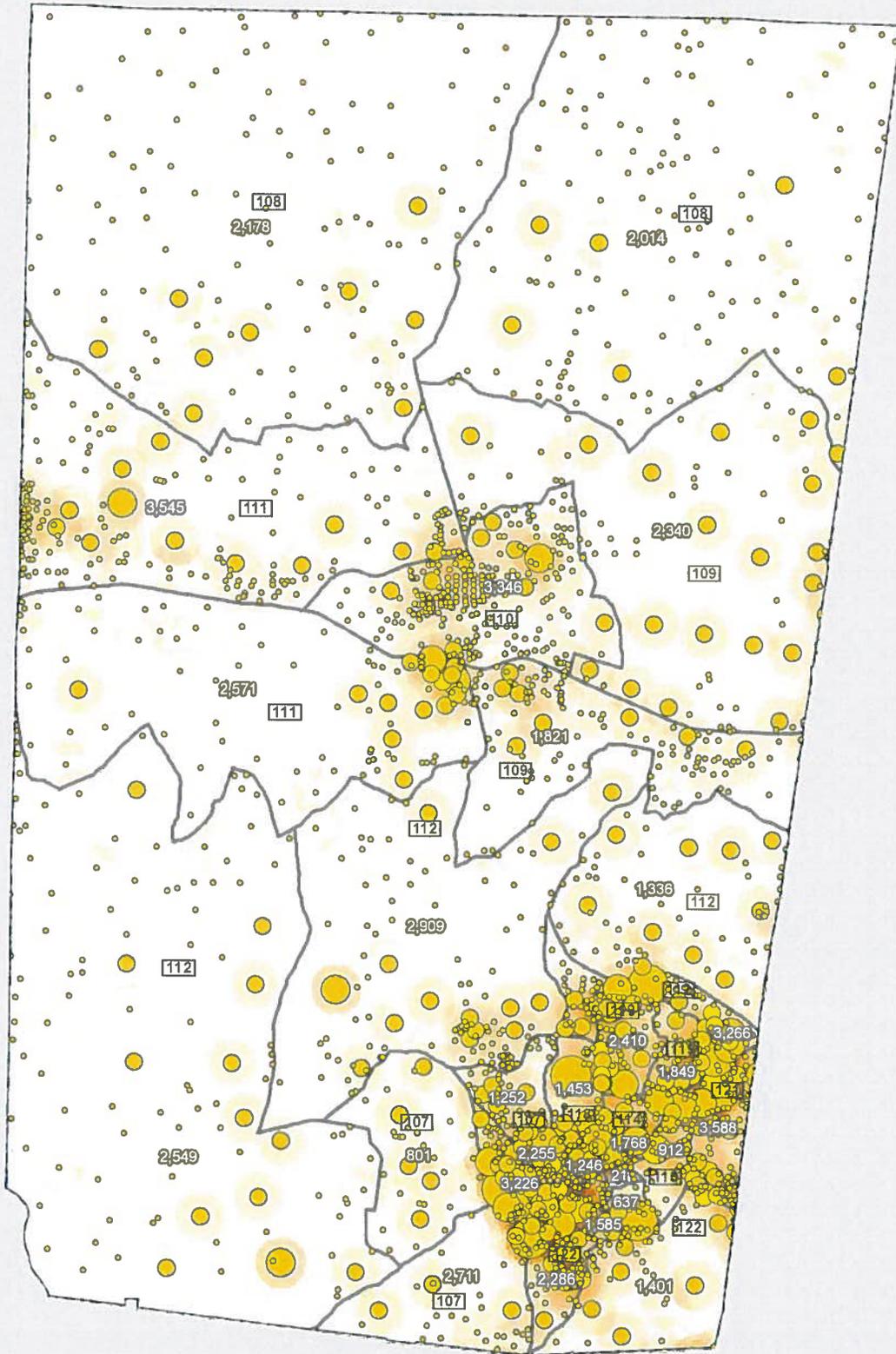
- 0% - 5%
- 5.1% - 8%
- 8.1% - 11%
- 11.1% - 16%
- 16.1% - 19.4%

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

Census Tracts labels show 2014 population Age 65 and over.



Total Housing Units by Block Points & Tracts: Orange County, North Carolina



Legend

Block Point Housing Units
 401 - 1,339
 0 - 50

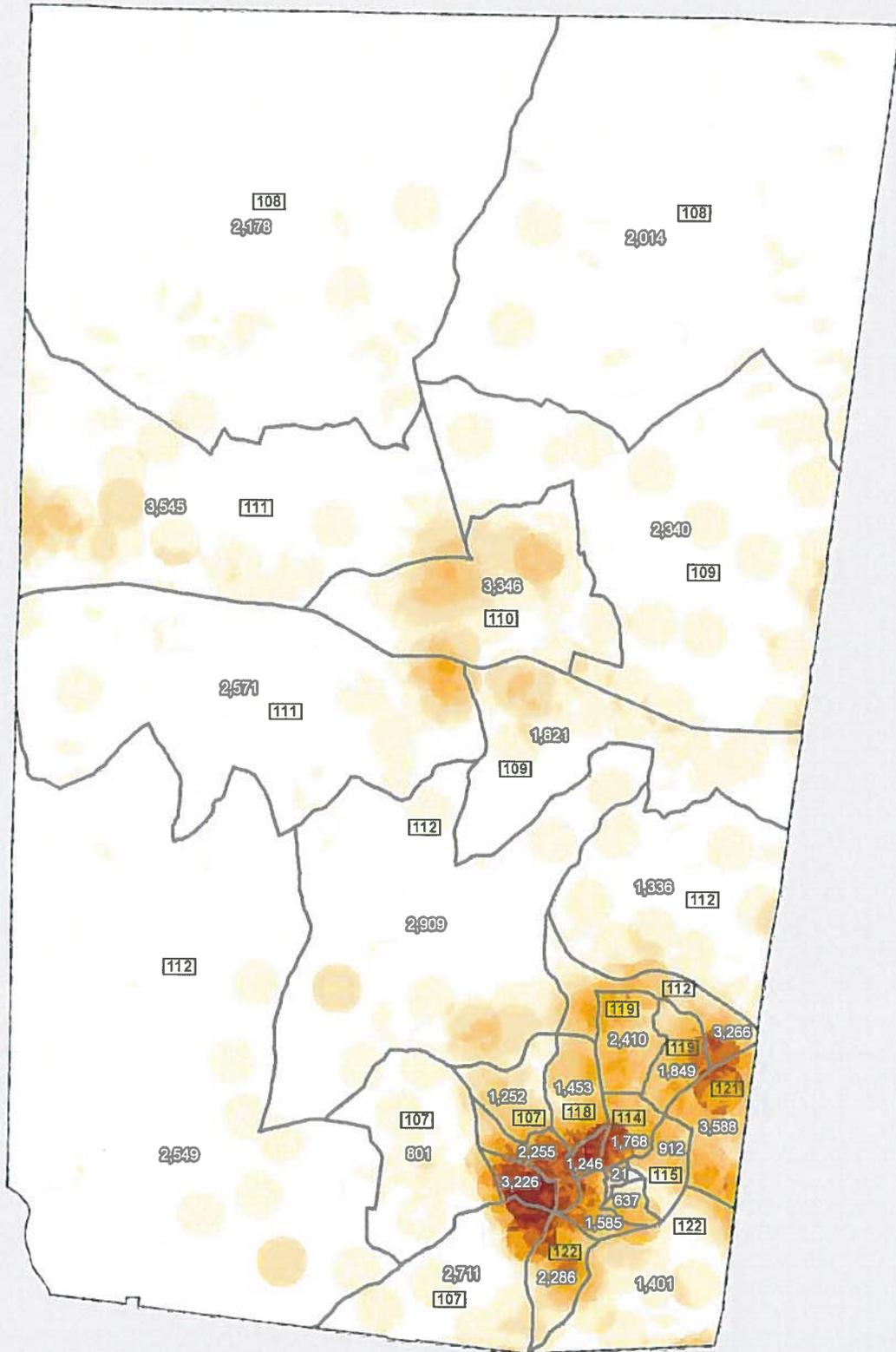
County Boundary
 Tracts Boundary
 100 = tract number

Census Tract labels show 2014 total housing units.

Miles
 0 1 2
 1 in = 3.25 miles



Total Housing Units by Block Points & Tracts: Orange County, North Carolina



Legend

Density Surface

0 - 54

Housing Unit Density

1,871 - 2,774



County Boundary



Tracts Boundary



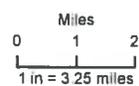
1100 = tract number

Census Tract

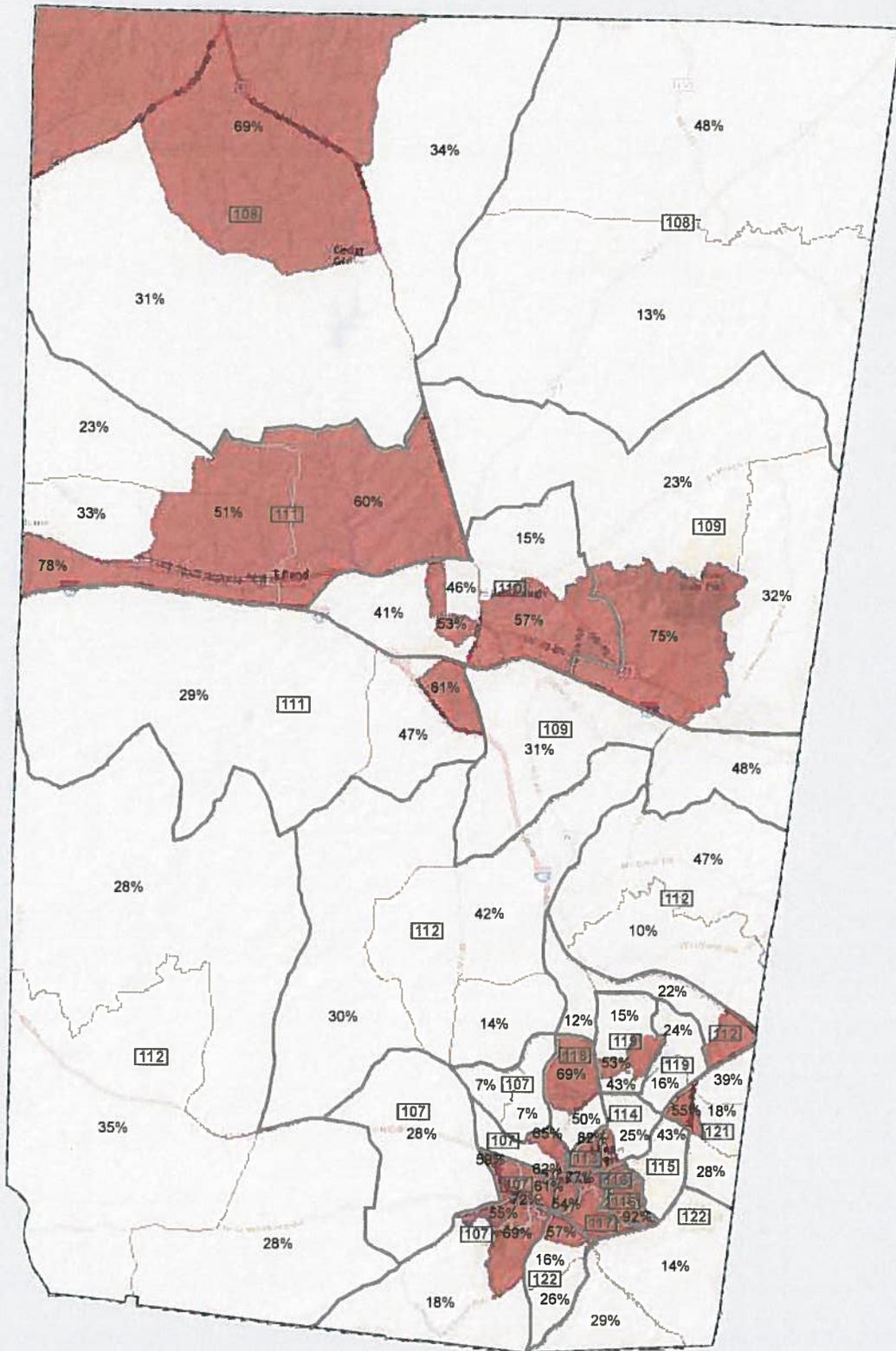
labels show

2014 total

housing units.



Low/Moderate Income Percentage by Block Group: Orange County, North Carolina



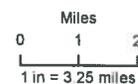
Legend

- Low/Moderate Income**
- Less than 51%
- 51% or More

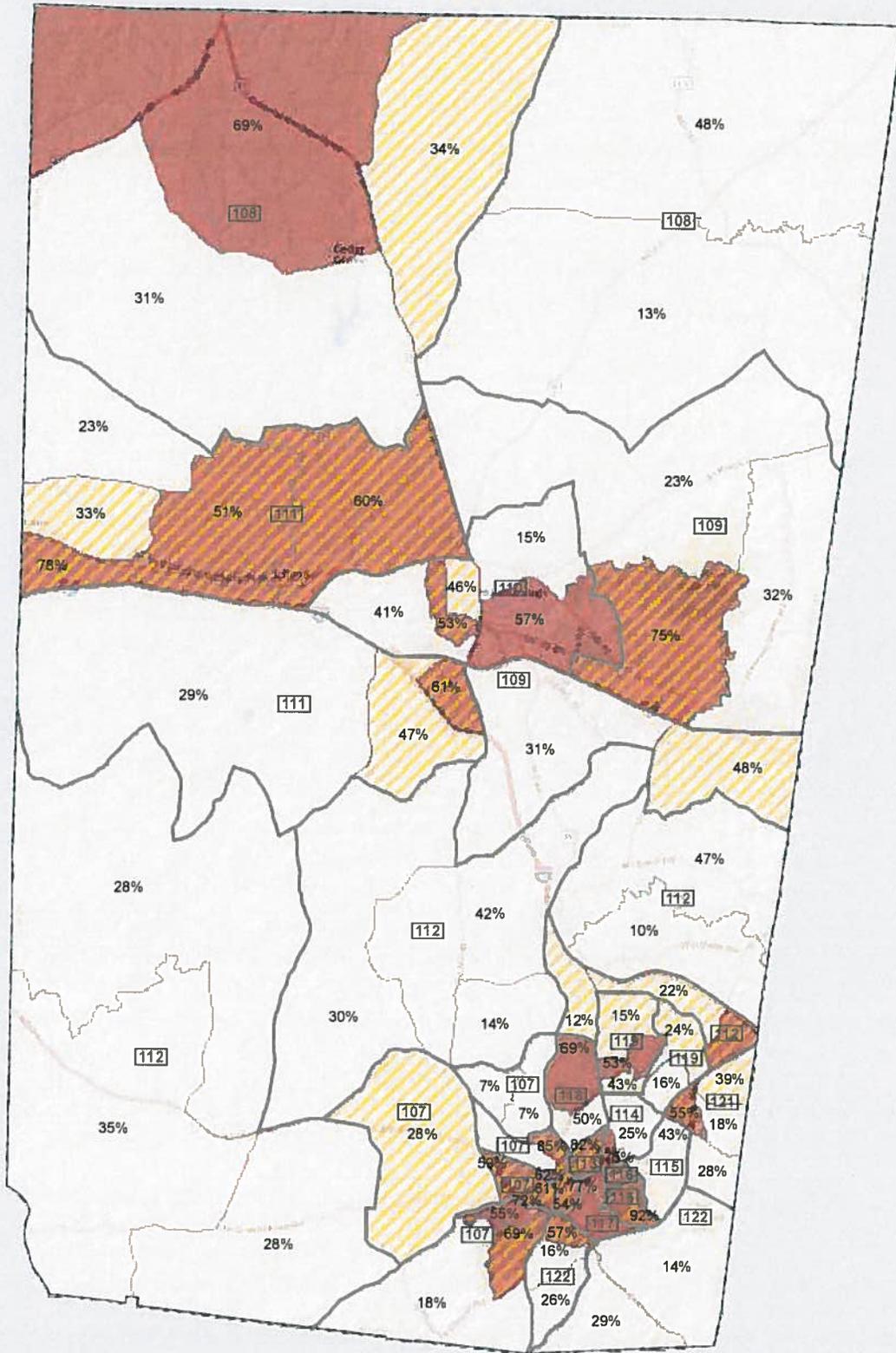
* Based on Census 2010

- County Boundary
- Tracts Boundary
- 100 = tract number

Block group labels show the low/moderate income percentage.



Low/Moderate Income with Minority Percentage by Block Group: Orange County, North Carolina



Legend

Low/Moderate Income

Less than 51%

51% or More

* Based on Census 2010

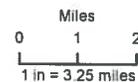
Minority \geq 32.55%

County Boundary

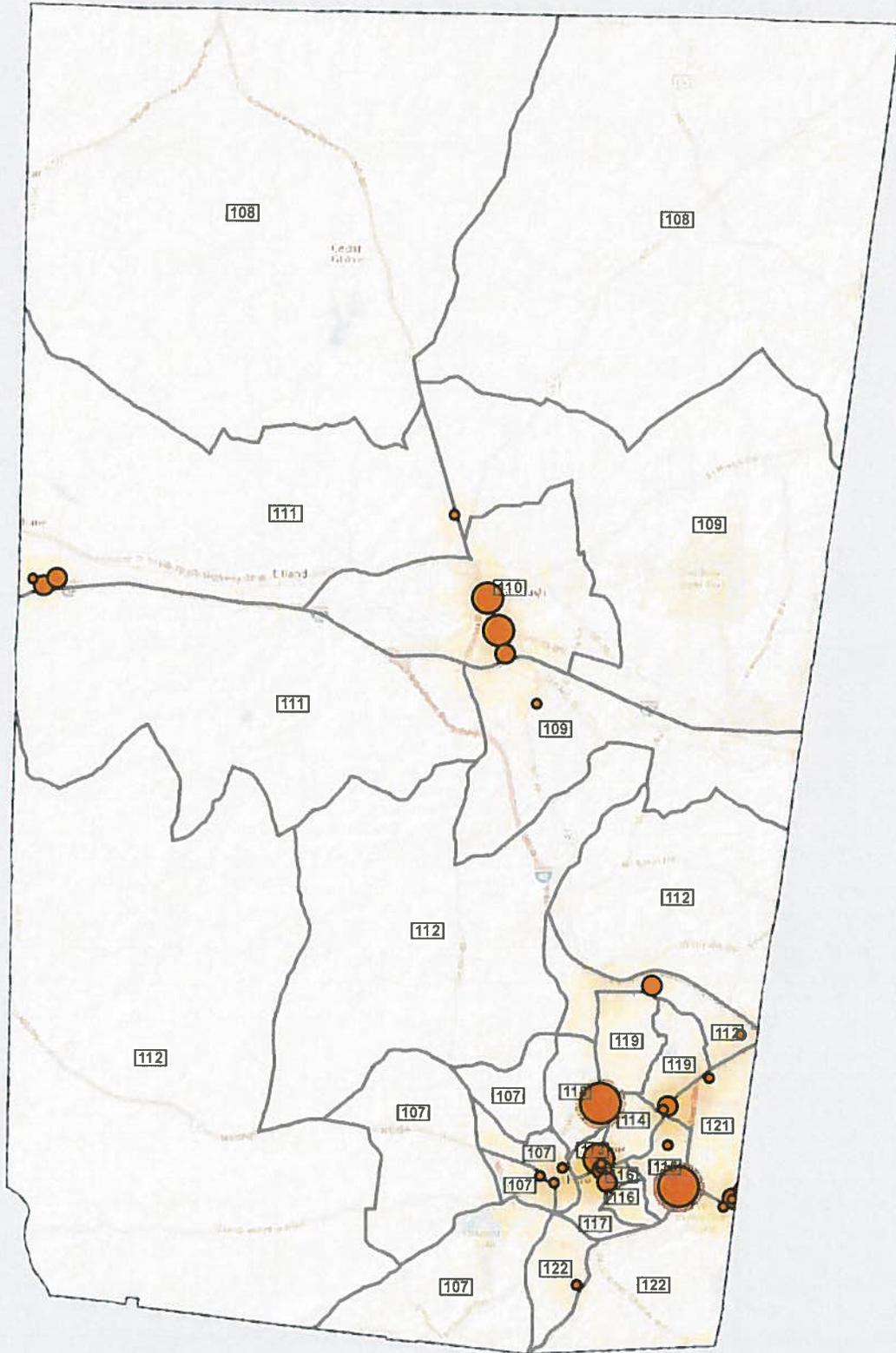
Tracts Boundary

[100] = tract number

Block group labels show the low/moderate income percentage.



