

ORANGE COUNTY HOME CONSORTIUM

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



PROGRAM YEAR 2016 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

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



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CR-00 – Executive Summary

In accordance with the Federal Regulations found in 24 CFR Part 570, Orange County, North Carolina has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2016 through June 30, 2017. The CAPER describes the activities undertaken during this time period for funding from the U.S. Department of Housing and Urban Development (HUD) under the HOME Investment Partnership Program (HOME). The projects/activities and accomplishments described in this CAPER principally benefited low- and moderate-income households.

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 (4) members: Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough. The Town of Chapel Hill also receives Federal Community Development Block Grant (CDBG) funding each year. Orange County is the Participating Jurisdiction (PJ) for the HOME Consortium.

The following is the overall program narrative based on the Five Year Consolidated Plan and Annual Action Plans. This is the CAPER for the second year of the FY 2015-2019 Five Year Consolidated Plan.

The document provides information on how the funds received by the County through the HUD programs were used, including an explanation on the leveraging and matching of funds.

Orange County FY 2016 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public display and comment at the Orange County Housing, Human Rights, and Community Development Department; Orange County Public Library (Main Branch); and Town of Chapel Hill Public Library, as well as on the County's website (<http://www.co.orange.nc.us>). The "Draft" CAPER was advertised in *The Herald-Sun* newspaper on Tuesday, September 5, 2017 for the required 15-day public comment period, which began on Wednesday, September 6, 2017 until Wednesday, September 20, 2017. The County did not receive any public comments on the FY 2016 CAPER.

Grants Received –

Orange County received the following grant amounts during the time period of July 1, 2016 through June 30, 2017:

	HOME	Total
FY 2016 Entitlement Grants	\$ 310,196.00	\$ 310,196.00
Prior Year Resources	\$ 64,481.00	\$ 64,481.00
Program Income	\$ 39,782.00	\$ 39,782.00
Total Funds Received	\$ 414,459.00	\$ 414,459.00

Table 1 – Grant Amounts for FY 2016

This chart only includes funds received during July 1, 2016 through June 30, 2017. Any previous program year funds that were not spent or which might have been spent during this time period are not included.

Funds Expended –

The funds shown in the following chart were expended during the time period of July 1, 2016 through June 30, 2017. These expenditures consisted of previous program year funds that were not drawn down until this time period and also included any reprogrammed funds from previous years.

Funding Sources	Total Funds Expended
HOME Investment Partnership Grant (HOME)	\$ 535,945.00
Total:	\$ 535,945.00

Table 2 – Total Funds Expended

Regulatory Caps and Set-Asides –

Orange County's program administration expenditures were within the regulatory cap for the HOME program. This is shown in the table below:

	HOME
FY 2016 Entitlement Grant	\$ 310,196.00

FY 2016 Program Income	\$ 39,782.00
Administrative Cap Allowance	10%
Maximum Allowable Expenditures	\$ 34,997.80
Total Administration Expenditure	\$ 0.00
Administrative Percentage:	0.0%

Table 3 – Regulatory Caps and Set-Asides

Orange County's FY 2016 HOME program administrative expenditure was \$0.00, which was under the 10% cap for HOME administrative expenditures. During this CAPER period, \$30,776.00 of FY 2012 HOME funds was expended on administrative expenses, \$33,341.80 of FY 2013 HOME funds was expended on administrative allocations expenses, \$10,177.60 of FY 2014 HOME funds was expended on administrative expenses, and \$31,183.00 of FY 2015 HOME funds was expended on administrative expenses, which were under the 10% cap for respective HOME administrative expenditures.

HOME CHDO Set-Aside –

	CHDO Set-Aside
FY 2016 Entitlement Grant	\$ 310,196.00
CHDO Set-Aside Minimum CAP	15%
Minimum Allowable Set-Aside	\$ 46,529.40
Actual CHDO Programmed Set – Aside:	\$ 46,529.40

Table 4 – HOME CHDO Set-Aside Amounts

Orange County HOME Consortium during this CAPER period expended \$64,000.00 in previous allocations of CHDO funds.

Summary of Strategies and Goals –

The goal of the Orange County HOME Consortium is to improve the quality of life for County residents by retaining and increasing the supply of affordable housing units for both owner occupants and renters and by providing homeownership opportunities for low- and moderate-income residents. During the FFY 2016 CDBG Program Year, the County proposes to address the following priority need categories identified in its Five Year Consolidated Plan:

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

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-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.

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 need for cooperation and collaboration among public and private partners. The communities in the Consortium need to address the preservation of affordable housing, and the development needs of the region, which 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.

FY 2016 HOME Budget –

The chart below lists the FY 2016 HOME activities that were funded:

Project ID Number	Project Title/Description	2016 HOME Budget	2016 HOME Expenditures
HOME 16-01	Habitat for Humanity - Second Mortgage Assistance	\$ 285,000.00	\$ 0.00
HOME 16-02	Rebuilding Together of the Triangle - Homeowner Repairs	\$ 50,000.00	\$ 0.00
HOME 16-03	Orange County - Housing Rehabilitation	\$ 46,892.00	\$ 0.00
HOME 16-04	Administration	\$ 30,854.00	\$ 0.00

Orange County spent \$0.00 of its FY 2016 HOME allocation. During the 2016 CAPER period, the County expended \$535,945.00 from previous HOME fiscal years.

Housing Performance Measurements –

The chart below lists the objectives and outcomes that Orange County HOME Consortium accomplished through HOME activities during this CAPER period:

Objectives	Outcomes						Total by Objective	
	Availability/ Accessibility		Affordability		Sustainability			
	Units	\$	Units	\$	Units	\$	Units	\$
Suitable Living	0	\$0.00	1	\$500,000.00	0	\$0.00	1	\$500,000.00
Decent Housing	0	\$0.00	14	\$302,213.00	0	\$0.00	14	\$302,213.00
Economic Opportunity	0	\$0.00	0	\$ 0.00	0	\$0.00	0	\$ 0.00
Total by Outcome:	0	\$0.00	15	\$802,213.00	0	\$0.00	15	\$802,213.00

Table 5 – HOME Housing Performance

CR-05 – Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This is Orange County's second year of the FY 2015-2019 Five-Year Consolidated Plan designed to address the housing and needs of the HOME Consortium residents. This year's CAPER reports on the actions and achievements the HOME Consortium accomplished in Fiscal Year 2016.

The CAPER for Orange County's FY 2016 Annual Action Plan includes the County's HOME Programs and outlines which activities the County undertook during the program year beginning July 1, 2016 and ending June 30, 2017. Orange County Housing, Human Rights, and Community Development Department is the lead entity and administrator for the CDBG and HOME funds.

The County during this CAPER period budgeted and expended FY 2016 HOME funds on the following strategies:

- **Administrative Strategy – AM** – Budget \$285,000.00, expended \$0.00
- **Community Development Strategy – CD** – Budget \$0.00, expended \$204,902.00
- **Homeless Strategy – HO** – Budget \$0.00, expended \$0.00
- **Housing Strategy – HS** – Budget \$381,892.00, expended \$0.00
- **Other Special Needs – SN** – Budget \$0.00, expended \$0.00

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AM-1 Overall Coordination	Administration, Planning, and Management	HOME: \$285,000.00	Other	Other	5	2	40.00%	1	1	0.00%
CD-1 Community Facilities	Non-Housing Community Development	HOME: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-
CD-2 Infrastructure	Non-Housing Community Development	HOME: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-
CD-3 Public Services	Non-Housing Community Development	HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-

CD-4 Code Enforcement	Non-Housing Community Development	HOME: \$0.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
CD-4 Code Enforcement	Non-Housing Community Development	HOME: \$0.00	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	-	-	-	-
CD-5 Clearance	Non-Housing Community Development	HOME: \$0.00	Buildings Demolished	Buildings	0	0	-	-	-	-
CD-6 Revitalization	Non-Housing Community Development	HOME: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-
CD-6 Revitalization	Non-Housing Community Development	HOME: \$0.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
CD-6 Revitalization	Non-Housing Community Development	HOME: \$0.00	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
CD-6 Revitalization	Non-Housing Community Development	HOME: \$0.00	Brownfield acres remediated	Acre	0	0	-	-	-	-
ED-1 Employment	Non-Housing Community Development	HOME: \$0.00	Jobs created/retained	Jobs	0	0	-	-	-	-

