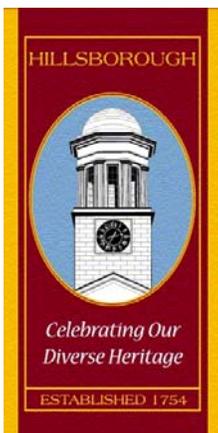




Orange County HOME Consortium



FY 2010-2015 Consolidated Plan



May 14, 2010

Prepared for the Orange County HOME Consortium by:



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FY 2010-2015 Consolidated Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Orange County 5-Year Strategic Plan Executive Summary:

The Strategic Consolidated Plan is a document that provides information concerning how the Orange County Consortium plans to address certain important housing and community development needs of its low and moderate income residents during the next five years. The Orange County Consortium is comprised of Orange County, the Town of Chapel Hill, the Town of Hillsborough, and the Town of Carrboro. This Plan describes the priorities that the Consortium will emphasize when using federal grant programs funded through the U.S. Department of Housing and Urban Development [HUD]: the Community Development Block Grant [CDBG] Program and the Home Investment Partnerships Act [HOME] Program. The Plan must be submitted to HUD by May 14, 2010, and will provide guidance for activities to be selected and undertaken in the federal Fiscal Years of 2010-2015. This Plan will be administered by the Orange County Department of Housing and Community Development, as lead entity for the Consortium.

Program Purpose:

The purpose of the CDBG and HOME Programs in Orange County and the Towns of Chapel Hill, Hillsborough and Carrboro is to enhance the quality of life for the low to moderate income residents by: 1) providing decent and affordable housing for low to moderate income households, including affordable rentals for <30% AMI residents; 2) provide housing and services for homeless populations with special needs; and 3) increase the capacity of public facilities and services for non-profit organizations in an efficient, responsive, and non-discriminating manner through organizational partnerships, available resources, and innovative approaches.

How was the Plan developed?

- Extensive research into the needs of low and moderate income Orange County residents
- Interviews of County officials and leaders of community organizations to determine the most pressing community needs
- Surveys submitted by Orange County citizens describing their perceptions of the community
- Public meetings held to gather input from citizens
- Consultation of a broad range of prior research, from Orange County's 10-Year Plan to End Chronic Homelessness to Orange Water and Sewer Authority's Long-Range Water Supply Plan, and many others

Schedule of Public Meetings:

In developing this Plan, three public meetings were held in two different locations within the County in order to give citizens and community leaders an opportunity to share their perceptions and concerns regarding community needs.

Tuesday, March 16, 2010
Orange County Southern Human Services Center
2501 Homestead Road
Chapel Hill, NC 27514
2:00 PM

Tuesday, April 6, 2010
Orange County Southern Human Services Center
2501 Homestead Road
Chapel Hill, NC 27514
6:00 PM

Tuesday, April 7, 2010
Orange County Public Library
137 Margaret Lane
Hillsborough, NC 27278
6:00 PM

Orange County Consortium's Strategic Consolidated Plan Goals:

The following presentation utilizes a performance-driven approach to outline the Consortium's strategy for housing and community development over the next five year planning period. This approach includes identifying goals, objectives and strategies; determining what resources are necessary to achieve these goals; analyzing and evaluating performance data; and using that data to drive improvements in organization. All objectives and performance indicators are based on a five-year time frame.

Goal 1 – Provide Decent and Affordable Housing for Lower-Income Households

This goal includes retaining existing affordable housing stock, increasing the availability of affordable permanent housing in standard condition without discrimination, providing affordable rental housing and providing affordable housing that is accessible to job opportunities.

Priority Needs

- 1.1 Low income (< 80% AMI) homeowners that live in substandard housing
- 1.2 Rental units for low income (<60% AMI) residents
- 1.3 Low income (<80% AMI) homeowners that do not have indoor plumbing or adequate connections to existing public water and sewer systems
- 1.4 Low income (60-80% AMI) renters that are potential homebuyers
- 1.5 Very low income (<60% AMI) homeownership
- 1.6 Eliminate barriers to affordable housing
- 1.7 Extremely Low income (<30% AMI) renters looking for affordable rental housing

Goal 2 – Provide Housing and Services for Homeless Populations

This goal includes assisting homeless persons to obtain services and housing, and assisting persons at risk of becoming homeless.

Priority Needs

- 2.1 Service-enriched transitional housing for homeless persons
- 2.2 Reduce Chronic Homelessness
- 2.3 Increase Employment
- 2.4 Prevent Homelessness
- 2.5 Increase Access to Services
- 2.6 Increase Public Participation in Ending Homelessness

Goal 3 – Provide Housing and Services for Special Needs Populations

This goal includes assisting persons with special needs in obtaining supportive housing and in accessing a continuum of services specific to their unique needs.

Priority Needs

- 3.1 Service-enriched housing for persons with special needs
- 3.2 Continuum of services for special populations including older adults, disabled, mentally ill, persons with AIDS and at-risk youth

Goal 4 – Increase Capacity and Scope of Public Services.

This priority of the Consolidated Plan is to increase the capacity and scope of public services for low and moderate income families and individuals. The needs of residents with limited incomes for a unique variety of public services can be acute. Consolidated Plan funding will be used to leverage other resources to provide needed services.

Priority Need

- 4.1 Increase capacity and expand the scope of Public Services in order to reach out to more low-to-moderate income residents.

How will the Orange County Consortium accomplish these goals?

By drawing upon financial resources available to the Consortium through HUD and by instituting or strengthening partnerships with County departments, municipalities, and nonprofit organizations, the Consortium will have sufficient resources available to accomplish the Plan goals.

The following table provides a conservative estimate of the total amount of funding that is expected to be available through HUD over the course of the five years covered by this Plan. The estimates for CDBG and HOME are based on 80% of the current FY 2010 funding level, multiplied by five (to arrive at a cumulative five-year figure). CDBG and HOME Program Income estimates are based on 80% of the projections listed in the Consortium's 2009 Annual Action Plan. The estimate for HOME Matching Funds is 25% (the minimum amount of match required) of the five-year HOME estimate.

Grant Program	Amount
CDBG (Town of Chapel Hill)*	\$2,533,620
CDBG Program Income**	\$29,352
HOME (Orange County Consortium)*	\$2,913,108
HOME Program Income**	\$204,232
HOME Matching Funds*	\$728,277
TOTAL	\$6,408,589

* 80% of FY 2010 allocations for the next 5 years

** 80% of average program income over the past 5 years

Strategic partners who will assist in the implementation and management of the Plan include the following:

- The Orange County Housing and Community Development Department
- The Chapel Hill Planning Department
- The Town of Chapel Hill Department of Housing
- Chapel Hill Police Department
- The Town of Carrboro
- The Hillsborough Planning Department
- The Town of Hillsborough
- The Community Home Trust
- Habitat for Humanity of Orange County
- Community Alternatives for Supportive Abodes (CASA)
- InterFaith Council for Social Service
- Orange Congregations in Mission
- The Joint Orange-Chatham Community Action Agency
- EmPOWERment, Inc.
- USDA/Rural Development
- Chapel Hill Training & Outreach Agency
- Chapel Hill-Carrboro YMCA
- Inter-Church Council Housing Corporation
- Housing for New Hope
- ARC of North Carolina

What are the basic conditions defining housing and community development needs in Orange County?

The 2006 – 2008 Census estimates the total population of Orange County at 124,168. The racial makeup of the County was 76.21% White, 12.99% Black/African American, 0.37% American Indian and/or Alaskan Native, 5.66% Asian, and 2.86% some other race; the American Community Survey did not estimate the size of the Hispanic or Latino populations. Historical trends in Orange County's racial makeup between 1990 and 2008 are depicted in the Table on the next page.

Orange County Historical Demographic Trends							
	White	Black/African American	American Indian/Alaskan Native	Asian	Native Hawaiian/Other Pacific Islander	Other race	Hispanic/Latino
1990	75,871	14,893	286	2,325	36	440	5,273
2000	92,272	16,298	457	4,845	20	2,312	3,480
2006-2008*	94,631	16,130	461	7,023	29	3,525	--

Sources: Census 1990 Summary Tape File 1, Census 2000 Summary File 1, and 2006-2008 American Community Survey 3-year estimates

While recent economic conditions have caused home prices to fall in many parts of the United States, the housing market downturn is having only minimal effects on Orange County relative to other regions. As reported in the February 2009 issue of *The Triangle Business Journal*, "The Triangle's housing market continues to be among the best in the country in terms of prices, according to a new batch of federal data. The Federal Housing Finance Agency says home prices in the Raleigh-Cary area increased by 2.96 percent in 2008. That ranks the Raleigh metropolitan area 18th best in the country. The Durham-Chapel Hill area also fared well, placing 28th with home-price growth of 2.15 percent for the 12 months ending Dec. 31. Nationally, FHFA says, home prices fell by 4.5 percent in 2008¹." Based on these and other indicators in the housing market, it appears as though the foreclosure crisis in America has had little impact on home sales prices [on average] in Orange County.

Median Sales Price by Orange County Zip Code		
Orange County ZIP Code	Avg. Listing Price Week ending March 24	Median Sales Price Date range: Dec '09-Feb'10
27231	\$257,362	\$134,500
27510	\$258,003	\$243,000
27278	\$333,747	\$159,000
27243	\$442,601	\$185,000
27516	\$442,689	\$314,000
27514	\$466,650	\$300,000
27517	\$573,211	\$235,000
Average: All ZIPs	\$396,323	\$224,357

Source: Trulia Real Estate Search

http://www.trulia.com/home_prices/North_Carolina/Orange_County-heat_map/

¹ *Triangle Business Journal*, "Raleigh and Durham Home Prices Rose Against Tide in 2008." February 24, 2009. <http://www.raleigh-wake.org/page/raleigh-and-durham-home-prices-rose-against-tide-in-2008>

In Chapel Hill and Carrboro, the number of rental units far exceeds the number of units occupied by homeowners. This is likely attributable to the large population of UNC-Chapel Hill students living in the Chapel Hill and Carrboro areas. Approximately 38% of the 49,289 housing units in Orange County are available as rental units, as determined by the 2000 Census. Using 2007 American Community Survey data, HUD determined the 2010 fair market rents (which establish the rent ceiling for the HOME Program and are generally considered to represent rents affordable to moderate-income households) for Orange County to be \$542 for an efficiency apartment, \$742 for a 1-bedroom, \$832 for a 2-bedroom, \$1,087 for a 3-bedroom, and \$1,172 for a four bedroom unit. CHAS data indicates that, of the County's total occupied rental units, only 26.7% paid rent at a rate of less than 20% of the tenant household's income; 43.3% of renter households paid rent in an amount greater than 35% of the household's income, indicating a high degree of cost burden. In order to ease this burden, additional rental units, affordable to households with low and moderate incomes, are needed.

2006-2008 American Community Survey data reported that 15,318 people in Orange County (14.2%) had incomes below the poverty level—an increase of 3,576 people since 1990. Based on 2000 Census data, 6.2% of families and 14.1% of the total population in Orange County fell below the poverty line. Of all children under the age of 18, 9.0% lived in poverty while 7.4% of all County residents aged 65 or greater had income below the poverty level. Families living below the poverty level were more common in Chapel Hill and Hillsborough, but Carrboro showed a significantly higher percentage of individuals in poverty compared with all other Orange County municipalities.

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

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

How will the Orange County Consortium address the community's needs for decent, affordable housing?

The Consortium will address these needs by partnering with local non-profit agencies such as:

- Community Home Trust is a housing development corporation, whose operating budget is funded by Orange County, Chapel Hill, Hillsborough and Carrboro. The

organization utilizes the land trust model for homeownership to create permanently affordable housing opportunities for Orange County residents.

- Habitat for Humanity of Orange County is a strong local affiliate of the national organization.
- InterFaith Council for Social Service (IFC) operates a homeless shelter and is a chief advocate for the homeless population. IFC also offers a program to prevent homelessness through financial assistance to families that are at risk of losing their permanent housing.
- Orange Congregations in Mission serves northern Orange County, offering programs that prevent homelessness through financial assistance to families that are at risk of losing their permanent housing.
- The Joint Orange-Chatham Community Action Agency is a local community action agency offering a wide variety of rehabilitation, weatherization, counseling and financial assistance to very low-income families.
- EmPOWERment, Inc. is a community development corporation that promotes models of community building, problem solving and social action to mobilize low-income communities to build shared vision and power for community change.
- Inter-Church Council Housing Corporation operates two apartment complexes in Chapel Hill with a combined 79 units of housing for low and moderate income families.
- Community Alternatives for Supportive Abodes builds and manages high-quality, affordable accessible housing in NC in order to create opportunities for citizens to achieve successful living.

Over the next five years, the Consortium will strive to achieve the following goals:

New affordable housing units developed:	30
Existing owner homes rehabilitated:	30
Existing owner homes assisted with emergency repairs:	20
Affordable Rental Housing Developed or Acquired:	30
First-time homebuyers assisted:	15
Transitional Housing Funded:	2

How will Orange County address the needs of people who are homeless?

The Orange County 10-Year Plan to End Chronic Homelessness includes Orange County and the Towns of Chapel Hill, Carrboro, and Hillsborough, North Carolina. Through the combined efforts of elected officials, service providers, business leaders, government agencies, and the citizens of Orange County, chronic homelessness in Orange County will end within 10 years. Current and future efforts to serve the needs of all homeless individuals and homeless families will continue to be supported toward the goal of pursuing permanent housing.

Goals of the Orange County Ten Year Plan to End Chronic Homelessness:

- Goal 1: Reduce Chronic Homelessness
- Goal 2: Increase Employment
- Goal 3: Prevent Homelessness
- Goal 4: Increase Access to Services
- Goal 5: Increase Public Participation in Ending Homelessness

Homeless Point-in-Time Counts conducted on January 27, 2010:

		A		B	C	D	E
		Sheltered		Transitional	Unsheltered	TOTAL (column A+B+C)	Permanent Supportive Housing
		Emergency					
Households with Dependent Children							
1	# of Men	0	0	0	0	0	1
2	# of Women	2	21	0	23	23	20
3	# of Children	2	30	0	32	32	46
4	Total <i>Persons</i> in Households with Dependent Children (Rows 1+2+3)	4	51	0	55	55	67
5	Total <i>Number of Households</i> with Dependent Children	2	21	0	23	23	21
Households without Dependent Children (includes singles, couples without children, unaccompanied youth)							
6	# of Men	69	11	16	96	96	18
7	# of Women	15	14	1	30	30	15
8	Total <i>Persons</i> in Households without Dependent Children (Rows 6 +7)	84	25	17	126	126	33
9	Total <i>Number of Households</i> without Dependent Children	84	25	16	125	125	32
10	TOTAL HOMELESS PEOPLE (Row 4 + Row 8)	88	76	17	181	181	100
11	TOTAL HOMELESS ADULTS (Rows 1 + 2 + 8)	86	46	17	149	149	54
SUBPOPULATIONS For Row 13 – 18, please note <i>how many people from Row 11</i> are definitely members of the named subpopulation							
12	<i>Chronic Homeless</i> (have a disability AND have been homeless for at least 1 year, or have had 4 episodes in 3 years)	31	15	7	38	38	NA
13	Seriously Mentally Ill (diagnosable by a mental health professional, adults only)	14	17	NA	31	31	NA
14	Diagnosable Substance Use Disorder (adults only)	24	41	NA	65	65	NA
15	Veterans (adults only)	3	1	NA	4	4	NA
16	Persons with HIV/AIDS (adults only)	3	0	NA	3	3	NA
17	Victims of Domestic Violence (adults only)	4	16	NA	20	20	NA
18	Unaccompanied youth (under 18)	0	0	NA	0	0	NA
Of all homeless adults, how many do you know were discharged from the following systems within 30 days prior to becoming homeless:							
19	Criminal Justice System (jails, prisons)	1	3	NA	4	4	NA
20	Behavioral Health System (mental health hospitals or substance abuse treatment programs)	2	11	NA	13	13	NA
21	Health Care System (hospitals)	2	0	NA	2	2	NA

How will the Town of Chapel Hill address the community’s needs for public services?

The Town employs a comprehensive strategy related to Community Development Block Grant funding, recognizing that simultaneous investments in housing, facilities, infrastructure, and services are necessary in order to truly improve the living environment for low- and moderate-income residents. Continued investment in each of these areas will ensure a vital and comprehensive strategy for serving Chapel Hill’s low- and moderate-income residents for years to come. The community’s needs for

public facilities and public services can generally be divided into four categories: 1) public facilities; 2) infrastructure; 3) public services; and 4) economic development.