Commercial Hot Spots: Orange County, North Carolina



Legend

Business Density Surface

Low
Business Density
High

Large Businesses by # of Employees

- 100 - 200
- 201 - 500
- 501 - 1,000
- 1,001 - 46,996

⬡ County Boundary

⬡ Tracts Boundary

1100 = tract number

Miles

0 1 2

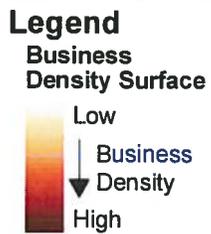
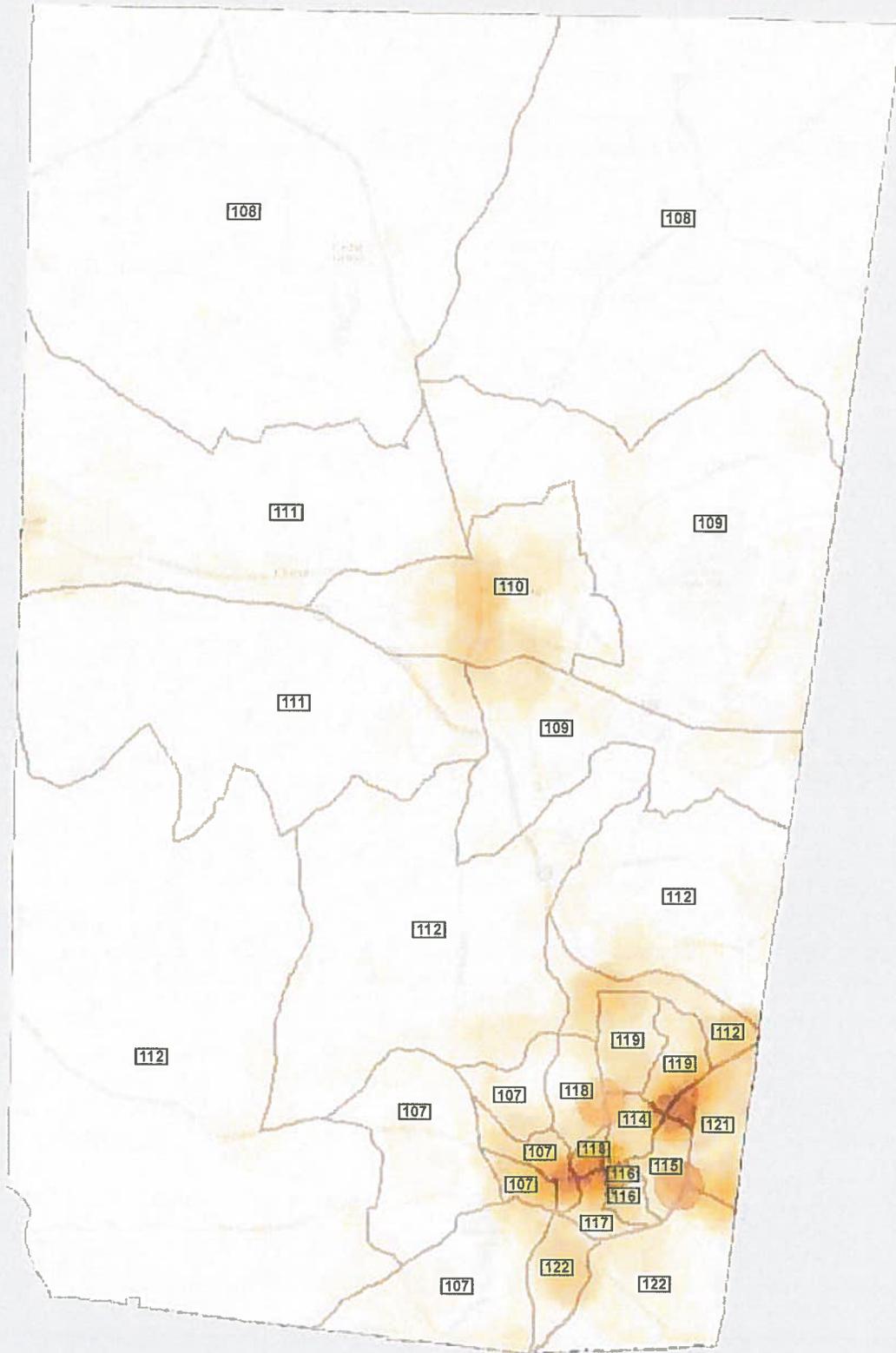
1 in = 3.25 miles

NORTH

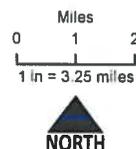
BUILT ON EXPERIENCE

URBAN DESIGN VENTURES

Commercial Hot Spots: Orange County, North Carolina

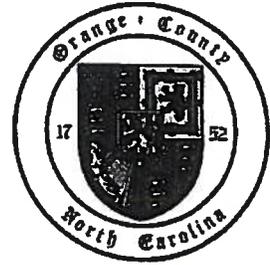


- County Boundary
- Tracts Boundary
- 100** = tract number



EARL MCKEE CHAIR
BERNADETTE PELISSIER VICE CHAIR
MIA BURROUGHS
MARK DOROSIN
BARRY JACOBS
RENEE PRICE
PENNY RICH

Orange County Board of Commissioners
Post Office Box 8181
200 South Cameron Street
Hillsborough, North Carolina 27278



CLERK'S CERTIFICATION

NOW THEREFORE BE IT ORDAINED by the Board of Orange County Commissioners that this resolution is effective upon approval. Upon motion of Commissioner Jacobs, seconded by Commissioner Price, the foregoing resolution was adopted this the 5th day of May, 2015.

I, Donna S. Baker, Clerk to the Board of Commissioners for Orange County, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board at a meeting held on May 5, 2015 as relates in any way to the adoption of the foregoing and that said proceedings are recorded in Minute Book No. _____ of the minutes of said Board

WITNESS my hand and the seal of said County, the 6th day of May, 2015.



Donna S. Baker
Clerk to the Board



www.orangecountync.gov

Protecting and preserving – People, Resources, Quality of Life
Orange County, North Carolina – You Count!
(919) 245-2130 • FAX (919) 644-0246

ORANGE COUNTY BOARD OF COMMISSIONERS

**RESOLUTION AUTHORIZING THE SUBMISSION OF
THE FY 2015-2020 CONSOLIDATED PLAN FOR THE CONSORTIUM
ORANGE COUNTY, NORTH CAROLINA**

BE IT RESOLVED, by the Orange County Board of Commissioners, that the Commissioners authorize the County Manager to submit the FY 2015-2020 Consolidated Plan for housing and community development programs to the U.S. Department of Housing and Urban Development for the Orange County Consortium including all understandings, assurances, and certifications required therein.

BE IT FURTHER RESOLVED, that the Manager is hereby designated as the authorized representative of the County to act in connection with the submission of the FY 2015-2020 Consolidated Plan and the annual updates to provide such additional information as may be required by the U.S. Department of Housing and Urban Development.

This 5th day of May 2015.

**ORANGE COUNTY BOARD OF COMMISSIONERS
RESOLUTION AUTHORIZING
THE ORANGE COUNTY FY 2015-2016 HOME PROGRAM DESIGN**

BE IT RESOLVED, by the Orange County Board of Commissioners as a member of the Orange County HOME Consortium approves the submission of the FY 2015-2016 Consolidate Plan Annual Action Plan HOME Program activities.

Homeownership Assistance

Funds would be allocated to Orange County Habitat for Humanity to provide deferred payment zero interest second mortgages for ten (11) homes throughout Orange County. Homes will be sold to households earning between 30 percent and 65 percent of the area median income.

(Requested amount: \$270,000) \$100,455

New Construction

Funds would be allocated to the Downtown Housing Improvement Corporation, Inc. (DHIC) to support the new construction of 80 apartment homes for households at less than 60% AMI on Legion Road in Chapel Hill. Greenfield Place will have a mix of one, two and three bedroom units along with a community building and other amenities.

(Requested amount: \$300,000) \$154,500

Acquisition

Funds would be allocated to EmPOWERment, Inc., for the acquisition of a single family property for lease to households earning 80% or less AMI.

(Requested amount: \$60,000) \$30,000

Housing Rehabilitation

Funds would be allocated to EmPOWERment, Inc., for rehabilitation of a single family property for lease to veteran households earning 80% or less AMI.

(Requested amount: \$46,500) \$46,500

Tenant Based Rental Assistance

Funds would be provided to Housing for New Hope to support homeless outreach and increase housing support that assist the homeless of Orange County acquire permanent housing.

(Requested amount: \$50,000) \$50,000

Program Administration

\$ 31,183

TOTAL FY 2015-2016 HOME PROGRAM FUNDS

\$412,638

BE IT FURTHER RESOLVED, that the County Manager is hereby designated as the authorized representative of the County to act in connection with the submission of this plan and to provide such additional information as may be required by the U.S. Department of Housing and Urban Development

This the 5th day of May 2015



Earl McKee

Earl McKee, Chair
Orange County Board of Commissioners

SEAL



FIRST PUBLIC HEARING

BUSINESS

No big change in N.C. jobless rate for February at 5.3 percent

BY EMERY P. DALESIO
AP BUSINESS WRITER

RALEIGH — North Carolina's jobless rate fell slightly in February, registering at 5.3 percent for the month, the state Commerce Department reported Friday.

The jobless rate was unchanged from January's revised rate but below the national unemployment rate of 5.5 percent in February. North Carolina's jobless rate has gradually dropped over the past year from 6.5 percent in February 2014.

More than 30,500 additional people landed jobs in February, raising the number of workers to

more than 4.4 million.

About the same number of people entered North Carolina's growing labor force, meaning they were looking for jobs or working. The growing labor force helps to explain why the unemployment rate didn't change in February despite more people landing jobs.

"Up until about six months ago, the major portion of the improvement in the unemployment rate was people leaving the labor force," said William "Woody" Hall, an economist at the University of North Carolina Wilmington.

For more than six years after the outbreak of the Great Recession, North Carolina had a consistently higher unemployment rate than the national average until the middle of last year. Since then, the state's jobless rate has been lower than the national average.

Hill believes the state's improving jobs picture owes much to this dynamic: Industries tied to expanding population growth like real estate, construction, mortgage lending and other financial services, and business services like architects have been bouncing back after taking a nosedive during the recession.

FINANCIAL FILE

DOW JONES 17,712.66 +34.43	NASDAQ 4,891.22 +27.86	S&P 2,061.02 +4.87

Stocks close with gains, but still end the week lower

BY KEN SWEET
AP BUSINESS WRITER
NEW YORK — A tough week on the stock market ended quietly Friday.

Major indexes notched modest gains, not nearly enough to make up for the four previous days of losses. It wound up being the second-worst week for the market so far this year.

The Dow Jones

industrial average remains down slightly for 2015, and the Standard & Poor's 500 index is essentially flat.

There was no one major catalyst to move the market one way or another Friday. Biotechnology stocks, battered over the last week, were among the top gainers, while energy stocks lagged as the price of oil fell.

BONDS AND TREASURY NOTES

	Yields	Pvs session
1-month bill	0.01	0.00
3-month bill	0.03	0.03
6-month bill	0.12	0.13
2-year note	0.60	0.62
5-year note	1.44	1.46
10-year note	1.97	1.99
30-year bond	2.54	2.58
Inflation note	0.20	0.19
Federal Funds	0.11	0.12
Municipal Bonds	4.22	4.22
Prime rate	3.25	no change

U.S. economic growth may be mild, but also really durable

BY MARTIN CRUTSINGER
AP ECONOMICS WRITER

WASHINGTON — The U.S. economy's tepid performance last quarter — a 2.2 percent annual growth rate — was typical of the economic rebound that began in the summer of 2009. Yet the sluggish pace of the recovery has a silver lining: This growth spurt has proved to be one of the most durable since World War II.

Will it last? It'll depend on a number of factors in the months ahead, including a potential rate hike by the Fed, the strong dollar, oil prices and consumer spending.

The economy's performance in the October-December period matched the average growth of the past five years — a lackluster pace that has been far lower than the growth gains normally seen coming out of such a deep recession.

But like the turtle versus the hare, slow and steady may win the day. The current expansion will mark its sixth anniversary in June, meaning it will have already lasted 14 months longer than the average expansion since the end of World War II. Before the war, periods of expansion tended to be shorter and the economy more volatile.

"This recovery has been disappointing in terms of growth so far but if you are looking for a silver lining, it is that the slow rate of growth has allowed the economy to avoid the kinds of excesses that can lead to overbuilding, over-lending or other problems," said Mark Zandi, chief economist at Moody's Analytics. "We are a long way from that."

The longest recovery on record was the 10-year growth period that lasted from March 1991 to March 2001. But many economists believe this expansion could surpass that. Zandi said it may only be at the half-way point, meaning it could last another six years.

Business Briefs

From wire reports

Consumer sentiment slips in March on bad weather

WASHINGTON — Bad weather and rising gasoline prices pushed U.S. consumer sentiment a bit lower in March. The University of Michigan's consumer sentiment index slipped to 93 this month from 95.4 in February. Richard Curtin, chief economist for the survey, notes that consumer optimism was the highest in a decade for the first three months of 2015 despite the dip in March.

Sentiment shot up to an 11-year high in January, then retreated modestly in February and March. One reason for the pullback: Gasoline prices have been ticking back after a sharp drop in the second half of 2014. Gasoline costs an average \$2.43 a gallon, up from low of \$2.03 a gallon in late January; but prices at the pump are still down from \$3.54 a year ago, according to AAA.

Dow Chemical, Olin in \$5B cash-and-stock deal

MIDLAND, Mich. — Dow Chemical is breaking off a significant part of its chlorine operations in a deal with Olin Corp. valued at \$5 billion.

Dow has been under pressure from the hedge fund Third Point LLC to split its specialty chemical and petrochemical businesses.

Dow CEO and Chairman Andrew Liveris said in a statement that the Olin deal has helped the Midland, Michigan-based company exceed its target to divest \$7 billion to \$8.5 billion of non-strategic businesses and assets.

Its stock rose more than 5 percent in Friday premarket trading.

Mulally earned \$22 million in final year as Ford CEO

DEARBORN, Mich. — Former Ford CEO Alan Mulally's compensation fell 5 percent to \$22 million in his final year at the company, reflecting lower profits as the company invested heavily in new vehicles and plants.

Ford reported 2014 compensation Friday in its proxy filing with the federal government. The company also announced that its annual meeting will be held May 14 in Wilmington, Delaware.

Mulally, 69, retired July 1. As a result, he earned \$1 million in salary compared with \$2 million in 2013. He did not receive a bonus in 2014, but did earn \$13.9 million in stock and option awards, down 5 percent from a year ago.

Among his benefits upon retirement: A free car.



NOTICE OF PUBLIC HEARING AND DISPLAY OF FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN AND FY 2015 ANNUAL ACTION PLAN FOR THE ORANGE COUNTY HOME CONSORTIUM, NC

Notice is hereby given that Orange County, NC on behalf of the Orange County HOME Consortium will hold a public hearing on Tuesday, May 5, 2015 at 7:00PM, at the:

Whitted Human Services Building
300 West Tryon Street
Hillsborough, NC 27278

Orange County is the lead entity for the HOME Consortium and as such is required to hold a public hearing on the Five Year Consolidated Plan. The Commissioners Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, including interpreter services and/or special sound equipment, these are available on request. Call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance with reasonable accommodations, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# 644-3045.

The purpose of the public hearing is to present the Orange County HOME Consortium's FY 2015-2019 Five Year Consolidated Plan for its housing and community development needs and FY 2015 Annual Action Plan for the use of HOME Investment Partnerships (HOME) Program funds. The County intends to submit its FY 2015 Annual Action Plan in the amount of \$412,638 in HOME Investment Partnerships (HOME) funds. This amount is based on the latest HUD allocations. The FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan will be submitted to HUD on or before May 15, 2015.

The Orange County HOME Consortium consists of Orange County as the Participating Jurisdiction, and the Towns of Carrboro, Hillsborough, and Chapel Hill as member jurisdictions. Orange County serves as the lead entity for the Five Year Consolidated Plan. In addition, the Town of Chapel Hill will hold a separate public hearing at its regular council meeting date of Monday, April 27, 2015 at the Town of Chapel Hill Town Hall.

In order to obtain the views of residents, public agencies, and other interested parties, the Orange County HOME Consortium will place its FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan on display from March 27, 2015 through May 5, 2015, at the following locations during normal operational hours:

Orange County Housing, Human Rights, and Community Development Department
300 W Tryon Street
Hillsborough, NC 27278
www.orangecountync.gov

Town of Carrboro Town Hall
301 W. Main Street
Carrboro, NC 27510
http://www.ci.carrboro.nc.us

Town of Hillsborough Town Hall
101 E. Orange Street
Hillsborough, NC 27278
http://www.ci.hillsborough.nc.us

Town of Chapel Hill Town Hall
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514
www.townofchapelhill.org

These documents will also be shown on the following website:
http://www.orangecountync.gov

These documents will be available for examination during normal business hours of operation for a period of thirty (30) days beginning March 27, 2015. The plans will be submitted to the County Commissioners in the evening of May 5, 2015, at which time these documents will be presented for approval at its regular County Commissioners Meeting at 7:00 PM, prevailing time.

The Proposed Five Year Consolidated Plan and FY 2015 Annual Action Plan were prepared after conducting a public hearing on housing and community development needs, meetings with stakeholders, meetings with housing provider agencies, meetings with the local staff and officials, and the result of a County wide survey questionnaire.

The following HOME activities are proposed for funding under the FY 2015 Annual Action Plan for the Orange County HOME Consortium:

DHIC	\$154,500
Habitat for Humanity	\$100,455
EmpOWERment, Inc.	\$76,500
Housing for New Hope	\$50,000
Administration	\$31,183
Total FY 2015 HOME Funds for Project Activities = \$412,638	

The following CDBG activities are proposed for funding under the FY 2015 Annual Action Plan for the Town of Chapel Hill:

Renovation of Public Housing (Oakwood)	\$165,000
Code Enforcement	\$51,000
Eastwood Public Housing Playground Equipment	\$15,000
Plus Kaula Neighborhood Playground	\$15,000
Community Home Trust	\$12,000
Habitat for Humanity	\$25,000
Summer Youth Employment Program	\$34,000
After-school Outreach Program	\$15,000
Homeless Outreach	\$6,500
Every Girl Counts	\$5,000
Administration	\$80,900
Total FY 2015 CDBG Funds for Project Activities = \$462,400	

If Orange County would undertake an activity that would result in the displacement of families or individuals, they would utilize their policy for minimizing such displacement. Furthermore, the County is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of HOME Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and uses of Federal funds under the FY 2015-2019 Five Year Consolidated Plan and FY 2015 Annual Action Plan.