ED-2 Financial Assistance	Non-Housing Community Development	HOME: \$0.00	Businesses assisted	Businesses Assisted	0	0	-	-	-	-
ED-3 Redevelopment Program	Non-Housing Community Development	HOME: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-
ED-3 Redevelopment Program	Non-Housing Community Development	HOME: \$0.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
ED-3 Redevelopment Program	Non-Housing Community Development	HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-
ED-3 Redevelopment Program	Non-Housing Community Development	HOME: \$0.00	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
ED-3 Redevelopment Program	Non-Housing Community Development	HOME: \$0.00	Facade treatment/business building rehabilitation	Business	0	0	-	-	-	-
ED-3 Redevelopment Program	Non-Housing Community Development	HOME: \$0.00	Businesses assisted	Businesses Assisted	0	0	-	-	-	-
ED-4 Business Growth	Non-Housing Community Development	HOME: \$0.00	Facade treatment/business building rehabilitation	Business	0	0	-	-	-	-

ED-4 Business Growth	Non-Housing Community Development	HOME: \$0.00	Businesses assisted	Businesses Assisted	0	0	-	-	-	-
HO-1 Continuum of Care	Homeless	HOME: \$0.00	Homelessness Prevention	Persons Assisted	0	0	-	-	-	-
HO-1 Continuum of Care	Homeless	HOME: \$0.00	Other	Other	0	0	-	-	-	-
HO-2 Operation/Support	Homeless	HOME: \$0.00	Homeless Person Overnight Shelter	Persons Assisted	0	0	-	-	-	-
HO-2 Operation/Support	Homeless	HOME: \$0.00	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	-	-	-	-
HO-2 Operation/Support	Homeless	HOME: \$0.00	Homelessness Prevention	Persons Assisted	0	0	-	-	-	-
HO-3 Prevention and Housing	Homeless	HOME: \$0.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	-	-	-	-
HO-3 Prevention and Housing	Homeless	HOME: \$0.00	Homelessness Prevention	Persons Assisted	115	16	13.91%	-	-	-
HO-4 Housing	Homeless	HOME: \$0.00	Housing for Homeless added	Household Housing Unit	0	0	-	-	-	-
HO-5 Permanent Housing	Homeless	HOME: \$0.00	Housing for Homeless added	Household Housing Unit	0	0	-	-	-	-
HS-1 Housing Rehabilitation	Affordable Housing	HOME: \$96,892.00	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	3	0	0.00%

HS-2 Housing Construction	Affordable Housing	HOME: \$0.00	Homeowner Housing Added	Household Housing Unit	11	0	0.00%	-	-	-
HS-3 Fair Housing	Affordable Housing	HOME: \$0.00	Other	Other	1	0	0.00%	-	-	-
HS-4 Home Ownership	Affordable Housing	HOME: \$285,000.00	Direct Financial Assistance to Homebuyers	Households Assisted	43	23	53.49%	12	15	100.00%
HS-5 Public Housing	Public Housing	HOME: \$0.00	Rental units constructed	Household Housing Unit	0	0	-	-	-	-
HS-5 Public Housing	Public Housing	HOME: \$0.00	Rental units rehabilitated	Household Housing Unit	0	0	-	-	-	-
HS-5 Public Housing	Public Housing	HOME: \$0.00	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	-	-	-	-
HS-6 Permanent Housing	Affordable Housing	HOME: \$0.00	Rental units constructed	Household Housing Unit	0	0	-	-	-	-
HS-6 Permanent Housing	Affordable Housing	HOME: \$0.00	Homeowner Housing Added	Household Housing Unit	0	0	-	-	-	-
HS-7 Permanent Housing	Affordable Housing	HOME: \$0.00	Rental units constructed	Household Housing Unit	0	0	-	-	-	-
HS-7 Permanent Housing	Affordable Housing	HOME: \$0.00	Homeowner Housing Added	Household Housing Unit	0	0	-	-	-	-

HS-8 Housing Preservation	Affordable Housing	HOME: \$0.00	Rental units rehabilitated	Household Housing Unit	0	0	-	-	-	-
HS-8 Housing Preservation	Affordable Housing	HOME: \$0.00	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	-	-	-	-
SN-1 Housing	Non-Homeless Special Needs	HOME: \$0.00	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
SN-1 Housing	Non-Homeless Special Needs	HOME: \$0.00	Rental units constructed	Household Housing Unit	0	0	-	-	-	-
SN-1 Housing	Non-Homeless Special Needs	HOME: \$0.00	Rental units rehabilitated	Household Housing Unit	0	0	-	-	-	-
SN-1 Housing	Non-Homeless Special Needs	HOME: \$0.00	Homeowner Housing Added	Household Housing Unit	0	0	-	-	-	-
SN-1 Housing	Non-Homeless Special Needs	HOME: \$0.00	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	-	-	-	-
SN-1 Housing	Non-Homeless Special Needs	HOME: \$0.00	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	-	-	-	-
SN-2 Social Services	Non-Homeless Special Needs	HOME: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	-	-	-	-

SN-3 Accessibility	Non-Homeless Special Needs	HOME: \$0.00	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
SN-3 Accessibility	Non-Homeless Special Needs	HOME: \$0.00	Rental units rehabilitated	Household Housing Unit	0	0	-	-	-	-
SN-3 Accessibility	Non-Homeless Special Needs	HOME: \$0.00	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	-	-	-	-
SN-4 Elderly Housing	Non-Homeless Special Needs	HOME: \$0.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
SN-4 Elderly Housing	Non-Homeless Special Needs	HOME: \$0.00	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	-	-	-
SN-4 Elderly Housing	Non-Homeless Special Needs	HOME: \$0.00	Rental units rehabilitated	Household Housing Unit	0	0	-	-	-	-
SN-4 Elderly Housing	Non-Homeless Special Needs	HOME: \$0.00	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	-	-	-	-

Table 6 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The goal of the Orange County HOME Consortium is to improve the quality of life for County residents by retaining and increasing the supply of affordable housing units for both owner occupants and renters and by providing homeownership opportunities for low- and moderate-income residents. During the FFY 2016 HOME Program Year, the County proposes to address the following priority need categories identified in its Five Year Consolidated Plan:

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

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.

Orange County proposed to assist three (3) households through owner occupied housing rehabs but did not complete any units during this CAPER period. These units will be completed during the 2017 CAPER period.

- **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.

Orange County proposed to assist twelve (12) households units during the FY 2016 program year, and exceeded this goal by assisting fifteen (15) households with down payment assistance.

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 need for cooperation and collaboration among public and private partners. The communities in the Consortium need to address the preservation of affordable housing, and the development needs of the region, which 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.

Orange County proposed to assist one (1) organization and met that goal by assisting one (1) organization.

Narrative

During the CAPER Period, the greatest need for the Orange County HOME Consortium was affordable housing. The Consortium used HOME funds to address this need and assisted fifteen (15) first-time homebuyers with downpayment assistance to purchase a home. During this CAPER period, the Consortium assisted with funding Habitat for Humanity, which is developing four (4) affordable owner-occupied housing units, which will be completed in the 2017 CAPER.

In addition, the Orange County HOME Consortium assisted DHIC, Inc. by providing HOME funds in the amount of \$154,500 to develop housing that offers 80 apartments for families (14 one-bedroom/one bath units, 28 two-bedroom/one bath units, 28 two bed-room/two bath units, and 14 three-bedroom/2 bath units) in four residential buildings. This project should be completed during the 2017 CAPER period.

CR-10 – Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	HOME
White	44
Black or African American	147
Asian	12
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	203
Hispanic	21
Not Hispanic	182

Table 7 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Orange County HOME programs benefitted 44 (21.7%) White families, 147 (72.4%) Black or African American families, and 12 (5.9%) Asian families. Hispanic families accounted for 10.3% (21 families), while the remaining 89.7% (182 families) were non-Hispanic.

CR-15 – Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
HOME	FY 2016	\$412,746.00	\$0.00

Table 8 - Resources Made Available

Narrative

Orange County received the following grant amounts during the time period of July 1, 2016 through June 30, 2017:

- **FY 2016 HOME Allocation** - \$310,196.00
- **Prior Year Resources** - \$64,481.00
- **HOME Program Income** - \$39,782.00
- **Total: \$414,459.00**

Under the FY 2016 Program Year, Orange County received the above amounts of Federal Entitlement Grants. These funds were made available to Orange County after September 6, 2016 when the Director of the Office of Community Planning & Development at HUD sent the FY 2016 HOME Grant Agreement to be signed.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
County-wide	100.00%	100.00%	The County funded four (4) projects during this CAPER period in this Target Area.

Table 9 – Identify the geographic distribution and location of investments

Narrative

The allocations and priorities were established by, stakeholder meetings, follow-up surveys from service providers, and public meetings. Obstacles to addressing underserved needs include: finding more Federal resources to accomplish housing activities; and having local resources to pair with them to make successful projects.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The Orange County HOME Consortium used the HOME funds to help assist Homebuyers to purchase a home. Without these funds, the Consortium would not be able to help fifteen (15) homebuyers during this CAPER period.