The Town of Chapel Hill currently offers superior public facilities, however, these facilities must be continually updated, renovated, and expanded to meet the changing needs of a growing population. Because of the current availability of other fund sources for such needs, the Town assigns **low priority** to all public facility needs.

Recognizing the value of an infrastructure that is ready to meet the needs and challenges of the future, that will deliver essential services to residents of all income levels, and that provides citizens access to all the County and region have to offer, the Town assigns a **medium priority** to all infrastructure needs.

Considering the full range of community development needs and their respective demands on the Town's limited resources, the Town of Chapel Hill places a **high priority** on all public service needs.

Broad support of the Town's economic development initiatives underscores their importance to the local economy, but also frees some resources for investment in other community development needs. The Town of Chapel Hill assigns **low priority** to all economic development needs.

Specifically, the Town of Chapel Hill proposes the following strategies to address the community's needs for public services:

- Strengthen partnerships with non-profits and other related associations (community building, education, family services, etc.)
- Promote public services opportunities for area low-income residents
- Build community capacity and better coordinate services through the regular dissemination of information. Examples may include Community Development Day workshops, self-help workshops, activity updates, etc.

How will the Orange County Consortium assist people with special needs?

Generally, subpopulations with special needs (older adults, people with disabilities, mental illness, or AIDS, and at-risk youth) are in need of supportive housing and services. Programs that would meet these objectives (substance abuse services, handicapped services, youth centers, youth services, senior centers, and senior services) are all given **medium priority** by the Consortium.

The Orange Person Chatham Area Program provides services to people of all ages who require mental health, developmental disability, or substance abuse treatment services. This local governmental agency also assists individuals in maintaining their jobs and housing.

Services to seniors, including social and cultural programs, are provided through three senior centers located in the County [two operated by Orange County, one by Chapel Hill]. Additionally, the Orange County Department of Aging provides a comprehensive array of services to seniors aged 55 and older. These include support groups, transportation, eldercare programs, trips, social opportunities, and wellness programs.

At-risk youth may receive assistance with tutoring, academic coaching, reading, and

mentoring through various programs offered through service agencies funded through the Town of Chapel Hill's CDBG public service funding.

Specifically, the Consortium proposes the following strategies to assist people with special needs:

- Promote and make public service funds available to agencies that serve identified special populations
- Partner with other funding agencies to encourage the development of transitional housing (SROs, group homes) that is service-enriched
- Continue to strengthen partnership with local service providers
- Support applications for federal supportive housing funds
- Provide property acquisition funding to eligible non-profits and for-profits to develop permanent housing for those with special needs

Strategic Plan

Due every five years and no less than 45 days prior to the start of the grantee's Fiscal Year start date. HUD does not accept plans between August 15 and November 15.

Orange County HOME Consortium Response:

The goals and objectives for Orange County are as follows:

Goals:

The goals and objectives of the Orange County HOME Consortium - to include the Towns of Chapel Hill, Hillsborough and Carrboro - are to enhance the quality of life for low to moderate income residents by:

- ❑ *Providing Decent and Affordable Housing for Low to Moderate Income Households, including Affordable Rentals for <30% AMI Residents*
- ❑ *Providing Housing and Services for Homeless Populations*
- ❑ *Providing Housing and Services for Residents with Special Needs*
- ❑ *Increasing the scope of Public Services for Low-Income residents*

in an efficient, responsive, and non-discriminating manner through organizational partnerships, available resources, and innovative approaches.

The 2010-2015 Consolidated Plan provides the guidelines for implementation of the above stated goals. It outlines the structure that will be used to meet the priority goals for the five year period 2010 - 2015.

The FY 2010-2011 Annual Action Plan establishes the specific projects to be funded through the CDBG and HOME programs. The funded activities collectively address the three goals identified in the Five Year Consolidated Plan.

This five-year Strategic Plan for housing and community development is the result of an extensive needs assessment and community outreach process by Orange County

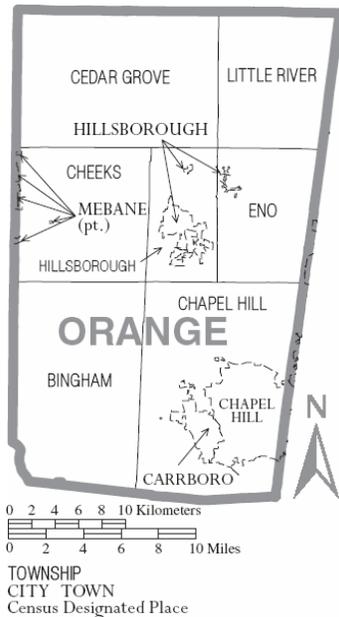
and the Town of Chapel Hill. By gathering and applying a wide variety of research data and community input, this comprehensive approach to housing and community revitalization was developed. This plan outlines the goals and priorities serving as the overall framework for the five-year strategy.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

Orange County HOME Consortium Response:

Orange County was established in 1752 on land inhabited by five different tribes of Native Americans in the rolling hills of the Appalachian Piedmont. Orange County was to eventually contribute large amounts of its original land area to the creation of new counties including Guilford, Wake, Chatham, Caswell, Alamance, and Durham counties. In 1754, at the point where The Great Indian Trading Path crossed the Eno River, William Churton laid out the boundaries of Hillsborough, a town which became the center of North Carolina politics in the colonial era and remains the County Seat today. The North Carolina General Assembly chartered the University of North Carolina in 1789 and (upon construction of the first campus building located near the New Hope Chapel Hill Anglican Chapel) the University catalyzed the development and growth of the city now known as Chapel Hill.



Rolling hills, forests, and farmland converge with cosmopolitan urban cities and small rural towns in Orange County. This unique mix of landforms brings to the County an abundance of historical, social, and cultural resources. Additionally, Orange County anchors the western corner of the Research Triangle, a regional economic engine home to some of the world's leading technological companies as well as major federal research institutions. Orange County encompasses four Cities to include: Hillsborough, Chapel Hill, Carrboro, and Mebane.

The county is also divided into seven townships, though these political divisions no longer carry legal standing: Cedar Grove, Little River, Cheeks, Hillsborough, Enno, Bingham, and Chapel Hill.

County Government

Orange County is governed by a seven-member board of County Commissioners, elected to serve four-year terms in partisan, county-wide elections held every other year. The Commissioners appoint officials and representatives to advisory boards and commissions and enact policies such as establishment of the property tax rate and adoption of the annual budget. Commissioners meet at 7:00 p.m. on the first and third Tuesdays of each month. These meetings alternate between Hillsborough and Chapel Hill, providing citizens increased access to the meetings². The Board of County Commissioners is advised by a robust organization of over 40 advisory boards and commissions. Additionally, the county is a member of the regional "Triangle J Council of Governments," a voluntary organization of municipal and county governments established by the North Carolina General Assembly in 1972 to improve the capabilities of local governments in planning and administration.

² "Orange County Board of Commissioners." Orange County, North Carolina Official Site. March 2010. <http://www.co.orange.nc.us/occlerks/bocc.asp>.

Demographics

As of the 2000 Census count, Orange County had a total population of 118,227. The County's racial makeup consisted of 78.05% White, 13.79% Black or African American, 0.39% American Indian and/or Native Alaskan, 4.10% Asian, 0.02% Pacific Islander, 1.71% from other races, and 1.64% from two or more races; 4.46% were Hispanic or Latino of any race. This demographic data, along with data broken out for each of Orange County's four municipalities, is depicted in Table 1, below. According to the 2000 Census count for Orange County as a whole, there were 45,863 households out of which 30.3% had children under the age of 18 living with them; 44.6% were married couples living together, 9.4% had a female householder with no husband present, and 43% were non-families. The average household size was 2.36 and the average family size was 2.95.

Orange County Demographic Profile Highlights					
	Orange County	Chapel Hill	Carboro	Hillsborough	Mebane
Total population	118,227	16,782	48,715	5,446	7,284
Male	56,038	8,164	21,961	2,523	3,480
Female	62,189	8,618	26,754	2,923	3,804
One race	116,204	16,376	47,813	5,326	7,184
White	92,272	12,195	37,973	3,282	5,638
Black or African American	16,298	2,273	5,565	1,897	1,273
American Indian and Alaska Native	457	61	203	28	17
Asian	4,845	864	3,497	31	45
Native Hawaiian and Other Pacific Islander	20	1	12	0	1
Other race	2,312	982	563	88	210
Two or more races	2,023	406	902	120	100
Hispanic or Latino	5,273	2,062	1,564	152	382

Orange County Demographic Highlights: [Source: Census 2000, Summary File 1]

As researched in the 2006 – 2008 American Community Survey estimates, there were 49,369 households [an increase of 7.64% over the 2000 Census count], of which 31.2% had children under the age of 18 living with them. Out of the total 49,369 households, 46.5% were married couples living together. The 2006 – 2008 Census estimates also revealed 10.4% of families had a female head of household with no husband present. Orange County also had 39.8% non-family households. The average household size was 2.34 and the average family size was 2.88.

The 2006 – 2008 Census estimates put the total population of Orange County at 124,168. The racial makeup of the County was 76.21% White, 12.99% Black/African American, 0.37% American Indian and/or Alaskan Native, 5.66% Asian, and 2.86% some other race; the American Community Survey did not estimate the size of the Hispanic or Latino populations. Historical trends in Orange County's racial makeup between 1990 and 2008 are depicted in the tables below.

Demographic Profile Highlights 2006-2008 Estimates*		
	Orange County	Chapel Hill
Total population	124,168	54,972
One race	121,799	53,993
White	94,631	41,886
Black or African American	16,130	5,773
American Indian and Alaska Native	461	80
Asian	7,023	5,328
Native Hawaiian and Other Pacific Islander	29	13
Other race	3,525	913
Two or more races	2,369	979
Hispanic or Latino**	--	--

Demographic Profile Highlights: 2006-2008 Estimates

[Source: 2006-2008 American Community Survey 3-year estimates]

* 2006-2008 Estimates were not available for Carrboro, Hillsborough, and Mebane.

** No 2006-2008 estimated data was available for the number of Hispanic or Latino individuals in Orange County.

Orange County Historical Demographic Trends							
	White	Black/African American	American Indian/ Alaskan Native	Asian	Native Hawaiian/ Other Pacific Islander	Other race	Hispanic/Latino
1990	75,871	14,893	286	2,325	36	440	5,273
2000	92,272	16,298	457	4,845	20	2,312	3,480
2006-2008*	94,631	16,130	461	7,023	29	3,525	--

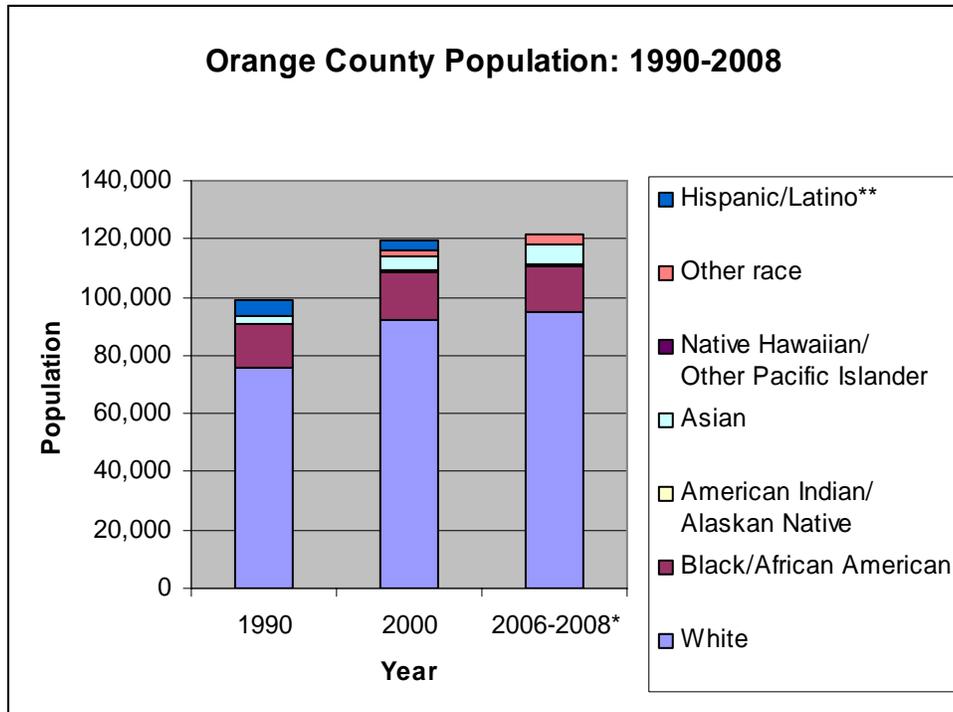
Orange County Demographic Trends: [Sources: Census 1990 Summary Tape File 1, Census 2000 Summary File 1, and 2006-2008 American Community Survey 3-year estimates]

Note: No 2006-2008 estimated data was available for the number of Hispanic or Latino individuals in Orange County.

* Denotes Estimate

Based on this historical data, between 1990 and 2008, Orange County has seen a 24.7% increase in the White population, an 8.3% increase in the Black or African American population, a 302% increase in the Asian population, and a 34.0% decrease in the Hispanic or Latino population.

The historical shift in Orange County's racial makeup is depicted in Figure 1 [below]. Over the 18-year period researched, Orange County has become more racially diverse. Whites have consistently made up the majority of the population while the Black or African American population has fluctuated. The most dramatic increase in the population of any one race is displayed by Asians, who grew from 2,325 in 1990 to 7,023 in 2006-2008, an increase of over 300%. Growth in the populations of other races (namely White, Black/African American, and American Indian/Alaskan Native) appears to have largely stabilized after a period of more rapid growth between 1990 and 2000. A variety of economic and other influences may have driven these historical population trends and shifts; however, the Orange County Housing & Community Development Department should be aware of these shifts, and continue to monitor demographic data to determine if any racially-motivated "steering" practices are contributing factors.