Written comments may be addressed to Ms. Audrey Spencer-Horsley, Director, Department of Housing, Human Rights, and Community Development, 300 W. Tryon Street, Hillsborough, NC 27278 and Ms. Loryn B. Clark, Executive Director, Office of Housing and Community, Town of Chapel Hill, 405 Martin Luther King Jr Blvd, Chapel Hill, NC 27514.

Esta informacion está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con Marilyn Henriquez-Valekto at (919)245-2498 o en 300 W. Tryon Street, Hillsborough, NC 27278, para la disponibilidad de esta solicitud.

FOR RESULTS

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The Herald-Sun



**Orange County
Board of Commissioners**

Agenda

Regular Meeting
 March 3, 2015
 7:00 p.m.
 Richard Whitted Meeting Facility
 300 West Tryon Street
 Hillsborough, NC 27278

Note: Background Material
 on all abstracts
 available in the
 Clerk's Office

Compliance with the "Americans with Disabilities Act" - Interpreter services and/or special sound equipment are available on request. Call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance with reasonable accommodations, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# 644-3045.

1. Additions or Changes to the Agenda

PUBLIC CHARGE

The Board of Commissioners pledges to the residents of Orange County its respect. The Board asks its residents to conduct themselves in a respectful, courteous manner, both with the Board and with fellow residents. At any time should any member of the Board or any resident fail to observe this public charge, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed. All electronic devices such as cell phones, pagers, and computers should please be turned off or set to silent/vibrate.

2. Public Comments (Limited to One Hour)

(We would appreciate you signing the pad ahead of time so that you are not overlooked.)

- a. Matters not on the Printed Agenda (Limited to One Hour – THREE MINUTE LIMIT PER SPEAKER – Written comments may be submitted to the Clerk to the Board.)

Petitions/Resolutions/Proclamations and other similar requests submitted by the public will not be acted upon by the Board of Commissioners at the time presented. All such requests will be referred for Chair/Vice Chair/Manager review and for recommendations to the full Board at a later date regarding a) consideration of the request at a future regular Board meeting; or b) receipt of the request as information only. Submittal of information to the Board or receipt of information by the Board does not constitute approval, endorsement, or consent.

- b. Matters on the Printed Agenda
 (These matters will be considered when the Board addresses that item on the agenda below.)

3. Petitions by Board Members (Three Minute Limit Per Commissioner)

4. Proclamations/ Resolutions/ Special Presentations

- a. Orange County Schools Community's Vision for Public Education Presentation
- b. Resolution Acknowledging February 24, 2015 as Spay Neuter Day in Orange County, North Carolina



5. Public Hearings

- a. Joint Public Hearing with the Historic Preservation Commission Regarding the Proposed Designation of the White Cross School as an Orange County Local Historic Landmark
- b. Comprehensive Plan and Unified Development Ordinance Text Amendments for Agricultural Support Enterprises Within the Rural Buffer Land Use Classification – Defer Public Hearing Process to May 5, 2015 (No Additional Oral Comments Accepted)
- c. 2015 - 2019 Consolidated Plan/HOME Program
- d. Orange County's Proposed 2015 Legislative Agenda

6. Consent Agenda

- Removal of Any Items from Consent Agenda
 - Approval of Remaining Consent Agenda
 - Discussion and Approval of the Items Removed from the Consent Agenda
- a. Minutes
 - b. Motor Vehicle Property Tax Releases/Refunds
 - c. Property Tax Releases/Refunds
 - d. Applications for Property Tax Exemption/Exclusion
 - e. Contract Renewal – Removal of Scrap Tires
 - f. Approval to Extend the Cane Creek Fire Insurance District Boundary
 - g. Approval of Expanded East Alamance Fire Insurance District Boundary
 - h. Fiscal Year 2014-15 Budget Amendment #6
 - i. Revised Applications, Guidelines & Scoring Sheets for Orange County's Business Investment Grant & Agriculture Economic Development Grant
 - j. Orange Unified Transportation Board (OUTBoard) Policies and Procedures
 - k. An Amendment to the Orange County Board of Commissioners Advisory Board Policy
 - l. BOCC Rules of Procedure Revisions
 - m. Reimbursement Resolution for FY 2014-15 Capital Projects and Equipment
 - n. Draft Interlocal Agreement for the Hollow Rock Park and Natural Area

7. Regular Agenda

- a. Approval of Broker of Record for Employee Benefits
- b. Family Success Alliance Request for Social Justice Funding and Approval of Budget Amendment #6-A
- c. Land "Swap" Transaction – 416 Faucette Mill Road, Hillsborough
- d. Potential Notice of Board's Intent to Schedule a November 2016 Bond Referendum and Discussion on Proposed Creation of a Capital Needs Advisory Task Force

8. Reports

9. County Manager's Report

Projected March 5, 2015 Regular Work Session Items

Updates and Recommendations for Employee Benefits Effective July 1, 2015
Orange County Bus and Rail Investment Plan Annual Report
Capital Investment Plan (CIP) Presentation



10. County Attorney's Report

11. Appointments

- a. Animal Services Advisory Board – Appointment
- b. Board of Health – Appointment
- c. Nursing Home Community Advisory Committee – Appointments
- d. Orange County Housing Authority – Appointments

12. Board Comments (Three Minute Limit Per Commissioner)

13. Information Items

- Tax Collector's Report – Numerical Analysis
- Tax Collector's Report – Measure of Enforced Collections
- Tax Assessor's Report – Releases/Refunds under \$100
- Memo Regarding Staff Response to Petition Impervious Surface Issues
- Memo Regarding "The Edge" Proposed Development Project in the Town of Chapel Hill's Planning Jurisdiction

14. Closed Session

15. Adjournment

Note: Access the agenda through the County's web site, www.orangecountync.gov

Orange County Board of Commissioners' regular meetings and work sessions are available via live streaming video at orangecountync.gov/occlerks/granicus.asp and Orange County Gov-TV on channels 1301 or 97.6 (Time Warner Cable).

ORANGE COUNTY BOARD OF COMMISSIONERS
(For items on the printed agenda)

①
3/3/15

Please print legibly					
Name	Street Address, City, Zip	Email	Telephone	Item Number	
1 Bill Hall	3609 Alameda Dr. Durham 27705	billhall@nc.rr.com	919-215-1815	6N	*
2 Debra Barnes	3615 Randolph Rd Durham 27705	dbarnes@nc.rr.com	919-698-2552	6N	*
3 Brian Curran	2134 Meeks Rd Chapel Hill	adjval@lelco.com	919-320-0926	5C	✓
4 Angel Davalos	529 Tulp Tree Rd Hillsborough NC 27778	angel.davalos@nc.rr.com	915-833-7720	5C	✓
5 Michael Kelly	923 Carrall St. Durham, NC. 27701	mike.kelly@nc.rr.com	919-724-3402	5C	✓
6 Jamie Rohde	721 Crestwood Dr. Apt 27516	ajro@nc.rr.com	919-429-6300	5C	✓
7 Allaa Rosen	506 N. Greenboro St 27350	allaa@nc.rr.com	919-618-3552	5D	*
8 Terry Siew	110 STOTWELL COURT Hillsboro 27703	tsiew@nc.rr.com	919-290-5700	5C	✓
9 Maggie West	201 Broad St Carrboro NC 27510	mwest@nc.rr.com	919-601-5561	5C	✓
10 Christine Foxon	431 W Franklin Apt 343 27516	chfoxon@nc.rr.com	919-660-6700	5C	✓
11 Hudson Kaufman	201 Broad St. Carrboro 27516	hkaufman@nc.rr.com	919-992-2602	5C	✓
12 Robert Reda	117 Wolfs Trail, Chapel Hill 27516	robert@nc.rr.com			✓
13					
14					
15					
16					
17 Ch. M. R. / G. S. / C. W. / I.					
18					
19					
20					

APPROVED 4/7/2015

**MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
March 3, 2015
7:00 p.m.**

The Orange County Board of Commissioners met in regular session on Tuesday, March 3, 2015 at 7:00 p.m. at the Whitted Building in Hillsborough, N.C.

COUNTY COMMISSIONERS PRESENT: Chair McKee and Commissioners Mia Burroughs, Mark Dorosin, Barry Jacobs, Bernadette Pelissier, Renee Price and Penny Rich

COUNTY COMMISSIONERS ABSENT:

COUNTY ATTORNEYS PRESENT: John Roberts

COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Assistant County Manager Cheryl Young and Clerk to the Board Donna Baker (All other staff members will be identified appropriately below)

1. Additions or Changes to the Agenda

Chair McKee called the meeting to order at 7:04 p.m. He reviewed the following list of items at the Commissioners' places:

- White PowerPoint Sheet for item 4a – Orange County School Community's Vision for Public Education Presentation
- Yellow memo from Orange County Schools regarding item 5d - Orange County's Proposed 2015 Legislative Agenda
- White sheet for item 5d - Orange County's Proposed 2015 Legislative Agenda
- Monthly packet from the Planning Department

PUBLIC CHARGE

Chair McKee dispensed with the reading of the Public Charge.

2. Public Comments

a. Matters not on the Printed Agenda

Christopher Vaughn read from the following printed comments:

Good evening. I am Christopher Vaughn and I live in the Orange County section of Mill Creek within the City of Mebane. I came here as a response to the letter sent by the Mebane City Council regarding the annexation of Mill Creek into Alamance County. The stated reason for the proposed annexation centers on fire protection and emergency service. This leaves me somewhat confused, in that as City of Mebane tax payers we receive all city services: public works, police, and fire protection, regardless of our county. This leaves only the issue of emergency services, which are currently provided by Orange County.

The Mill Creek section of Orange County has been in existence for over 15 years. It is my understanding that the 911 system is computerized, and that the 911 dispatch centers have a cooperative agreement and the ability to intercommunicate. This issue was brought up and settled during the last county line negotiation.

It is commendable that Mebane wants to resolve this issue, but I would think the first step would be to resolve the EMS protocols before going to the extreme step of challenging the

county line and the disruption that such a change would bring to the lives of its residents. This issue should be of concern for all Orange County residents.

During the last county line negotiation, Session Law 2010-61, the law that opened the review of the county line between Alamance and Orange counties, the stated reason for opening the county line for discussion was to define the line and settle disputes over the location of the line. Later, Session laws 2011-88 and 2012-108 settled the 91% and 9% of the line, respectively. In all these cases, the idea was to find the true line as it was defined in the original 1849 law and allow residents to move to the county that they believed they lived in prior to the USGS line definition. This was a good faith effort to keep people in their existing communities and their county.

The proposal to move the county line solely around Mill Creek doesn't fit with the earlier charter to find the line and solve disputes. In this case, there is no dispute as to the actual location of the land; it's all within Orange County. Hunter's Run, Collington Farms, and Ashbury neighborhoods all lie in the City of Mebane and in Orange County. However, they are not included in this proposal.

My question becomes one of two choices. Is this someone's pet project, or is this a test case? If it is a pet project, it is my opinion that we should not be changing the county line based on the desire of a few well connected individuals. Alternately, if it is a test case, all of the parts of the City of Mebane that lie within Orange County could be up for grabs if this goes through. In either case, I would ask the Board of Orange County Commissioners to deny any further changes to the county line, seeing as how it is now settled law that has passed the legislature and stood for several years.

Thank you for your time.

Carter Vaughn read from the following printed comments:

Good evening. I am Carter Vaughn. I am a sophomore at Orange High, and I'm here to talk about Mebane's wanting to change the Orange/Alamance County line by moving my neighborhood from Orange to Alamance County.

I took civics class this year. In that class, we learned how a government functions and how laws are made. The primary purpose of laws is to promote the common good and protect the rights of minority groups and individuals within the community. A couple of years ago, the county line was up for debate, but the legislature worked out this dispute by passing a law solidifying the location of the county line.

This is the third time someone has tried to move the county line around us and put us in Alamance County, even though the USGS survey proved we were in Orange County. We are now and always have been in Orange County. I should be considered as much a part of Orange County as my classmates that come from Efland, Hillsborough or Rougemont. If there are emergency service problems, please work them out. This is not a reason to allow the state law to be changed.

I like my county and my school and all the things I get to do here that are not available in Alamance County. Please do not let Mebane take our county from us or me from my school.

Commissioner Rich said that these residents had received letters from the City of Mebane about this issue, and the Board of County Commissioners was referenced. She noted that the Board of County Commissioners was never contacted about this issue, and she would like for this to be addressed in the next meeting with Mebane. She said this is not the way to open up conversations with your neighboring County.

Larry Newsom said he is also a neighbor in the Mill Creek neighborhood. He said his concern with the change in counties is the school system change. He has a son at Orange County High School, and his son has gone through the Orange County school system his entire life. He said it is important that if this change in counties does happen, each family should be given a choice as to which school system they wish to attend. He said no one should be forced to change schools.

b. Matters on the Printed Agenda

(These matters will be considered when the Board addresses that item on the agenda below.)

3. Petitions by Board Members

Commissioner Pelissier asked the County Manager if there was a telecommuting policy for the County, and if not, she asked that they consider developing such a policy.

Commissioner Jacobs said the Pauli Murray Awards were presented on Sunday for the 25th year. He said it would be nice to have a plaque placed in this room or in this building to list the 25 years of winners and to commemorate this event.

Commissioner Jacobs asked Bonnie Hammersley to find out the policy for the water and sewer providers in Orange County, regarding what happens when a system fails and overflows and damages residents' properties. He asked if these providers consider themselves exempt, or if there is compensation given to the affected parties.

4. Proclamations/ Resolutions/ Special Presentations

a. Orange County Schools Community's Vision for Public Education Presentation

The Board received a presentation on the Community's Vision for Public Education in Orange County Schools, and provided feedback or questions.

Orange County Schools (OCS) Superintendent Del Burns said this community vision process is unique because neither the Board of Education nor the staff participated in the development of this vision. He said this vision was developed by Community stakeholders, and has been adopted by the Board of Education.

Del Burns introduced Scottie Seawell and Pam Jones, Interim Deputy Superintendent. Scottie Seawell reviewed the following PowerPoint slides:

The Community's Vision for Public Education

- We envision a public school system that prepares all students to be creative, constructive thinkers who become healthy, productive and responsible members of our community and the world.

The Stakeholders

- Identified by the Board of Education
- Recruited and Guided by a Steering Committee
- Goal of "Broadly Representative"
 - Walks of Life
 - Geography

➤ Age and Stage

The Process

- **Starting with Questions**
- Building Community
- Building Support and Understanding
- Soliciting Input – More Questions
- Analyzing Input
- Crafting the Vision Statement and Document
- Reaching Consensus
- “Ever-green” → Sustainability

Public Values

- Common Framework and Language
- Core Public Values of:
 - ❖ Liberty = Value of the “I”
 - ❖ Equality = Value of “Groups”
 - ❖ Community = Value of the “We”
 - ❖ Prosperity = Value of the “Market”
 - ❖ A Matter of Balance

The Community’s Vision for Public Education

We envision a public school system that prepares all students to be creative, constructive thinkers who become healthy, productive and responsible members of our community and the world.

Uniquely Orange County Schools...

- We believe...
- We expect...
- Learning from our History
- Building on our Heritage and Traditions
- Always becoming more representative and inclusive

Going Forward

- Aligning the Community’s Vision with the OCS Strategic Plan – Work to date...
- Embracing the Vision
- Ever-Green Quality
- Implications of the Vision for the BOCC
 - ✓ Working together democratically
 - ✓ Using the vision to develop policies
 - ✓ High expectations for all students

Scottie Seawell referred to the *Calls for Action* on page 5 of the vision statement. She read the following paragraph:

We expect the Board of Education and the Board of County Commissioners, our elected representative, to use this vision to develop policies that create healthy, safe and nurturing environments; support all students in reaching their full potential; and result in the development

of productive and responsible citizens as well as lifelong learners with critical thinking and problem solving skills who will lead us in the future.

Scottie Seawell said there is also recognition from the community of all of the work that has already been done to support public education.

Commissioner Jacobs referred to appendix B, regarding choices in addition to college and the need for more people to work with their hands. He recently talked to an appliance repairman who said it is difficult to find young people interested in apprenticeship programs in the field of appliance repair and related areas. He asked if there are any active apprenticeship programs or a contact person for that.

Scottie said the idea of apprenticeships and alternatives was a broadly agreed upon issue with the stakeholders. She referenced the woodworking program at Cedar Ridge and the amazing work that is being done there. She referred the question about apprenticeship programs to Del Burns.

Del Burns said there are limited opportunities for apprenticeships through the career and technical education programs at this time. He said the hands-on work ethic is a tradition in Orange County, and there was a discussion of the need for alternatives for students. He said the schools are not taking full advantage of apprenticeships, and this is on the radar.

b. Resolution Acknowledging February 24, 2015 as Spay Neuter Day in Orange County, North Carolina

The Board considered adopting the proposed resolution acknowledging February 24, 2015 as Spay Neuter Day in Orange County, North Carolina and authorizing the Chair to sign the resolution.

Bob Marotto expressed appreciation to the Board for putting this item on the agenda retroactively, due to inclement weather. He said spay/neutering is a community issue, and he thanked the Board of County Commissioners for their support over their years. The Commissioners were presented with spay/neuter support t-shirts.

He noted some of Animal Service's 2014 accomplishments. He said the program sterilized 433 cats and dogs that belong to low income residents, and 289 of these animals belonged to clients of the Department of Social Services (DSS.) He said the outcomes of this effort are measured in the decline of admissions to their facility and the fact that the number of animals being euthanized is at a historically low level.

Michelle Walker read the following resolution:

**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
SPAY NEUTER DAY RESOLUTION**

WHEREAS, cats and dogs provide companionship to and share the homes of thousands of individuals in Orange County; and

WHEREAS, the problem of pet overpopulation costs the taxpayers of Orange County hundreds of thousands of dollars annually through animal control and sheltering programs aimed at coping with unwanted and homeless cats and dogs; and

WHEREAS, humane societies and shelters throughout the country have to euthanize approximately four million cats and dogs each year, although many of them are healthy and

adoptable, due to the lack of critical resources such as money, space, and good adoptive homes; and

WHEREAS, the Animal Services Advisory Board and the Animal Services Department have made correcting pet overpopulation a priority, and prepared *Managing Pet Overpopulation: A Strategic Plan for Orange County* and *Managing Free-Roaming Cats in Orange County, North Carolina*; and

WHEREAS, spaying and neutering cats and dogs, among other animal companions, has been shown to drastically reduce overpopulation; and

WHEREAS, Animal Services has partnered with AnimalKind and the Department of Social Services to offer "low cost" and "no cost" spay and neuter to households who are economically disadvantaged or who receive public assistance; and

WHEREAS, veterinarians, animal care and control organizations, national and local animal welfare organizations, and private citizens have joined together again this year to advocate and support the spaying and neutering of companion animals on "Spay Day USA 2015";

NOW THEREFORE BE IT RESOLVED by the Orange County Board of Commissioners that February 24, 2015 is declared "Spay Neuter Day" and the Board calls upon the people of the County to observe the day by having their own cats or dogs spayed or neutered or by sponsoring the spaying or neutering of another person's cat or dog.

THIS, THE 3rd DAY OF MARCH, 2015.

A motion was made by Commissioner Jacobs, seconded by Commissioner Price to adopt a resolution recognizing February 24, 2015 as "Spay Neuter Day" in Orange County and authorize the Chair to sign.

VOTE: UNANIMOUS

Commissioner Jacobs congratulated the Animal Services Advisory Board (ASAB) and staff, and he said it is good to see that they are making a difference in Orange County.

5. Public Hearings

a. Joint Public Hearing with the Historic Preservation Commission Regarding the Proposed Designation of the White Cross School as an Orange County Local Historic Landmark

The Board considered 1) conducting a joint public hearing with the Historic Preservation Commission to receive public comment on the draft designation ordinance for the White Cross School, 2) closing the public hearing; and 3) referring the draft designation ordinance back to the Historic Preservation Commission for its final review and recommendation.