During this CAPER period, the HOME Consortium assisted the following projects with HOME funds which was then used to leverage the following funds:

- North Carolina Housing Finance Agency (NCHFA) 2017 Essential Single Family Rehab Loan Program. Orange County awarded \$175,000 to rehabilitate five (5) homes. Once completed and reviewed by NCHFA, the County will be allowed to become a part of the Essential Single Family Rehab Loan Pool of a \$2.575 million dollar "Loan Pool".
- North Carolina Housing Finance Agency awarded Orange County \$100,000 for the 2017 Urgent Repair Program to assist 16 homeowners.
- Affordable Housing Development Reserve (AHDR) from the Town of Chapel Hill in the amount of \$27,000 was awarded to Empowerment, Inc. towards the acquisition of a Single Family unit combine with HOME funds. The single family unit will be used as an affordable rental at 60% or below AMI.
- The Town of Chapel Hill has contributed \$3.4 million and partnered with DHIC, Inc. to develop housing that offers 80 apartments for families (14 one-bedroom/one bath units, 28 two-bedroom/one bath units, 28 two bed-room/two bath units, and 14 three-bedroom/2 bath units) in four residential buildings.

In 2016, Orange County conducted an Affordable Housing Strategic Plan. This plan examined County owned property and its potential for development of affordable housing. The following criteria were applied to the 160 parcels owned by Orange County. Parcels were eliminated from the list if they fell into any of the following categories: within open space or designated County park property; within a conservation easement; inside "Long-Term Interest Areas" regarding future water and sewer infrastructure; no water or sewer services nearby; within 100-year floodplain; within dedicated Right-of-Way; parcel completely developed; inside Rural Buffer zoning; and school site. Local land use regulations were not applied as criteria and would need to be considered as part of any development initiative. Twelve (12) parcels owned by Orange County were identified as potential sites for affordable housing development.

HOME Match

Orange County HOME Consortium had \$0.00 in HOME Match funds during this CAPER period and has a total carryover of \$271,307.75 in excess Match funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$316,877.00
2. Match contributed during current Federal fiscal year	\$ 0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$316,877.00
4. Match liability for current Federal fiscal year	\$ 45,569.25
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$271,307.75

Table 10 – Fiscal Year Summary - HOME Match Report

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$0.00	\$39,782.00	\$0.00	\$0.00	\$39,782.00

Table 12 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 13 – Minority Business Enterprises

	Total	Women Business Enterprises	Male
Contracts			
Dollar Amount	\$0.00	\$0.00	\$0.00
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00

Table 14 – Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 15 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0
Businesses Displaced	0
Nonprofit Organizations Displaced	0
Households Temporarily Relocated, not Displaced	0

Table 16 – Relocation and Real Property Acquisition

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 17 – Minority Property Enterprises

CR-20 – Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	2
Number of Non-Homeless households to be provided affordable housing units	19	15
Number of Special-Needs households to be provided affordable housing units	0	0
Total	19	17

Table 18 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	2
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	7	0
Number of households supported through Acquisition of Existing Units	12	15
Total	19	17

Table 19 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During this CAPER period, Orange County funded and completed the following projects:

- **HOME-16-01 Habitat for Humanity – Second Mortgage Assistance:** Funds were allocated to Orange County Habitat for Humanity to provide deferred payment zero-interest second mortgages for twelve (12) homes throughout Orange County. Homes were sold to households earning between 30% and 65% of the area median income, which is the “initial eligibility requirement”. Homes were sold to households earning up to 80% of the area median income

when household income exceeds 65% of the area median income due to a wage increase during the construction period and prior to closing on the property.

- **HOME-16-02 Rebuilding Together of the Triangle – Homeowner Repairs:** Funds were allocated to Rebuilding Together of the Triangle, Inc., to provide home repairs, accessibility modifications, and home performance upgrades to three (3) homes throughout Orange County for households earning up to 80% of the area median income. Eligible households are elderly, disabled or both. Home repairs, modifications or upgrades are required to meet State and local build codes.
- **HOME-16-03 Orange County – Housing Rehabilitation:** Funds were allocated to the Orange County Single Family Housing Rehabilitation for the repair of scattered substandard dwellings occupied by low-income families with incomes below 80% area median income.

Orange County assisted two (2) families through TBRA during this CAPER period. Orange County HOME Consortium proposed to assist seven (7) owner-occupied housing units through rehabilitation. Orange County assisted two (2) families through TBRA during this CAPER period. During this CAPER period, the HOME Consortium did not complete any housing rehabilitation units. These units will be completed during the 2017 CAPER period. The Consortium proposed to assist twelve (12) first-time homebuyers and they assisted fifteen (15) households. The biggest problem encountered in meeting the goals and needs of Orange County HOME Consortium is the lack of funding. The Consortium overcame this problem through partnerships with organizations/institutions such as: Habitat for Humanity, Rebuilding Together of the Triangle, and DHIC.

Discuss how these outcomes will impact future annual action plans.

Orange County is working toward achieving its goal of providing decent, safe, sound, and affordable housing for its low- and moderate-income residents. The County is continuing to provide funds for the downpayment assistance for first time homebuyers and through funding the homeowner hourly repairs and rehabilitation programs. This year's accomplishments are slightly under the yearly goal, but since this is the second year, the goal will not be adjusted.

In future Annual Action Plans, Orange County will continue to provide funding for projects which increase the supply, availability, and quality of affordable housing units through partnerships with organizations/institutions such as: Habitat for Humanity, and Rebuilding Together of the Triangle, Inc.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	HOME
Extremely Low-income	1
Low-income	4
Moderate-income	10

Total	15
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Table 20 – Number of Persons Served**Narrative Information**

Orange County used its limited HOME funds to address housing and community development needs. The County worked in cooperation with other legal services and non-profits to further the County's affordable housing goals through a Fair Housing Working Group. The County hosted two (2) homebuyer awareness events which assisted eight (8) Housing Choice Voucher holders gain pre-approval for a mortgage.

In FY 2016, Orange County provided HOME, and HOME program income, and other funds, to develop and rehabilitate housing in the City. The results of the activities funded during the FY 2016 CAPER period as required in HUD Table 2-A are as follows:

- **Production of new rental-occupied units - FY 2016** = 0 new units
- **Production of new owner-occupied units - FY 2016** = 0 new units
- **Owner-occupied Housing Rehabilitation - FY 2016** = 0 new units
- **Homebuyer Training/Counseling - FY 2016** = 40 households
- **First-Time Homebuyers Assisted - FY 2016** = 15 households
- **Fair Housing Education - FY 2016** = 5,442 people were counseled

Section 215 Affordable Housing

During this CAPER period, the Orange County HOME Consortium assisted DHIC, Inc. by providing HOME funds in the amount of \$154,500 to develop housing that offers 80 apartments for families (14 one-bedroom/one bath units, 28 two-bedroom/one bath units, 28 two bed-room/two bath units, and 14 three-bedroom/2 bath units) in four (4) residential buildings.

Addressing “Worse Case” Housing and Housing for the Disabled

The County provides HOME funds in the amount of \$100,000 to Rebuilding Together of the Triangle, a non-profit sub recipient to help address owner-occupied housing issues for the disabled and low-income.

CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

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 the board of directors and is responsible for establishing broad policies, initiatives and decisions for Orange County's CoC. Recently this has included updating the 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 Rapid Re-Housing (RRH) and Permanent Supportive Housing (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 Taskforce also oversees the annual Point-In-Time (PIT) Count and works to increase services for the homeless.
- The Housing Workgroup is responsible for achieving the housing-related goals and strategies of the Partnership's Plan to End Homelessness. The committee consists of representatives from the homeless housing nonprofit and government agency providers. Its top priorities include: expanding Rapid Re-Housing capacity; developing a coordinated assessment system; developing more Permanent Supportive Housing and affordable rental units; increasing targeted exits from Permanent Supportive Housing to permanent housing and creating/strengthening local discharge agreements.
- 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 of 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 persons at risk of becoming homeless. It includes an emphasis on youth aging out of the foster care system and people with criminal histories - become job-ready and to 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.

The 2016 Point-In-Time Count is the most recent complete set of homeless data for Orange County. This count identified 80 individuals who experienced some kind of homelessness in Orange County, including 7 veterans. There were 15 unsheltered individuals in Orange County.