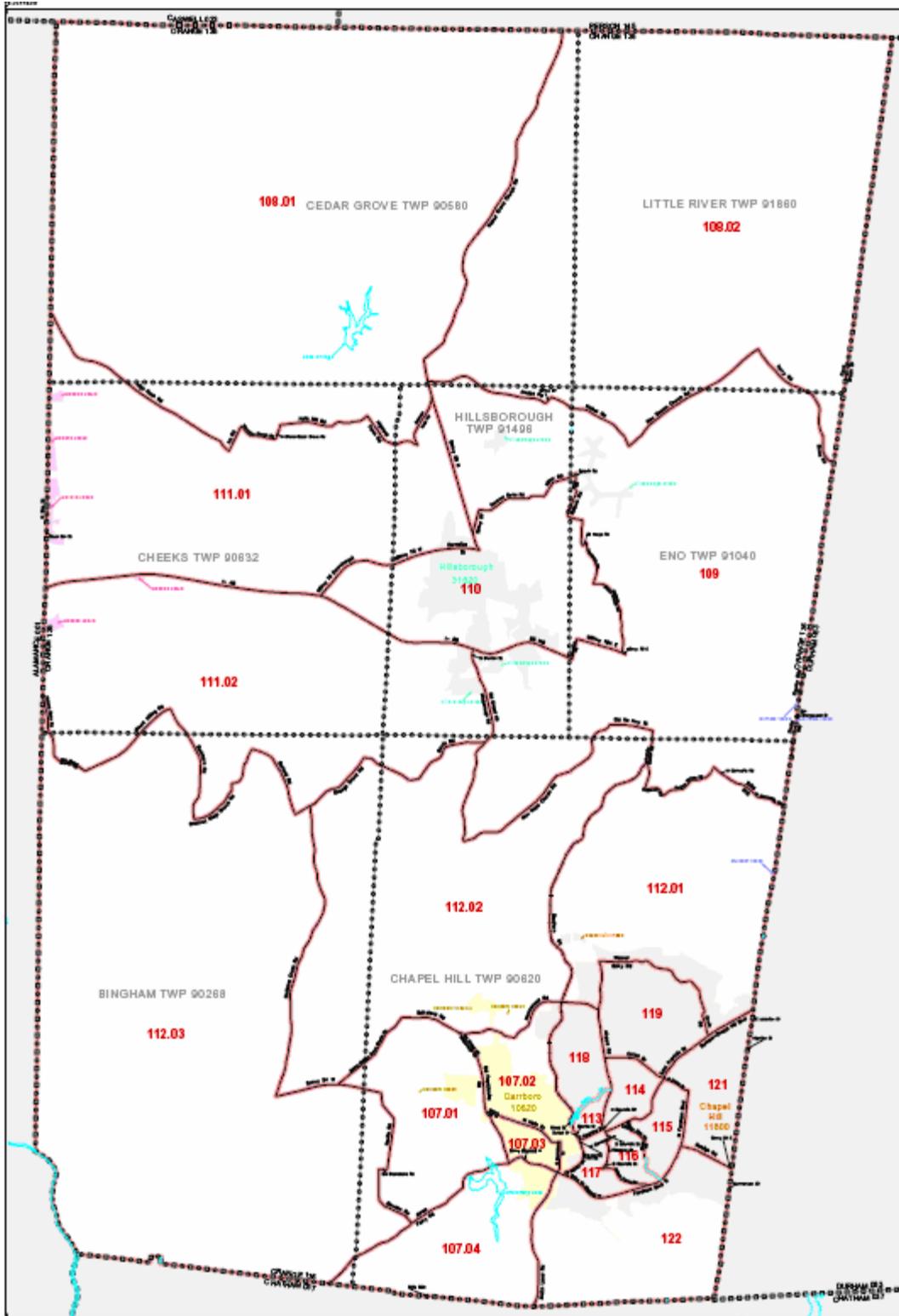
Orange County Population: 1990-2008 [Sources: Census 1990 Summary Tape File 1, Census 2000 Summary File 1, and 2006-2008 American Community Survey 3-year estimates]

* Denotes Estimate

** Data on the number of Hispanic or Latino individuals in Orange County was not available for 2006-2008

Using Census 2000 data (the most complete dataset currently available), Orange County had a total minority population of 28,571 compared with an overall population of 118,227, giving the County a minority population of 24%. For the purposes of this calculation, all racial or ethnic groups not categorized as “Non-Hispanic White” are considered minority groups. Using data compilations from the Federal Financial Institutions Examination Council [FFIEC], which are based upon Census 2000 data, demographic research was also conducted within Orange County at the census tract level. This detailed level of analysis is necessary in order to determine the existence of racial or ethnic segregation patterns and the degree to which these minority populations are concentrated throughout the County. As depicted in the accompanying table [Table 3], the concentrations of minority populations within Orange County ranges widely.

Map: Orange County, NC Census Tracts



For each of the County's 22 Census tracts (as defined for the 2000 Census), the following table displays the tract's total population along with the actual number of persons belonging to the various racial and ethnic groups. Each tract's minority population is also shown as a percentage of the tract's total population. Minority populations range as high as 47.1% in Tract 107.03 to 12.2% in Tract 108.02. Similarly wide ranges exist within specific racial and ethnic groups. Whereas 2,235 Black or African Americans were counted in Tract 111.01, only 133 were counted in Tract 114. A perhaps even more striking tendency to concentrate is found among Asians, whose population ranged from a total of just 7 in Tract 108.01 to 703 in Tract 112.03.

Racial Composition By Orange County Census Tract												
Tract Code	General Geography	Tract Population	Tract Minority %	Number of Families	# of House-holds	Non-Hisp White Population	Tract Minority Population	American Indian Population	Asian/ Hawaiian/ Pacific Islander Population	Black Population	Hispanic Population	Other Population/ Two or More Races
107.01	Carrboro	1938	31.73	538	708	1323	615	3	33	496	62	21
107.02	Carrboro	8510	32.35	1980	3372	5757	2753	16	354	1293	909	181
107.03	Carrboro	5170	47.12	841	2611	2734	2436	9	286	1004	1022	115
107.04	Carrboro	4614	16.88	923	2208	3835	779	11	240	286	166	76
108.01	Cedar Grove	4567	33.04	1311	1748	3058	1509	29	7	1244	178	51
108.02	Little River	4148	12.22	1308	1603	3641	507	12	12	386	57	40
109	Eno	8207	15.57	2358	3241	6929	1278	31	71	886	191	99
110	Hillsborough	5987	24.79	1610	2360	4503	1484	13	19	1178	190	84
111.01	Cheeks	6373	40.92	1838	2443	3765	2608	31	15	2235	252	75
111.02	Cheeks	4798	19.78	1358	1896	3849	949	16	41	553	247	92
112.01	Chapel Hill	7579	25.28	1886	2988	5663	1916	16	703	722	344	131
112.02	Carrboro	5043	18.5	1371	1893	4110	933	13	82	604	159	75
112.03	Bingham	5076	15.21	1400	2055	4304	772	21	17	541	136	57
113	Chapel Hill	2400	45.96	362	1127	1297	1103	7	46	917	93	40
114	Chapel Hill	3717	13.69	550	1561	3208	509	18	233	133	69	56
115	Chapel Hill	2023	20.37	447	1024	1611	412	14	55	222	91	30
116	Chapel Hill	9295	26.21	252	1773	6859	2436	50	743	1313	175	155
117	Chapel Hill	4852	18.4	394	1265	3959	893	23	318	417	49	86
118	Chapel Hill	2692	17.01	560	1144	2234	458	3	120	209	89	37
119	Chapel Hill	8419	20.05	2139	3546	6731	1688	22	576	635	315	140
121	Chapel Hill	6291	21.41	1437	2705	4944	1347	24	463	506	235	119
122	Chapel Hill	6528	18.17	1554	2645	5342	1186	6	426	395	244	115

Racial Composition by Orange County Census Tract

[Source: FFIEC 2009 Population Report]

By converting raw numbers into percentages, a more useful set of statistics emerges wherein the various Census tracts can be more directly compared with one another. The following table [Table 4] depicts the same data contained in Table 3 as percentages. Among all tracts, the average minority tract population is 24.3%.

Accordingly, tracts with minority population percentages greater than 30% are considered to be unusually high and have been highlighted in yellow. Blue highlighting has been used to designate populations within specific racial or ethnic groups that are considerable higher than average. Note that a high population of a specific minority group does not necessarily indicate a high minority tract population overall. For example, all those tracts with high Black/African American populations are also high minority tracts but, of those tracts where Asians concentrate in unusually high percentages, none are high in overall minority populations.

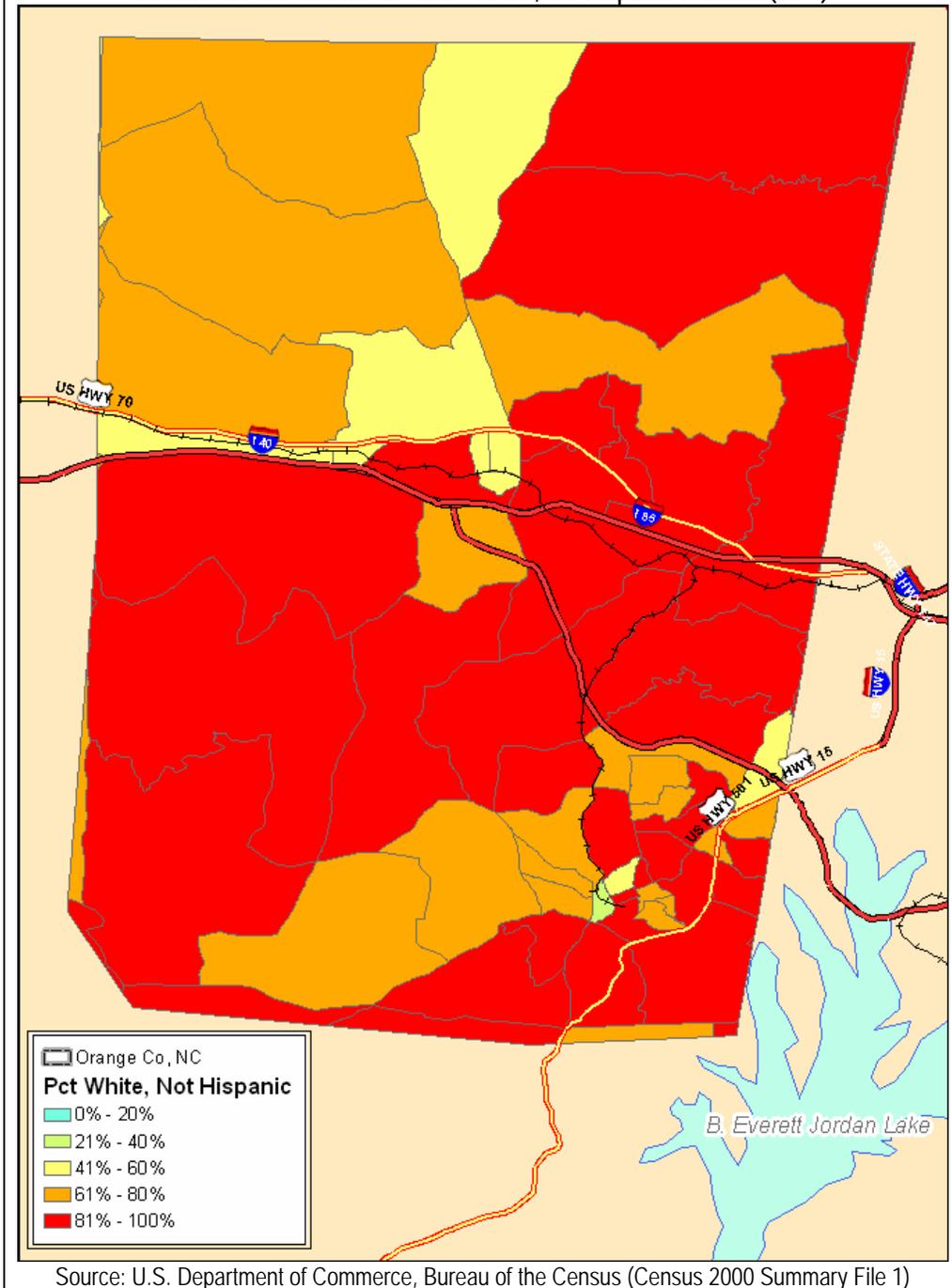
Percentage Racial Composition By Orange County Census Tract										
Tract Code	General Geography	Tract Population	Non-Hisp White Population	Tract Minority Population	American Indian Population	Asian/Hawaiian/Pacific Islander Population	Black Population	Hispanic Population	Other Population/Two or More Races	
107.01	Carrboro	1938	68.3%	31.7%	0.2%	1.7%	25.6%	3.2%	1.1%	
107.02	Carrboro	8510	67.6%	32.4%	0.2%	4.2%	15.2%	10.7%	2.1%	
107.03	Carrboro	5170	52.9%	47.1%	0.2%	5.5%	19.4%	19.8%	2.2%	
107.04	Carrboro	4614	83.1%	16.9%	0.2%	5.2%	6.2%	3.6%	1.6%	
108.01	Cedar Grove	4567	67.0%	33.0%	0.6%	0.2%	27.2%	3.9%	1.1%	
108.02	Little River	4148	87.8%	12.2%	0.3%	0.3%	9.3%	1.4%	1.0%	
109	Eno	8207	84.4%	15.6%	0.4%	0.9%	10.8%	2.3%	1.2%	
110	Hillsborough	5987	75.2%	24.8%	0.2%	0.3%	19.7%	3.2%	1.4%	
111.01	Cheeks	6373	59.1%	40.9%	0.5%	0.2%	35.1%	4.0%	1.2%	
111.02	Cheeks	4798	80.2%	19.8%	0.3%	0.9%	11.5%	5.1%	1.9%	
112.01	Chapel Hill	7579	74.7%	25.3%	0.2%	9.3%	9.5%	4.5%	1.7%	
112.02	Carrboro	5043	81.5%	18.5%	0.3%	1.6%	12.0%	3.2%	1.5%	
112.03	Bingham	5076	84.8%	15.2%	0.4%	0.3%	10.7%	2.7%	1.1%	
113	Chapel Hill	2400	54.0%	46.0%	0.3%	1.9%	38.2%	3.9%	1.7%	
114	Chapel Hill	3717	86.3%	13.7%	0.5%	6.3%	3.6%	1.9%	1.5%	
115	Chapel Hill	2023	83.1%	21.3%	0.7%	2.8%	11.5%	4.7%	1.5%	
116	Chapel Hill	9295	73.8%	26.2%	0.5%	8.0%	14.1%	1.9%	1.7%	
117	Chapel Hill	4852	81.6%	18.4%	0.5%	6.6%	8.6%	1.0%	1.8%	
118	Chapel Hill	2692	83.0%	17.0%	0.1%	4.5%	7.8%	3.3%	1.4%	
119	Chapel Hill	8419	80.0%	20.0%	0.3%	6.8%	7.5%	3.7%	1.7%	
121	Chapel Hill	6291	78.6%	21.4%	0.4%	7.4%	8.0%	3.7%	1.9%	
122	Chapel Hill	6528	81.8%	18.2%	0.1%	6.5%	6.1%	3.7%	1.8%	
Average		5374	75.9%	24.3%	0.3%	3.7%	14.4%	4.3%	1.5%	

Percentage Racial Composition by Orange County Census Tract
 [Source: 2009 FFIEC Census Report]

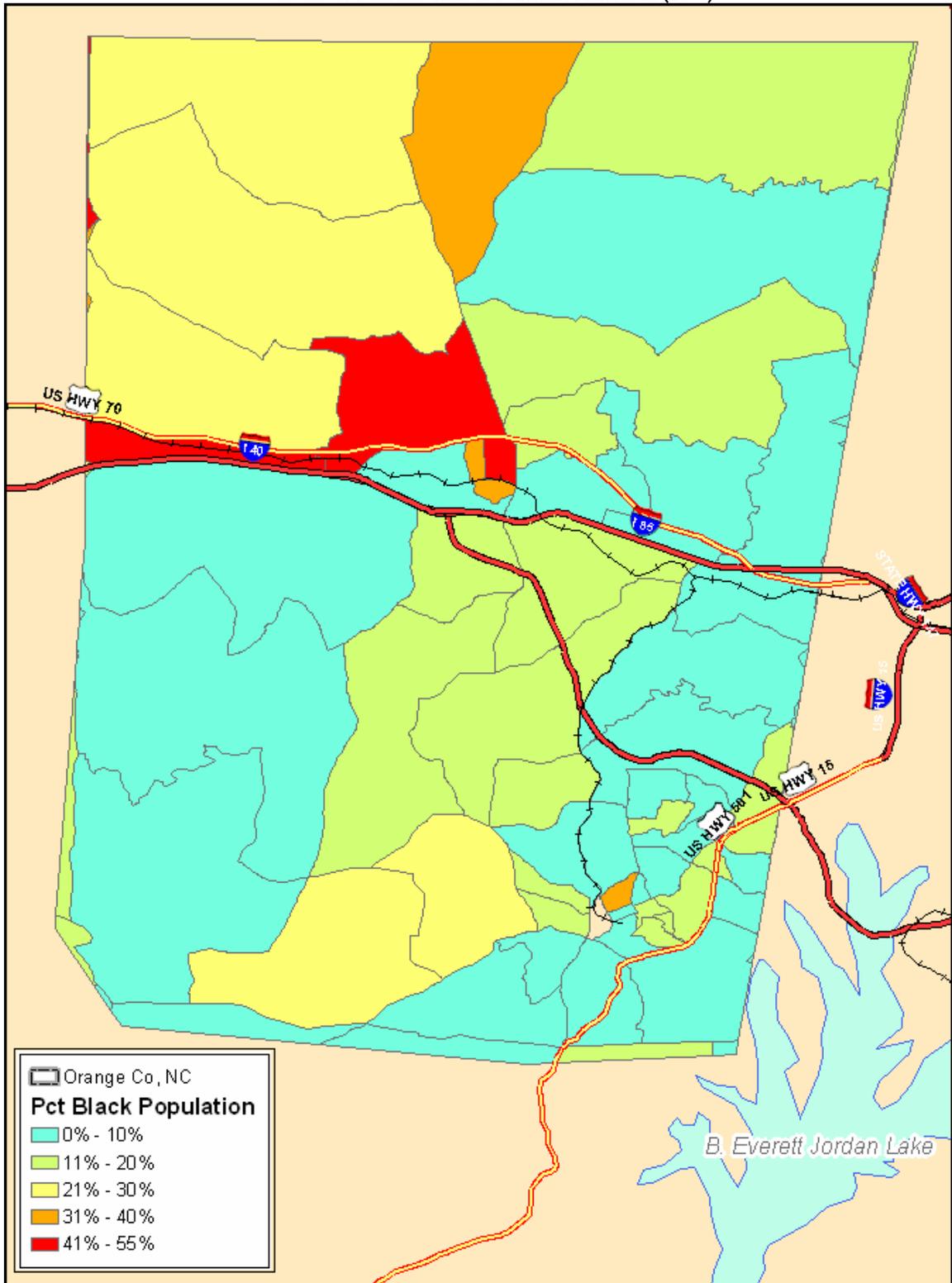
Based on this Racial Composition by Census Tract data, the Census tracts with the highest minority concentrations are Tracts 107.01, 107.02, 107.03, 108.01, 111.01, and 113. In most cases, these high minority tracts have unusually high concentrations of only one specific minority group. While tracts 107.02 and 107.03 have very high Hispanic concentrations, the concentration of other minority groups in those tracts are generally no more than average. Similarly, tracts 107.01, 108.01, 111.01, and 113 contain very high Black concentrations but other minority groups concentrate in those tracts generally no more than average (except in Tract 108.01, which has both a high Black and a high American Indian population). This indicates a tendency of minority groups to concentrate in certain areas of the County, but not in areas where members of any other racial or ethnic group are also concentrated.

