



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 FFY 2015 through FFY 2019 for the HOME Investment Partnerships (HOME) Program, and the Town of Chapel Hill's Community Development Block Grant (CDBG) Program. These priorities address community development and housing areas needs according to the HUD Guidelines

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 – (High 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 – (High 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 – (High 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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 300 W. Tryon Street

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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 FFY 2015-2019 Consolidated Plan and FFY 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 needs of persons with disabilities throughout 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 FFY 2015 Annual Action Plan.	See public hearing comments in Chapel Hill's FFY 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	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.	

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)
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 2007-2011 CHAS
Source:

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 2007-2011 CHAS
Source:

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 2007-2011 CHAS
Source:

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 2007-2011 CHAS
Source:

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 2007-2011 CHAS
Source:

*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 2007-2011 CHAS
Source:

*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 2007-2011 CHAS
Source:

*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 2007-2011 CHAS
 Source:

*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 2007-2011 CHAS
Source:

*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 2007-2011 CHAS
Source:

*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 2007-2011 CHAS
Source:

*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 2007-2011 CHAS
Source:

*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. In the "Less than 30%" category, 26,705 White households are cost overburdened out of a total of 9,259 households. This is not possible, since it is not possible to have more of one racial/ethnic group than the total households. In the "30-50%" category, 5,425 White households are cost overburdened out of a total of 5,330 households. This is also not possible, since it is not possible to have more of one racial/ethnic group than the total households.

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			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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			Special Purpose Voucher	
				Total	Project - based	Tenant - based	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			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

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 *
Asian	0	0	29	3	0	3	0	0	0
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.

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 to 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%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
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 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 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. We 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	0	0	0	0	0
Chronically Homeless Households	0	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
High school graduate (includes equivalency)	1,299	110	424

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
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.

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 Principals 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) priority areas:

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

These priority areas 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 Orange County HOME Consortium in addressing affordable housing needs 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 100% of its CDBG budget for LMI persons and has designed its Strategic Plan to meet that requirement.

The principles of the FFY 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:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	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 following guidelines for allocating CDBG and HOME funds will be used during the FFY 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 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 HOME funds will be used for affordable housing projects and administration. 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 Permanent Housing HS-4 Permanent Housing HS-5 Housing Preservation HS-6 Fair Housing HS-7 Home Ownership HS-8 Public Housing
	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.
	2	Priority Need Name
	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	High

	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	High
	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	High
	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:

- FFY 2015 = \$311,832 HOME Funds + \$30,644 Program Income
- FFY 2016 = \$296,240 HOME Funds + \$35,000 Program Income
- FFY 2017 = \$281,428 HOME Funds + \$35,000 Program Income
- FFY 2018 = \$267,357 HOME Funds + \$35,000 Program Income
- FFY 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 FFY 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 County is looking into land or property that might be used to address the goals identified in this Consolidated 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 EmPOWERment to provide funds to acquire and develop sites in the Northside Neighborhood of Chapel Hill for affordable housing.

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		
Other			

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	Homeowner Housing Added: 0 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	Homeowner Housing Added: 0 Housing Unit Renter Housing Added: 0 Housing Unit
8	HS-8 Housing Preservation	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$0	Homeowner Housing Rehabilitated: 0 Housing Unit Renter Housing Rehabilitated: 0 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
11	HO-3 Prevention and Housing	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$200,011	Homelessness Prevention: 115 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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
17	SN-4 Elderly 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 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
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
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	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Facade treatment/business building rehabilitation: 0 Business</p> <p>Businesses assisted: 0 Businesses Assisted</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
27	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
28	AM-1 Overall Coordination	2015	2019	Administration, Planning, and Management	County-wide	Administration, Planning, and Management Priority	HOME: \$155,084	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Rehabilitation
	Goal Description	Continue to rehabilitate the existing owner-occupied and renter-occupied housing in the County.
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	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.
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 to 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	S 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 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	ED-4 Business Growth
	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.
28	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.

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 LBP 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 LBP 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:

- FFY 2015 = \$311,832 HOME Funds + \$30,644 Program Income
- FFY 2016 = \$296,240 HOME Funds + \$35,000 Program Income
- FFY 2017 = \$281,428 HOME Funds + \$35,000 Program Income
- FFY 2018 = \$267,357 HOME Funds + \$35,000 Program Income
- FFY 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 FFY 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 County is looking into land or property that might be used to address the goals identified in this Consolidated Plan.

Discussion

There are limited resources available to address the needs identified in this Five Year Consolidated Plan. The County is considering a multi-million dollar bond issue to address affordable housing and community development activities. The University of North Carolina has partnered with EmPOWERment to provide funds to acquire and develop sites in the Northside Neighborhood of Chapel Hill for affordable housing.

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 owners and renters in the County through rehabilitation of vacant buildings and new construction.
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.
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 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.

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	\$84,338 HOME Funds + \$70,162 HOME Match Funds
	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 \$270,000 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 80 new units, 30 of which will be affordable to those earning 50%AMI.)
- 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:**

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.

(Continued in next section)

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:

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.

(Continued in next section)

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.

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:

<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</i>
<i>James Davis</i>	<i>Civil Rights Specialist</i>

- 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:

<i>Walt Haglund</i>	<i>Consultant, Urban Design Ventures</i>
<i>Jonathan Russell</i>	<i>Consultant, Urban Design Ventures</i>
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:

<i>Walt Haglund</i>	<i>Consultant, Urban Design Ventures</i>
<i>Jonathan Russell</i>	<i>Consultant, Urban Design Ventures</i>
<i>Steve Brantley</i>	<i>Director</i>

- 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: 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):

**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: 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):

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
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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
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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
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AGENCIES/ORGANIZATIONS NEEDS SURVEY**

Name of Agency/Organization: The Arc of North Carolina

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

Contact: Nicole Kiefer

Title: Assistant Director of Housing Resources

Phone: 919-782-4632

Fax: 919-782-4634

E-Mail: nkiefer@arcnc.org

Brief description of programs your agency provides:

The Arc of NC is a non-profit organization that provides a variety of supports to people with intellectual and developmental disabilities including: housing, guardianship, Community Guide services, advocacy, information and referral, and direct care services.

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:

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

People with disabilities.

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

The two largest community and economic development needs for people with disabilities are affordable housing and employment opportunities.

What are the unmet housing needs in the community?

The greatest unmet housing need is for affordable rental housing – especially for people at 30% AMI and below. Many people with disabilities rely on SSI income of just over \$700 per month and can only afford \$200-250 per month in rent. There needs to be a significant increase in housing stock affordable at this price point.

What are the unmet social service needs in the community?

In addition to affordable housing, one of the most significant unmet needs in the community is supportive services for people with intellectual and developmental disabilities, as well as for people with severe mental illness. The waiting lists through the LME/MCOs are incredibly long, and people often end up in more restrictive housing because they aren't able to access the community supports they need to live more independently in the community.

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

The very lack of affordable housing in Chapel Hill, and Orange County more generally, becomes a fair housing issue because people with disabilities are excluded from living in the community because it is too expensive.

Comments/Suggestions (if any):

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%