The following Historic Preservation Members were in attendance:

Todd Dickinson, Chair
Bob Ireland, Vice Chair
Susan Ballard

Rob Golan
Jaime Grant
Grace White

Peter Sandbeck discussed PowerPoint photos of the White Cross building, and the landmark process. He said this hearing is a routine step in the landmark process, as required by the County ordinance for historic preservation and by state law. He said it is important to note that the landmark designation program is voluntary in Orange County. He said neighbors are notified when a landmark is being proposed, and these nearby residents are generally very supportive. He reviewed the background of the creation of the program in the 1970's. He said the goal was to encourage and promote the preservation and maintenance of historic properties for public benefit. He said properties must possess special historical, archeological, architectural or cultural significance for Orange County. He said this determination is then reviewed and approved by the State Historic Preservation Office, and landmark status can only be conferred through an ordinance passed by elected officials of a local government entity. He said landmark owners are entitled to receive a 50 percent deferral on their property, but these residents must maintain the historic character of the property.

He reviewed the following background information from the abstract:

Background: One of the HPC's duties is to recommend properties to the BOCC for local landmark designation. Properties must meet a high standard of historic and/or architectural significance to be designated as an individual landmark. The higher standard is appropriate since landmark property owners are eligible for a 50 percent property tax deferral as provided by state law, as long as the property is preserved and retains its historic character. The historic landmark designation process, outlined in Article 3 of the County's Historic Preservation Ordinance, involves several steps culminating with the adoption of an ordinance by the BOCC for each individual landmark. At its October 22, 2014 meeting, the HPC accepted a Part 2 application from Ms. Danielle Sunde to consider her property, the White Cross School, for designation as an Orange County Local Historic Landmark, thus initiating the application process. Ms. Sunde's application materials were submitted to the State Historic Preservation Office (SHPO) for review and comment as required by state law. The HPC received a favorable response from the SHPO staff. The HPC concurred with the SHPO's evaluation that the White Cross School was worthy of consideration for local landmark designation. The HPC voted unanimously to request a joint public hearing with the BOCC, as required by Section 3.7 of the Historic Preservation Ordinance. Built in 1933, the White Cross School is one of only three brick consolidated schools to survive in rural Orange County. The property consists of the 1933 brick school, built in the Colonial Revival style, along with the cafeteria wing added in 1948. Both portions retain a high degree of architectural integrity, with most of its original historic exterior and interior features still preserved. The White Cross School played a pivotal role in the social and cultural life of lower Bingham Township until it closed in 1961. It now serves as the home for a privately-operated preschool.

This is a routine joint public hearing required by state enabling legislation and the county's Historic Preservation Ordinance. Following this joint public hearing, the BOCC and the HPC will take into consideration any public comments in preparing the final ordinance. The HPC will then return the final version of the proposed ordinance back to the BOCC for the Board's consideration and adoption this spring.

PUBLIC COMMENT:

Stan Lewis said he has lived in this area since 1993, and he knew people that actually went to this school. He said he expressed a few concerns at a previous meeting. He said he does not want to hold this process up, and he is in favor of the landmark. However, he said Mr. Sunde needed water for his business, and so he (Stan Lewis) agreed to have a well installed for this purpose. He said there were some issues related to this that were supposed to be addressed by Mr. Sunde; however, it has been two years, and these issues have not been addressed. He said there is a lease agreement for this, and Mr. Sunde is two months behind on these payments. He said the well issues need to be addressed by the steward of the property.

Commissioner Price asked for clarification on the well.

Stan Lewis said the well that was built on his property is a separate line that services only the schoolhouse. He said this is on his property. He said the older well services all of the other units, including his house.

Commissioner Price asked John Roberts if this has any bearing on the landmark designation.

John Roberts said he does not know if it has any bearing on the actual designation of the landmark. He said this is just public comment for the Board to consider, and this will come back for further consideration.

Chair Jacobs said he can personally testify to the rigorous review of properties by the Historic Preservation Commission.

Discussion ensued between Commissioner Burroughs and Peter Sandbeck regarding the history of White Cross and Carrboro Schools.

A motion was made by Commissioner Rich, seconded by Commissioner Price to:

- 1) open a joint public hearing with the Historic Preservation Commission to receive public comment on the draft designation ordinance for the White Cross School;
- 2) close the public hearing; and
- 3) refer the draft designation ordinance back to the Historic Preservation Commission for its final review and recommendation.

VOTE: UNANIMOUS

b. Comprehensive Plan and Unified Development Ordinance Text Amendments for Agricultural Support Enterprises Within the Rural Buffer Land Use Classification – Defer Public Hearing Process to May 5, 2015 (No Additional Oral Comments Accepted)

The Board considered deferring the public hearing process on the Comprehensive Plan and Unified Development Ordinance (UDO) zoning text amendments pertaining to Agricultural Support Enterprises within the Rural Buffer land use classification to May 5, 2015 in order to allow time for the necessary Joint Planning Amendment (JPA) land use amendments to be further considered and adopted.

Perdita Holtz said the JPAs are still in the review process. She said Carrboro has adopted a revised resolution without the sunset clause, and Chapel Hill is scheduled to address the JPA amendments next week. She said the JPA materials will need to come back to the Board of County Commissioners for re-adoption, and staff plans to bring this to the Board of County Commissioners on April 7th. She said the UDO amendments will be taken back to the County planning board on April 1st.

Commissioner Rich asked what will happen if there are two very different resolutions from Carrboro and Chapel Hill.

Perdita Holtz said staff is not expecting differing resolutions, but if there are differences, the local governments will need to come together to address this.

A motion was made by Commissioner Jacobs, seconded by Commissioner Rich to:

1. Open the public hearing, and
2. Defer the hearing by adjourning it to **May 5, 2015** in order to allow time for the necessary JPA land use amendments to be further considered and adopted.

VOTE: UNANIMOUS

c. 2015 - 2019 Consolidated Plan/HOME Program

The Board considered opening the public hearing to receive comments from the public regarding the housing and non-housing needs to be included in the 2015-2019 Consolidated Plan for Housing and Community Development Programs in Orange County and proposed uses of the 2015-2016 HOME funds, and closing the public hearing.

Audrey Spencer-Horsley said the purpose tonight is to receive public comments, which initiates a community input process for the five year consolidated plan that is required by the U.S. Department of Housing and Urban Development (HUD) for funds received by the Orange County Consortium and Chapel Hill CDBG funds. She said the plan covers housing and non-housing needs to be included in the 2015-2019 Consolidated Plan for Housing and Community Development Programs in Orange County and proposed uses of the 2015-2016 HOME funds. She said there will be other opportunities for community input, and prior to submission of the plan to HUD, there will be on-line surveys and stakeholder meetings.

She said staff has received a final number for the amount of funding that will be received this year. She said this amount is \$311,832, which is \$40,000 less than 2014. She said applications for funding were due by February 20th, and these applications have been forwarded to the consortium for review.

Commissioner Dorosin asked why the public hearing is being held now when the application deadline has already passed. He said the purpose is to find out how the community feels the home program money should be spent, but the applications have already been submitted to receive the money. He does not understand the timeline.

Audrey Spencer-Horsley said the timeline is not ideal. She said the goal would usually be to complete this process prior to receiving applications. She said these HOME funds will represent the annual action plan, which is required for each of the five years. She said this is the first year in the five year process, and there are four more years of opportunity. She said the consolidated plan also looks for other funding resources for addressing affordable housing.

Commissioner Dorosin said if the deadline for applications is set outside of our control then next year, he would suggest that the public hearing be held two months prior.

Audrey Spencer-Horsley said this should be possible next year. She said this year's process will give them a guide for next year.

Commissioner Price questioned whether this timeline is due to the Board of County Commissioners schedule or HUD.

Audrey Spencer-Horsley said next year's schedule will be more in alignment with the Board's expectations, and it will allow more time to get ahead of the curve.

Chair McKee asked if a reason was given for the \$40,000 reduction of funds.

Audrey Spencer-Horsley said the funding was reduced at the federal level, and the County's cut was proportional to this.

PUBLIC COMMENT

Brian Curran is the secretary of the board of directors for Habitat for Humanity of Orange County. He said HOME funding continues to be a critical factor in Habitat's building efforts. He said these funds have been used to leverage millions of dollars in private funding for the majority of the 250 homes that Habitat has built in Orange County. He said HOME funding is part of the reason that 50 people now call Phoenix Place home. He said the addition of Habitat homes has resulted in crime rate reductions and a rise in the rates of home ownership. He said Habitat is requesting \$270,000 in funding for 11 new homes for homebuyers who earn between 30 and 65 percent of area median income. He said these funds will be used as second mortgages for Habitat home buyers and will have long term positive impact for residents. He said Habitat also assists residents with revitalization and repair of older homes through its Brush with Kindness program. He thanked the Board for consideration of this request, and he provided a copy of Habitat for Humanity's annual report.

Angel Davalos lives in a Habitat home located in the Fairview community in Hillsborough. He said, by providing these funds to Habitat, the Board is keeping the organization functional so that wonderful things can happen. He said, for families purchasing homes, this program makes the single family home dream a reality. He said he had previously lived in public housing, and his wife grew up in one bedroom trailer with her family of five. He said he and his wife feel incredibly blessed to provide a better home for their children. He said the Board is also giving the gift of giving to all of the volunteers involved in this program, and is fostering partnerships between Habitat and organizations within the Community. He highlighted the Hands for Habitat partnership between Habitat and Orange County schools, with a focus on educating students on the issue of affordable housing. He said this program has been in existence for 7 years, and 12 schools and 68 classrooms have participated. He said his home was built by Orange High students, while students in younger grades participated in fund raising activities. He said this program is having an incredible impact on students. He thanked the Board for their support and asked for their continued help.

Michael Kelly works for Housing for New Hope. He said he has nothing bad to say about Habitat, but you do have to make a certain amount of money to qualify for a Habitat home. He said Housing for New Hope's homeless outreach and support program targets homeless residents and those who make less than 30 percent of area median income. He said these are people who would probably not qualify for a Habitat home, and some form of assistance is needed for them. He said these currently homeless residents are provided with temporary assistance to obtain and retain affordable rental housing. He said HOME funds are requested to support this direct assistance. He said the team searches the streets of Orange County, Chapel Hill, and Carrboro, and works in cooperation with other organizations in the area. He said funds are used to help provide these homeless residents with rental and utility deposits, first month's rent, and sometimes with monthly rental assistance. He said the program is considered a success when an individual or family becomes securely housed. He said the goal is to assist with the provision of decent, safe, affordable housing, and to assist participants with obtaining income to live as independently as possible.

Jamie Rohe is the Homeless Programs Coordinator for Orange County. She hears over and over again from the homeless service providers that there is no affordable rental housing in Orange County. She said Housing for New Hope is an essential program that fills a great need in this area for residents who earn little and are chronically homeless. She said there are very few landlords who will rent to residents with criminal histories or poor credit. She said the Department of Social Services (DSS) and Inter-faith Council (IFC) staff cannot find affordable rental units in Orange County for their clients. She said to bridge these two

topics, Orange County and Chapel Hill are required to create a consolidated plan, and this plan is a tool to identify unmet needs and best strategies for filling that need for affordable housing. She encouraged the Board to use this tool to inform funding and policy decisions.

Maggie West affirmed the previous comments. She requested that the plan include efforts to address the severe lack of properties accepting Section 8 federal vouchers. She said the community is in a crisis of finding landlords who are willing to accept these vouchers and house the families receiving subsidies. She said she is working for two women who are wheelchair bound and have no poor credit or criminal history, but they are having trouble only because of the vouchers. She said efforts need to be made to recruit and maintain relationships with landlords who are willing to accept these vouchers. She said, the GFC issue affected one fifth of the voucher holders in Orange County, and the relocation of these families caused problems for other voucher holders who were looking for homes.

Chiraayu Gosrani is a student at UNC, and he works with the Community Empowerment Fund. He said the consolidated plan needs to involve stakeholders and people who are actually facing homelessness and extreme poverty. He said a concerted effort needs to be made to reach out to those communities to understand their needs and whether they are being met. He said communication with landlords is also very important. He said there is a lack of information with the landlords regarding what housing vouchers entail. He said many of the voucher holders are turned down because of a criminal record or lack of ability to meet other specifications. He said another issue is access to affordable housing. He said there is no central location to find information about options for affordable housing. He suggested the creation of a database to make this information accessible to caseworkers and organizations working to place members into housing.

Allan Rosen read from the following written comments:

Hello, I am Allan Rosen, project manager at the Inter-Faith Council for Social Service (IFC). I'm here tonight for the housing and community development public hearing. I'd like to share some information about IFC's work that we believe will be helpful in preparing Orange County's Consolidated Plan.

As most of you likely know, IFC is one of the principal agencies that address homelessness and hunger in Orange County. Throughout our history, IFC has relied on partnerships with community volunteers, congregations, businesses, civic associations, and peer social service agencies. For housing and community development issues, we actively participate in the Partnership to End Homelessness, the Orange County Affordable Housing Coalition, and the Family Success Alliance.

For the past thirty years IFC has focused its effort on basic safety-net programs including emergency shelter and transitional housing, free medical and mental health care for the residents of our housing programs, a community kitchen, food pantry and crisis intervention services for vulnerable individuals and families who are at-risk of becoming homeless. IFC has 20 full-time and 8 part-time employees. Our annual cash budget is \$1.75 million, which is surpassed by \$2.5 million in donated goods and services (including more than 40,000 volunteer hours).

IFC is very appreciative of the support it receives each and every year from Orange County and the Towns of Carrboro and Chapel Hill. This support is critical to keeping our programs operating.

In the interest of time, I'll submit detailed service deliver totals from the most recent fiscal year in writing. However, with respect to our housing programs, in the last fiscal year:

- Community House provided 17,200 nights of safe shelter for 370 men
- HomeStart provided 13,400 nights of safe shelter to 200 women and 80 children
- Our Robert Nixon Free Clinic
 - Provided free health care to 350 residents
 - Provided free mental health care to 160 residents
 - Dispensed 500 prescriptions

IFC has been operating the Community House and HomeStart at this scale since 1998 when our HomeStart facility opened on land generously made available by the Commissioners. Currently nearly 57%, or \$994,000, of our \$1.75 million cash budget, supports Community House, HomeStart and the free clinic. Included in this funding is approximately \$40,000 in local government dollars and \$59,000 from the federal Emergency Solutions Grant.

From our vantage point, we believe the FY 2015-20 Consolidated Plan should consider the following factors:

1. The new Inter-Faith Council @SECU Community House is scheduled to open in September 2015 and will provide 52 beds for a men's transitional housing program. At HomeStart, IFC also has ten bedrooms available for women—and women with children—enrolled in a transitional housing program. Last fiscal year 87 men, women, and children successfully found permanent housing after completing the program at IFC. This year the numbers are down because of a noticeable reduction in affordable housing opportunities.

Those who successfully complete their transitional housing program typically seek permanent affordable housing in the Chapel Hill-Carrboro community to be near their place of employment and their support networks. Often those who are ready to leave IFC's housing programs delay their departure until suitable affordable housing can be found.

It is our experience that without more affordable rental housing, IFC program residents will either stay enrolled longer than necessary, move further away from their place of employment and support networks for the sake of affordable housing, or move into substandard housing in closer proximity to employment and support.

Hence, we believe all agencies in Orange County that offer transitional housing programs (IFC, Horizons, etc.) would be more successful if the supply of affordable housing in our community increases by at least twenty-five net units each year available for transitional housing program graduates for the duration of the Consolidated Plan's planning horizon.

2. With respect to Emergency Shelter, currently neither Community House nor HomeStart have limits on how many persons can be accommodated on bad weather nights. At HomeStart we rarely have more emergency shelter guests than emergency shelter beds, which are sixteen.

However, at the IFC @SECU Community House, IFC will be limited to seventeen (17) emergency shelter beds for homeless men. This year, beginning in November, on most bad weather nights, we've had at least 20 men staying overnight on a weather-emergency basis.

The maximum-to-date has been 29 men. Hence, we believe the community will need an additional 12-15 emergency shelter beds in southern Orange County on cold weather nights for homeless men in addition to those that will be available at the new Community House.

Hudson Vaughn works with the Jackson Center, and he supports the previous comments. He feels it is important that the consolidated plan supports critical home repairs for long term elderly residents in Orange County. He gave examples of homes he has seen that have significant repair needs. He said these critical repairs need a quick response, and efforts have been made to connect these residents with agencies such as Habitat for Humanity and the IFC to address their needs in a multifaceted way. He said Orange County's Housing Department has programs to address some of these, but the process is often too slow to accommodate the needs. He gave examples of situations to support the existence of this issue.

Robert Reda is the President of Habitat for Humanity of Orange County. He said the demand for Habitat homes will continue to rise, and one way Habitat is preparing to meet those needs is by acquiring land. He noted the future agenda item regarding a lot donation from the County. He hopes the County will be open to future donations of other properties that are suitable for affordable housing. He said Habitat for Humanity's site committee has identified a number of possible building lots, and Habitat will continue to raise funds for purchase of these lots, but local government funding will also be needed. He said Habitat is a member of the Affordable Housing Coalition, which is chaired by Habitat's Executive Director, Susan Levy. He said the coalition has successfully advocated for the Town of Chapel Hill to have an ongoing source of local funding for affordable housing. He said the County will also be asked to develop a sustainable source for funding. He said Habitat also has an exterior repair program, which is supported by the County through its outside agency grant. He said there is still a significant unmet need among low income residents, especially the elderly, and he hopes the consolidated plan will address this. He thanked the Board for their support.

The following written statement was submitted via email:

FROM: Mary Jean Seyda, COO of CASA,
Chair of the Orange County Partnership to End Homelessness
DATE: February 20, 2015
RE: Public Comment on the FY 2015-2019 Orange County Consolidated Housing
Plan & 2015-2016 HOME Investment Partnership funds

Research shows that Extremely Low Income Households (ELI) have the greatest need for rental housing. These are individuals and families whose income is at or below 30% of the median. In Orange County these community members have incomes that range from \$0-\$13,800 for a single individual, \$19,700 for a family of 4. Federal housing assistance including Public Housing Authority units and Housing Choice Vouchers, is aimed at this group. "But unlike most other safety net programs, federal low income housing assistance is not an entitlement. Everyone who is eligible for it does not receive it. These programs only reach about 23% of income eligible households, because they are not funded at a high enough level to serve all eligible households." (National Low Income Housing Coalition, The Alignment Project, <http://nlihc.org/library/research/alignment>, 2014)

According to the Urban Institute (<http://urban.org/housingaffordability>) in Orange County

- For every 100 ELI renter households, there are only 25 affordable and available rental units.
- There are 6,270 ELI renter households
- There are 1,564 affordable and available rental units
- We need 4,706 affordable units to close this gap.

We advocate that funding be prioritized for community members who are ELI, may be homeless, and/or have a disability. These are not three disparate groups; these three characteristics are intrinsically linked. According to the Technical Assistance Collaborative *Priced Out 2012*, persons with disabilities remain the poorest households in our communities: "The average annual income of a single individual receiving SSI payments was \$8,714 – equal to only 19.2% of the national median income for a one-person household and almost 22% below the 2012 federal poverty level." According to Orange County's 2014 Point-in-Time Count, nearly half of the persons who are homeless in our county reported having a disability. As we have seen in the Come Learn with Us sessions at the Town of Chapel Hill, an average of 75% of persons of low wealth, persons with a disability and single parent families spend more than 30% of their income on housing costs. They disproportionately carry a high housing cost burden.

By prioritizing funding for ELI households, therefore, we are preventing or ending the cycle of homelessness for the most vulnerable members of our community.