The following maps show population concentrations for White (Non-Hispanics), African Americans and Hispanics.

Percent of Persons Who are White Alone, Not Hispanic or Latino (2000)

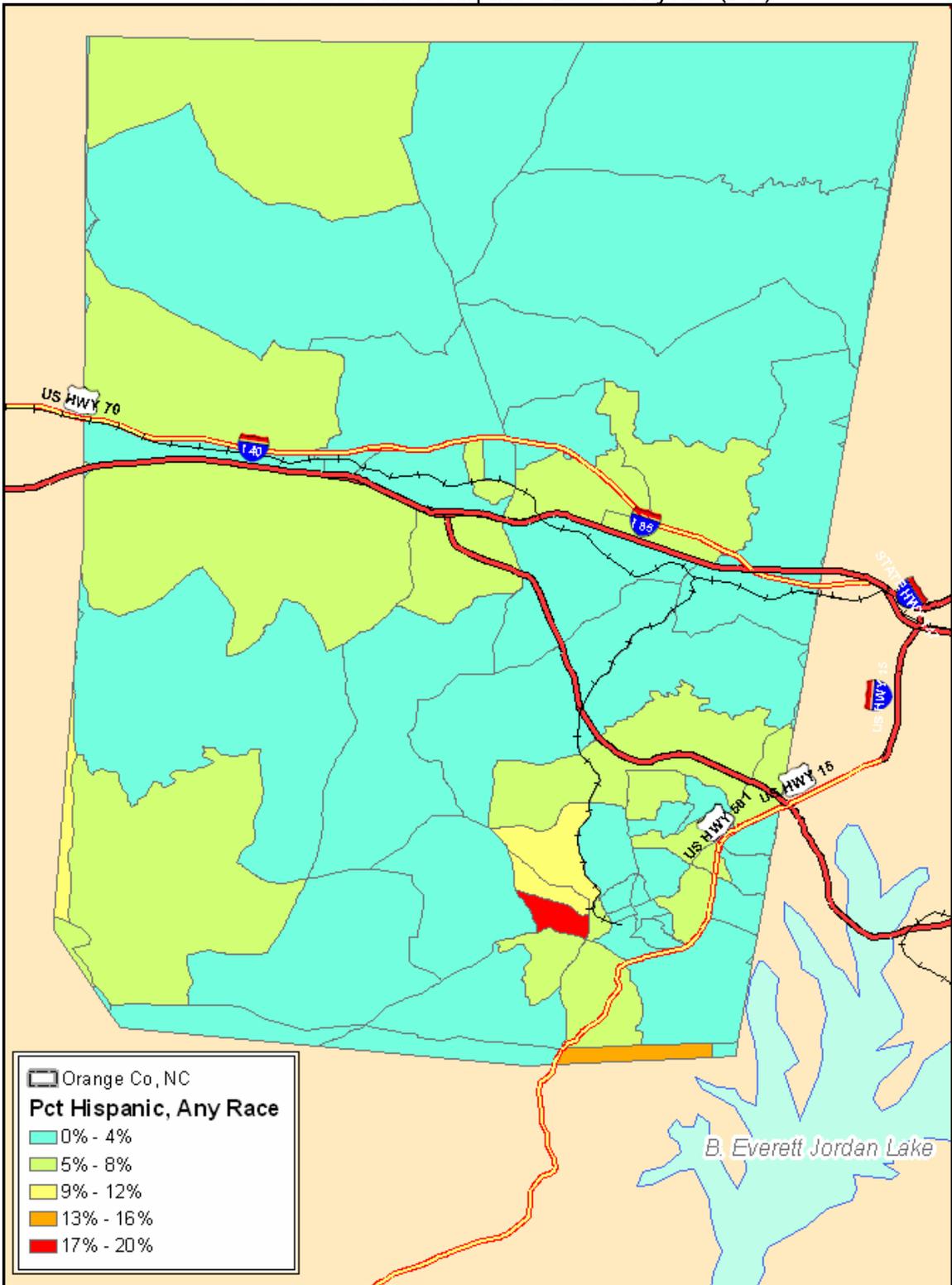


Percent of Persons Who are African-American (2000)



Source: U.S. Department of Commerce, Bureau of the Census (Census 2000 Summary File 1)

Percent of Persons Who are Hispanic or Latino of Any Race (2000)



Source: U.S. Department of Commerce, Bureau of the Census (Census 2000 Summary File 1)

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Orange County HOME Consortium Response:

As a growing community, Orange County and the Towns of Chapel Hill, Hillsborough and Carrboro must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, the community must invest its scarce public resources wisely. Therefore, as a general principle, the County will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible. Through the public participation and consultation process, the County has identified the community's overall goals and priorities as follows:

- Provide decent and affordable housing for low to moderate income households, including providing affordable rental for <30% AMI residents
- Provide housing and services for homeless populations with special needs
- Increase the capacity and scope of Public Services

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

Orange County HOME Consortium Response:

The following are obstacles to meeting underserved needs in Orange County:

- The current economic and housing crisis has decreased tax revenues for the County and Towns.
- As mixed use/mixed income communities continue to add amenities to new home construction, home costs continue to rise in Orange County despite the current housing market slowdown. It is increasingly difficult to fund projects that meet low and moderate income criteria. Orange County will continue to work with local groups, and municipalities, to determine the areas that qualify for funding by researching and evaluating alternative areas.
- As the population of Orange County continues to grow, the lack of affordable land has become a major barrier to the development of Affordable Housing, especially when taking into account that the Town of Chapel Hill and the County will not develop infrastructure beyond the Urban Services Boundary.
- There are a limited number of developers and builders who are capable of building Affordable Housing. The profit potential for middle and upscale housing draws most builders to that range of development, leaving few contractors willing to work in the Affordable Housing arena. Also, the high cost of land, costly permitting fees and the length of time to get housing projects approved is prohibitive to the development of Affordable Housing.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

Orange County HOME Consortium Response:

The Orange County Consortium is made up of several local government entities. These entities have various responsibilities for administering programs and activities through a variety of departments as described below.

Orange County is responsible for administration of the Section 8 program for the County, the CDBG Small Cities program and serves as the lead agency for the Orange County HOME Consortium.

The Town of Chapel Hill is the administrator of the Town's CDBG entitlement program. The Town is also responsible for long-range planning and policy design for housing development and for implementing the Town's affordable housing program.

The Town of Carrboro administers the Carrboro CDBG Small Cities program and the planning department is responsible for planning and policy design for housing development. The Town also has a successful revolving loan fund for small businesses.

The Town of Hillsborough is responsible for planning and policy development for the Town.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Orange County HOME Consortium Response:

Most of the nonprofit organizations work closely together on housing issues. Local government staffs work with the nonprofits on a regular basis, since many nonprofit activities are supported with local funds. The following organizations provided a key role in the development of this 5-year Consolidated Plan:

- **Community Home Trust** is a housing development corporation, whose operating budget is funded by Orange County, Chapel Hill and Carrboro. The organization utilizes the land trust model for homeownership to create permanently affordable housing opportunities for Orange County residents.
- **Habitat for Humanity of Orange County** is a strong local affiliate of the national organization and strives to develop affordable units within Orange County, the Town of Hillsborough and Town of Chapel Hill.
- **InterFaith Council for Social Service (IFC)** operates a homeless shelter and is a chief advocate for the homeless population. IFC also offers a program to prevent homelessness through financial assistance to families that are at risk of losing their permanent housing.
- **Orange Congregations in Mission** serves northern Orange County, offering programs that prevent homelessness through financial assistance to families that are at risk of losing their permanent housing.

- **The Joint Orange-Chatham Community Action Agency** is a local community action agency offering a wide variety of rehabilitation, weatherization, counseling and financial assistance to very low-income families.
- **EmPOWERment, Inc.** is a community development corporation that promotes models of community building, problem solving and social action to mobilize low-income communities to build shared vision and power for community change.
- **Community Alternatives for Supportive Abodes (CASA)** is a non-profit a developer of affordable multi-unit rental properties for residents who are low-income or have mental and/or physical disabilities.

Private Industry

Private lenders (especially those interested in achieving the lending goals of the Community Reinvestment Act), public lenders like Rural Development, builders, realtors and developers, are entities whose assistance is crucial to the success of housing initiatives undertaken in Orange County.

Utility companies develop construction and energy conservation standards to reduce energy costs. They also provide information and training on energy-saving practices in home, such as how to install insulation and weather stripping. Low-interest loans are available from utility companies for the purchase and installation of insulation, high efficiency heat pumps and other energy conservation measures.

Public Housing Authorities

The Town of Chapel Hill Department of Housing operates 336 conventional public housing units. (There are no plans for demolition or further development of public housing in the Town of Chapel Hill.)

The Orange County Housing Authority Board operates the Section 8 Housing Voucher Program. The program provides approximately 623 vouchers to low income families. The Orange County Board of Commissioners serves as the governing board and the managerial affairs of the County conform to applicable County ordinances and policies. A resident advisory board has been established to include Section 8 residents in the decision-making process. The Orange County Board of Commissioners is the elected body that sets policy for the public housing functions and approves the Annual Public Housing Agency Plan.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

Orange County HOME Consortium Response:

The Orange County Consortium had face-to-face and telephone interviews with other public and private agencies to identify and prioritize community needs, to develop strategies and action plans, to identify community resources and to promote the coordination of resources. Representatives from public and private agencies affiliated with assisted housing, health services and social services were invited to individual and group meetings to obtain information from and provide input to the development of this consolidated plan. In addition to the agency consultations, all adjacent units of local government were notified and/or consulted during the preparation of this consolidated plan, including the State of North Carolina, which was notified and sent a copy of the plan.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

Orange County HOME Consortium Response:

Participation of the general public and also public organizations is extremely important to HUD and to the development of a consolidated plan. To maximize citizen participation, Orange County held a series of local community meetings to discuss the planning process and to solicit input using a Primary Needs Assessment Survey. The public meetings were advertised in local newspapers in advance. The meetings were held in Orange County at the following dates and locations:

Tuesday, March 16, 2010
Orange County Southern Human Services Center
2501 Homestead Road
Chapel Hill, NC 27514
2:00 P.M.

Tuesday, April 6, 2010
Orange County Southern Human Services Center
2501 Homestead Road
Chapel Hill, NC 27514
6:00 P.M.

Wednesday, April 7, 2010
Orange County Public Library
137 Margaret Lane
Hillsborough, NC 27278
6:00 P.M.

Orange County also held one public hearing:

Tuesday, February 2, 2010
Central Orange Senior Center
103 Meadowland
Hillsborough, NC 27278
7:00 P.M.

Additionally, the Town of Chapel Hill conducted two public forums:

Wednesday, February 3, 2010
Town Council Public Forum
Town Hall Council Chambers
405 Martin Luther King Blvd.
Chapel Hill, NC 27514
7:00 P.M

Monday, March 22, 2010
Town Council Public Forum
Town Hall Council Chambers
405 Martin Luther King Blvd.
Chapel Hill, NC 27514
7:00 P.M

A draft of the Consolidated Plan was made available on the Orange County website for review.

2. Provide a summary of citizen comments or views on the plan.

Orange County HOME Consortium Response:

No written comments were received regarding the FY 2010-2015 Consolidated Plan during the public comment period of April 9, 2010 to May 12, 2010.

Tuesday, February 2, 2010 Hearing

Griff Gatewood, Housing Developer with CASA, thanked the Orange County Board of Commissioners for its continued support. Mr. Gatewood stated that CASA is committed to serving persons below 50% AMI and asked the Commissioners to support the Consolidated Housing Plan. Mr. Gatewood further requested that the Commissioners make funds available for development of more housing, subsidies for people living in such housing, and for project-based subsidies.

Robert Dowling, Executive Director of the Community Home Trust, stated that he wholeheartedly supports CASA's work. Mr. Dowling distributed a letter addressed to Chair Foushee and Members of the County Commission stressing the importance of HOME funds as a source of subsidy to create and maintain the affordability of housing units owned by the Community Home Trust.

General discussion between Commissioner Barry Jacobs, Housing and Community Development Director Tara Fikes, and Mr. Dowling addressed topics unrelated to the Consolidated Plan.

Commissioner Bernadette Pelissier made reference to Goal 3, "Promote Neighborhood and Economic Development" and asked how exactly the County planned to work with the area Chambers of Commerce to promote general economic development, as the Plan stated it would. Ms. Fikes responded that the goal referenced by the Commissioner concerned only the Town of Chapel Hill's CDBG Program and that the County was not involved with that activity.

Wednesday, February 3, 2010 Forum

Robert Dowling, Executive Director of the Community Home Trust thanked the Council for its support of the Home Trust and stated that he would return to the Council with a

specific funding request for CDBG and HOME Program funds.

Tuesday, March 16, 2010 Meeting

Discussions centered on the Housing Needs for Orange County and the Town of Chapel Hill, Carrboro and Hillsborough. The following is a summary of the comments made by the non-profit service agencies in attendance:

- Discussion on the goals and plans for the upcoming five years were discussed with the non-profits present
- Some areas of need for housing addressed were Single Room Occupancy (SRO) and group homes for transitional homeless and elderly citizens
- A strong need for affordable rental, especially residents in the 30% AMI and lower income group is present
- Unanimously, the non-profits spoke on the need for additional funding to continue to offer current services

Monday, March 22, 2010 Forum

- Chris Moran, Executive Director of the Inter-Faith Council for Social Services stated that he supports the preliminary CDBG and HOME staff recommendations allocating funds for the development of a residential facility for homeless men.
- Terry Allebaugh – Executive Director of Housing for New Hope stated that he supports the preliminary staff recommendation allocating funds to the organization. The CDBG funds would be used to support the outreach team that engages the homeless and works to re-house the chronically homeless, and support for a peer specialist position.
- Ryan Seegar of the Chapel Hill-Carrboro YMCA stated that he supported the preliminary staff recommendation allocating \$10,000 to the YMCA to continue to support the afterschool program. He stated that the program supports twelve lower income children.
- Lawrence Sanders representing the Boys and Girls Club stated that he supported the preliminary staff recommendation allocating CDBG funds to the organization for renovation of a community center that will become part of a Boys and Girls Club.
- Delores Bailey of Empowerment, Inc. asked the Council to reconsider the staff recommendation and provide funding for the Career Explorers Program. Ms. Bailey stated that Empowerment has improved its practices and will be able to meet the Town's performance requirements.
- Robert Dowling, Executive Director of the Community Home Trust, stated that he supported the preliminary HOME and CDBG recommendations providing funds to the Home Trust. He stated that the request supports the agency's need for funds for maintenance of Home Trust homes.
- Kathy Meris, Executive Director of Kidzu Children's Museum in Chapel Hill, stated that she supports funding for Empowerment's Career Explorers Program.

- George Lensing, President of the InterChurch Council board of Directors and David Owns, Vice President of the Board of Directors, stated that they supported the preliminary HOME and CDBG staff recommendations allocating funds to their organization for the renovation of 79 units. They expect to begin renovations this summer.
- Kevin Cruz, a former participant in the Career Explorers Program asked that the Council consider funding the program.