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 2016 CoC Project Priority Listing was approved by the Orange County Partnership to End Homelessness Leadership Team on 8/25/2016 and will be implemented in the FY 2016 and the FY 2017 program years. This Project Priority Listing identified the following projects to be undertaken in Orange County:

- **Housing for New Hope – Orange County Housing Support Program: \$87,332**
- **Inter-Faith Council for Social Service – IFC Permanent Supportive Housing: \$30,415**
- **Cardinal Innovations Healthcare – Permanent Supportive Housing Concern of Durham 2016: \$338,967**
- **Housing for New Hope – UNC XDS Leasing Project 1: \$80,879**
- **Cardinal Innovations Healthcare – RA/Operating Renewal 2016 – Tier 1: \$101,121**

Addressing the emergency shelter and transitional housing needs of homeless persons

Of the 65 individuals who were considered sheltered homeless in the 2016 Point-In-Time Count, 21 of those were in emergency shelters and 44 were in transitional housing.

The Orange County Partnership to End Homelessness provide the following beds through its member organizations:

- **Transitional Housing: 77 beds**

- **Emergency Shelter:** 16 beds
- **Permanent Supportive Housing:** 107 beds

Each year the Orange County Partnership to End Homelessness provides services to approximately 290 unduplicated persons each year.

Orange County does not have a Domestic Violence shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The CoC implements a Rapid Re-Housing Program with State ESG money. On December 26, 2016, the Orange County Partnership to End Homelessness was awarded \$58,927 in North Carolina Emergency Solutions Grant Program (ESG) funds to provide shelter operations through Inter-Faith Council for Social Service and to provide rapid re-housing services and rapid re-housing financial assistance through the Orange County Department of Social Services. This program needs to be expanded and strengthened with local funding. The CoC's Plan to End Homelessness and its 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.

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 partners with UNC Hospitals and the DSS Foster Care division. The CoC's 2016 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 five (5) years; it is North Carolina's first specialty court for people experiencing homelessness that offers mental health evaluations and treatment plans in lieu of going to jail for misdemeanor crimes.

During this program year Orange County Partnership to End Homelessness identified four (4) action items in its Plan to End Homelessness 2017-2018 to increase access to stable and affordable housing. They were as follows:

- House fifteen households experiencing homelessness in public housing units (Chapel Hill and Orange County).
- Establish homeless preference for Orange County Housing Choice Vouchers.
- Create plan to maximize other federal sources for homeless services funding including HOME, CDBG, and CSBG funds.
- Explore local funding options for a risk mitigation fund and help with security deposits.

CR-30 – Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Orange County Department of Housing, Human Rights, and Community Development operates the Section 8 Housing Voucher Program. Orange County Housing Authority does not have public housing units. The Orange County Department of Housing, Human Rights, and Community Development manages 623 Section 8 Housing Choice Vouchers. These Vouchers include 18 veteran voucher holders and 225 elderly voucher holders. The Section 8 Housing Choice Voucher waiting list was opened most recently from August 12, 2017 to August 17, 2017 and contains a waiting list of 601 households.

The number of landlords who accept Section 8 Housing Choice Vouchers has been steadily decreasing; for example, the largest landlord in the County no longer accepts Section 8 Vouchers or VASH.

The Chapel Hill Department of Housing and Community Development also manages Section 8 Housing Choice Vouchers. The agency's mission is to "Provide decent, safe, and affordable rental housing to Chapel Hill's public housing families." The Department manages 324 public housing units in Chapel Hill and Carrboro. There is a Public Housing waiting list of 350 households comprised of 913 persons. The waiting list is currently open.

The Orange County HOME Consortium continues to 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 taken to encourage public housing residents to become more involved in management and participate in homeownership

There are no public housing units in Orange County. The Orange County Department of Housing, Human Rights, and Community Development has voucher holder involvement on its public housing board. The Department is encouraging more participation by Section 8 Voucher holders to become homeowners.

Actions taken to provide assistance to troubled PHAs

Each year a public housing agency (PHA) is required by HUD to conduct a Section Eight Management Assessment Program ("SEMAP") Review. SEMAP measures the performance of a PHA administrator a Housing Choice Voucher program in 14 key areas. This review helps HUD monitor and assist those PHA programs that most need assistance. A PHA is required to conduct a SEMAP self-certification. HUD then

reviews the self-certification and give the PHA a score based on its review. HUD may also select a PHA to have its most recent SEMAP certification validated as part of a remote quality control monitoring review.

In the years prior to this SEMAP review, the Orange County Housing Authority (“OCHA”) has been assessed as a “High Performing” PHA. However, in September 2016 the assessment was changed to “Troubled.” On November 2, 2016, OCHA appealed its overall rating of “Troubled”, and has not received an official notice from HUD of the results of the appeal.

The Orange County Housing Authority has reviewed the identified performance measure deficiencies and has taken the following corrective action:

- **SEMAP PERFORMANCE MEASURE:**

Rent Reasonableness: A PHA must follow its written method to determine that the unit rent is reasonable in comparison to other comparable unassisted units.

CORRECTIVE ACTION - OCHA has contracted with GoSection8.com to implement an unbiased rent reasonableness survey. (May 2017)

- **SEMAP PERFORMANCE MEASURE:**

Determination of Adjusted Income: Ensure that the proper deductions are subtracted from annual income based on allowable family expenses and family characteristics.

CORRECTIVE ACTION - HUD SEMAP selection method is 5 files for the first 50 cases and 1 additional file for each 50 cases thereafter. OCHA Housing Program Manager reviews 10 files for first fifty cases and 2 additional files for each 50 cases thereafter on a monthly basis (March 2017)

- **SEMAP PERFORMANCE MEASURE:**

Housing Quality Standards: Conduct quality control re-inspections of a sample of units under contract during the PHA fiscal year.

CORRECTIVE ACTION - Quality Control Inspections are completed monthly. Housing Program Manger conducts randomly selects inspections to determine if this indicator is met. (February 2017)

- **SEMAP PERFORMANCE MEASURE:**

Housing Quality Standards Enforcement: Ensure that units under contract that fail to HQS are cited for deficiencies and corrected within the proper timeframe.

CORRECTIVE ACTION - The BOCC has authorized the hiring of an additional Housing Rehabilitation Specialist to ensure that this performance measure is met. (January 2018)

The Housing Manager will review inspections monthly to ensure this performance measure is met. (February 2018)

In addition, to the corrective measures listed above OCHA has taken additional steps to ensure that the PHA is performing at a high level (e.g. landlord and tenant portal, utility payment standard survey, and contracting with an agency to conduct an assessment of the OCHA). OCHA is working diligently to correct those issues to ensure that this year's SEMAP certification review will place OCHA, once again, as a "High Performing" PHA.

Discussion

There is a 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 will 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. There are no public housing units that are administered by the County. The Chapel Hill Housing Authority manages 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.

CR-35 – Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

One negative effect of public policies is the County Impact Fee.

To address the Impact Fee, the Orange County Board of Commissioners adopted an impact fee reimbursement policy, which provides funds to nonprofit housing developers which construct 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 are included in the AI to 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 it as a model ordinance for adoption by the Towns of Carrboro and Hillsborough and Orange County for implementation if positive results are determined.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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 increases costs for all income levels.
- There is a lack of housing choice for people aging in place.

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

- HOME-16-01 Habitat for Humanity - Second Mortgage Assistance
- HOME-16-02 Rebuilding Together of the Triangle - Homeowner Repairs
- HOME-16-03 Orange County - Housing Rehabilitation

Orange County's population is growing. However, the population growth is mainly in the higher income household category. This raised the value of housing, both owner occupied and renter, and created a shortage of decent, safe and sound housing that is affordable to the 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. Orange County's highest priority is to address issues of affordable housing in the County. During this CAPER period, the County used its limited financial resources to address affordable housing issues and other needs addressed in this plan by funding the three (3) projects listed above.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

During this CAPER period, no units were abated for lead-based paint in the County using HOME funds. The County did not fund any rehabilitation activities during this CAPER period.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Orange County HOME Consortium continued to work on reducing the number of poverty-level families through a concerted effort to provide affordable housing to low- and moderate-income residents. According to the 2007-2011 ACS data, 44.1% of all renter households were cost overburdened by 30% or more, and 12.1% of all owner households were cost overburdened by 30% or more. Furthermore, 28.4% of renter households were cost overburdened by 50% or more while only 7.7% of owner households were cost overburdened by 50% or more. The Orange County HOME Consortium continued to address issues of affordable housing in the County through funding the following activities in 2016:

- HOME 16-01 Habitat for Humanity - Second Mortgage Assistance
- HOME 16-02 Rebuilding Together of the Triangle - Homeowner Repairs
- HOME 16-03 Orange County - Housing Rehabilitation

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Orange County Housing, Human Rights, and Community Development Department continued to coordinate activities among the public and private agencies and organizations in the county to ensure the goals established in the latest Five-Year Plan are consistently met and addressed by more than one agency. The Housing, Human Rights, and Community Development Department continued to facilitate and coordinate the linkages between these public-private partnerships and developed new partnership opportunities.