CASA's second priority is for households earning less than 60% of the median. This group of renters is **not served** by the market. Not only is this group cost-burdened themselves, but because this group is competing for the limited number of available and affordable units, they are further constricting the availability of units for ELI households at the very bottom.

Priority 1 Affordable Rental: New Construction and Acquisition and Rehab

- Extremely Low Income Households 0-30% of Area Median Income
- Persons who are homeless
- Persons with a disability

Priority 2 Affordable Rental: New Construction and Acquisition and Rehab

- 30-60% AMI
- Persons who are homeless
- Persons with a disability

Priority 3 Rental Subsidies

- As part of the development negotiations request that all new multi-family developments accept rental subsidies (Housing Choice Vouchers, VASH Vouchers, Shelter Plus Care Rental Subsidies) in a percentage of their units. Given that insufficient federal supports such as vouchers are available, the least our community can do is not reject those supports that do exist.

Commissioner Price said that the Community Home Trust Executive Director Robert Dowling was unable to attend this evening, but he has sent a request by email for \$12,000 from the HOME program funds.

Commissioner Dorosin said he has heard a lot of good things are happening, but he has also heard that there are a lot of challenges still out there. He said there is a need to think more creatively with this plan. He said new and creative solutions need to be added to address these continuing problems. He said a lot of the model has a heavy dependence on the private sector, but this community may have reached the ceiling with the private market.

He questioned whether the County should look at owning their own properties that will accept the section 8 vouchers. He said this can be done in partnership with non-profits. He said he has talked with people having issues with manufactured housing too. He suggested the idea of cooperatively owned parks or publicly owned facilities to serve the people with the most need. He hopes the Board can work with everyone present tonight to begin innovating with new and creative strategies to address the gaps.

Commissioner Rich said it is important to work with their local government partners too. She would like to know more about the previously mentioned long wait times for urgent repair issues. She agreed with Commissioner Dorosin that it is time to begin thinking outside of the box, especially in the face of reduced federal funding. She said it may be time to look at some best practices from other states.

Commissioner Pelissier echoed Commissioner Rich's comments about working with their government partners. She said she has asked at past joint meetings about the 80 acres of the green tract, which is jointly owned by Carrboro, Chapel Hill, and Orange County. She is interested in looking at ways to do something different with at least some portions of that land.

Commissioner Jacobs said he agrees with most of what has been said. He particularly supports Commissioner Dorosin's thoughts regarding manufactured housing. He said the Board has talked about land banking for awhile, to create community opportunities and alternative options for people at the mercy of mobile home park operators.

Commissioner Jacobs said the plan also talks about continued dialogue with the university regarding issues that affect affordable rental opportunities in the area. He suggests taking this a step further, and he would like an update from the manager at a future meeting regarding this partnership.

Chair McKee said manufactured housing, and particularly modular homes, do provide opportunities for affordable housing, especially if you own the land.

Chair McKee asked Hudson Vaughn to contact the manager's office with the name of the person he mentioned in his earlier comments.

A motion was made by Commissioner Price, seconded by Commissioner Pelissier to close the public hearing.

VOTE: UNANIMOUS

d. Orange County's Proposed 2015 Legislative Agenda

The Board considered 1) conducting a public hearing on Orange County's potential legislative items for the 2015 North Carolina General Assembly Session; 2) closing the public hearing and reviewing and discussing the Legislative Issues Work Group's (LIWG) proposed 2015 legislative package and any other potential items for inclusion in Orange County's legislative agenda package for the 2015 North Carolina General Assembly Session; 3) approving the proposed legislative matters resolution on Statewide Issues; and 4) identifying three to five specific items from the entire package to highlight for priority discussion at the March 23, 2015 meeting with Orange County's legislative delegation.

Greg Wilder gave some background information. He noted that Commissioner Rich and Commissioner Pelissier were the two Commissioners who served on the Legislative Issues Work Group. He said the proposals from the work group are listed on attachment 2 of the abstract.

Commissioner Pelissier highlighted Items 18 and 19 on page 11 of attachment 2, which were added after suggestions and petitions from Board members and the public. These items read as follows:

18) **Sales Tax Distribution Formula** – Support legislation directing that all sales tax be distributed on a per capita basis; and

19) **Classification of Flavored Alcoholic Beverages (Alcopops)** – Support legislation to properly classify flavored alcoholic beverages (Alcopops) as distilled spirits rather than malt beverages.

PUBLIC COMMENT:

Terry Snow resides in Hillsborough and is a registered engineer. He said a safe and efficient transportation system is vital to a vibrant economy in N.C. He said Orange County has taken a proactive position to change general statute 153A-331, which will allow the flexibility to transfer funds to NCDOT and the municipalities for transportation projects. He said this flexibility will aid in timely planning, design, and construction of roadways. He said this change is good for Orange County and N.C.

Del Burns referred to a letter the Board received from Orange County School Board Chair Stephen Halkiotis. He said this memo was regarding three issues, including: calendar flexibility; full funding for state allotments, including ADM growth; and full funding for driver education. He said two of these are financial in nature and could have impacts on both districts. He referred to the second item regarding full funding for state allotments, and he said this addresses changes in the last session of the general assembly, whereby growth in school districts has moved from continuation budgets to expansion budgets. He said this means that growth competes with every other item when the general assembly puts together a budget. He said this means absorbing growth, especially rapid growth, may be a challenge. He said this may result in requests for additional county funding to make up that difference.

Del Burns said there has been a declining amount of support for driver education as well, and school systems will now be required to provide driver education while having no guarantee of funding to do so.

He said the calendar flexibility issue has been brought forth in the face of the recent inclement weather. He said there are August and June cutoff dates that must be adhered to, and the makeup of the lost time ranges from options that are inconvenient, educationally difficult, or negatively impact worship. He said the Orange County Schools would like to offer options that would be family friendly and educationally sound. He said the calendar legislation limits these options.

Del Burns said the Board of Education asks for the Board's consideration of these three issues.

Commissioner Jacobs referred to the following: item #17 * ***Participation in Solid Waste Programs for Recycling*** –Authorize counties to require county residents to impose a fee for the solid waste collection services in a manner similar to the authority granted to municipalities. The fee may not exceed the costs of collection. He asked John Roberts how this is different from his interpretation of how the law was changed last August.

John Roberts said #17 simply asks that the counties be granted the same authority as the towns.

Commissioner Rich asked about Item #3, which is related to broadband service. She asked how the new FCC ruling would affect the wording of this item.

John Roberts said he does not know that it would change anything. He said the FCC ruling is tentative, and he expects some legal challenges ahead. He said this item is asking for extra authority, as the County's current authority is limited to providing grants to public

internet providers. He said counties, unlike cities, do not have legislative authority to operation communications facilities, so the FCC guidelines are directed toward cities.

A motion was made by Commissioner Rich, seconded by Commissioner Pelissier to close the public hearing and review and discuss the Legislative Issues Work Group's (LIWG) proposed 2015 legislative package and any other potential items for inclusion in Orange County's legislative agenda package for the 2015 North Carolina General Assembly Session.

VOTE: UNANIMOUS

Additional item:

Commissioner Jacobs said the state legislature is considering a constitutional amendment regarding eminent domain, and one of the drafts was very vague about extending eminent domain to those who provide telecommunication. He suggested the following additional wording: "Oppose adding language to a constitutional amendment on eminent domain that extends any further preemption of county authority to regulate the placement of telecommunication towers."

Commissioner Dorosin said he had the following suggestions to add:

- Add an item requesting a raise in the age for juvenile jurisdiction from 16 to 18 years of age.
- Add an item requesting a raise in the state minimum wage to 10 dollars an hour.
- Request restoration of the state earned income tax credit.
- Request state expansion of the Medicaid program.
- Add a goal to restore same day voter registration, early voting periods, Sunday voting, and pre-registration of 16 and 17 year olds.
- Add a goal that the state should abolish the death penalty.
- Support Orange County Schools' request for the addition of three items.
- Add the planning request regarding transportation funds.

Commissioner Dorosin said these legislative goals are a statement of the County's values, and it is important to add these things.

Chair McKee requested that a separate vote be taken for item #1 so that he can vote against this. He noted that a transfer tax was defeated in Orange County, and it has been passed in several other counties. He would like the option to vote against this one item.

There was clarifying discussion noting that the total number of items is now 27, with the three recommendations by OCS being counted as one item.

A motion was made by Commissioner Jacobs, seconded by Commissioner Pelissier to approve Item #1 Revenue Options for Local Government.

VOTE: Ayes, 6; Nay, 1 (Chair McKee)

A motion was made by Commissioner Rich, seconded by Commissioner Price to approve the proposed legislative matters resolution on Statewide Issues and additional items.

VOTE: UNANIMOUS

The Board considered identifying three to five (or more) specific items from the entire package to highlight for priority discussion at the March 23, 2015 meeting with Orange County's legislative delegation.

Chair McKee reviewed the items added by Commissioner Jacobs and Commissioner Dorosin.

Commissioner Pelissier suggested prioritization of item #4 regarding Smart Start and NC Pre-K should be one of the priority items.

Commissioner Price suggested prioritization of item #3 regarding Broadband, and said this is important for this community.

Commissioner Dorosin suggested prioritization of item #21 to raise the age of juvenile jurisdiction.

Commissioner Burroughs suggested prioritization of item #27, which includes the three issues identified by OCS items. She also suggested prioritization of item #10 regarding childcare.

Commissioner Rich suggested prioritization of item # 24 regarding the expansion of Medicaid. She said this does not have to be a long discussion, but it is worth mentioning.

Commissioner Jacobs supports the prioritization of item #11 regarding land, water and agricultural preservation funding.

Commissioner Price suggested prioritization of item #8, regarding E-911 funds and #9 regarding Mental Health.

Chair McKee noted that nine items have been suggested.

Commissioner Dorosin suggested, if nine priorities are going to be kept, it would be good to group them into categories or themes.

Discussion ensued regarding this proposal, and it was suggested that Greg Wilder could help with grouping these items.

A motion was made by Commissioner Dorosin, seconded by Commissioner Pelissier to highlight these items for priority discussion at the March 23, 2015 meeting with Orange County's legislative delegation.

VOTE: UNANIMOUS

6. Consent Agenda

- **Removal of Any Items from Consent Agenda**

Chair McKee noted that a speaker was present for item 6n - Draft Interlocal Agreement for the Hollow Rock Park and Natural Area – and he asked that this item be pulled.

Commissioner Price pulled item 6i for discussion.

- **Approval of Remaining Consent Agenda**

A motion was made by Commissioner Pelissier, seconded by Commissioner Rich to approve the remaining items on the consent agenda.

VOTE: UNANIMOUS

a. Minutes

The Board approved the minutes as presented or as amended for May 29, 2014; June 5, 2014; June 12, 2014; January 22, 2015; January 27, 2015; and January 30, 2015 as submitted by the Clerk to the Board.

b. Motor Vehicle Property Tax Releases/Refunds

The Board accepted the report reflecting the motor vehicle property tax releases/refunds requested in accordance with the NCGS for fourteen (14) taxpayers with a total of sixteen (16) bills that will result in a reduction of revenue, and approving the attached release/refund resolution.

c. Property Tax Releases/Refunds

The Board adopted a resolution, which is incorporated by reference, to release property tax values for eight (8) taxpayers with a total of (11) eleven bills that will result in a reduction of revenue in accordance with North Carolina General Statute 105-381.

d. Applications for Property Tax Exemption/Exclusion

The Board approved the attached resolution for two (2) untimely applications for exemption/exclusion from ad valorem taxation for two (2) bills for the 2014 tax year.

e. Contract Renewal – Removal of Scrap Tires

The Board approved a contract renewal with Central Carolina Holdings, LLC of Cameron, North Carolina for the removal of scrap tires and authorized the Chair to sign the agreement.

f. Approval to Extend the Cane Creek Fire Insurance District Boundary

The Board approved the Cane Creek Fire Insurance District Boundary map which has been expanded to include properties from the White Cross Fire District that are not currently in the rated insurance district for insurance purposes only.

g. Approval of Expanded East Alamance Fire Insurance District Boundary

The Board approved the East Alamance Fire Insurance District Map which has been expanded to include properties within six road miles of Mebane Fire Department Station 3 located at 1469 Mebane Oaks Road in Alamance County for insurance purposes only.

h. Fiscal Year 2014-15 Budget Amendment #6

The Board approved the budget ordinance amendments for fiscal year 2014-15 for Cooperative Extension; Animal Services/Spay and Neuter Fund; Department on Aging; Library Services; New Hope Volunteer Fire Department; White Cross Fire Department; Sheriff's Department; Department of Social Services; Human Services Non-Departmental; and Other Post Employment Benefits (OPEB) Trust Fund.

j. Orange Unified Transportation Board (OUTBoard) Policies and Procedures

The Board approved a resolution amending OUTBoard Policies and Procedures to include Public Health as an additional area of expertise or interest for representation within its membership composition and authorized the Chair to sign.

k. An Amendment to the Orange County Board of Commissioners Advisory Board Policy

The Board amended the membership requirements of the Orange County Board of Commissioners Advisory Board Policy to set aside board-specific policy requirements dealing with town nominees or geographic requirements if the vacancies affected by those requirements remain unfilled for six (6) consecutive months.

l. BOCC Rules of Procedure Revisions

The Board approved the changes to the "Rules of Procedure for the Board of Commissioners" regarding Announcements and Petitions by Board Members and the Spokesperson for the Board and update the Rules of Procedure booklet.

m. Reimbursement Resolution for FY 2014-15 Capital Projects and Equipment

The Board approved a resolution providing for reimbursement of FY-2014-15 Capital Project costs.

- **Discussion and Approval of the Items Removed from the Consent Agenda**
 - i. **Revised Applications, Guidelines & Scoring Sheets for Orange County's Business Investment Grant & Agriculture Economic Development Grant**

The Board considered approving revised draft Applications, Guidelines & Scoring Sheets for each of two grant programs – Business Investment Grant & Agriculture Economic Development Grant – which are funded by Article 46 one quarter cent sales tax proceeds to support economic development.

Commissioner Price asked if the applications will specify that the amount has to be rounded to whole numbers.

Steve Brantley said the wording states that the smaller grant is up to \$1,000 for agriculture and up to \$1,500 for businesses.

Commissioner Price said the small grants are listed as up to \$1,000, and large grants as between \$1,001 and \$10,000. She said people could use the 99 cents gap to work around the system.

Steve Brantley said their advisory board can be more specific in order to address this. He said he will bring this to their attention.

Chair McKee suggested the wording of “small grants of amounts below \$1,000, and large grants from \$1,000 to \$10,000.”

Commissioner Price referred to item #9 and the request for grant recipients to provide an accounting of how all funds are used within 180 days of receipt. She asked if this is saying that the recipient must have spent all of the money in that time frame, or if this just means an accounting needs to be provided for what has been used up to that point.

Steve Brantley said the language could be changed to say, “how the funds were, or will be, used.”

A motion was made by Commissioner Price, seconded by Commissioner Rich to approve the revised draft Applications, Guidelines & Scoring Sheets for each of two grant programs – Business Investment Grant & Agriculture Economic Development Grant – which are funded by Article 46 one quarter cent sales tax proceeds to support economic development. with the two proposed changes: 1) to designate small grants as amounts below \$1,000 and large grants as amounts from \$1,000 to \$10,000; and 2) item #9 language will be changed to say “how the funds were, or will be, used.”

VOTE: UNANIMOUS

Steve Brantley gave an update of the website improvements and the digitization of the application. He said the grants and the small business loan programs will be incorporated into the business retention program.

- n. **Draft Interlocal Agreement for the Hollow Rock Park and Natural Area**

The Board considered receiving a draft interlocal agreement for the construction and operation of the planned Hollow Rock Park and Natural Area – a planned multi-jurisdictional public park located along New Hope Creek and referring the draft interlocal agreement to the Durham-Chapel Hill-Orange County Work Group for consideration at its March 11 meeting before the agreement comes back to the Board at a future meeting for further discussion and action.

PUBLIC COMMENT:

Bill Hall said is a resident of Durham County and he lives in an area very close to this park. He said approximately 200 homes rely on Randolph Road for access. He said there is opposition to closing Pickett Road, since this will shift significant traffic to Randolph Road. He said a light is warranted at the intersection at Randolph and Erwin Road, but there are limited options for improving the intersection at Randolph and Pickett Road. He said keeping Pickett Road open and developing a safe park environment is not an either or proposition. He said it is possible to design a safe environment for vehicular and pedestrian traffic. He said the residents first heard about this from the Orange County Board of Commissioners, and he appreciates their consideration. He asked the Board to remember that many residents do not want to close Pickett Road, and he asked that plans be made to keep the road open.

Debra Barnes said she is also here to represent the residents of Randolph and the adjoining roads who do not want to close Pickett Road. She said calling the Hollow Rock area a park and making improvements to it does not change the fact that closing a portion of Pickett Road will divert traffic into a residential neighborhood, decrease roadway connectivity, and negatively impact the safety of residents of Randolph and adjoining roads because of increased traffic. She noted the history of this proposal, which included a petition signed by 61 residents in 2011. She said there have been several suggestions that the road closure is not necessary. She noted the increases in traffic on Randolph Road since the 2010 traffic study, and she said a stoplight at Randolph Road and Erwin Road will not be enough to alleviate the increased traffic issues. She discussed a recent accident to illustrate this assertion, and she asked that the idea of closing part of Pickett Road be dropped from the planning process for the Hollow Rock portion of the New Hope Preserve. She said this closure is not necessary, and it will negatively impact the residents of Randolph Road.

Commissioner Jacobs asked David Stancil to explain the status of this proposal.

David Stancil said this issue has been around since the master plan was created. He said the item before the Board tonight is just an interlocal agreement, and it is actually just a pass through. He said the staff has been discussing what to do next in terms of activities and trails for the park, and it was suggested that the Durham Chapel Hill Orange Work group might be the group to work on this. He said this was placed on the agenda for the sole purpose of referring it to the work group, after which it will come back to the Board. He said the master plan does not take a position on the closure of Pickett Road, and in fact it shows both options. He said tonight's action has no bearing on this, but the Board could possibly take action on this when it comes back from the work group.

Commissioner Burroughs said when this comes back to the Board she would like to see updated traffic study information.

Commissioner Pelissier said she hopes the work group would do this quickly, as it has been around for a long time, and she would like to have it resolved for the sake of the residents.

Commissioner Rich asked when this will be referred to the work group.

David Stancil said the group meets next week.

Commissioner Price said she would like to ask Durham and Orange County Fire chiefs and Emergency Services directors to review this issue and weigh in with their thoughts.

Chair McKee said he does not see anything incompatible with a road and a park. He would like to see these comments passed on to the work group for consideration.

A motion was made by Commissioner Price, seconded by Commissioner Burroughs to receive the draft interlocal agreement for the construction and operation of the planned Hollow

Rock Park and Natural Area – a planned multi-jurisdictional public park located along New Hope Creek and referring the draft interlocal agreement to the Durham-Chapel Hill-Orange County Work Group for consideration at its March 11 meeting before the agreement comes back to the Board at a future meeting for further discussion and action.

VOTE: UNANIMOUS

7. Regular Agenda

a. Approval of Broker of Record for Employee Benefits

The Board considered approving the recommendation of Arthur J. Gallagher & Co. as the County's Broker of Record for Employee Benefit programs, and authorizing the Manager, pending final review by the Human Resources Director and the County Attorney, to sign the contract with Arthur J. Gallagher & Co. and to further authorize the Manager to sign any amendments or renewals thereto.

Brenda Bartholomew read the following background information:

BACKGROUND: Orange County issued a Request for Proposals to obtain the services of a Broker of Record to consult with the County in the management of its employee benefit programs. The purpose of the Request for Proposal (RFP) was to solicit offers from qualified brokers to assist the County with strategically planning, designing and negotiating the best coverage and cost for selective employee benefit programs, which may include but are not necessarily limited to health, dental, vision, and other voluntary programs for employees and retirees.