Tuesday, April 6, 2010 Meeting

No comments were received regarding the FY 2010-2015 Consolidated Plan.

Wednesday, April 7, 2010 Meeting

The following is a summary of all questions and comments received during this meeting:

- a. What is the consolidated plan?
Mr. Samuel Kilcrease (Lead Researcher, W. Frank Newton, Inc.), leading the meeting, explained the consolidated plan process.
- b. How much money will Chapel Hill receive?
Mr. Kilcrease answered the question with the FY 2010 allocations released by HUD for the Orange County Consortium (HOME) and the Town of Chapel Hill (CDBG).
- c. Further explain the goals and how they were determined.
Mr. Kilcrease, with the assistance of Ms. Renee Holmes with Orange County, explained the goals in more detail. He also explained that the goals were determined by the County and Town through a collaborative process which included feedback from local non-profits and residents.
- d. How would I qualify for CDBG or HOME assistance?
Mr. Kilcrease briefly explained the application process and gave a brief summary of some of the eligible activities through the HOME and CDBG Programs.
- e. One attendee commented that the County and Towns do not receive enough funding.
Mr. Kilcrease stated that the County and Towns put a priority on maximizing its available funding to have the largest impact on the communities within Orange County.
- f. The same participant also explained a scenario of a private developer buying land that has mobile home units located on and is concerned that this developer will remove these units, thus displacing these residents. A question on what the County could do to help was raised.
Mr. Kilcrease stated that since it was a private developer purchasing the land, he didn't believe the County had any authority to force the developer to maintain these mobile housing units, that the only thing the County could do was refer these residents to the programs it already has in place. Ms. Holmes concurred with this assessment.

- g. No further comments were received.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Orange County HOME Consortium Response:

Public Hearings were held throughout the County in Central locations that are accessible to public transportation lines. All facilities were ADA accessible and a Spanish interpreter was available upon request.

Public Notices were published in local newspapers and online on the County and Towns' websites, which included the location and time of each public meeting, forum and/or hearing.

Invitations were made to a wide group of non-profit agencies to participate in the process. In addition, service providers made the fair housing surveys available to the low to moderate income clients that they serve.

The Executive Summary, as well as the entire 2010-2015 Consolidated Plan, is available for public review and comment.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Orange County HOME Consortium Response:

All comments were received, none were rejected. As such, all Public Comments received were incorporated into the Consolidated Plan as appropriate.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Institutional Structure (91.215 (i))

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

Orange County HOME Consortium Response:

Important partners in achieving Orange County's low-income housing goals include the following public institutions and private organizations.

Public Institutions

The Orange County Consortium is made up of several local government entities. These entities have various responsibilities for administering programs and activities through a variety of departments as described below.

- The Orange County and Community Development Department is responsible for administration of the Section 8 program for the County, the CDBG Small Cities program and serves as the lead agency for the Orange County HOME Consortium.

- The Town of Chapel Hill administers the Town's CDBG entitlement program. The Town is also responsible for long-range planning and policy design for housing development and for implementing the Town's affordable housing program.
- The Town of Carrboro administers the Carrboro CDBG Small Cities program and the planning department is responsible for planning and policy design for housing development. The Town also has a successful revolving loan fund for small business.
- The Town of Hillsborough's Planning Department is responsible for planning and policy development within the town. Specifically, the Department maintains zoning databases, plans for future development and growth, and participates in regional planning initiatives.

Non-Profit Organizations

Most of the nonprofit organizations work closely together on housing issues. Local government staffs work with the nonprofits on a regular basis, since many nonprofit activities are supported with local funds. Communication could be improved between housing development agencies and social service agencies that provide support and empowerment for families receiving housing assistance.

Private Industry

Private lenders (especially those interested in achieving the lending goals of the Community Reinvestment Act), public lenders like Rural Development, builders, realtors and developers, are entities whose assistance is crucial to the success of housing initiatives undertaken in Orange County.

Utility companies develop construction and energy conservation standards to reduce energy costs. They also provide information and training on energy-saving practices in home, such as how to install insulation and weather stripping. Low-interest loans are available from utility companies for the purchase and installation of insulation, high efficiency heat pumps and other energy conservation measures.

Many commercial banks have responded to the Community Reinvestment Act with programs to finance decent, affordable housing. Banks in Orange County with such programs include Wachovia, Central Carolina Bank, RBC Centura Bank, First Citizens, BB&T, Harrington Bank and Hillsborough Savings Bank/NBC Bank. These special lending programs are targeted to households that do not qualify for the lenders' regular programs and may have rates slightly lower than conventional rates, lower down payment requirements or special underwriting treatment.

Public Housing Authorities

The Town of Chapel Hill Department of Housing operates 336 conventional public housing units. (There are no plans for demolition of public housing in the Town of Chapel Hill.)

The Orange County Housing and Community Development Department operates the Section 8 Housing Voucher Program. The program provides approximately 623 vouchers to low income families. The Orange County Housing Authority Board serves as its governing board and its managerial conform to applicable County ordinances and

policies. A Resident Advisory Board has been established to include Section 8 residents in the decision-making process.

2. Assess the strengths and gaps in the delivery system.

Orange County HOME Consortium Response:

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

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

The previously described infrastructure has been successful in providing some housing for the low-income population; the need for supportive services for families benefiting from these programs and other low-income families has become more critical. These services are provided by only a few non-profit social service organizations and are not provided in conjunction with an established housing program.

This is particularly true for special populations who have critical case management needs. Additional pre-purchase housing counseling is needed to help low-income persons locate and manage affordable housing. The Consortium also has a need for post-purchase housing counseling. Assistance may also be needed when navigating the publicly assisted programs as well as when applying privately for housing. These gaps in the delivery system must be addressed.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

Orange County HOME Consortium Response:

Coordination

Additionally, in an effort to facilitate communication with other local housing nonprofit organizations in the past, the members of the HOME Program Consortium have convened semi-annual meetings with these organizations. Items shared during these meetings have included clarification of federal and state housing program regulations and discussion of local housing programs and initiatives. All attendees consider the meetings a useful opportunity to dialogue about important issues.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Orange County HOME Consortium Response:

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

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

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

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

Orange County HOME Consortium Response:

This five-year Strategic Plan for housing and community development is the result of an extensive needs assessment and community outreach process by Orange County and the Town of Chapel Hill. By gathering and applying a wide variety of research data and community input, the Town has developed this comprehensive approach to housing and community revitalization. This strategic plan will outline the goals and priorities that will serve as the overall framework for the five-year strategy and provide a linkage between these identified priorities and the adopted strategies and programs. The final section of this strategic plan portion of the Plan will highlight other relevant public policies as required by HUD.

Orange County and the Town of Chapel Hill must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, the community must invest its scarce public resources wisely. Therefore, as a general principle, the County will attempt to expend public funds in a way that leverages the

commitment of private sector support whenever possible. Through the public participation and consultation process, the County has identified the community's overall goals and priorities as follows:

- Provide decent and affordable housing for lower-income households
- Provide housing and services for homeless populations with special needs
- Facilitate non-housing community development activities

Goal 1 – Provide Decent and Affordable Housing for Lower-Income Households

This goal includes retaining existing affordable housing stock, increasing the availability of affordable permanent housing in standard condition without discrimination, providing affordable rental housing and providing affordable housing that is accessible to job opportunities.

Priority Needs

- 1.1 Low income (< 80% AMI) homeowners that live in substandard housing
- 1.2 Rental units for low income (<60% AMI) residents
- 1.3 Low income (<80% AMI) homeowners that do not have indoor plumbing or adequate connections to existing public water and sewer systems
- 1.4 Low income (60-80% AMI) renters that are potential homebuyers
- 1.5 Very low income (<60% AMI) homeownership
- 1.6 Eliminate barriers to affordable housing
- 1.7 Extremely Low income (<30% AMI) renters looking for affordable rental housing

Goal 2 – Provide Housing and Services for Homeless Populations

This goal includes assisting homeless persons to obtain services and housing, and assisting persons at risk of becoming homeless.

Priority Needs

- 2.1 Service-enriched transitional housing for homeless persons
- 2.2 Reduce Chronic Homelessness
- 2.3 Increase Employment
- 2.4 Prevent Homelessness
- 2.5 Increase Access to Services
- 2.6 Increase Public Participation in Ending Homelessness

Goal 3 – Provide Housing and Services for Special Needs Populations

This goal includes assisting persons with special needs in obtaining supportive housing and in accessing a continuum of services specific to their unique needs.

Priority Needs

- 3.1 Service-enriched housing for persons with special needs
- 3.2 Continuum of services for special populations including older adults, disabled, mentally ill, persons with AIDS and at-risk youth

Goal 4 – Increase Capacity and Scope of Public Services.

This priority of the Consolidated Plan is to increase the capacity and scope of public services for low and moderate income families and individuals. The needs of residents with limited incomes for a unique variety of public services can be acute. Consolidated Plan funding will be used to leverage other resources to provide needed services.

Priority Need

4.1 Increase capacity and expand the scope of Public Services in order to reach out to more low-to-moderate income residents.

The following tables summarize these priorities using the format required by HUD.

Priority Housing Needs in Orange County (HUD Table 2A)					
Description of Housing Needs			Priority Need Level	Estimated Households*	Estimated Dollars to Address**
Renter	Small Related	0 to 30%	High	750	\$11,254,950
		31 to 50%	High	658	6,579,120
		51 to 80%	High	569	4,265,985
	Large Related	0 to 30%	High	79	\$1,184,400
		31 to 50%	High	114	1,139,600
		51 to 80%	High	154	1,154,115
	Elderly	0 to 30%	High	285	\$4,272,000
		31 to 50%	High	175	1,748,700
		51 to 80%	Medium	155	1,162,350
	All Other	0 to 30%	Medium	3,791	\$56,868,075
		31 to 50%	Medium	1,441	14,407,250
		51 to 80%	Medium	1,114	8,355,870
Owner	0 to 30%	Medium	1,312	\$19,684,305	
	31 to 50%	Medium	999	9,987,040	
	51 to 80%	Medium	1,575	11,811,218	
Special Needs**		0-80%	Medium	1,833	\$18,331,770
<p>*The estimated households is calculated by taking the total number of renter, owner and special needs households in the income categories and multiplying them by the percentage with any housing problems.³</p> <p>**The estimated dollars includes the public and private funds necessary to address the identified housing needs. The cost to address the needs varies by income level from \$15,000 per unit for households with incomes less than 30% of the area median to \$7,500 for higher income households.</p> <p>***Households where one or more person has a long-lasting condition that substantially limits one or more physical activity (such as walking, climbing stairs, reaching, lifting or carrying) and/or a physical, mental or emotional condition lasting more than six months that creates difficulty with dressing, bathing or getting around inside the home.</p>					

³ Source: U.S. Department of Housing and Urban Development

Non-Housing Community Development Needs (HUD Table 2B)		
Description of Non-Housing Community Development Needs		Priority
Public Facility Needs	Neighborhood Facilities	Low
	Parks and/or Recreation Facilities	Low
	Health Facilities	Low
	Parking Facilities	Low
	Solid Waste Disposal Improvements	Low
	Asbestos Removal	Low
	Non-Residential Historic Preservation	Low
	Other Public Facility Needs	Low
Infrastructure	Water Improvements	Medium
	Street Improvements	Medium
	Sidewalks	Medium
	Sewer Improvements	Medium
	Storm Water Improvements	Medium
	Other Infrastructure Needs	Medium
Public Service Needs	Handicapped Services	High
	Transportation Services	High
	Substance Abuse Services	High
	Employment Training	High
	Health Services	High
Anti-Crime Programs	Crime Awareness/Prevention	Medium
Youth Programs	Youth Centers	High
	Child Care Centers	Medium
	Youth Services	High
	Child Care Services	Medium
Senior Programs	Senior Centers	Medium
	Senior Services	Medium
Economic Development	Rehabilitation of Publicly or Privately Owned Commercial and/or Industrial	Low
	CI Infrastructure	Low
	Other Commercial and/or Industrial Improvements	Low
	Micro-Enterprise Assistance	Low
	ED Technical Assistance	Low
	Other Economic Development	Low
Planning	Planning and Code Enforcement Services	High

Housing and community development assistance will be widely dispersed throughout the Town of Chapel Hill. To promote increased housing choice and opportunity, efforts will be made to increase the number of public and assisted housing units located outside areas of minority and low-income concentration. The County will utilize its funds on a county-wide basis.

Strategic planning is the process of looking toward the future, identifying why an organization exists, what it would look like if it achieved its mission and the concrete steps it must take to achieve that vision. Performance measurement helps translate an organization's strategy into tangible objectives and performance indicators. Output indicators measure performance in the shorter term and include items such as the

number of applications received, houses rehabilitated, etc. It is important to note that output indicators will generally be within the control of the community and its partners. This integrated process, known as Managing for Results, is based on:

- Identifying goals, objectives and strategies as well as relevant measures;
- Determining what resources are necessary to achieve them;
- Analyzing and evaluating performance data; and
- Using that data to drive improvements in an organization.

The following charts utilize this performance-centered approach to outline the local approach to housing and community development in the upcoming five years. All objectives and performance indicators are based on a five-year time frame.

Goal 1 – Decent and Affordable Housing for Lower-Income Households

<i>Priority 1.1 – Low income (< 80%AMI) homeowners that live in substandard housing</i>	
Strategies:	<ul style="list-style-type: none"> - Continue to fund urgent repairs for qualified units - Continue to fund substantial rehabilitation for qualified units - Continue to incorporate handicap, weatherization and lead-based paint improvements into all substantial rehabilitations
Output Indicators:	<ul style="list-style-type: none"> - 30 substantially rehabilitated units (Orange County/Chapel Hill) - 40 units with urgent repairs (Orange County)
<i>Priority 1.2 – Low income renters (<60% AMI) that live in substandard housing</i>	
Strategies:	<ul style="list-style-type: none"> - Continue to fund the rehabilitation of existing rental housing units - Monitor and enforce rent and property standards for completed projects - Leverage existing Town and County resources by utilizing the federal low income tax credit, HUD Section 202 and 811, and other programs to construct new rental housing - Provide educational opportunities related to fair housing, tenant rights, etc. - Continue to dialogue with the University of North Carolina – Chapel Hill on issues that affect affordable rental opportunities in the area
Output Indicators:	<ul style="list-style-type: none"> - 30 additional affordable rental units (Orange County/Chapel Hill) - 20 low income renters receive HOME funded rental assistance for up to 2 years (Orange County) - 75 units of renovated public housing (Chapel Hill)
<i>Priority 1.3 – Low income (<80% AMI) homeowners that do not have indoor plumbing or adequate connections to existing public water and sewer systems</i>	
Strategies:	<ul style="list-style-type: none"> - Continue to fund the connection of lower income homeowners to existing water and sewer facilities. - Continue to fund the construction of complete indoor plumbing facilities
Output Indicators:	<ul style="list-style-type: none"> - 100% of all County residents have adequate indoor plumbing (Orange County/Chapel Hill)
<i>Priority 1.4 – Low-income renters (<80% AMI) that are potential homebuyers</i>	
Strategies:	<ul style="list-style-type: none"> - Provide down-payment and closing cost assistance to qualified homebuyers - Provide homebuyer education and counseling with an emphasis on credit - Provide acquisition, infrastructure, predevelopment and/or construction funding to eligible non-profits and for-profits to develop affordable housing opportunities