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 better housing assistance that will serve the low-income residents of Orange County. With respect to coordination of resources, funded agencies communicate with appropriate staff regarding the progress of projects, applications submitted to State and Federal funding agencies, programs that are particularly successful or troublesome, and other sharing of information and sources of funds.

Effective implementation of the Five Year Consolidated Plan involved a variety of agencies both in the community and in the region. Coordination and collaboration between agencies was important to ensure that the needs in the community continued to be addressed.

The private sector was an important collaborator in the services and programs associated with the Five Year Consolidated Plan. The private sector brought additional resources and expertise that was used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offered a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The County continued to collaborate with Local Financial Institutions, Private Housing Developers, and Local Realtors.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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 Orange County HOME Consortium hold semi-annual meetings with these organizations. Items shared during these meetings include clarification of Federal and State housing program regulations and discussion of local housing programs and initiatives.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The County enforced the Orange County Civil Rights Ordinance, which includes language similar to the federal Fair Housing Act, and the reasonable accommodation requirements of the Fair Housing Act. To promote fair housing, the County Board of Commissioners proclaimed April as Fair Housing Month in 2017. Attached is a copy of that Proclamation from the April 4, 2017 County Council meeting.

The County continued to enforce local codes and ordinances on all projects throughout this program year. In addition to the proclamation, the County completed the following activities to promote fair housing:

- Participated in eight (8) training and educational activities to provide persons with information about the Fair Housing Act and the Americans with Disabilities Act.
- Distributed information and literature concerning fair housing at thirteen community events.
- Continued to promote that all residents have a right to live in places of their choosing.
- Hosted two (2) homebuyer awareness events for Housing Choice Voucher Holders.
- Accepted complaints based on ADA failure to grant reasonable accommodations.

Orange County is a member of a Fair Housing Working Group that encompasses government agencies, legal services, and other nonprofit groups dedicated to reducing barriers to housing choice. The County maintains good relationships with local realtors in the community. Through its ongoing trainings on Fair Housing Act and American Disability Act rights, the County is attempting to ensure that decent, safe and sanitary housing will be available for all income residents. The County's efforts to remove barriers to affordable housing included increasing the access to transportation through the passage of a light rail proposal as a jointly-funded project including Durham County, NC.

Please see AP-75 for a more detailed description of actions taken to address impediments.

CR-40 – Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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 funds operates in compliance with applicable Federal laws and regulations, the Orange County HOME Consortium continued to implement a monitoring strategy that closely reviews subrecipient activities and provided extensive technical assistance to prevent future compliance issues.

The Orange County HOME Consortium continued to 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 performed on-site monitoring of 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 were not monitored on-site, subrecipients were required to submit detailed regular reports that describe the progress of their programs, including rates of expenditure. Final reports included 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) were required after the project was completed for the duration of the affordability period.

During this CAPER period, the County performed one (1) on-site monitoring at of Community Home Trust. Community Home Trust was monitored on January 25, 2017. No compliance issues found based on this monitoring. Community Home Trust is a CHDO.

Citizen Participation Plan 91.105(d); 91.115(d)**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Orange County placed the CAPER document on public display for a period of 15 days beginning on Wednesday, September 6, 2017 through Wednesday, September 20, 2017. A copy of the public display is attached.

The FY 2016 CAPER was on display at the following locations in the County and on the County's website (<http://www.co.orange.nc.us>)

- **Orange County Housing, Human Rights, and Community Development Department** - 300 W. Tryon Street, Hillsborough, NC 27278
- **Orange County Public Library (Main Branch)** - 137 W Margaret Lane, Hillsborough, NC 27278
- **Town of Chapel Hill Public Library** - 100 Library Drive, Chapel Hill, NC 27514

Attached is the public display Notice that was published in "The Herald-Sun," the local newspaper of general circulation in the area, on Sunday, September 10, 2017. No comments were received.

CR-50 – HOME 91.520(d)**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Orange County HOME Consortium did not monitor any affordable rental units funded with any HOME funds. The HOME funds were expended during this CAPER period for the Homebuyer Downpayment Assistance Program and to assist in the development of new affordable housing units for sale. Not applicable.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Orange County HOME Consortium continued to follow its Affirmative Marketing Policies and Procedures. The Affirmative Marketing Policy is in all of the HOME Subrecipient Agreements and is applicable to projects that have contained five (5) or more units. Most of the Consortium's HOME projects that have been developed do not meet this threshold. Orange County HOME Consortium provided all HOME funded projects and all sub-recipients with the Affirmative Marketing Policy, when applicable. The marketing of units is the responsibility of the housing provider to undertake in accordance with the Affirmative Marketing Policy.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Orange County HOME Consortium did receive \$39,782.00 HOME program income during this CAPER period. None of these funds were expended during this CAPER period.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The Orange County HOME Consortium used their HOME funds to address housing needs. The Orange County HOME Consortium worked in cooperation with the non-profit housing providers to address the County's affordable housing needs through the use of HOME funds, Low-Income Housing Tax Credits, and other State and Federal funds.

Housing Strategy:

Priority Needs: 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:

HS-1 – Housing Rehabilitation – Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.

- **HOME-16-02 Rebuilding Together of the Triangle – Homeowner Repairs:** Funds were allocated to Rebuilding Together of the Triangle, Inc., to provide home repairs, accessibility modifications, and home performance upgrades to three (3) homes throughout Orange County for households earning up to 80% of the area median income. Eligible households are elderly, disabled or both. Home repairs, modifications or upgrades are required to meet State and local build codes.
- **HOME-16-03 Orange County – Housing Rehabilitation:** Funds were allocated to the Orange County Single Family Housing Rehabilitation for the repair of scattered substandard dwellings occupied by low-income families with incomes below 80% area median income.

HS-4 – Home Ownership – Assist low- and moderate-income households to become homeowners by providing down payment and assistance, closing cost assistance, and housing counseling training including Section 8 Housing Choice Voucher holders.

- **HOME-16-01 Habitat for Humanity – Second Mortgage Assistance:** Funds were allocated to Orange County Habitat for Humanity to provide deferred payment zero-interest second mortgages for twelve (12) homes throughout Orange County. Homes will be sold to households earning between 30% and 65% of the area median income, which is the “initial eligibility requirement”. Homes were sold to households earning up to 80% of the area median income when household income exceeds 65% of the area median income due to a wage increase during the construction period and prior to closing on the property.

During this CAPER period, Orange County HOME Consortium assisted fifteen (15) first-time homebuyers through the Homebuyer Assistance Program.

CR-55 – ESG 91.520(g)

Orange County does not receive an Emergency Solutions Grant (ESG) entitlement allocation. Therefore, agencies have to apply to the State of North Carolina for ESG funds. Not Applicable.

CR-60 – HOPWA CAPER Report

Orange County does not receive a Housing Opportunities for People with AIDS (HOPWA) Grant as an entitlement community in FY 2016. Not Applicable.

CR-65 – Section 3 Report

Orange County did not have any covered contract during this CAPER period. Not Applicable.

CR-70 – IDIS Reports

Attached are the following U.S. Department of Housing and Urban Development (HUD) Reports from IDIS for the period from July 1, 2016 through June 30, 2017.