Under the direction of County Purchasing Agent David Cannell, Employee Benefits Broker RFP

5208 was issued on November 12, 2014. Responses were due by prospective vendors by December 9, 2014 and were extended one week thereafter.

Four vendors responded with written proposals to the RFP, as follows:

Mark III Employee Benefits (the County's current Broker of Record)

Willis Group

Arthur J. Gallagher & Co.

SennDunn Insurance / Marsh & McLennan

The four written proposals were initially reviewed on January 9, 2015 by the County's internal Health Advisory Committee, a six-member employee Committee appointed by the Manager. Following this initial review, David Cannell further facilitated Committee interviews with all four vendors on January 29, 2015. Following reviews of the written proposals and the vendor interviews, the Committee recommended to County Manager Bonnie Hammersley that Arthur J.

Gallagher & Co. be selected as the Broker of Record for Orange County.

Human Resources Director Brenda Bartholomew and the Manager have conducted follow-up discussions and made contact with other governmental units who are current Arthur J.

Gallagher & Co. clients. Based on these discussions and reference checks, the Manager concurs with the Health Advisory Committee's recommendation.

Wesley Grigston from Arthur J. Gallagher & Co. said he works out of the Charlotte office of Gallagher Benefit Services, and his team will be assigned to Orange County. He said this includes two benefit consultants, an underwriting consultant, a health management consultant, a compliance director, and an account manager. He invited questions from the Board.

Commissioner Price asked if the broker is alternated as a means of establishing a system of checks and balances.

Bonnie Hammersley said this is the first RFP the County has done for a Broker of Record.

A motion was made by Commissioner Price, seconded by Commissioner Jacobs for the Board to approve the recommendation of Arthur J. Gallagher & Co. as the County's Broker of Record for Employee Benefit programs, and authorize the Manager, pending final review by the Human Resources Director and the County Attorney, to sign the contract with Arthur J. Gallagher & Co. and to further authorize the Manager to sign any amendments or renewals thereto.

VOTE: UNANIMOUS

b. Family Success Alliance Request for Social Justice Funding and Approval of Budget Amendment #6-A

The Board considered approving Budget Amendment #6-A transferring \$10,000 from the Social Justice fund to the Health Department for the Family Success Alliance (FSA) in order for 12 members to attend the Harlem Children's Zone Practitioner's Institute.

Colleen Bridger said she was here to represent the Family Success Alliance. She said the Alliance's first request is for the allocation of \$10,000 from the social justice fund to cover half of the cost for 12 members to attend the Harlem Children's Zone Practitioner's Institute. She said participants will spend three days observing this program in order to help implement it in Orange County.

Commissioner Rich asked if the Board will see a full budget for the Family Success Alliance to show what will be spent for the 2015-16 calendar.

Colleen Bridger said the alliance is in the middle of a gap analysis. She said once these gaps are known, there will be a process to work with the two zones to prioritize how best to address them. She said this plan will then come to the Board, along with a definition of the budget.

Commissioner Rich asked if this will become a line item in the regular budget, or if it will always be a request from the social justice fund.

Bonnie Hammersley said this has not been decided yet. She said this may have been addressed already in a budget amendment. She said this has already been allocated, so staff will look at how to address it moving forward.

Commissioner Rich said a certain amount will be put into the Social Justice fund, but it might be a good idea to move this funding to be a regular line item.

Commissioner Burroughs said she was pleased to see that there is a workshop on the evaluation. She thinks it is good to have an evaluation tool in place from the beginning.

Commissioner Pelissier said there has been some discussion of possible opportunities for additional funds from United Way. She said this might provide additional money for the implementation of services and programs.

Colleen Bridger said that process is under way.

A motion was made by Commissioner Dorosin, seconded by Commissioner Pelissier for the Board to approve Budget Amendment #6-A transferring \$10,000 from the Social Justice Fund to the Health Department to pay for Family Success Alliance attendance at the Harlem Children's Zone Practitioners Institute.

VOTE: UNANIMOUS

c. Land "Swap" Transaction – 416 Faucette Mill Road, Hillsborough

The Board considered: 1) approving a land recombination ("land swap") transaction with AlterVue, LLC involving adjacent parcels to mutually benefit the County and AlterVue, LLC with regard to the integrity of a single family residential property located at 416 Faucette Mill Road and adjacent County owned property that may be used for future affordable housing development; 2) donating the resulting County parcel to Habitat for Humanity of Orange County for the purpose of developing an affordable single family housing unit; 3) authorizing the Chair to sign the necessary paperwork upon final review of the County Attorney; and 4) supporting the Manager's efforts in pursuing similar efforts to analyze under-utilized or vacant parcels owned by the County that may be suitable for future affordable housing development.

Jeff Thompson introduced Nick Nickerson, an Orange County resident and the owner of this property.

Jeff Thompson referred to a map and said Nick Nickerson has purchased the property on Faucette Mill Road as an investment, with plans to put it back on the market as a residential unit. He referred to another map showing that the property line straddles a County property that was acquired in a tax foreclosure. He said staff has been able to work out a land swap of the Alterview property plus non-monetary compensation in exchange for County property. He said the non-monetary compensation is the engineering work and due diligence and survey work to generate the swap. He said this allows the AlterVue/Nickerson property to be conforming to the UDO, and it also allows a County property, that has not been worthy of anything prior to today, to potentially be used as a single family home lot for affordable housing. He said the donation of this lot has been accepted by Habitat for Humanity, pending final attorney review of this transaction. He said staff will continue supporting the Manager's efforts to analyze vacant County properties for possible generation of lots for affordable housing.

Commissioner Price asked how the County decided to give the lot to Habitat for Humanity versus other affordable housing entities.

Jeff Thompson said this was a result of the County's relationship with Habitat and their acceptance of that lot as part of the due diligence.

Commissioner Price asked if there is an agreement with only Habitat to take these kinds of County properties.

Jeff Thompson said no. He said this could be available to other organizations as well.

Commissioner Price asked what her answer would be if someone asked why Habitat got this.

John Roberts said this is just a proposal to dispose of a residential property that the County can only use to build affordable housing. He said the prior relationship with Habitat led staff to suggest this to the Board. He said if the Board decides to do something else, that is their choice.

Commissioner Price said there are several affordable housing organizations in the County, and she wonders how one is chosen over another.

Chair McKee said he would suggest taking the first and second recommendations as separate motions.

A motion was made by Commissioner Jacobs, seconded by Commissioner Price to approve a land recombination ("land swap") transaction with AlterVue, LLC involving adjacent parcels to mutually benefit the County and AlterVue, LLC with regard to the integrity of a single family residential property located at 416 Faucette Mill Road.

Commissioner Dorosin said he echoes Commissioner Price's comments regarding the selection of the organizations they work with moving forward. He praises this effort, and he thinks it is a good way to maximize resources. He said he wishes that two homes could be built on the lot. He said this is the kind of opportunity where the County could approach Hillsborough to ask for flexibility in these efforts to work on affordable housing.

VOTE: UNANIMOUS

Chair McKee opened the floor for a discussion on the issue of donating to the various affordable housing entities. He asked if anyone else is following Habitat's scattered site model.

Jeff Thompson said not directly. He said Habitat was approached by AlterVue as part of the due diligence process to see if this lot was attractive to them. He said other organizations can certainly be approached.

Nick Nickerson said it was his initiative to contact Habitat, and it was not a conscious decision to not go with someone else.

Commissioner Rich questioned whether this is a lot where only one home can be built.

Jeff Thompson said, per the Unified Development Ordinance (UDO) for Hillsborough, it is available for only for one home. He said it is possible to go back and ask for a special exception, but as it stands now, it is an administrative adjustment to the UDO.

Bonnie Hammersley said this can be done in a way that will allow proposals from other organizations. This can be for this one parcel or for other properties going forward. She said the County could give specifications to the affordable housing entities requesting that they provide proposals.

Commissioner Rich said it is also important to get the towns involved.

Bonnie Hammersley agreed and said it is important to maximize the potential and work with the partners as much as possible.

Commissioner Pelissier said if the County is going to talk to different organizations, there needs to be some sort of criteria in place to determine which is chosen.

Bonnie Hammersley said this would be determined at a staff level.

Commissioner Jacobs said that the point about working with different organizations is a good one. He said Nick Nickerson partially got excited about this transaction because Habitat worked so well with him. He said he would not want to pull the rug out from Habitat on this particular transaction, but he thinks it is a good idea not to default to one organization moving forward.

Commissioner Jacobs said he feels that the acreage on this should be enough for more than one unit, so he thinks staff should have some discussion with both Hillsborough and Habitat about the possibility of a duplex.

Commissioner Dorosin said he agrees that the rug should not be pulled out from Habitat, but it would not be unreasonable to see if this can become a duplex to maximize the space.

Chair McKee said he agrees with not taking this from Habitat, but he would like to revisit Hillsborough regarding the idea of two units on the lot.

Commissioner Dorosin questioned the best order of events in light of the need for a discussion with Hillsborough.

Bonnie Hammersley said staff will talk to Hillsborough first and then bring it back to the Board before the donation. She said this can be done quickly.

A motion was made by Commissioner Dorosin, seconded by Commissioner Burroughs to table items 3 through 5 until the Board hears back from staff on the questions that have been raised.

VOTE: UNANIMOUS

A motion was made by Commissioner Price, seconded by Commissioner Pelissier to authorize the Chair to sign the necessary paperwork upon final review of the County Attorney for the land swap on Faucette Mill Road.

VOTE: UNANIMOUS

d. Potential Notice of Board's Intent to Schedule a November 2016 Bond Referendum and Discussion on Proposed Creation of a Capital Needs Advisory Task Force

The Board considered: 1) Formally expressing its intent to schedule a November 2016 Bond Referendum to address County and School capital needs; 2) Discussing the proposed creation of, structure, and charge for a proposed Capital Needs Advisory Task Force that would provide recommendations to the Board regarding the elements to be included in the referendum and consider approval; and 3) Directing the County Manager to arrange for the services of a qualified facilitator for the Task Force.

Bonnie Hammersley referenced the proposal before the Commissioners. She said this abstract was composed to mirror the 2001 bond referendum abstract. She said the attachments provide information from the previous bond referendum, and this item is for the Board's discussion.

Commissioner McKee said this is starting much earlier than the timeframe allowed for the 2001 referendum. He said this allows time to get this right.

Commissioner Price said if a facilitator is hired, it would be good to get someone with experience in dealing with government, and perhaps some familiarity in dealing with bonds.

Commissioner Pelissier referred to the last item on page 4, and she asked if the language regarding the Capital Investment Plan implied that anything and everything is on the table for a bond referendum. She said there needs to be a specific focus. She questioned whether there would be a need to look at the entire CIP if only certain things were wanted on the bond referendum.

Bonnie Hammersley said if the Board identifies a certain need, in affordable housing for example, and that information is in the CIP, then it will be pretty succinct as to the issue. She said this is how she reads that, and it mirrors the last bond referendum.

Commissioner Dorosin questioned why a facilitator is needed. He asked if this could be handled by someone on staff who is familiar with the Board's goals and needs.

Bonnie Hammersley said the facilitation of types of projects is always a very important part of the project, and internal facilitation can sometimes be less effective because they know too much about the issue. She said some of the best facilitators do not know the issue well. She said it is a good idea to hire someone who has experience in bond referendums, but not necessarily Orange County bond referendums. She said an objective view is good. She will take the Commissioners comments into consideration moving forward.

Commissioner Dorosin referred to the proposed composition of the task force. He said if the school boards appoint members of the school board to sit on the task force, then it will not necessarily just be a group of citizens, as there will be elected people as well. He would suggest that the appointed people should not be elected officials. He thinks that there will be some critique of this process, and the more organic it can be the better.

Commissioner Rich asked about the schedule. She questioned when the information will be requested from the schools. She said this is necessary before any discussion can start.

Bonnie Hammersley said the information gathering is happening now, and the CIP will include all of this. She said staff has received lists from both school districts. She said these lists are not comparing apples to apples. She said Chapel Hill Carrboro Schools (CHCCS) has included the needs of all schools built prior to 1990, and the list from Orange County Schools (OCS) lists all schools' needs. She said CHCCS has prioritized their list, and OCS is working on this now. She said this information will be in the appendices to the CIP.

Commissioner Rich asked where information regarding affordable housing will come from. She asked if this will just include Orange County's information or if it will include the needs of their partners as well. She is just wondering about the information flow.

Bonnie Hammersley said the entities were invited to speak at the Capital Needs Task Force for the referendum in 2001, and that is how the information came forward then.

Chair McKee said the schedule is just conceptual at this point, and nothing is set in stone.

Commissioner Jacobs said in 2001 there were co-chairs who facilitated. He said people with leadership skills can be appointed, or there may just be advisory board members appointed who are noted for facilitating conversations. He said it is more organic to have the group settle out into who is going to facilitate, and then the Board can intervene if there is a problem.

Commissioner Jacobs said it is a mistake to take the towns out of the composition. He said it is important to have either an elected official or an appointed person from the towns. He said this will help the process and it will create buy-in.

Commissioner Jacobs said if there are going to be any elected officials there should be Commissioners on this task force. He said he has no problem with having elected officials from the schools. He feels it would be a mistake to have a group of citizens with other elected officials and no representation from the Board of Commissioners.

Commissioner Jacobs said if it is a genuine process then the Board does not tell the task force what the Commissioners hope the outcome will be. He said this is an opportunity for the task force to talk about what is of interest and they can look at the CIP for guidance. He said it is better to let them work it out and bring it forth to be voted up or down. He said if there are Commissioners present, they would not be there to drive things in any direction.

Bonnie Hammersley noted that there is a reference on page 2 stating that there is an appointment for each town.

Commissioner Burroughs said she understands the value of buy-in and the desire for an organic process; however, she said there are already such clearly illustrated needs, including school needs, and affordable housing needs, and there is a limited pot of money. She said the sooner that the broader topics have been settled, the better the work of the committee will be, because there will be a focus. She said she comes from a background of

thinking it is better to be more directed, at least on the two issues that are already clearly identified.

Commissioner Price said she had the same question about the need for a facilitator. She said if there are clear reasons to hire a facilitator, it will be necessary to thoroughly vet the person.

Commissioner Pelissier feels the Board does need to narrow down what they want in the bond referendum. She said public buy-in is important, but her concern is that the proposed task force composition may be setting up false expectations. She said the schools already want a level of money that is nowhere near what will be put on a bond referendum, but it is clear that the schools will be part of this.

Commissioner Pelissier said she had a discussion with a Chapel Hill town council member about affordable housing, and it may be a good idea to see what Chapel Hill puts on their bond as relates to affordable housing. She suggested that staff be asked to work behind the scenes with Chapel Hill to work this out.

Commissioner Rich said Chapel Hill voted last night on the topics that would be moved forward in the bond discussion. She said this has narrowed the list down.

Commissioner Rich said the purpose of a bond is to involve citizens. She said citizens are voting on a tax for themselves, and it does not seem organic to set limits. She questioned why you would not want to get opinions from residents.

Commissioner Jacobs said it is important to set some limits. He said as soon as the school needs came up, he suggested a bond issue discussion. He said it is reasonable to tell the group that a preponderance of the funding will go to the schools, and the group will need to hash this out. He said 68 percent went to the schools last time. He said he does not want to say up front that seniors are to be discounted or that the parks system should not be developed. He said it is not fair to go in and say that the bond will only support two things, as it is a disservice to people who care about the other things and would like to make their case. He said it is good to set parameters, money, and preponderance, and then allow people to work the rest of it out.

Commissioner Burroughs said there is always the opportunity for the residents to make their concerns known through the regular budget process and the CIP discussion. She said she does not see it as cutting people out, but there are well known needs that are a priority. She said ultimately the Board is elected to think about these issues and make decisions. She said her representation side is weighing more heavily after years of hearing about these two particular issues. She said that tone can be set without discounting what others have advocated for.

Chair McKee said the County has built schools and purchased land without going through a bond process. He is not sure that everything that everyone wants should be financed by a bond. He said parks could be done with regular financing, if all of the borrowing power is not used up. He said there is also a jail that needs to be built. He wants to hold back on some amount of borrowing ability to take care of the needs between 2017 and 2020.

Chair McKee said he is uncomfortable with the fact that there is no clear identification of school priorities. He said if these needs are so great, then the bond may need to be only for the schools. He has a very unclear idea of what the school needs will be before 2020. He said if a bond is passed in November of 2016, the funds will probably be accessed in mid 2017, and even if plans are in place, it will be 2019 until a school is built. He would like a clear picture of the school needs prior to 2019, so that this money can be taken out of a bond and be put in the CIP under regular funding to address those projects.

Chair McKee said it is disingenuous to ask a task force to expect other project funding when there are really one or two priorities that the Board of County Commissioners may be interested in. He said it is important to be very honest with this task force. He sees his

position as an elected official to be responsible to make that decision regardless of the comfort level or the re-election potential. He feels the concentration should be on the schools, and he thinks a decision on whether to place this on the 2016 ballot should wait until they get information from the schools.

Commissioner Dorosin said the schools will take as much as they can get. He agrees that if there are 4 votes to create a bond only for schools then that vote should be taken and the committee should be told. He said if the will of this Board is to only do a bond for schools and affordable housing then there is no need for a task force.

Commissioner Dorosin said even with a citizens' committee the Board will not necessarily hear from the whole County. He said it is an insider's game, and the task force will be made up of people who are interested. He said the point of a bond is to get the public to make decisions as to what they want the Board of County Commissioners to support. He said some general categories can be set, and then the Board can see what other ideas bloom. He said this is a good way to take the temperature of the community.

Commissioner Jacobs said his comments were along similar lines. He said if people have already made up their minds, then there is no point to impanel a group of citizens. He thinks the Board should listen to the community. He said the Board can certainly tell the public upfront what percentage of the money will go to schools, but he wants to hear what the community thinks. He suggested an invitation for public comment on the bond topics.

Commissioner Burroughs said the schools will take as much money as they are given, because the needs are so great. She said the schools know how to stretch a dime to make the buildings better for the children and the staff.

Commissioner Burroughs said she has expressed a real interest in affordable housing, and she is interested in a task force to determine the optimal way to spend this money. She said you can think about a task force as a way of defining goals within a specific subject area.

Commissioner Rich said a task force has more than one job. She said part of this is to help identify what goes on the bond, and the other part is helping educate the public about the bond. She said if the bond is only going to be for schools then that vote should be taken now.

Commissioner Pelissier said she does not agree that if you limit the topics there is no need for a task force. She said even if it were just schools, there are still decisions about priorities and the allocation of the resources. She said affordable housing encompasses a lot of different needs, and there are a lot of things here that could be discussed and prioritized.

Chair McKee said with this bond issuance, he is supportive of schools and affordable housing. He said that does not mean that other items cannot be funded through regular financing. He noted that this is what Chapel Hill is proposing. He said there is no need to limit items just because they are not on a bond. He said just because a bond is passed, it does not mean that the public is supportive of the item. He is not expecting full buy-in, and he is prepared for this.

Commissioner Jacobs said he would be perfectly comfortable doing what Chapel Hill did with the use of bond and private financing. He said a statement can be made to reflect these intentions, and the public can still be asked to speak into it. He would like to see all of these options on the table at the same time. He said the schools could probably tell you how that money could be spent, but for some of the other issues, people could provide discussion. He said the suggestion based on Chapel Hill's approach may be the best approach.

Chair McKee said the absolute priorities can be determined and included in the bond, and then the other priorities can be done in staged intervals.

Commissioner Pelissier said when she said she would like to limit the topics for the bond referendum, she also presumed all along that the Board has their CIP and would fund topics accordingly. She said this discussion points to the need to find a different way to

engage the public in the CIP. She said the Board does not start out informing the public of the debt capacity before taxes would need to be raised.