	- Establish homeownership program to assist existing Section 8 recipients
Output Indicators:	- 30 additional lower income homebuyers (Orange County/Chapel Hill)
<i>Priority 1.5 – Eliminate barriers to affordable housing</i>	
Strategies:	<ul style="list-style-type: none"> - Challenge and encourage non-profit and for-profit affordable housing providers to share resources and collaborate - Seek legislation that would require all local governments to require new residential and commercial developers in the County and Towns seeking zoning approval and/or permits to contain at least 15% affordable units in residential projects - Declare 2006 “The Year of Affordable Housing” and implement a public education that defines affordable housing - Utilize equity sharing and community land trust concepts to limit the dramatic escalation of housing costs
Output Indicators:	<ul style="list-style-type: none"> - 30 units of new affordable housing in mixed income developments (Orange County/Chapel Hill) - Increased awareness of barriers to affordable housing (Orange County/Chapel Hill)
<i>Priority 1.6 –Low income (<60% AMI) Homeownership</i>	
Strategies:	<ul style="list-style-type: none"> - Provide down-payment and closing cost assistance to qualified homebuyers - Provide homebuyer education and counseling with an emphasis on credit - Provide acquisition, infrastructure, predevelopment and/or construction funding to eligible non-profits and for-profits to develop affordable housing opportunities - Establish homeownership program to assist existing Section 8 recipients
Output Indicators:	- Up to 30 additional low income homebuyers (Orange County/Chapel Hill)
<i>Priority 1.7 – Extremely Low income (<30% AMI) renters looking for affordable rental housing</i>	
Strategies:	<ul style="list-style-type: none"> - Partner with local housing developers and/or property management firms to develop affordable rental housing for Extremely low-income residents - Develop a rental subsidy program for the <30% AMI residents - Possibly develop an SRO model for implementation to develop more affordable housing - Review current density ordinances for possible revision to increase ability to develop affordable, multi-unit rental housing
Output Indicators:	- 30 units of new/rehabilitated affordable rental housing in mixed income developments (Orange County/Chapel Hill)

Goal 2 – Provide Housing and Services for Populations with Special Needs

<i>Priority 2.1 – Service-enriched transitional housing for homeless persons with special needs</i>	
Strategies:	<ul style="list-style-type: none"> - Promote and make public service funds available to homeless agencies that operate emergency shelters - Partner with other funding agencies to encourage the development of transitional housing (SROs, group homes) that is service-enriched - Continue to strengthen partnership with the local Continuum of Care - Provide property acquisition funding to eligible non-profits and for-profits to develop transitional housing
Output Indicators:	<ul style="list-style-type: none"> - Provide financial assistance to support the construction of a residential center for homeless men (Orange County/Chapel Hill)
<i>Priority 2.2 – Reduce Chronic Homelessness</i>	
Strategies:	<ul style="list-style-type: none"> - Establish an assertive street outreach program that targets unsheltered homeless people at natural gathering places throughout Orange County. - Establish an outreach system in Northern Orange County that uses the congregate feeding programs as a place to begin identifying those who are chronically homeless in the rural part of the county. - Create an Assertive Community Treatment (ACT) Team that targets those who are chronically homeless and integrates the team with the above outreach efforts. - Ensure that both inpatient and outpatient substance abuse treatment is made available to those chronically homeless individuals who desire that service. If inpatient treatment is necessary, make sure that permanent housing is not lost during the inpatient stay. - Identify strategies designed to address the needs for shelter and services for individuals with complex behaviors that result in being banned from kitchen/shelter services. - Sheltered chronically homeless people will be able to move into permanent housing by receiving the services necessary for them to obtain and maintain permanent housing. - Ensure that nonprofit developers have the organizational and financial capacity to create new housing units within the community for the chronically homeless. - Identify a wide variety of sites for housing the chronically homeless throughout the county in the most fair and effective places within the county. - Establish a rigorous evaluation mechanism that measures the cost of individuals who are chronically homeless before and after they are receiving housing and support services.
Output Indicators:	<ul style="list-style-type: none"> - 15 units will be rehabbed/rented/built to provide permanent supportive housing (including the use of Assertive Community Treatment Teams) for the chronic homeless in Orange County within the first 3-5 years of the plan.
<i>Priority 2.3 – Increase Employment</i>	
Strategies:	<ul style="list-style-type: none"> - Current supportive employers will increase the number of homeless people they hire. - Potential employers will increase their understanding of those who are homeless and hire homeless or formerly homeless individuals. - Design and implement a model employment and training program that focuses on individualized assessment, job goals, and placement activities.

	<ul style="list-style-type: none"> - Develop and implement a credentialing process designed to create skills that prepare homeless persons for employment by establishing partnerships with local Chambers of Commerce to convene and educate about homeless people and their employment needs. - Enhance the skills development center that exists on Franklin Street and develop a comparable site in Hillsborough. - Design and implement a strategy targeting those who are aging out of the foster care system as a way to prevent future homelessness by building a successful employment history and supporting ongoing financial literacy efforts. - Support and build on the "Wheels for Work" model that is currently only available to work first participants. - Increase the number and availability of child care slots in quality child care centers for homeless families. - Support transportation expansion plan in Chapel Hill Transit System and Triangle Transit Authority. - Endorse ongoing discussions between Orange Transportation and Chapel Hill Transit System
Output Indicators:	<ul style="list-style-type: none"> - Provide funding to at least two shelters to help fund transitional programs, to possibly include job training programs
<i>Priority 2.4 – Prevent Homelessness</i>	
Strategies:	<ul style="list-style-type: none"> - Youth aging out of the foster care system will maintain a relationship with human services in order to prevent homelessness. - Begin examining the data and relevant strategies designed to work with unemancipated youth between the ages of 16-18 who are running away. - Those exiting prison, the military, hospitals and other health related institutions will not be discharged into homelessness. - Assess the actual need and develop step down housing for those exiting inpatient substance abuse treatment services. This housing should create a safe and supportive environment designed to promote recovery. - Those with unstable housing will receive the necessary services to prevent loss of housing. This includes families who are doubled up that may lose their housing, those who are experiencing an immediate health care crisis that jeopardizes their housing, and those who have received eviction notices. - Develop a plan designed to address the current gap in affordable housing units available to homeless families and individuals.
Output Indicators:	<ul style="list-style-type: none"> - Develop a Discharge Plan policy with Wake County and Durham County to have a unified regional approach - Provide funding to at least two shelters to help fund transitional programs, to possibly include homeownership, rental and/or credit counseling
<i>Priority 2.5 – Increase Access to Services</i>	
Strategies:	<ul style="list-style-type: none"> - Improve the network of homeless service providers to eliminate individuals from falling through the cracks. - Homeless people will be engaged and enrolled in the appropriate services.

	<ul style="list-style-type: none"> - Develop a system designed to decrease the length of time necessary for individuals to receive identification. - Decrease the wait for Medicaid disability. - Improve Health Care/Dental Care. - Improve the capacity of current providers to serve as a point-of-entry, including sufficient funding to support a facility that is open 24 hours a day, seven days a week. - Increase access to community resources (jobs, housing, services, and childcare) in order to develop a maximum 90-day length-of-stay strategy for homeless persons in shelters to facilitate their return to permanent housing.
Output Indicators:	- Assist 20 additional homeless persons
<i>Priority 2.6 – Increase Public Participation in Ending Homelessness</i>	
Strategies:	<ul style="list-style-type: none"> - Identify specific strategies that eliminate NIMBYism (Not In My Back Yard) in Orange County. - Increase the number of volunteers directly working with homeless people. - Increase positive media support. - Improve the PR presence of current providers within Orange County. - Develop strategies that demonstrate “proven results” to the taxpayers of Orange County. Include specific values for the benefits associated with investing in mental health.
Output Indicators:	<ul style="list-style-type: none"> - Increase information available to public through distribution of marketing materials through the CoC - Implement a volunteer recruiting campaign to include UNC students and Orange County residents

Goal 3 – Provide Housing and Services for Special Needs Populations

<i>Priority 3.1 – Service-enriched housing for persons with special needs</i>	
Strategies:	<ul style="list-style-type: none"> - Promote and make funds available to agencies that assist special needs residents - Partner with other funding agencies to encourage the development of housing (SROs, group homes) that is service-enriched - Continue to strengthen partnership with the local non-profit organizations - Provide property acquisition funding to eligible non-profits and for-profits to develop housing
Output Indicators:	<ul style="list-style-type: none"> - Provide financial assistance to support the development or acquisition of at least ten housing units for special needs populations (Orange County/Chapel Hill)
<i>Priority 3.2 – Continuum of services for special needs populations including older adults, disabled, mentally ill, persons with AIDS and at-risk youth</i>	
Strategies:	<ul style="list-style-type: none"> - Promote and make funds available to agencies that serve identified special populations - Continue to strengthen partnership with local service providers - Support applications for federal housing funds - Provide property acquisition funding to eligible non-profits and for-profits to develop permanent housing for those with special needs
Output Indicators:	<ul style="list-style-type: none"> - 10 additional permanent housing units for those with special needs (Orange County)

Goal 4 – Increase Capacity and expand the scope of Public Services

<i>Priority 4.1 – Increase capacity and expand the scope of Public Services in order to reach out to more low-to-moderate income residents</i>	
Strategies:	<ul style="list-style-type: none"> - Strengthen partnerships with non-profits and other related associations (community building, education, family services, etc.) - Promote public services opportunities for area low-income residents - Build community capacity and better coordinate services through the regular dissemination of information. Examples may include Community Development Day workshops, self-help workshops, activity updates, etc. - Continue to work with area Chambers of Commerce and others to promote the economic development of the community
Output Indicators:	<ul style="list-style-type: none"> - Increase Public Services capacity and scope by 10% for at least three non-profit organizations over the next five years

2. Identify any obstacles to meeting underserved needs.

Orange County HOME Consortium Response:

The potential obstacles to meeting these needs include:

- Affordability and Availability of land and infrastructure
- High cost of existing housing stock
- Developer preference for high-end housing
- Government regulations (the Urban Services Boundary, Zoning Ordinances)
- High Fees (Impact Fees)
- Length of Permitting Process

These factors present obstacles to the meeting the needs for housing and services in Orange County and the Towns of Chapel Hill, Carrboro and Hillsborough. Zoning incentives available within the Consortium may help overcome some of these obstacles.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

Orange County HOME Consortium Response:

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. Because lead poisoning is a serious, yet preventable health problem that can cause long-term neurological damage among young children, the Consortium is committed to addressing this health hazard. The Consortium complies with the State of North Carolina’s established Lead-Based Assessment Program to address homes that may be of risk for lead poisoning.

The leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offer particularly high risks of lead exposure due to the lower levels of maintenance among lower-income households. This is an important factor since it is not the lead paint itself that causes the hazards, but rather the deterioration of the paint that releases lead-contaminated dust and allows children to peel and eat lead-contaminated flakes.

The current risk factors for lead poisoning include:

- Living in a home built before 1950
- Living in a recently remodeled home built before 1978

Houses built before 1969 (12,948 units), have a higher probability of containing lead-based paint than houses built between 1970 and 1978. In Orange County: 57% of the homes have been built since 1980; 19% of the homes have been built between 1970 and 1979; and 24% of the housing stock was built prior to 1970.

Year House Built	Total Units
Built 2005 or later	1,820
Built 2000 to 2004	6,192
Built 1990 to 1999	11,426
Built 1980 to 1989	11,872
Built 1970 to 1979	10,548
Built 1960 to 1969	5,246
Built 1950 to 1959	3,355
Built 1940 to 1949	1,733
Built 1939 or earlier	2,614
Total Units Built	54,806

Orange County Housing Stock: [Source: 2008 Census Estimates for Orange County]

There is the potential for as many as 12,058 occupied housing units in Orange County that contain lead-based paint. Of these units with lead-based paint, 6,001 are owner-occupied and 6,057 are occupied by renters. As many as 5,276 houses may have deteriorated lead-based paint. According to the 2000 Census, there are 16,540 households with annual incomes below \$30,000. Applying the assumption that as much as 35% of these low-income households contain lead-based paint hazards results in an estimated 5,789 low-income households with lead-based paint hazards in Orange County.

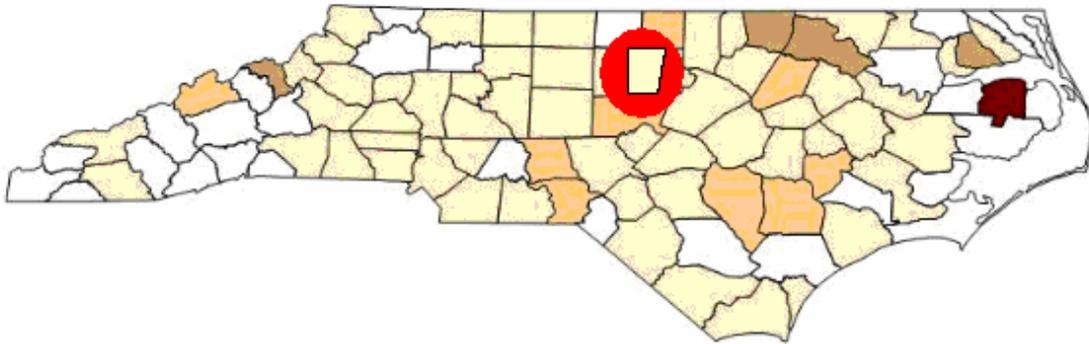
State of North Carolina Lead Poisoning Statistics – 1998-2006 ⁴										
Year	Population < 72 months old	Number of Children Tested	Total Confirmed Children	Confirmed EBLs as % of Children Tested	Number of Confirmed Children By Highest Blood Lead Level (µg/dL) at or Following Confirmation					
					10-14 µg/dL	15-19 µg/dL	20-24 µg/dL	25-44 µg/dL	45-69 µg/dL	>=70 µg/dL
1998	636,257	96,729	1,067	1.10%	641	257	78	83	8	0
1999	641,514	107,096	1,039	0.97%	628	235	100	72	4	0
2000	647,879	116,947	1,261	1.08%	772	287	108	83	8	3
2001	651,034	121,940	995	0.82%	616	215	79	78	5	2
2002	651,034	122,501	921	0.75%	584	196	75	62	3	1
2003	651,034	122,911	908	0.74%	611	187	57	47	5	1
2004	651,034	123,586	688	0.56%	452	146	47	38	5	0
2005	651,034	129,290	595	0.46%	375	121	45	47	7	0
2006	651,034	136,409	504	0.37%	328	101	38	28	8	1

According to the table above, the total number of confirmed children with lead poisoning has decreased by more than 50%. This is a direct result of increased testing and elimination of lead-based paint hazards. The map below shows the percentage of lead poisoning cases across the State of North Carolina. Orange County falls within the 0.1 – 0.6% range.

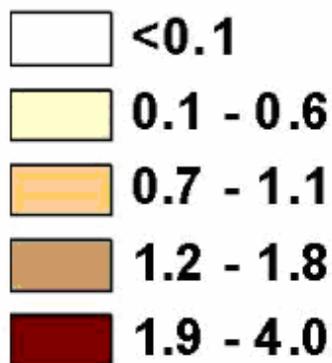
⁴ North Carolina Lead Data and Statistics, Centers for Disease Control and Prevention, <http://www.cdc.gov/nceh/lead/data/state/ncdata.htm>.



Case Rate* by County North Carolina, 2006



Legend (%)



*Case Rate = # children <6 years old with confirmed EBLL ≥ 10 $\mu\text{g/dL}$ divided by # children <6 years old tested for BLL

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Orange County HOME Consortium Response:

Lead poisoning is one of the most prevalent environmental threats to children in the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children. Lead-based paint hazards arise from three sources: lead-based paint in poor condition, lead-contaminated dust, and lead-contaminated soil. The improper disturbance or removal of lead-based paint may result in the production of paint chips and dust which may contaminate a structure inside and out. Young children, under the age of six, are the most vulnerable to the dangers potentially caused by exposure to lead-based paint and associated lead in dust.

The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

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

The North Carolina Department of Health and Human Services, Division of Public Health, Health Hazards Control Unit (HHCU) administers two lead-based paint programs in the state of North Carolina *in lieu of EPA*: the Lead-Based Paint Hazard Management Program for abatement activities (LHMP) and the Lead-Based Paint Hazard Management Program for Renovation, Repair and Painting (LHMP-RRP). Through these programs, the HHCU provides information to the public and to business and industry about the health hazards of lead-based paint and ways to control or prevent lead poisoning. The HHCU certifies firms and individuals conducting lead-based paint abatement activities and/or renovation activities, accredits training providers and courses, and issues permits for lead-based paint abatement projects that occur in child-occupied facilities and housing built before 1978. The HHCU also inspects lead-based paint abatement projects.

Lead-Requirements for Abatement Activities (LHMP)

In an effort to address the hazards associated with the improper removal of lead-based paint or lead-based paint hazards, North Carolina established the Lead-Based Paint Hazard Management Program (LHMP) in 1998.

The LHMP requires a person who performs an inspection, risk assessment, abatement or abatement design work in a child-occupied facility (such as daycares, pre-schools, etc.) or target housing (built before 1978) to be certified and establishes the requirements for certification, including the oversight of required training. It also

requires a person who conducts an abatement of a child-occupied facility or target housing to obtain a permit for the abatement.