Attached are the following IDIS reports:

- **IDIS Report PR01** – HUD Grants and Program Income
- **IDIS Report PR06** – Summary of Consolidated Plans
- **IDIS Report PR23** – HOME Summary of Accomplishments

PR01 - HUD Grants and Program Income

Program	Fund Type	Grantee Name	Grant Number	Amount				FY YTD Net Draw Amount	Available to		
				Authorized Amount	Suballocated Amount	Committed to Activities	Net Drawn Amount		Commit Available to Draw	Available to Draw	Recapture Amount
HOME	EN	Orange County	M95DC370207	\$500,000.00	\$171,875.00	\$328,125.00	\$328,125.00	\$0.00	\$0.00	\$0.00	\$0.00
			M96DC370207	\$386,000.00	\$96,500.00	\$289,500.00	\$289,500.00	\$0.00	\$0.00	\$0.00	\$0.00
			M97DC370207	\$379,000.00	\$97,900.00	\$281,100.00	\$281,100.00	\$0.00	\$0.00	\$0.00	\$0.00
			M98DC370207	\$405,000.00	\$104,250.00	\$300,750.00	\$300,750.00	\$0.00	\$0.00	\$0.00	\$0.00
			M99DC370207	\$437,000.00	\$125,950.00	\$311,050.00	\$311,050.00	\$0.00	\$0.00	\$0.00	\$0.00
			M00DC370207	\$437,000.00	\$123,700.00	\$313,300.00	\$313,300.00	\$0.00	\$0.00	\$0.00	\$0.00
			M01DC370207	\$484,000.00	\$128,400.00	\$355,600.00	\$355,600.00	\$0.00	\$0.00	\$0.00	\$0.00
			M02DC370207	\$481,000.00	\$158,100.00	\$322,900.00	\$322,900.00	\$0.00	\$0.00	\$0.00	\$0.00
			M03DC370207	\$739,591.00	\$186,459.10	\$553,131.90	\$553,131.90	\$0.00	\$0.00	\$0.00	\$0.00
			M04DC370207	\$793,195.00	\$253,905.00	\$539,290.00	\$539,290.00	\$0.00	\$0.00	\$0.00	\$0.00
			M05DC370207	\$707,948.00	\$176,987.00	\$530,961.00	\$530,961.00	\$0.00	\$0.00	\$0.00	\$0.00
			M06DC370207	\$665,560.00	\$284,556.00	\$381,004.00	\$381,004.00	\$0.00	\$0.00	\$0.00	\$0.00
			M07DC370207	\$661,229.00	\$165,307.25	\$495,921.75	\$495,921.75	\$0.00	\$0.00	\$0.00	\$0.00
			M08DC370207	\$661,789.00	\$198,447.25	\$463,341.75	\$463,341.75	\$0.00	\$0.00	\$0.00	\$0.00
			M09DC370207	\$733,311.00	\$317,874.65	\$415,436.35	\$415,436.35	\$0.00	\$0.00	\$0.00	\$0.00
			M10DC370207	\$728,277.00	\$257,827.70	\$470,449.30	\$470,449.30	\$0.00	\$0.00	\$0.00	\$0.00
			M11DC370207	\$641,158.00	\$233,797.10	\$407,360.90	\$407,360.90	\$0.00	\$0.00	\$0.00	\$0.00
			M12DC370207	\$387,034.00	\$229,046.10	\$157,987.90	\$157,987.90	\$0.00	\$0.00	\$0.00	\$0.00
			M13DC370207	\$333,418.00	\$106,012.70	\$227,405.30	\$227,405.30	\$0.00	\$0.00	\$0.00	\$0.00
			M14DC370207	\$351,540.00	\$87,885.00	\$263,655.00	\$263,655.00	\$14,659.00	\$0.00	\$0.00	\$0.00
M15DC370207	\$311,832.00	\$77,958.00	\$231,425.68	\$201,425.68	\$145,753.00	\$2,448.32	\$32,448.32	\$0.00			
M16DC370207	\$310,196.00	\$77,549.00	\$124,869.00	\$50,000.00	\$50,000.00	\$107,778.00	\$182,647.00	\$0.00			
		Orange County Subtotal:		\$11,535,078.00	\$3,660,286.85	\$7,764,564.83	\$7,659,695.83	\$210,412.00	\$110,226.32	\$215,095.32	\$0.00
		EN Subtotal:		\$11,535,078.00	\$3,660,286.85	\$7,764,564.83	\$7,659,695.83	\$210,412.00	\$110,226.32	\$215,095.32	\$0.00
	PI	Orange County	M02DC370207	\$144,698.00	\$0.00	\$144,698.00	\$144,698.00	\$0.00	\$0.00	\$0.00	\$0.00
			M05DC370207	\$144,442.59	\$0.00	\$144,442.59	\$144,442.59	\$0.00	\$0.00	\$0.00	\$0.00
			M07DC370207	\$69,880.48	\$0.00	\$39,880.48	\$39,880.48	\$0.00	\$30,000.00	\$30,000.00	\$0.00
			Orange County Subtotal:	\$359,021.07	\$0.00	\$329,021.07	\$329,021.07	\$0.00	\$30,000.00	\$30,000.00	\$0.00
		PI Subtotal:		\$359,021.07	\$0.00	\$329,021.07	\$329,021.07	\$0.00	\$30,000.00	\$30,000.00	\$0.00
GRANTEE TOTALS				\$11,894,099.07	\$3,660,286.85	\$8,093,585.90	\$7,988,716.90	\$210,412.00	\$140,226.32	\$245,095.32	\$0.00

PR06 - Summary of Consolidated Plan Projects for Report Year

Page by:

Grantee: Orange County

Plan Year	IDIS Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year	
2016	1	Habitat for Humanity - Second Mortgage Assistance	Funds would be allocated to Orange County Habitat for Humanity to provide deferred payment zero-interest second mortgages for twelve (12) homes throughout Orange County. Homes will be sold to households earning between 30% and 65% of the area median income, which is the initial eligibility requirement. Homes may be sold to households earning up to 80% of the area median income when household income exceeds 65% of the area median income due to a wage increase during the construction period and prior to closing on the property.	HOME	\$285,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	2	Rebuilding Together of the Triangle - Homeowner Repairs	Funds would be allocated to Rebuilding Together of the Triangle, Inc., to provide home repairs, accessibility modifications, and home performance upgrades to three (3) homes throughout Orange County for households earning up to 80% of the area median income. Eligible households are elderly, disabled or both. Home repairs, modifications or upgrades are required to meet State and local build codes.	HOME	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	3	Orange County - Housing Rehabilitation	Funds would be allocated to the Orange County Single Family Housing Rehabilitation for the repair of scattered substandard dwellings occupied by low-income families with incomes below 80% area median income. Orange County will contribute its HOME Match of \$69,421.00 to this activity.	HOME	\$46,892.00	\$0.00	\$0.00	\$0.00	\$0.00
	4	Administration	Funds for administration of the HOME Program would be allocated to the Orange County Housing, Human Relations, and Community Development Department.	HOME	\$30,854.00	\$0.00	\$0.00	\$0.00	\$0.00



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 HOME Summary of Accomplishments

DATE: 08-22-17
 TIME: 16:27
 PAGE: 1

Program Year: 2016
 Start Date 01-Jul-2016 - End Date 30-Jun-2017
 ORANGE COUNTY CONSORTIUM
 Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
TBRA Families	\$90,476.00	2	2
First Time Homebuyers	\$802,213.00	15	15
Total, Rentals and TBRA	\$90,476.00	2	2
Total, Homebuyers and Homeowners	\$802,213.00	15	15
Grand Total	\$892,689.00	17	17

Home Unit Completions by Percent of Area Median Income

Activity Type						Units Completed	
	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0% - 60%	Total 0% - 80%	
TBRA Families	1	1	0	0	2	2	
First Time Homebuyers	1	4	7	3	12	15	
Total, Rentals and TBRA	1	1	0	0	2	2	
Total, Homebuyers and Homeowners	1	4	7	3	12	15	
Grand Total	2	5	7	3	14	17	

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
TBRA Families	0
First Time Homebuyers	0
Total, Rentals and TBRA	0
Total, Homebuyers and Homeowners	0
Grand Total	0



Program Year: 2016
 Start Date 01-Jul-2016 - End Date 30-Jun-2017
 ORANGE COUNTY CONSORTIUM

Home Unit Completions by Racial / Ethnic Category

	TBRA Families		First Time Homebuyers	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	1	0	5	2
Black/African American	1	0	6	0
Asian	0	0	3	0
Other multi-racial	0	0	1	0
Total	2	0	15	2

	Total, Rentals and TBRA		Total, Homebuyers and Homeowners		Grand Total	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	1	0	5	2	6	2
Black/African American	1	0	6	0	7	0
Asian	0	0	3	0	3	0
Other multi-racial	0	0	1	0	1	0
Total	2	0	15	2	17	2

CR-75 – Fair Housing

Affirmatively Furthering Fair Housing Overview:

Orange County prepared an Analysis of Impediments to Fair Housing Choice in 2015 to coincide with the County's FY 2015-2019 Five Year Consolidated Plan.

Orange County's FY 2015-2019 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with the goals and strategies to address those impediments.

Impediment 1: Fair Housing Education and Outreach

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

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

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

- **1-A:** Promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights and requirements of the Fair Housing Act and Americans With Disabilities Act.

***Accomplishments:** Orange County participated in eight (8) training and educational activities to provide persons with information about their rights and requirements under the Fair Housing Act and the Americans with Disabilities Act.*

- **1-B:** Make available and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and landlord's responsibilities to affirmatively further fair housing.

***Accomplishments:** Orange County has distributed information and literature concerning fair housing issues at thirteen (13) community events throughout the program year.*

- **1-C:** Educate and promote that all residents have a right to live outside impacted areas.