Commissioner Dorosin said it may be good at some point to vote on the bond priorities, and then he would like some more information on the other idea of funding. He does not like the idea of just saying that items will go on the CIP, and he would like to see items spelled out in an independent resolution. He is interested in a different type of strategic funding, but it needs to be clear. He suggested that this be put on the agenda for a vote and information be provided on the Chapel Hill funding model. He said, following this, there could be a public hearing to gather the desired input.

Commissioner Burroughs said if they pursue this concept, she is interested in hearing from Bonnie Hammersley regarding the strategic thinking about the CIP.

Bonnie Hammersley said she has some school information and the recommended CIP, which includes items that would not be considered part of the referendum. She said staff could take a look at this more closely as to how items fit into the CIP. She said the renovations being done by Carrboro are creating more seats and putting off building a school. She said this creates some more room. She said it is possible to look at different options to determine the maximum ability on the CIP and the bond referendum or a hybrid model.

Chair McKee said he would like to get the priorities from OCS as quickly as possible so that the finance department can compare these numbers with the total borrowing capacity. He said this could help with an informal discussion at a work session.

Public Comment:

Submitted by Bonnie Hauser via email

Dear Commissioners:

As you know, many of us will be in Efland or Carrboro tonight discussing affordability and cannot appear at the county commissioner meeting to offer our view on the possible bond referendum. Please accept this as public comment and enter it into the public record. There is growing sentiment throughout the community that it is too premature to county to ask its citizens to approve a bond for schools or other initiatives.

Affordability is a major issue in Orange County, and a 5% tax increase will make things worse.

We'd prefer to see the county pursue better planning and priority setting. Based on your budgets, it appears that county plans to continue to spend lavishly on parks, offices and waste facilities while schools sit in embarrassing disrepair waiting for voters to approve a bond and a tax increase. The bond followed by a property tax revaluation could have disastrous effects on already struggling real estate markets and economic development initiatives.

You have already heard our concerns about the county's outdated park plans - yet these parks continue to show in the county's capital plan. Plus, there's nearly \$20 million planned for expanded offices on Revere Road, Southern Human Services, and at the new Blackwood Farm Park. While none of these projects are bad in themselves, given the needs at many of our aging schools, the timing couldn't be worse.

We also remain concerned that the county and school boards have not fully vetted the school capital requests or attempted to place them on a timeline. For example, OCS doesn't need \$30 million for HVAC systems this year. Over time, these expenses will be quite manageable.

Similarly, spending millions on new offices for both school districts shouldn't be a priority -

especially given the surplus of lower priced office space throughout the county. Reliable heating, roofs and mold-free schools are a priority and should be funded now.

There's growing concern about CHCCS new plan for a centralized pre-K. Many believe it will exacerbate challenges that low income families already face with transportation and getting their kids to school. We believe that a plan to increase pre-K at every elementary school would be better aligned to the community's priorities for poverty and the achievement gap. That will require more planning.

Of course this is in addition to the uncertainty around the impact of development, aging and lack of affordable housing on school enrollment growth. As you know, enrollment at both school districts is relatively flat. If this continues, it will slow the need to expand schools.

The county's conservative revenue accounting is also creating problems. County revenue projections do not factor in expected revenue increases from growth - even though town leaders are rapidly approving new commercial and residential projects. That, plus the county's repeated surpluses (\$7.5 million just last year), could fund essential school maintenance.

Reshuffling of county and school projects - and assuring high priority projects are funded first, would go a long way to free up funds for essential repairs and maintenance. There are other options to contain or defer spending on non-essentials. If better planning is not enough, commissioners always have the option to increase debt and raise taxes without voter approval.

Please vote against pursuing a ballot referendum at this time, and instead commit to work with schools and county staff to develop better plans and funding policies that assure all county assets, including our schools, are kept in good repair.

Thank you for considering this view.

Bonnie Hauser
919 732-9316
919 619-4354 (cell)

8. Reports - NONE

9. County Manager's Report

Bonnie Hammersley noted two future work sessions and the following discussion items:
Projected March 5, 2015 Regular Work Session Items
Updates and Recommendations for Employee Benefits Effective July 1, 2015
Orange County Bus and Rail Investment Plan Annual Report
Capital Investment Plan (CIP) Presentation

10. County Attorney's Report

John Roberts said last week the FCC preempted state regulation of municipal broadband services. He said he cannot comment on how far this decision goes. He said if this only applies to municipalities that operate broadband and the FCC decision holds up, then the County could look at getting into the broadband service at some point in the future. He said he will keep the Board updated on this.

11. Appointments

a. Animal Services Advisory Board

The Board considered making an appointment to the Animal Services Advisory Board.

A motion was made by Commissioner Jacobs, seconded by Commissioner Price to appoint:

- Appointment to a first full term (Position #11) Animal Welfare/Animal Advocacy for Ms. Molly Mullin ending 06/30/2017.

POSITION NO.	NAME	SPECIAL REPRESENTATIVE	EXPIRATION DATE
11	Ms. Molly Mullin	Animal Welfare/Animal Advocacy	06/30/2017

VOTE: UNANIMOUS

b. Board of Health – Appointment

The Board considered making an appointment to the Board of Health.

A motion was made by Commissioner Pelissier, seconded by Commissioner Price to appoint:

- Appointment to a partial term (position #2) At-Large Pharmacist for Mr. Dan Dewitya expiring 06/30/2016.

POSITION NO.	NAME	SPECIAL REPRESENTATIVE	EXPIRATION DATE
2	Mr. Dan Dewitya	At-Large Pharmacist	06/30/2016

VOTE: UNANIMOUS

c. Nursing Home Community Advisory Committee – Appointments

The Board considered making appointments to the Nursing Home Community Advisory Committee.

A motion was made by Commissioner Pelissier, seconded by Commissioner Price to appoint the following:

- Appointment to a first full term (Position #5) At-Large Nursing Home Administration for Ms. Sandra Nash ending 06/30/17.
- Appointment to a one year training term (Position #7) At-Large Nursing Home Administration for Mr. Bill Crittenden ending 02/03/2016.
- Appointment to a one year training term (Position #11) At-Large Nursing Home Administration for Ms. Maria Hardin ending 02/03/2016.

POSITION NO.	NAME	SPECIAL REPRESENTATIVE	EXPIRATION DATE
5	Ms. Sandra Nash	At-Large Nursing Home Administration	06/30/2017

7	Mr. Bill Crittenden	At-Large one year training term	02/03/2016
11	Ms. Maria Hardin	At-Large one year training term	02/03/2016

VOTE: UNANIMOUS

A motion was made by Commissioner Jacobs, seconded by Commissioner Price to appoint Nick Galvez to position #1 "At-Large".

VOTE: UNANIMOUS

d. Orange County Housing Authority – Appointments

The Board considered making appointments to the Orange County Housing Authority.

A motion was made by Commissioner Jacobs, seconded by Commissioner Dorosin to appoint the following:

- Appointment to a first full term (Position #3) At-Large for Ms. Tammy Jacobs expiring 06/30/2019.
- Appointment to a first full term (Position #5) At-Large for Mr. Daniel Bullock expiring 06/30/2017.

POSITION NO.	NAME	SPECIAL REPRESENTATIVE	EXPIRATION DATE
3	Ms. Tammy Jacobs	At-Large	06/30/2019
5	Mr. Daniel Bullock	At-Large	06/30/2017

VOTE: UNANIMOUS

A motion was made by Commissioner Jacobs, seconded by Commissioner Dorosin to appoint Mark Marcoplos to position #6 – "At Large" position with an expiration date of June 30, 2019.

VOTE: UNANIMOUS

12. Board Comments

Commissioner Jacobs handed out information from the Durham Chapel Hill Metropolitan Planning Organization regarding the economic impact of the pedestrian bridge that goes over Interstate 40.

Commissioner Price said she attended NACo legislative conference, and she did her best to represent Orange County. She thanked Steve Brantley for his help with the PowerPoint presentation.

Commissioner Rich said the Chapel Hill fencing team won the state championship again.

Commissioner Rich said she could not attend the Pauli Murray Awards because it was on the same day as the Dean Smith memorial. She discussed this with a Hillsborough commissioner who did not know about this information. She suggested that all elected officials should receive an invite to these events. She said it is important to pull these people in.

Commissioner Pelissier said all elected officials need to receive a special invite to events. She said that she did a tour of the Durham Orange Light Rail, and it was great. She highly recommends doing this. She noted that there will be a presentation of the results of the light rail environmental study on March 18th from 4 to 7 p.m. at the Friday Center.

Commissioner Burroughs said she toured the Animal Shelter today, and what struck her the most was the stark contrast to their jail, particularly as it relates to working conditions.

Chair McKee said he attended the Justice United Assembly on Sunday with several other Commissioners. He said the assembly is very concerned with the issue of affordable housing and homelessness. He said more will be heard from them as the bond discussion proceeds.

Chair McKee said Commissioner Jacobs had spoken at the Pauli Murray awards, and he did a great job.

Chair McKee said the Commissioners should all have received a lunch invitation from Congressman Mark Walker. He said regardless of whether you agree with his politics, it would be good to go in order to make sure he understands the needs of Orange County.

Clerk Donna Baker noted that she sent an invitation on January 30th to all of the clerks to forward to their elected officials regarding the Pauli Murray awards.

Commissioner Jacobs suggested that future invitations should be sent directly to each elected official.

Donna Baker said this can be done from here forward.

13. Information Items

- Tax Collector's Report – Numerical Analysis
- Tax Collector's Report – Measure of Enforced Collections
- Tax Assessor's Report – Releases/Refunds under \$100
- Memo Regarding Staff Response to Petition Impervious Surface Issues
- Memo Regarding "The Edge" Proposed Development Project in the Town of Chapel Hill's Planning Jurisdiction

14. Closed Session - NONE

15. Adjournment

A motion was made by Commissioner Price, seconded by Commissioner Rich to adjourn the meeting at 11:26 p.m.

VOTE: UNANIMOUS

Earl McKee, Chair

Donna S. Baker
Clerk to the Board

BUSINESS

FINANCIAL FILE

DOW JONES 18,080.14 +21.45	NASDAQ 5,092.09 +36.03	S&P 2,117.69 +4.76

Tech earnings rise; Nasdaq adds to record

BY KEN SWEET
AP BUSINESS WRITER

NEW YORK — Stocks advanced slightly Friday as investors cheered the quarterly results of three large technology companies: Google, Microsoft and Amazon. The modest gains helped close out a relatively strong week for U.S. stocks, with the three major indexes rising between 1.4 and 3.2 percent in five days. The Standard & Poor's 500 and Nasdaq composite closed at record highs. Investors now prepare for the biggest week of earnings season. Next week, more than 150 companies in the S&P 500 will report their results.

BONDS AND TREASURY NOTES

	Yields	Pvs session
1-month bill	0.01	0.00
3-month bill	0.01	0.02
6-month bill	0.09	0.09
2-year note	0.51	0.53
5-year note	1.32	1.38
10-year note	1.91	1.96
30-year bond	2.61	2.65
Inflation note	0.02	0.08
Federal Funds	0.13	0.13
Municipal Bonds	4.27	4.28
Prime rate	3.25	no change

Business Briefs

From wire reports

Diet Pepsi dropping aspartame because of customer concerns

NEW YORK — PepsiCo says it's dropping aspartame from Diet Pepsi in response to customer worries and replacing it with sucralose, another artificial sweetener commonly known as Splenda.

The decision to swap sweeteners comes as Americans keep turning away from popular diet sodas. Rival Coca-Cola said this week that sales volume for Diet Coke, which also uses aspartame, fell 5 percent in North America in the first three months of the year.

Atlanta-based Coca-Cola said in a statement that it has no plans to change the sweetener in Diet Coke, which is the country's top-selling diet cola.

The Food and Drug Administration says aspartame, known by the brand names Equal and NutraSweet, is "one of the most exhaustively studied substances in the human food supply, with more than 100 studies supporting its safety."

Harley recalls nearly 46,000 motorcycles

DETROIT — Harley-Davidson is recalling nearly 46,000 motorcycles in the U.S. because they could stay in gear due to clutches that won't fully disengage.

The recall covers certain Electra Glide, Ultra Limited, Police Electra Glide, Street Glide, Road Glide and Road King models from the 2014 and 2015 model years.

Harley-Davidson Motor Co. said in documents that gas bubbles can cause the clutch master cylinder to lose its ability to fully disengage the clutch, especially if the bike has been parked for a long time. This could cause a rider to lose control of the motorcycle if it's started in gear.

The problem was found through customer complaints. Harley reported 27 crashes and four minor injuries.

Dealers will flush the clutch and rebuild the master cylinder. The recall was to start April 23.

Mylan makes official bid for Perrigo in generic drug contest

NEW YORK — Generic drugmaker Mylan is making official its offer for over-the-counter medicines maker Perrigo as it remains at the center of a three-way battle: Mylan wants to buy Perrigo while a larger rival wants to buy Mylan.

Perrigo rejected Mylan's offer Tuesday and reiterated Friday it feels the offer, worth more than \$30 billion, is too low. Israeli drugmaker Teva, meanwhile, said Friday it is committed to acquiring Mylan, which has expressed skepticism about Teva's plan. Teva says it's offering \$40.1 billion for Mylan.

Shares of Mylan have climbed 33 percent during the contest, and extended the gains in afternoon trading Friday.

RTP STEM Expo hosts 600 students

BY ALEX DIXON
ADDITIONAL STAFF WRITER
919-419-6664

DURHAM — Greg Merritt's explanation of the approximately 23-year life span and manufacturing process of Cree's LED bulbs was peppered with outbursts of "that's cool" from a group of students.

Cree was one of several dozen organizations that came to Research Triangle Park's (RTP) The Frontier to introduce 600 middle and high school students to STEM (Science, Technology, Engineering and Mathematics) career paths.

And whether it was learning about a small screech owl perched on the arm of a Piedmont Wildlife Center staff or separating food dyes in Kool Aid through reverse chromatography, the students were able to have an interactive experience with these careers.

"Here at RTP we are about serving you (and) creating meaningful work ... work that gets you up every day makes you passionate and excited about what you could do. That's what your future should be about," RTP president and CEO Bob Geolas told the students. "We're counting on each and every one of you and the work that you do, the time that you spend, the courage that you have to seize that future."

Many of the employers giving career demonstrations highlighted how these careers intersect with the students' everyday lives. Joanne Lee, a nutritionist with the UNC-Chapel Hill Gillings School of Global Public Health, talked to students about research regarding the efficacy of flu shots in individuals with high body mass indexes (BMI).

Glenn Murphy, who has published more than 25 books, talked to students about science writing.

Murphy said he ties topics that children are familiar with into scientific information, such as playing instruments and how sound works.

In addition to learning about careers, students also participated in research projects collecting data on shark teeth and fossils with the North Carolina Museum of Natural Sciences and attended a food truck rodeo for lunch.

This was the first ever RTP STEM Expo, which was organized by US2020 RTP, a STEM mentoring program designed to match mentors with underrepresented minorities, girls and low-income students.

Comcast abandons Time Warner Cable bid

BY TALIA ARBEL AND MICHELLE CHAPMAN
AP BUSINESS WRITERS

NEW YORK — What killed Comcast's \$45 billion bid for Time Warner Cable? Regulators' desire to protect the Internet video industry that is reshaping TV.

A combination of the No. 1 and No. 2 U.S. cable companies would have put nearly 30 percent of TV and about 55 percent of broadband subscri-

bers under one roof, along with NBCUniversal, giving the resulting behemoth unprecedented power over what Americans watch and download.

Competitors, consumer groups, and politicians have criticized the deal, saying it would lead to higher prices and less choice.

"The proposed merger would have posed an unacceptable risk to competition and innovation,

including to the ability of online video providers to reach and serve consumers," Federal Communications Commission Chairman Tom Wheeler said in a written statement.

The Justice Department said that Comcast dropped its bid because of regulators' concerns that the Philadelphia-based cable giant would become an "unavoidable gatekeeper" for Internet services.



NOTICE OF PUBLIC HEARING AND DISPLAY OF FY 2015-2020 FIVE YEAR CONSOLIDATED PLAN AND FY 2015 ANNUAL ACTION PLAN FOR THE ORANGE COUNTY HOME CONSORTIUM, NC

Notice is hereby given that Orange County, NC on behalf of the Orange County HOME Consortium will hold a public hearing on Tuesday, May 5, 2015 at 7:00PM, at the:

Whitted Human Services Building
300 West Tryon Street
Hillsborough, NC 27278

Orange County is the lead entity for the HOME Consortium and as such is required to hold a public hearing on the Five Year Consolidated Plan. The Commissioners Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, including interpreter services and/or special sound equipment, these are available on request. Call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance with reasonable accommodations, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# 644-3045.

The purpose of the public hearing is to present the Orange County HOME Consortium's FY 2015-2020 Five Year Consolidated Plan for its housing and community development needs, priorities and strategies and FY 2015 Annual Action Plan for the use of HOME Investment Partnerships (HOME) Program funds. This amount is based on the latest HUD allocations. The FY 2015-2020 Five Year Consolidated Plan and FY 2015 Annual Action Plan will be submitted to HUD on or before May 15, 2015.

The Orange County HOME Consortium consists of Orange County as the Participating Jurisdiction, and the Towns of Carrboro, Hillsborough, and Chapel Hill as member jurisdictions. Orange County serves as the lead entity for the Five Year Consolidated Plan and includes the member jurisdictions. In addition as required by HUD, the Town of Chapel Hill has completed a separate Annual Action Plan for Community Development Block Grant funds it receives and its Annual Action Plan will be linked to the Five Year Consolidated Plan. The Town of Chapel Hill will also hold a separate public hearing at its regular council meeting on Monday, April 27, 2015 at the Town of Chapel Hill Town Hall, 405 Martin Luther King Jr. Blvd., Chapel Hill, NC 27514.

In order to obtain the views of residents, public agencies, and other interested parties, the Orange County HOME Consortium will place its FY 2015-2020 Five Year Consolidated Plan and FY 2015 Annual Action Plan for use of HOME funds on display from March 27, 2015 through May 5, 2015, at the following location during normal operational hours and website:

Orange County Housing, Human Rights, and Community Development Department
300 W Tryon Street
Hillsborough, NC 27278
<http://www.orangecountync.gov>

These documents will be available for examination during normal business hours of operation for a period of thirty (30) days beginning March 27, 2015. The plans will be submitted to the County Commissioners in the evening of May 5, 2015, at which time these documents will be presented for approval at its regular County Commissioners Meeting at 7:00 PM, prevailing time.

The Proposed Five Year Consolidated Plan and FY 2015 Annual Action Plan were prepared through a public hearing on housing and community development needs, meetings with stakeholders, meetings with housing provider agencies, meetings with the local staff and officials, and the result of a County wide survey questionnaire.

The following HOME activities are proposed for funding under the FY 2015 Annual Action Plan for the Orange County HOME Consortium.

Downtown Housing Improvement Corporation, Inc. (DHIC)	\$154,500
Habitat for Humanity	\$100,455
HomePOWERment, Inc.	\$ 76,500
Housing for New Hope	\$ 50,000
Administration	\$ 31,183
Total FY 2015 HOME Funds for Project Activities	= \$412,638

The following CDBG activities are proposed for funding under the FY 2015 Annual Action Plan for the Town of Chapel Hill:

Renovation of Public Housing (Oakwood)	\$165,000
Code Enforcement	\$ 31,000
Eastwood Public Housing Playground Equipment	\$ 15,000
Pine Knolls Neighborhood Playground	\$ 15,000
Community Home Trust	\$20,000
Habitat for Humanity	\$ 25,000
Summer Youth Employment Program	\$ 34,000
After-school Outreach Program	\$ 15,000
Homeless Outreach	\$ 6,500
Every Girl Counts	\$ 5,100
Administration	\$ 89,900
Total FY 2015 CDBG Funds for Project Activities	= \$462,400

If Orange County would undertake an activity that would result in the displacement of families or individuals, they would utilize their policy for minimizing such displacement. Furthermore, the County is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of HOME Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and uses of Federal funds under the FY 2015-2020 Five Year Consolidated Plan and FY 2015 Annual Action Plan. Persons planning to speak at the public hearing are encouraged to provide a written copy of your testimony.