The LHMP also establishes work practice standards for lead-based paint abatement activities and has adopted the US EPA's requirements included in 40 CFR Part 745, Subpart L - Lead-Based Paint Activities and 40 CFR Part 745, Subpart D – Identification of Dangerous Levels of Lead (PDF).

Lead-Requirements for Renovation, Repair and Painting (RRP)

Common renovation activities can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children.

Under the North Carolina Rules, beginning January 1, 2010, dust sampling technicians, firms, and individuals performing renovation, repair and painting projects for compensation that disturb lead-based paint in homes and child-occupied facilities built before 1978, must be certified and must follow specific work practices to prevent lead contamination. Child-occupied facilities include, but are not limited to, child care facilities and schools with children under the age of 6 years of age that are built before 1978.

Renovation, Repair and Painting Information for Property Owners

The RRP program mandates that contractors, property managers and others working for compensation, in homes and child-occupied facilities built before 1978, must be trained and use lead-safe work practices. They are also required to provide the lead pamphlet "Renovate Right; Important Lead Hazard Information for Families, Child Care Providers and Schools" to owners and occupants before starting renovation work.

Property owners have the ultimate responsibility for the safety of their family, tenants, or children in their care. To learn more about lead-safe work practices and actions you can take before beginning work, read EPA's lead hazard information pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools*

Renovation, Repair and Painting Information for Tenants and Families of Children under Age 6 in Child-Occupied Facilities

Firms performing renovations must provide a copy of EPA's lead hazard information pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools*, to homeowners, tenants, and administrators of pre-1978 child care facilities and schools that will be renovated. Renovation information must also be available to the parents or guardians of children under age six that attend child care facilities and schools.

Renovation, Repair and Painting Information for Contractors

Contractors play an important role in helping to prevent lead exposure. Ordinary renovation and maintenance activities can create dust that contains lead. By following lead-safe work practices, you can prevent lead hazards.

The RRP program mandates that contractors, property managers and others working for compensation, in homes and child-occupied facilities built before 1978, must be trained and use lead-safe work practices. They are also required to provide the lead pamphlet "Renovate Right; Important Lead Hazard Information for Families, Child Care Providers and Schools" to owners and occupants before starting renovation work.

Certification of Firms and Individuals

A firm engaged in abatement activities must be a certified lead abatement firm. A firm engaged in regulated renovation activities (such as renovation, repair, or painting that disturbs greater than 6 square feet of interior painted surfaces or 20 square feet of exterior painted surfaces or dust sampling after renovation) must be a certified renovation firm. If a firm conducts abatement **and** renovation activities, then **both** certifications are required.

Individuals who conduct lead-based paint abatement activities in North Carolina [inspections, risk assessments, abating lead-based paint hazards, clearance testing, designing abatement projects, etc.] must be certified by the State. Individuals must also be certified by the State of North Carolina to perform renovation, repair and painting activities in housing and child-occupied facilities built before 1978. If an individual conducts both abatement and renovation activities, then both certifications are required.

Lead-Based Paint Training for Certification:

Individuals conducting lead-based paint abatement activities (such as, inspections, risk assessments, abating lead-based paint hazards, designing abatement projects, etc.) or renovation activities (such as renovation projects or dust sampling after a renovation) covered by the LHMP-RRP program must be certified by the HHCUC. Prior to certification, individuals must receive specific training.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families). To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

Orange County HOME Consortium Response: Projected Housing Needs: 2010-2015

Understanding the specific housing needs of low income, priority needs households are critical to developing a realistic and responsive affordable housing strategy. As part of its consolidated planning process, the Orange County HOME Consortium retained a consulting firm to conduct a full assessment of the affordable rental and for-sale housing supply and demand in the Orange County HOME Consortium. Available demographic, economic and housing data for the Orange County HOME Consortium market was used to quantify the current and projected five-year housing supply and demand for priority needs households in the city. Highlights of the assessment are provided in this section.

HUD receives a "special tabulation" of data from the U.S. Census Bureau [American Community Survey (ACS)] that are largely not available through standard Census products. These "special tabulation" data provide counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of median income) and household types of particular interest to planners and policy-makers. This data, known as the Comprehensive Housing Affordability Strategy (CHAS), is used by local governments for housing planning as part of the Consolidated Planning process. HUD may also use some of these data in allocation formulas for distributing funds to local jurisdictions⁵.

A. Priority Needs Housing

⁵ "2009 Consolidated Planning/CHAS Data". Updated March 5, 2010.
<http://www.huduser.org/portal/datasets/cp.html>

Identifying A Priority Needs Household?

HUD requires communities to focus their consolidated plans and invest their federal resources on priority needs households, defined as follows for the CDBG program:

Comparison of CDBG and HOME Income Categories⁶

INCOME CATEGORY	CDBG	HOME
0-30% of AMI	Extremely Low	Extremely Low
31-50% of AMI	Very Low	Very Low
51-80% of AMI	Moderate	Low
80-120% of AMI	N/A	Moderate

Comparison of CDBG and HOME Income Categories:

[HUD estimates indicate that the 2009 median area income for the Durham, NC MSA is \$65,500. 2008 Census Estimates: Orange County's is \$77,997. Chapel Hill's is 89,507]

HUD has also categorized priority needs households into the following household types:

Categories of Household Types As Determined By HUD

HOUSEHOLD TYPE	DESCRIPTION
Small-Related Renter Households	Households of 2 to 4 persons that include at least one person related to the household by blood, marriage, or adoption
Large-Related Renter Households	Households of 5 or more persons that include at least one person related to the household by blood, marriage, or adoption
Elderly Renter Households	Households with one or two persons in which the head of household or spouse is at least 62 years of age
All Other Renter Households	Households of one or two persons that do not meet the definition of small-related, large-related, elderly, or special needs
Owner Households	Households whose home is owner-occupied
Special Needs Households	Households with one or more person that include persons having mobility impairments, disabilities, or that require supportive services.

Categories of Household Types Determined by HUD

⁶ U.S. Census 2006-2008 ACS Estimates: <http://www.census.gov>

A large percentage of extremely low-income and very low-income households in Orange County experience one or more housing problems. Households with housing problems are those without a complete kitchen or bathroom, containing more than one person per room and/or that pay more than 30% of their income towards housing expenses.

The following sections describe characteristics of low-income households experiencing housing problems within the Orange County HOME Consortium as shown in the following tables. Looking at renter-occupied and owner-occupied housing separately, census data shows important distinctions based on the following income levels:

- **Extremely low-income households** are households earning 30% or less of the area median income (adjusted for family size). Given the area median household income for Orange County⁷ in 2009 is \$65,500 (for a household of four), households earning \$21,400 or less annually are considered extremely low-income.
- **Very low-income households** are households earning between 31% and 50% of the area median household income (adjusted for family size). Given the area median household income for Orange County in 2009 is \$65,500 (for a household of four), households earning \$35,600 or less annually are considered very low-income.
- **Low-income households** are those earning between 51 and 80% of the area median household income (adjusted for family size). Given the area median household income for Orange County in 2009 is \$65,500 (for a household of four), households earning \$57,050 or less annually are considered low-income.

**NOTE* The most recent and complete dataset available from HUD is the 2000 Census Data. While there are 2006-2008 ACS Census estimates available for Orange County and the Town of Chapel Hill, the data provided is not complete and does not provide all the required information. For the purposes of the Housing Needs Section of the 5-Year Strategic Plan, the 2000 Census Dataset is used.*

⁷ Orange County is part of the Durham, North Carolina Metropolitan Statistical Area (MSA) which comprise of Durham, Orange and Chatham Counties.

Low-Income Households (80% or lower AMI) with any Housing Problems ⁸												
Household by Income and Housing Problem		Renter Households					Owner Households					Total Households
		Elderly*	Small Related†	Large Related‡	All Others	Total	Elderly*	Small Related†	Large Related‡	All Others	Total	
Income of 50% or Less of Median	Total Households	780	1,893	242	5,960	8,875	1,694	1,109	223	829	3,855	12,730
Income of 30% or Less of Median	Total Households	445	945	94	4,255	5,739	920	405	88	514	1,927	7,666
	Percent with Any Housing Problems	64.0%	79.4%	84.0%	89.1%	85.5%	62.5%	59.3%	78.4%	83.5%	68.1%	81.1%
	Percent with Cost Burden Over 30%	59.6%	76.2%	75.5%	83.5%	80.3%	62.5%	59.3%	78.4%	82.7%	67.9%	77.2%
	Percent with Cost Burden Over 50%	46.1%	61.4%	51.1%	74.5%	69.8%	42.9%	45.7%	39.8%	65.2%	49.3%	64.6%
Income Between 31% and 50% of Median	Total Households	335	948	148	1,705	3,136	774	704	135	315	1,928	5,064
	Percent with Any Housing Problems	52.2%	69.4%	77.0%	84.5%	76.1%	29.6%	66.6%	92.6%	55.6%	51.8%	66.8%
	Percent with Cost Burden Over 30%	52.2%	63.6%	43.2%	81.8%	71.3%	29.1%	66.1%	55.6%	55.6%	48.8%	62.7%
	Percent with Cost Burden Over 50%	34.3%	16.8%	9.5%	34.6%	28.0%	14.2%	44.7%	37.0%	31.7%	29.8%	28.7%
Income Between 51% and 80% of Median	Total Households	270	1,489	249	2,454	4,462	865	1,640	229	989	3,723	8,185
	Percent with Any Housing Problems	57.4%	38.2%	61.8%	45.4%	44.6%	23.1%	49.7%	60.7%	42.4%	42.3%	43.6%
	Percent with Cost Burden Over 30%	57.4%	29.1%	23.7%	44.6%	39.0%	23.1%	47.6%	34.5%	42.0%	39.6%	39.3%
	Percent with Cost Burden Over 50%	11.1%	3.0%	4.0%	3.1%	3.6%	5.8%	13.1%	12.7%	15.2%	11.9%	7.4%

*One and two person households
†Two to four person households
‡Five or more person households

Renter Households

In Chapel Hill and Carrboro, the number of rental units far exceeds the number of units occupied by homeowners. This is likely attributable to the large population of UNC-Chapel Hill students living in the Chapel Hill and Carrboro areas. Approximately

⁸ U.S. Department of Housing and Urban Development, Policy Development and Research (Comprehensive Housing Affordability (CHAS) Data Report, 2000 – *Most recent complete dataset*)

38% of the 49,289 housing units in Orange County are available as rental units, as determined by the 2000 Census. Using 2007 American Community Survey data, HUD determined the 2010 fair market rents (which establish the rent ceiling for the HOME Program and are generally considered to represent rents affordable to moderate-income households) for Orange County to be \$542 for an efficiency apartment, \$742 for a 1-bedroom, \$832 for a 2-bedroom, \$1,087 for a 3-bedroom, and \$1,172 for a four bedroom unit. CHAS data indicates that, of the County's total occupied rental units, only 26.7% paid rent at a rate of less than 20% of the tenant household's income; 43.3% or renter households paid rent in an amount greater than 35% of the household's income, indicating a high degree of cost burden. In order to ease this burden, additional rental units, affordable to households with low and moderate incomes, are needed.

One-half of all renter households experience a housing problem, which represents a 0.8% reduction since 1990. As shown in the table below, the percentage of extremely low-income renters who experience housing problems has increased overall since 1990. However, among extremely low- and very low-income and low-income renters, there has been an overall reduction in the number of housing problems.

Summary of Renter Households with Housing Problems ⁹								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	3,830	86.3%	83.9%	75.0%	5,739	85.5%	80.3%	69.8%
Income 31% to 50% of Median	2,693	84.4%	81.8%	27.1%	3,136	76.1%	71.3%	28.0%
Income 51% to 80% of Median	3,870	35.8%	33.4%	1.6%	4,462	44.6%	39.0%	3.6%
Total Households	15,465	46.6%	**	**	19,442	50.7%	45.7%	26.2%
* Households experiencing a cost burden greater than 50% are a subset of those households experiencing a cost burden greater than 30%.								
** Data unavailable.								

Extremely Low-Income Renters

Among extremely low-income renters, individuals and unrelated households experience many more housing problems than other groups—89.1% experience any

⁹ U.S. Department of Housing and Urban Development, Policy Development and Research (Comprehensive Housing Affordability (CHAS) Data Report, 1990 and 2000 – *Most recent complete datasets*)

housing problem, 83.5% pay 30% or more on housing and 74.5% pay 50% or more on housing. Extremely low-income elderly households experience less housing problems than other groups with 64.0% encountering any housing problem, 59.6% being 30% or more cost burdened and 46.1% being 50% or more cost burdened.

Very Low-Income Renters

Among very low-income renters, almost three-quarters of large related households and 84.5% of individuals and unrelated households experience any housing problem. Among those renters that are 30% or more cost burdened, 63.6% are small related households and 81.8% are individuals or unrelated households. Large related households are less likely to be 50% or more cost burdened while elderly, individual and unrelated households are more likely to pay 50% or more for housing.

Low-Income Renters

A higher percentage of elderly households (57.4%) experience one or more housing problems than other low-income groups. Elderly households are also more likely to be cost burdened—over one-half spend more than 30% of income for housing expenses and 11.1% spend more than half of their income on housing expenses. Among all renters, over one-third are cost-burdened by 30% or more.

Owner Households

Over 20% of all owner households experience a housing problem, which represents a 0.3% increase since 1990. As shown in the table below, the percentage of extremely low-income owners who experience a cost burden over 50% increased since 1990 to 49.3%. During this same period, however, extremely low income owners experienced a slight decrease in any housing problems and in cost burdens of more than 30%. Among very low-income and low-income owners, there has been an overall increase in the number of housing problems.

Summary of Owner Households with Housing Problems ¹⁰								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	1,742	71.3%	70.3%	40.5%	1,927	68.1	67.9	49.3
Income 31% to 50% of Median	1,667	49.4%	46.4%	17.4%	1,928	51.8	48.8	29.8
Income 51% to 80% of Median	3,200	28.2%	25.7%	5.8%	3,723	42.3	39.6	11.9
Total Households	20,813	22.2%	**	**	26,406	22.5	21.4	8.5
* Households experiencing a cost burden greater than 50% are a subset of those households experiencing a cost burden greater than 30%.								
** Data unavailable.								

Extremely Low-Income Owners

Among extremely low-income homeowners, it is individuals and unrelated households that experience the greatest number of housing problems—83.5% experience one or more housing problems, 82.7% experience a cost burden greater than 30% and 65.2% experience a cost burden greater than 50%. Almost one-half of all homeowners are paying 50% or more of their income to cover housing expenses.

Very Low-Income Owners

Over 90% of large-related households experience some housing problems. Almost one-half of all very low-income owners are cost-burdened, with two-thirds of small households paying 30% or more for housing expenses. Small related households, at 44.7%, have a high likelihood of spending more than 50% of their income for housing expenses.

Low-Income Owners

Non-elderly owners are much more likely than elderly owners to experience one or more housing problems, with large related households (at 60.7%) encountering the most problems. Almost one-half of small related households experience a cost burden of more than 30% and 13.1% experience a cost burden of more than 50%. However, individuals and unrelated households are most likely to be 50% or more costs burdened. Overall, homeowners are more likely than renters to experience a cost burden.

¹⁰ U.S. Department of Housing and Urban Development, Policy Development and Research (Comprehensive Housing Affordability (CHAS) Data Report, 1990 and 2000 – *Most recent complete dataset*)

Disproportionate Needs

Information available from the 2000 census has been analyzed to identify the extent to which racial or ethnic groups may have disproportionately greater needs compared to the housing needs of all groups in Orange County. The U.S. Department of Housing and Urban development considers that a “disproportionately greater need exists when the percentage of persons in a category is at least 10% higher than the persons in a category as a whole.”

Households with Any Housing Problem by Race and Tenure (2000) ¹¹			
Race	Renter Occupied	Owner Occupied	Total
White	49.5%	19.8%	31.2%
African American	50.2%	38.5%	44.4%
Hispanic	61.8%	32.6%	54.7%
Native American	22.2%	10.8%	16.4%
Asian	58.4%	36.3%	50.6%
All Households	50.7%	22.5%	34.5%

The table above illustrates that, among renters, Hispanic households experience a disproportionately higher percentage of housing problems in Orange County. Among homeowners, African Americans, Hispanics and Asian Americans experience a disproportionately higher percentage of housing problems. When looking at all households (renters and owners), Hispanic and Asian American households experience a disproportionately higher percentage of housing problems. Very low-income households (those earning less than half of the area’s median income) and extremely low-income households (those earning less than 30% of the area median income) have the greatest number of housing problems, whether renters or homeowners.