***Accomplishments:** Orange County promotes that all residents have a right to live in places of their choosing through education and outreach.*

- **1-D:** Work with the local Board of Realtors to provide information on fair housing choices and ways to promote fair housing.

Accomplishments: *Orange County did not do any presentation with the local Board of Realtors this program year but continues to have a good relationship with the realtors in the community.*

- **1-E:** Strive for better intergovernmental cooperation between Federal and State partners, County and local officials, as well as community groups, to effectively identify and address potential barriers to affordable housing choice in the Consortium Area.

Accomplishments: *Orange County is part of a Fair Housing Working Group that encompasses not only government agencies but also legal services and other non-profit groups interested in fair housing and reducing the barriers to housing choice.*

- **1-F:** Require all public, private, and non-profit housing developers to abide by provisions of the Fair Housing Act in the development of housing in Orange County.

Accomplishments: *The Orange County Civil Rights Ordinance is enforced within Orange County and includes language similarly equivalent to the federal Fair Housing Act.*

Impediment 2: Quality of Rental Housing vs. Affordability

Orange County has a large supply of rental housing that does not meet the minimum property standards, according to U.S. Census and American Community Survey Data. Over 27% (1,209) of all vacant units are not habitable and 9.9% (5,016) of all individuals are on limited incomes from social security, supplemental social security and public assistance. Furthermore, 44.1% (8,923) of the total rental households are cost burdened by 30% or more of their monthly income for housing cost.

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

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

- **2-A:** Continue to support and encourage landlords to rehabilitate their properties.

Accomplishments: *Staff Housing Inspectors continued to encourage landlords to rehabilitate their properties. In FY 2018, Orange County will hold briefings for landlords and implement electronic portals.*

- **2-B:** Continue to enforce local codes and ordinances, as well as consider adopting a Rental Registry Program.

Accomplishments: *Continued enforcement of local codes and ordinances on all projects. There has been discussion of a Rental Registry Program; however, one has not been adopted.*

- **2-C:** Increase the number of Section 8 Housing Choice Voucher Holders that convert rental vouchers to homeownership through the Orange County Housing Authority.

Accomplishments: *Orange County hosted two (2) homebuyer awareness events for Housing Choice Voucher Holders. Orange County Housing Authority contracted with the Centre for Homeownership and EDC to provide Housing Counseling Services to Housing Choice Voucher Holders. Currently, eight Housing Choice Voucher Holders have completed the course and have been pre-approved for a mortgage. In the last program year one person converted their rental voucher to homeownership.*

- **2-D:** Utilize HOME funds for down payment assistance to promote homeownership for renters.

Accomplishments: *Orange County partners with the Centre for Homeownership and Economic Development, a non-profit organization, whose mission is to enrich, empower and invest in the economic growth of the community by providing financial stability, jobs, business development and housing opportunities. One (1) Housing Choice Voucher client was assisted using HOME funds for homeownership in collaboration with the Center for Homeownership and Economic Development.*

Impediment 3: Continuing Need for Affordable Housing Units

There is a need for more accessible housing that is decent, safe, and sound.

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

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

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

Accomplishments: *Orange County utilized the Urgent Repair Program through North Carolina Housing Finance Agency funds. The program provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modifications and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities.*

- **3-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in the County.

Accomplishments: During this CAPER period, no HOME funds were used for this strategy.

- **3-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to permit reasonable accommodations to their rental properties so they become accessible to tenants who are disabled.

Accomplishments: Orange County has a Civil Rights Ordinance that is substantially equivalent to the federal Fair Housing Act and has a Fair Housing Assistance Program contract with HUD. Orange County enforces the reasonable accommodation requirements of the Fair Housing Act and accepts complaints based on the ADA and failure to grant reasonable accommodations.

- **3-D:** Promote programs to assist elderly homeowners in the County to make accessibility improvements to their properties in order for these residents to continue to remain in their own homes.

Accomplishments: Orange County was awarded Membership to the Essential Single-Family Rehabilitation Loan Pool by the North Carolina Housing Finance Agency. This program provides Members with funds via a "loan pool" to assist with the rehabilitation of moderately deteriorated homes that are owned and occupied by lower-income, special need households. ESRLP17 assists eligible households by facilitating aging in place, meeting minimum housing code requirements, promoting long-term affordability, lowering operating costs, and stabilizing pre-1978 homes that include children aged 6 or under whose health is threatened by the presence of lead hazards.

Impediment 4: Economic Issues Affect Housing Choice

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

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

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

- **4-A:** Strengthen partnerships and program delivery that enhances the County's businesses and industries, expands its tax base, and creates a more sustainable economy for residents and businesses.

Accomplishments: During this CAPER period, no HOME funds were used for this strategy.

- **4-B:** Support and enhance workforce development and skills training that result in a "livable" wage and increases job opportunities, especially for low- and moderate-income individuals.

Accomplishments: *During this CAPER period, no HOME funds were used for this strategy.*

- **4-C:** Support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income areas and minority neighborhoods.

Accomplishments: *During this CAPER period, no HOME funds were used for this strategy.*

- **4-D:** Promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.

Accomplishments: *During this CAPER period, no HOME funds were used for this strategy.*

- **4-E:** Increase access to areas of education and employment through housing choice and viable transportation options.

Accomplishments: *During this CAPER period, no HOME funds were used for this strategy.*

Impediment 5: Public Policy

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

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

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

- **5-A:** The County Planning Department should monitor and review and revise the local zoning ordinances to make sure they are in compliance with the Fair Housing Act.

Accomplishments: *The local zoning ordinance continues to be in compliance with the Fair Housing Act.*

- **5-B:** Support a County Bond Issue to provide additional funds for the Construction of affordable housing in the County.

Accomplishments: *In November 2016, voters in Orange County approved a \$5 million bond to support Affordable Housing project within the county. Organizations that requested bond funds included Habitat for Humanity of Orange County, CASA, EmPOWERment, and the Center for Homeownership and EDS, Inc. to construct forty-two (42) new housing structures and acquire five (5) rental properties.*

- **5-C:** Study, plan, and develop additional bus routes to provide public transportation to business “nodes” for low-income workers to have better access to their jobs.

Accomplishments: *Orange County has partnered with Durham County to move forward on a light rail transit project. Both counties will share costs. The project is intended to stimulate economic development along the route, reduce congestion on our roads and make it easier for people to access their jobs.*

- **5-D:** Study, plan, and rezone specific areas that would permit the development of affordable and mixed-income housing and reexamine the need for the Rural Buffer around the Town of Chapel Hill.

Accomplishments: *The County and Town of Chapel Hill establish a more effective and efficient way of permitting by providing incentives to developers to build affordable housing. To assist development non-profit developers, the impact fees have been eliminated. In addition, Orange County and other units of government have donated land and reviewed planning efforts to encourage new development. In 1987, Orange County, Chapel Hill and Carrboro designated 37,248 acres surrounding the towns for agricultural use and rural homes on a minimum of two (2) acres. The rural buffer does not receive water, sewer or other town services, which further limits what can be built there.*

Human Rights Department:

During this CAPER period, eight (8) cases were helped with the Housing, Human Rights, and Community Development Department. In addition, seven (7) cases were resolved and there were no outstanding cases from previous reporting periods. During this CAPER period, the Human Rights Department held the following events:

Date of Outreach	Outreach Event/Venue	Type of Outreach
7/29/2016	Last Friday/Hillsborough	Community Event: Tabling
7/30/2016	Celebration of 26 Years of the ADA	Workshop
8/26/2016	Last Friday/Hillsborough	Community Event: Tabling

8/27/2016	Latin American Excelente Awards 2016	Community Event: Tabling
8/28/2016	Latin American Festival	Community Event: Tabling
9/17/2016	Hog Day	Community Event: Tabling
9/24/2016	Health and Resource Fair	Community Event: Tabling
9/25/2016	La Fiesta del Pueblo	Community Event: Tabling
9/30/2016	Last Friday/Hillsborough	Community Event: Tabling
10/2/2014	Festifall/Chapel Hill	Community Event: Tabling
10/17/2016	Fair Housing Inclusion Workshop	Workshop
11/3/2016	Fair Housing Working Group Meeting	Meeting
011/7/2016	UNC Spanish Professional and Community Engagement	Fair Housing Presentation
1/29/2017	Human Relations Forum – Islamophobia	Presentation and Community Event: Tabling
2/24/2017	Expanding Equality LGBTQ Community & Housing Discrimination	Workshop
3/8/2017	International Women’s Day 2017 Conference – Immigrants Women & the Law	Fair Housing Presentation (Spanish)
04/24/2017	Fair Housing: making Dreams Come True	Fair Housing Presentation
04/28/2017	14 th Annual Fair Housing Conference	Educational
04/28/2017	Spanish Fair Housing Radio WHUP 104.7 FM La Tertulia	Presentation
04/30/2017	Community Dinner/Carrboro	Community Event: Tabling
05/1/2017	Fair Housing: What You Need to Know	Educational

5/3/2017	Fair Housing Training: Orange County Bar Association CLE	Fair Housing Training
5/20/2017	Senior Housing Expo	Community Event: Tabling
6/14/2017	Human Relations Forum: Does the Confederate Flag Belong in Orange County Schools	Community Event: Tabling
6/19/2017	Family Success Alliance Housing Roundtable	Presentation

Orange County assisted 5,442 persons through Fair Housing education programs.