Written comments may be addressed to Ms. Audrey Spencer-Horley, Director, Department of Housing, Human Rights, and Community Development, 300 W. Tryon Street, Hillsborough, NC 27278 and Ms. Loryn B. Clark, Executive Director, Office of Housing and Community, Town of Chapel Hill, 405 Martin Luther King Jr Blvd., Chapel Hill, NC 27514.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con Marlyn Henriquez-Valeiko at (919)245-2498 o en 300 W Tryon Street, Hillsborough, NC 27278, para la disponibilidad de esta solicitud.





**Orange County
Board of Commissioners**

Agenda

Regular Meeting

May 5, 2015

7:00 p.m.

Richard Whitted Meeting Facility

300 West Tryon Street

Hillsborough, NC 27278

Note: Background Material
on all abstracts
available in the
Clerk's Office

Compliance with the "Americans with Disabilities Act" - Interpreter services and/or special sound equipment are available on request. Call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance with reasonable accommodations, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# 644-3045.

1. Additions or Changes to the Agenda

PUBLIC CHARGE

The Board of Commissioners pledges to the residents of Orange County its respect. The Board asks its residents to conduct themselves in a respectful, courteous manner, both with the Board and with fellow residents. At any time should any member of the Board or any resident fail to observe this public charge, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed. All electronic devices such as cell phones, pagers, and computers should please be turned off or set to silent/vibrate.

2. Public Comments (Limited to One Hour)

(We would appreciate you signing the pad ahead of time so that you are not overlooked.)

- a. Matters not on the Printed Agenda (Limited to One Hour – THREE MINUTE LIMIT PER SPEAKER – Written comments may be submitted to the Clerk to the Board.)

Petitions/Resolutions/Proclamations and other similar requests submitted by the public will not be acted upon by the Board of Commissioners at the time presented. All such requests will be referred for Chair/Vice Chair/Manager review and for recommendations to the full Board at a later date regarding a) consideration of the request at a future regular Board meeting; or b) receipt of the request as information only. Submittal of information to the Board or receipt of information by the Board does not constitute approval, endorsement, or consent.

- b. Matters on the Printed Agenda
(These matters will be considered when the Board addresses that item on the agenda below.)

3. Announcements and Petitions by Board Members (Three Minute Limit Per Commissioner)

4. Proclamations/ Resolutions/ Special Presentations

- a. Historic Preservation Month in Orange County
- b. Older Americans Month Proclamation



5. Public Hearings

- a. Comprehensive Plan and Unified Development Ordinance Text Amendments for Agricultural Support Enterprises Within the Rural Buffer Land Use Classification (No Additional Comments Accepted)
- b. Housing and Community Development Consolidated Plan – FY 2015-2020
- c. Consolidated Plan Annual Action Plan/HOME Program

6. Consent Agenda

- Removal of Any Items from Consent Agenda
 - Approval of Remaining Consent Agenda
 - Discussion and Approval of the Items Removed from the Consent Agenda
- a. Minutes
 - b. Motor Vehicle Property Tax Releases/Refunds
 - c. Property Tax Releases/Refunds
 - d. Comprehensive Plan and Unified Development Ordinance (UDO) Amendment Outlines and Schedules for Four (4) Proposed Text Amendments
 - e. Amendment and Extension to Existing Interlocal Agreement with the Town of Hillsborough for Plan Review, Inspection, Building Official and Related Services
 - f. Request for Road Additions to the State Maintained Secondary Road System (Eno Ridge Subdivision)
 - g. Request for Road Additions to the State Maintained Secondary Road System (Ashwick Subdivision)

7. Regular Agenda

- a. Designation of the White Cross School as an Orange County Local Historic Landmark
- b. Orange County Solar Development Initiatives Update
- c. Proposed Veterans Memorial Site on the Southern Campus

8. Reports

9. County Manager's Report

Projected May 12, 2015 Regular Work Session Items

Presentation by Partnership to End Homelessness
Potential Revisions to the Existing Public Hearing Process
Private Road and Access Standards
Educational Facility Impact Fees and Age-Restricted Housing

10. County Attorney's Report

11. Appointments

12. Board Comments (Three Minute Limit Per Commissioner)



13. Information Items

- April 21, 2015 BOCC Regular Meeting Follow-up Actions List
- Tax Collector's Report – Numerical Analysis
- Tax Collector's Report – Measure of Enforced Collections
- Tax Assessor's Report – Releases/Refunds under \$100
- BOCC Chair Letter Regarding Petitions from April 21, 2015 Regular Meeting

14. Closed Session

15. Adjournment

Note: Access the agenda through the County's web site, www.orangecountync.gov

Orange County Board of Commissioners' regular meetings and work sessions are available via live streaming video at orangecountync.gov/occlerks/granicus.asp and Orange County Gov-TV on channels 1301 or 97.6 (Time Warner Cable).

ORANGE COUNTY BOARD OF COMMISSIONERS

(For items NOT on the printed agenda)

13/2/10

Please print legibly

#	Name	Street Address, City, Zip	Email	Telephone	Subject
1	Sannie Strand	1718 Rogers Road		919 967-0657	Sewer / Rose
2	James Strand	106 West Dr	NC.FT.COM	919 967-0657	Water
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5/5/15 #1

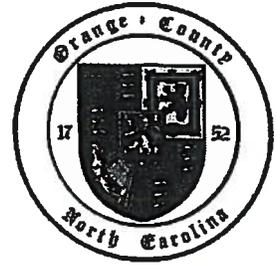
ORANGE COUNTY BOARD OF COMMISSIONERS
 (For items on the printed agenda)

Please print legibly

	Name	Street Address, City, Zip	Email	Telephone	Item Number
1	Jim Nesbitt	106 West De Chapel Hill, NC 27516	JIM.NESBITT@CITYOFCHAPELHILL.ORG	919-984-8825	7-C
2	David Campbell				
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EARL MCKEE CHAIR
BERNADETTE PELUSSIER VICE CHAIR
MIA BURROUGHS
MARK DOROSIN
BARRY JACOBS
RENEE PRICE
PENNY RICH

Orange County Board of Commissioners
Post Office Box 8181
200 South Cameron Street
Hillsborough, North Carolina 27278



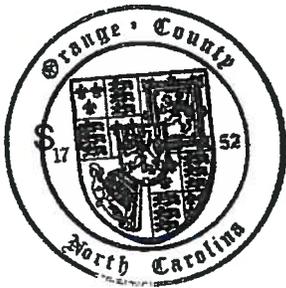
CLERK'S CERTIFICATION

I, Donna S. Baker, Clerk to the Board of County Commissioner for Orange County, North Carolina, do hereby certify that the attached is a true and accurate excerpt from the DRAFT Minutes of the May 5, 2015 Regular Meeting of the Orange County Board of Commissioners, where the Commissioners held a public hearing and unanimously approved for the Board to adopt the resolution approving the FY 2015-2020 Consolidated Plan.

This the 12th day of May 2015.

A handwritten signature in black ink, appearing to read 'Donna S. Baker', is written over a horizontal line.

Donna S. Baker, CMC
Clerk to the Board



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EXCERPT FROM THE DRAFT MINUTES OF THE BOCC REGULAR MEETING- MAY 5, 2015

DRAFT

MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
May 5, 2015
7:00 p.m.

The Orange County Board of Commissioners met in regular session on Tuesday, May 5, 2015 at 7:00 p.m. at the Whitted Building in Hillsborough, N.C.

COUNTY COMMISSIONERS PRESENT: Chair McKee and Commissioners Mark Dorosin, Barry Jacobs, Bernadette Pelissier, Renee Price and Penny Rich

COUNTY COMMISSIONERS ABSENT: Mia Burroughs

COUNTY ATTORNEYS PRESENT: John Roberts

COUNTY STAFF PRESENT: County Manager Bonnie Hammetsley, Assistant County Manager Cheryl Young and Clerk to the Board Donna Baker (All other staff members will be identified appropriately below)

5. Public Hearings

b. Housing and Community Development Consolidated Plan – FY 2015-2020

The Board will consider: 1. Receiving comments from the public regarding the FY 2015-2016 Annual Action Plan for the HOME Program in Orange County; 2) Close the public hearing; and 3) Adopt the resolution approving the FY 2015-2020 Consolidated Plan.

Audrey Spencer Horsley said they probably will not get many public comments due to the amount of outreach their departments and other organizations provided ahead of time. The plan's primary focus is to determine the housing needs in Orange County and to develop goals from that.

She reviewed some of the highlights from the findings from the needs assessment from the Consolidated Plan:

- Affordable housing for older adults (don't add details)
- Affordable rental housing

PUBLIC COMMENT

Minister Robert Campbell said he lived in the Rogers – Eubanks neighborhood and the Orange County community development plan as related to housing does not assist those who live in manufactured homes and his application was denied. His home is still under the guidelines of zoning, etc. and the stipulations do vary but if they are talking about maintaining affordable homes, manufactured housing owners are left out of the loop, though they are on minimum

incomes. He said this was hurtful in that it only took the people who visited him only ten minutes to tell him his application was denied though on his original application a year ago he noted he lived in a mobile home.

Chair McKee asked the Housing director to speak to this.

Audrey Spencer-Horsley said the rehab funding they get through the state is not an eligibility process. The state has to go out to look at property to see if a house can be brought up standard but she said many times they get applications but don't have enough time or staff to follow up on all applications.

Chair McKee said he would be interested in how this process addresses a manufactured home that is brought in on a chassis and one that is set up on the site.

Audrey Spencer-Horsley said she would do further research and her understanding is that manufactured housing is not eligible for the rehabilitation funding.

Commissioner Dorosin said there has been a real disconnect between the issue and the state and the Board believes this is a priority and he said if this funding does not address manufactured housing then Orange County should create funding.

Commissioner Dorosin said in reference to the elderly population statistics, it does not mention how many of these elderly are low income. He said this report in their packet mentions that housing for the elderly should be a priority but it does not break down who are low-income.

Audrey Spencer-Horsley said that the report does provide this information and pointed it out.

Commissioner Jacobs supported Commissioner Dorosin and he suggested that the manufactured housing association would most likely be one of the county's most aggressive allies and that they would want to bring them into the conversation of affordable housing.

Commissioner Rich said is there a definition of what a manufactured home is?

Audrey Spencer-Horsley said she would provide them with this information.

Chair McKee said as a younger man he did live for many years in a mobile home and he said the new emphasis on tiny houses is very much like the mobile home he used to live in. But there is a stigma attached to mobile homes.

Commissioner Rich agreed.

County Attorney John Roberts said North Carolina has a definition of a mobile home and it is as follows:

"Manufactured home - A structure, transportable in one or more sections, which, in the traveling mode, is eight feet or more in width or is 40 feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a

dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein.”

A motion was made by Commissioner Price seconded by Commissioner Pelissier for the Board to close the public hearing.

VOTE: UNANIMOUS

**ORANGE COUNTY BOARD OF COMMISSIONERS
RESOLUTION AUTHORIZING THE SUBMISSION OF
THE FY 2015-2020 CONSOLIDATED PLAN FOR THE CONSORTIUM
ORANGE COUNTY, NORTH CAROLINA**

BE IT RESOLVED, by the Orange County Board of Commissioners, that the Commissioners authorize the County Manager to submit the FY 2015-2020 Consolidated Plan for housing and community development programs to the U.S. Department of Housing and Urban Development for the Orange County Consortium including all understandings, assurances, and certifications required therein.

BE IT FURTHER RESOLVED, that the Manager is hereby designated as the authorized representative of the County to act in connection with the submission of the FY 2015-2020 Consolidated Plan and the annual updates to provide such additional information as may be required by the U.S. Department of Housing and Urban Development.

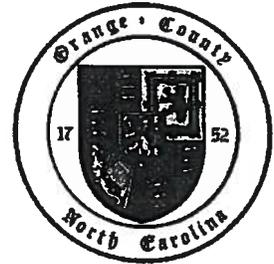
This 5th day of May 2015.

A motion was made by Commissioner Jacobs seconded by Commissioner Rich for the Board to adopt the resolution approving the FY 2015-2020 Consolidated Plan.

VOTE: UNANIMOUS

EARL MCKEE, CHAIR
BERNADETTE PELISSIER, VICE CHAIR
MIA BURROUGHS
MARK DOROSIN
BARRY JACOBS
RENEE PRICE
PENNY RICH

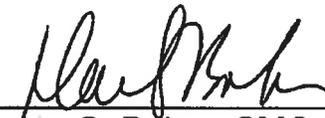
Orange County Board of Commissioners
Post Office Box 8181
200 South Cameron Street
Hillsborough, North Carolina 27278



CLERK'S CERTIFICATION

I, Donna S. Baker, Clerk to the Board of County Commissioner for Orange County, North Carolina, do hereby certify that the attached is a true and accurate excerpt from the DRAFT Minutes of the May 5, 2015 Regular Meeting of the Orange County Board of Commissioners, where the Commissioners held a public hearing and unanimously approved for the Board to Adopt the Resolution approving the FY 2015-2016 Consolidated Housing Plan Annual Action Plan; and approving the proposed HOME Program Activities for 2015 – 2016.

This the 12th day of May 2015.



Donna S. Baker, CMC
Clerk to the Board



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EXCERPT FROM THE DRAFT MINUTES OF THE BOCC REGULAR MEETING- MAY 5, 2015

DRAFT

MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
May 5, 2015
7:00 p.m.

The Orange County Board of Commissioners met in regular session on Tuesday, May 5, 2015 at 7:00 p.m. at the Whitted Building in Hillsborough, N.C.

COUNTY COMMISSIONERS PRESENT: Chair McKee and Commissioners Mark Dorosin, Barry Jacobs, Bernadette Pelissier, Renee Price and Penny Rich

COUNTY COMMISSIONERS ABSENT: Mia Burroughs

COUNTY ATTORNEYS PRESENT: John Roberts

COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Assistant County Manager Cheryl Young and Clerk to the Board Donna Baker (All other staff members will be identified appropriately below)

5. Public Hearings

c. Consolidated Plan Annual Action Plan/HOME Program

The Board will consider: 1. Receiving comments from the public regarding the FY 2015-2016 Annual Action Plan for the HOME Program in Orange County; 2) Close the public hearing; 3) Adopt a Resolution approving the FY 2015-2016 Consolidated Housing Plan Annual Action Plan; and approving the proposed HOME Program Activities for 2015 - 2016; and 4) Authorize the Manager to implement the HOME Program as approved by the BOCC including the ability to execute agreements with partnering non-profit organizations after consultation with the County Attorney.

Audrey Spencer-Horsley said the recommendations were made by the HOME Consortium Committee and she reviewed the funding. She said this is the first time that this will be a total electronic submission as part of a regional plan but their annual action plan will be solely by Orange County.

Commissioner Rich said does Habitat know how much funding there is in the pool of funding in the beginning.

Audrey Spencer-Horsley said the funding is usually based on what an organization received the prior year.

A motion was made by Commissioner Price seconded by Commissioner Rich for the Board to close the public hearing.

VOTE: UNANIMOUS

**ORANGE COUNTY BOARD OF COMMISSIONERS
RESOLUTION AUTHORIZING
THE ORANGE COUNTY FY 2015-2016 HOME PROGRAM DESIGN**

BE IT RESOLVED, by the Orange County Board of Commissioners as a member of the Orange County HOME Consortium approves the submission of the FY 2015-2016 Consolidate Plan Annual Action Plan HOME Program activities.

Homeownership Assistance

Funds would be allocated to Orange County Habitat for Humanity to provide deferred payment zero interest second mortgages for ten (11) homes throughout Orange County. Homes will be sold to households earning between 30 percent and 65 percent of the area median income.

(Requested amount: \$270,000)
\$100,455

New Construction

Funds would be allocated to the Downtown Housing Improvement Corporation, Inc. (DHIC) to support the new construction of 80 apartment homes for households at less than 60% AMI on Legion Road in Chapel Hill. Greenfield Place will have a mix of one, two and three bedroom units along with a community building and other amenities.

(Requested amount: \$300,000)
\$154,500

Acquisition

Funds would be allocated to EmPOWERment, Inc., for the acquisition of a single family property for lease to households earning 80% or less AMI.

(Requested amount: \$60,000)
\$30,000

Housing Rehabilitation

Funds would be allocated to EmPOWERment, Inc., for rehabilitation of a single family property for lease to veteran households earning 80% or less AMI.

(Requested amount: \$46,500)
\$46,500

Tenant Based Rental Assistance

Funds would be provided to Housing for New Hope to support homeless outreach and increase housing support that assist the homeless of Orange County acquire permanent housing.

(Requested amount: \$50,000)
\$50,000

Program Administration

\$ 31,183

TOTAL FY 2015-2016 HOME PROGRAM FUNDS

\$412,638

BE IT FURTHER RESOLVED, that the County Manager is hereby designated as the authorized representative of the County to act in connection with the submission of this plan and to provide such additional information as may be required by the U.S. Department of Housing and Urban Development

This the 5th day of May 2015.

A motion was made by Commissioner Pelissier seconded by Commissioner Rich for the Board to Adopt the Resolution approving the FY 2015-2016 Consolidated Housing Plan Annual Action Plan; and approving the proposed HOME Program Activities for 2015 – 2016.

VOTE: UNANIMOUS



STAKEHOLDER/RESIDENT SURVEYS

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.

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%

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:

<i>Walt Haglund</i>	<i>Consultant, Urban Design Ventures</i>
<i>Jonathan Russell</i>	<i>Consultant, Urban Design Ventures</i>
<i>James Davis</i>	<i>Civil Rights Specialist, Orange County Department of Housing, Human Rights and Community Development</i>
<i>Crystal Coble</i>	
<i>Matthew Revilla</i>	
<i>Margaret Lillie</i>	
<i>Joe Alston</i>	
<i>Manley Alston</i>	
<i>Dorsett Alston</i>	
<i>Janie Alston</i>	
<i>Kathy Altwater</i>	
<i>Braxton Foushee</i>	
<i>Adwoa Asare</i>	<i>Habitat for Humanity</i>
<i>Showehieh Hsieh</i>	
<i>Diane Beecham</i>	
<i>Mark Marcoplus</i>	
<i>Noah Oswald</i>	<i>OC Affordable Housing Advisory Board member</i>
<i>Traci Wooten</i>	<i>OC Affordable Housing Advisory Board member</i>
<i>Patsy Barbee</i>	<i>OC Affordable Housing Advisory Board member</i>
<i>Nannie Richmond</i>	<i>OC Affordable Housing Advisory Board member</i>
<i>Robert Edwards</i>	
<i>Tim Peck</i>	
<i>Sarita Nwachukau</i>	<i>Empowerment</i>

- 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.

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)

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.

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.

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.

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:

<i>Walt Haglund</i>	<i>Consultant, Urban Design Ventures</i>
<i>Jonathan Russell</i>	<i>Consultant, Urban Design Ventures</i>
<i>Loryn Clark</i>	<i>Interim Assistant Planning Director</i>
<i>Renee Moye</i>	<i>Community Development Planner</i>

- 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.

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.

**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):

**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.

**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):

**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@communityhometruster.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.

**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):

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.

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 refuge 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 for 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 County, 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.

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.

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.

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.

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.

**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

¿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 aceras)	<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:

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:

Social/Human Services:

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.

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):