Actions to address impediments:

The following actions were taken to address the impediments identified in the FY 2015-2019 Analysis of Impediments to Fair Housing Choice:

During this CAPER period, Orange County had the following affordable homeowner housing accomplishments:

- 15 first-time homebuyers were assisted
- 40 people received homebuyer training
- 2 TBRA households were assisted

The chart below shows the demographic information for the homebuyer assistance program.

Income Level (% of Area Median Income)									
	0-30%		30-50%		50-60%		60-80%		Total Households
	White	Minority	White	Minority	White	Minority	White	Minority	
Number of Households	1	0	2	2	3	4	3	0	15

Table 21 – Income Level of Homebuyer Assistance Program

The County enforced the Orange County Civil Rights Ordinance, which includes language similar to the federal Fair Housing Act, and the reasonable accommodation requirements of the Fair Housing Act. To promote fair housing, the County Board of Commissioners proclaimed April as Fair Housing Month in 2017. Attached is a copy of that Proclamation from the April 4, 2017 County Council meeting.

The County continued to enforce local codes and ordinances on all projects throughout this program year. In addition to the proclamation, the County completed the following activities to promote fair housing:

- Participated in eight (8) training and educational activities to provide persons with information about the Fair Housing Act and the Americans with Disabilities Act.
- Distributed information and literature concerning fair housing at thirteen community events.
- Continued to promote that all residents have a right to live in places of their choosing.
- Hosted two (2) homebuyer awareness events for Housing Choice Voucher Holders.
- Accepted complaints based on ADA failure to grant reasonable accommodations.

Orange County is a member of a Fair Housing Working Group that encompasses government agencies, legal services, and other nonprofit groups dedicated to reducing barriers to housing choice. The County maintains good relationships with local realtors in the community. Through its ongoing trainings on Fair Housing Act and American Disability Act rights, the County is attempting to ensure that decent, safe and sanitary housing will be available for all income residents. The County's efforts to remove barriers to affordable housing included increasing the access to transportation through the passage of a light rail proposal as a jointly-funded project including Durham County, NC.

ORANGE COUNTY BOARD OF COMMISSIONERS

PROCLAMATION

FAIR HOUSING MONTH

WHEREAS, April 2017 marks the 49th anniversary of Title VIII of the Civil Rights Act of 1968 (formally known as the Fair Housing Act) and the 34th anniversary of the North Carolina Fair Housing Act prohibiting discrimination in housing on the basis of race, color, sex, religion, national origin, disability and familial status; and

WHEREAS, the Orange County Board of Commissioners enacted the Orange County Civil Rights Ordinance on June 6, 1994, which affords to the residents of Orange County the protections guaranteed by the Fair Housing Act and additionally encompasses the protected classes of Veteran Status and Age; and

WHEREAS, Orange County and the U. S. Department of Housing and Urban Development as well as concerned residents and the housing industry are working to make fair housing opportunities possible for everyone by encouraging others to abide by the letter and the spirit of fair housing laws; and

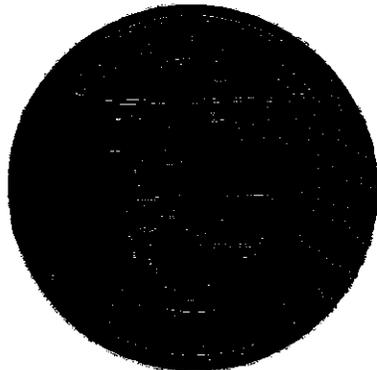
WHEREAS, the U.S. Department of Housing and Urban Development annually declares the month of April as National Fair Housing Month, designating *Fair Housing Equals Opportunity* as the national theme and ideal for 2017; and

WHEREAS, despite the protections afforded by the Orange County Civil Rights Ordinance and the Fair Housing Act, illegal housing discrimination still occurs in our nation and within our County; and

WHEREAS, by supporting and promoting fair housing and equal opportunity, we are contributing to the strength of our County, State and Nation;

NOW, THEREFORE, we, the Board of County Commissioners of Orange County North Carolina, do proclaim April 2017 as **FAIR HOUSING MONTH** and commend this observance to all Orange County residents.

This the 4th day of April 2017.



Mark Dorosin, Chair
Orange County Board of Commissioners

CR-80 – Citizen Participation

The following pages include the public display notices. Orange County did not receive any public oral or written comments on the Draft FY 2016 CAPER.



**ORANGE COUNTY, NORTH CAROLINA
HOME INVESTMENT PARTNERSHIPS PROGRAM**

**NOTICE OF PUBLIC DISPLAY OF THE FY 2016 CONSOLIDATED
ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

In accordance with Title I of the National Affordable Housing Act of 1990, P.L. 101-625, Orange County has prepared its Fiscal Year 2016 Consolidated Annual Performance and Evaluation Report (CAPER) for its HOME Investment Partnership Program (HOME). This report describes the level of housing assistance activities designed to benefit low- and moderate-income households through various federal funding programs during Fiscal Year 2016 (July 1, 2016 through June 30, 2017).

Orange County intends to submit the FY 2016 CAPER to the U.S. Department of Housing and Urban Development on or before September 28, 2017.

A copy of the "Draft" FY 2016 CAPER is available for public inspection beginning Wednesday, September 6, 2017 through Wednesday, September 20, 2017 at the following locations in the County and on the County's website (<http://www.co.orange.nc.us>):

- **Orange County Housing, Human Rights, and Community Development Department –** 300 W. Tryon Street, Hillsborough, NC 27278
- **Orange County Public Library (Main Branch) –** 137 W. Margaret Lane, Hillsborough, NC 27278
- **Town of Chapel Hill Public Library –** 100 Library Drive, Chapel Hill, NC 27514

All interested persons are encouraged to review the "Draft" FY 2016 CAPER. Comments on the CAPER will be considered until September 20, 2017. Written comments should be addressed to Ms. Renee D. Holmes, Housing Programs Coordinator, Orange County Housing, Human Rights and Community Development Department, 300 W. Tryon St., Hillsborough, NC 27278.

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



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Cols	Lines
477495	0003267191	HOME FY 2016 CAPER Notice		2	50

Attention:

ORANGE COUNTY HOUSING, HUMAN RIGHTS AND COMMUNITY DEVELOPMENT
300 W. TRYON STREET
HILLSBOROUGH, NC 27278

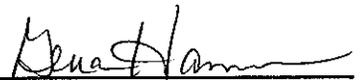
STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before the undersigned, a Notary Public of Johnston County North Carolina duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared **GENA HAMM** who being duly sworn or affirmed according to law doth depose and say that he or she is Accounts Receivable Specialist of the News & Observer Publishing Company a corporation organized and doing business under the Laws of the State of North Carolina and publishing a newspaper known as Durham Herald-Sun Durham County and State aforesaid the said newspaper in which such notice paper, document, or legal advertisement was published was, at the time of each and every such publication a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina and that as such he or she makes this affidavit; and is familiar with the books files and business of said corporation and by reference to the files of said publication the attached advertisement for **ORANGE COUNTY HOUSING, HUMAN RIGHTS AND COMMUNITY DEVELOPMENT** was inserted in the aforesaid newspaper on dates as follows:

1 Insertion(s)

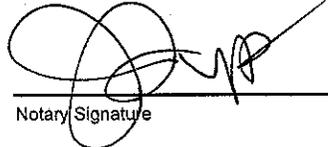
Published On:
September 10, 2017



GENA HAMM Accounts Receivable Specialist

Sworn to and subscribed before me this
11th day of September, 2017

My Commission Expires: 6/8/2021



Notary Signature



**ORANGE COUNTY, NORTH CAROLINA
HOME INVESTMENT PARTNERSHIPS PROGRAM**

**NOTICE OF PUBLIC DISPLAY OF THE FY 2016 CONSOLIDATED
ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

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H-S & CHN: 9-10-2017