Supportive Housing for Non-Homeless Persons with Special Needs

In examining supportive housing for persons with special needs, Orange County has considered the needs of the elderly, persons with disabilities (including mental, physical and developmental), alcohol and substance abusers and persons with HIV/AIDS. A discussion of the housing needs for these sub-populations follows.

¹¹ U.S. Department of Housing and Urban Development, Policy Development and Research (Comprehensive Housing Affordability (CHAS) Data Report, 2000)

Elderly and Frail Elderly Persons

During the period 1990 to 2000, the number of elderly households in Orange County has increased from 5,826 to 7,164. As a percentage of total households, this represents a decrease. In 1990, 16.1% of all households were

elderly and by 2000 this number dropped to 15.6%. In 2000 there were 7,164 elderly households in Orange County, of which 4,384 households, or 61.2%, were low-income. The table provides an overview of renter and owner elderly households.

Elderly and Elderly Low-Income Households (2000)¹²					
	All Households			Low-Income Households	
	Total	Elderly	Percent of Total	Elderly	Percent Low-Income
Renters	19,442	1,575	8.1%	1,050	66.7%
Owners	26,406	5,589	21.2%	3,334	59.7%
Total	45,848	7,164	15.6%	4,384	61.2%

The majority of elderly owner-occupied households are low-income. Of the 5,589 elderly households that reside in their own home, 3,334 (or 59.7%) are low-income and over two-thirds of renters are low-income.

Elderly owner-occupied households face a unique set of problems. The cost of maintaining a home rises with age of the house and homeowner's insurance rates increase almost annually. Yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, by the rise in insurance rates and by the overall decline in the owner's health. Many elderly persons find it medically beneficial and an emotional comfort to remain in a familiar setting, making decent and affordable housing a major concern for this population.

As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical and social service resources. The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to healthcare, shopping and other services, affordability and ease of upkeep. Various categories of housing needed for the elderly include the following:

- Independent living housing, including apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing
- Assisted living, including adult care homes and multi-unit assisted housing with services
- Nursing homes

Retirement Communities and Independent Living

Retirement communities and independent living include homes, condominiums, apartments, retirement hotels and cooperative housing arrangements that provide age-segregated, independent living units and that offer personal care services, social

¹² U.S. Department of Housing and Urban Development, Policy Development and Research (Comprehensive Housing Affordability (CHAS) Data Report, 2000)

activities and limited nursing supervision. Facilities available in Orange County include:¹³

- Adelaide Walters Apartments (Chapel Hill)
- Carol Woods Retirement Community (Chapel Hill)
- Carolina Meadows (Chapel Hill)
- Carolina Spring Apartments (Carrboro)
- The Cedars of Chapel Hill (Chapel Hill)
- Covenant Place (Chapel Hill)
- Manley Estates (Chapel Hill)
- Clare Bridge (Chapel Hill)
- Wynwood of Chapel Hill (Chapel Hill)

Assisted Living

Assisted living includes senior housing arrangements that provide some personal care and nursing supervision, medication monitoring, social opportunities, meals and housekeeping. Facilities available in Orange County include:

- Alterra Wynwood of Chapel Hill (Chapel Hill)
- Carolina House (Chapel Hill)
- Clare Bridge (Chapel Hill)
- National Senior Living of Carrboro (Carrboro)
- R&G Family Care Homes (Hillsborough)
- Shepherd House (Chapel Hill)
- The Stratford (Chapel Hill)
- Crescent Green of Hillsborough (Hillsborough)
- Crescent Green of Carrboro (Carrboro)
- Carillon Assisted Living of Hillsborough (Hillsborough)

Nursing Homes

Nursing homes include skilled nursing facilities, convalescent hospitals, intermediate care facilities and rehabilitation centers for seniors requiring 24-hour medical attention. Facilities available in Orange County include the following:

- Britthaven of Chapel Hill (Chapel Hill)
- Brookshire Nursing Center (Hillsborough)
- Carol Woods Retirement Community (Chapel Hill)
- Chapel Hill Rehabilitation and Healthcare Center (Chapel Hill)

Persons with Disabilities

Persons with mental illness, disabilities and substance abuse problems need an array of services. Their housing requires a design that ensures residents maximum independence in the least restrictive setting, including independent single or shared living quarters in communities, with or without onsite support. Options include:

- Living with family or friends with adequate support and/or respite services
- Small, home-like facilities in local communities close to families and friends, with the goal of moving to a less structured living arrangement when clinically appropriate

¹³ [Orange](#) County Department on Aging, "Community Resource Guide for Seniors and Their Families (2009)"

Residential placements need to provide the equipment and supplies necessary to assist in successful, long-term housing stability. Admission to state or private hospitals, mental retardation centers, state schools or alcohol and drug abuse treatment centers must not be considered permanent or long-term residential options.

Mentally Ill

Those individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The majority of these individuals receive their sole source of income from financial assistance programs—Social Security Disability Insurance or Social Security Income. The housing needs for this population are similar to other low-income individuals. However, because of this limited income, many of these individuals may live in either unsafe or substandard housing. The citizens need case management, support services and outpatient treatment services to monitor and treat their mental illness. Residential facilities in Orange County that provide behavioral and/or psychiatric care include the following:¹⁴

- Apogee Home One (Cedar Grove)
- Ephesus (Chapel Hill)
- Fountain Ridge Group Home (Chapel Hill)
- Harvest House, Prairie Court (Mebane)
- Homestead Place (Chapel Hill)
- Jacobs Tree House (Mebane)
- Serenity Crest (Hillsborough)
- Starling (Cedar Grove)
- Tarheel House (Chapel Hill)
- The Hive (Chapel Hill)

Developmentally Disabled

Housing for the disabled must include a variety of options to meet the unique needs of persons with diverse types of disabilities. Services must be provided by area programs or contracted privately, including group home placements, intermediate care facilities, supported living programs, supported employment, sheltered workshops, home ownership and rental subsidy. Residential facilities in Orange County that provide housing for the Developmentally Disabled include the following:¹⁵

- Christopher Road (Chapel Hill)
- Quail Roost Group Home (Carrboro)
- Aberdeen Group Home (Carrboro)
- Clayton Road (Chapel Hill)
- Gary Road (Carrboro)
- Hamilton Road (Chapel Hill)
- Oleander (Carrboro)
- Purefoy Road (Chapel Hill)
- Umstead Road (Chapel Hill)
- Woodcrest (Chapel Hill)
- Shadylawn (Chapel Hill)

¹⁴ OPC Area Program Housing Guide, updated April, 2006
(<http://opcareaprogram.com/forms/housing/Housing%20Guide.pdf>)

¹⁵ Ibid.

- Silo Drive Facility (Chapel Hill)
- West Main Street Facility (Carrboro)

Alcohol and Substance Abusers

The majority of people who suffer from any form of alcohol or substance abuse maintain jobs and homes at the beginning stages of their problem. However, as the problem progresses, the ability to maintain a well-functioning lifestyle diminishes. This problem touches every income and racial group, but is found to be most prevalent among the lowest income groups. Preventive programs incorporated into housing services provided to low-income persons are necessary to address this problem.

In Orange County, the University of North Carolina Alcohol and Substance Abuse Program provides a mix of mental health and substance abuse services, but only on an outpatient basis. Persons requiring residential treatment programs need to access facilities located in Durham, North Carolina.¹⁶ Freedom House is also available for those residents of Orange County in need of such services.

Persons with HIV/AIDS

According to the most recent quarterly update of the North Carolina HIV/STD Surveillance Report, Orange County had six reported cases of new HIV disease in 2007, which represents less than 1% of all the cases reported in North Carolina. While prevention, medical and support services are available to people with HIV/AIDS, there is a greater need for permanent supportive housing. Other types of housing assistance needed include rental assistance and transitional supportive housing for patients leaving institutions of physical health or incarceration.

Priority Housing Needs (91.215 (b))

Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan; Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category. (Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type); Describe the basis for assigning the priority given to each category of priority needs; Identify any obstacles to meeting underserved needs.

Orange County HOME Consortium Response:

Understanding how many and the types of priority needs households is important in helping to determine the unmet demand for affordable housing and the priorities for the development mix needed to meet this demand.

Categories of Persons Affected

Categories of Persons Affected estimates the number and type of families in need of housing assistance over the next five years for extremely low, very low, low-income households in the Orange County HOME Consortium. The resulting analysis is based on information derived from the following tables.

¹⁶ U.S. Department of Health and Human Services, Substance Abuse & Mental Health Services Administration, Substance Abuse Treatment Facility Locator (<http://www.findtreatment.samhsa.gov>)

All Households

As previously identified, the Comprehensive Housing Affordability Strategy (CHAS) data is used by local governments for housing planning as part of the Consolidated Planning process. This section defines household categories by tenure and housing problems for three subsets of the population to include the Elderly, Small Families, and Large Families at various income levels.

Household Categories

Small Related Households: Small related households – families of two to four persons – account for 19% of low-income households (incomes below 80% AMI) in the Orange County HOME Consortium. The current estimated number of small related, low-income households is 3,774.

Large Related Households: Large related households, which are defined as households consisting of 5 or more persons, have a greater percentage of housing need than any other household type. The high price and limited supply of larger housing units force many families to either live in overcrowded, smaller units or overpriced, larger homes. As a result, 83% of large families have some type of housing need; 46% are cost burdened; and 19% are extremely cost burdened.

Income Groups

Within this report, **area median income** refers to the median family income established annually by the U.S. Department of Housing and Urban Development (HUD). In 2009, the area median income for the Orange County is \$65,500. According to HUD guidelines, low-income households earn less than 80% of the area median income.

Comparison of CDBG and HOME Income Categories

INCOME CATEGORY	CDBG	HOME
0-30% of AMI	Extremely Low	Extremely Low
31-50% of AMI	Very Low	Very Low
51-80% of AMI	Moderate	Low
80-120% of AMI	N/A	Moderate

Comparison of CDBG and HOME Income Categories:

[HUD estimates indicate that the 2009 median area income for Orange County is \$65,500.]

Orange County, North Carolina									
FY 2009 Income Limit Area	Median Income	FY 2009 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
Orange County	\$65,500	Extremely Low (30%)	\$15,000	\$17,100	\$19,250	\$21,400	\$23,100	\$24,800	\$26,550
		Very Low (50%)	\$24,950	\$28,500	\$32,100	\$35,650	\$38,500	\$41,350	\$44,200
		Low (80%)	\$39,950	\$45,650	\$51,350	\$57,050	\$61,600	\$66,200	\$70,750

FY 2009 Income Limits Documentation System: FY 2009 Income Limits Summary

Housing Needs	Tenure			
	Owner		Renter	
	Number	Percent	Number	Percent
Cost Burdened	5,941	22.5%	8,885	45.7%
Severely Cost Burdened	5,651	21.4%	5,094	26.2%
Total Needs	26,406	8.5%	19,442	50.7%

Housing Needs by Tenure in the Orange County HOME Consortium. *Source:* SOCDs CHAS Data: Housing Problems Output for All Households, 2000

The Orange County HOME Consortium's Elderly Households

According to the 2008 Census Estimates provided by American Community Survey [ACS], 8.6% of households (or 1,836) in the Orange County HOME Consortium were headed by a person age 65 or older. Just over 3.1% of the elderly population is living below the poverty level. Additionally, 21.2% of owner-occupied and 43.8% of renter-occupied elderly households are cost-burdened. In all, 1,886 elderly households – many of whom are living on fixed-incomes – spend more than thirty percent of their income on housing costs.

Income Category	Elderly Renters		Elderly Owners	
	Number	Percent	Number	Percent
Extremely Low Income (0% - 30% AMI)	445	7.8%	920	47.8%
Low Income (31%-50% AMI)	335	10.7%	774	40.1%
Moderate Income (51% - 80% AMI)	270	6.1%	865	23.2%
Middle to Higher Income (>81% AMI)	525	8.6%	3,030	16.1%
Total	1,575	13.7%	5,589	21.2%

Housing Problems by Tenure and Income Level for Elderly Households

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Housing Problem Type	Elderly Renters		Elderly Owners	
	Number	Percent	Number	Percent
Cost Burdened > 30%	690	43.8%	1,196	21.4%
Severely Cost Burdened > 50% Only	391	24.8%	592	10.6%
Any Housing Problem	720	45.7%	1,202	21.5%

Type of Housing Problems for Elderly Households *Source:* SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Households solely dependent on Social Security are in the greatest danger of becoming cost burdened. The mean Social Security income in 2006 was only \$13,106. At that level, a single Elderly person could only afford \$328 per month in rent, which is far below the median rent for a one bedroom apartment in the County (\$742 per month).

The Orange County HOME Consortium’s Small & Large Family Households

According to the 2000 Census Data provided by HUD, there were 6,378 small family households and 939 large family households in the Orange County HOME Consortium. As seen in the chart, the largest percentage of housing problems are the large family households, but the highest number of housing problems are with the small family households. The largest housing problem is cost burden for both small and large family households.

Housing needs are based primarily on the condition of existing homes, and on the ability of residents to maintain and repair their homes, as well as on their ability to afford the costs of home mortgage payments or rental costs. Based on HUD provided figures, the small family and large family data indicates the number and percentage of renters and homeowners who may be subject to housing problems, based on income level. The current economic downturn or recession has substantially increased the number of households experiencing housing problems and cost burden issues.

Several general observations can be made from the above data: First, decreasing income usually equates with greater housing problems and cost burden, with the exception that very low-income renters have fewer housing problems than low-income renters. This may (although the data does provide an explanation) be due to the higher number of very low-income renters who are likely to live in subsidized housing.

Second, the relationship between renters and owners is much more a mixed result. Owners do not necessarily have a lower cost burden – this may relate to owners assuming a substantial debt in purchasing a home.

Racial/Ethnic Groups of Disproportionate Need

As depicted in the table below, the Orange County HOME Consortium’s population demographic trends have shifted slightly over the past 10 years. The County’s population reflects predominantly African American, Asian and Hispanic minority populations.

Low-Income Households (80% or lower AMI) with any Housing Problems					
Household by Income and Housing Problem		Renter Households		Owner Households	
		Small Related†	Large Related†	Small Related†	Large Related†
Income of 30% or Less of Median	Total Households	945	94	405	88
	Percent with Any Housing Problems	79.4%	84.0%	59.3%	78.4%
	Percent with Cost Burden Over 30%	76.2%	75.5%	59.3%	78.4%
	Percent with Cost Burden Over 50%	61.4%	51.1%	45.7%	39.8%
Income Between 31% and 50% of Median	Total Households	948	148	704	135
	Percent with Any Housing Problems	69.4%	77.0%	66.6%	92.6%
	Percent with Cost Burden Over 30%	63.6%	43.2%	66.1%	55.6%
	Percent with Cost Burden Over 50%	16.8%	9.5%	44.7%	37.0%
Income Between 51% and 80% of Median	Total Households	1,489	249	1,640	229
	Percent with Any Housing Problems	38.2%	61.8%	49.7%	60.7%
	Percent with Cost Burden Over 30%	29.1%	23.7%	47.6%	34.5%
	Percent with Cost Burden Over 50%	3.0%	4.0%	13.1%	12.7%

Small & Large Family Households by Income, 2000 Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Population By Race	The Orange County HOME Consortium Totals	The Orange County HOME Consortium - % Of Population	US – % Of Total Population
Total The Orange County HOME Consortium Population	124,168	100.0%	
White alone	94,631	76.2%	74.3%
Black of African American alone	16,130	13.0%	12.3%
American Indian and Alaska Native alone	461	0.4%	0.8%
Asian alone	7,023	5.7%	4.4%
Native Hawaiian and Other Pacific Islander alone	29	0.0%	0.1%
Hispanic or Latino (of any race)	7,431	6.0%	15.1%
Two or more races	2,369	1.9%	2.2%
Other race	118	0.2%	

The Orange County HOME Consortium's Population by Race, 2008 with U.S. percentages

Source: U.S. Census Bureau, 2008 Note: Data applicants may identify with more than one racial category; therefore, the total number may not equal the total populations.

African-American, Hispanic, and Asian minority populations all experience a greater likelihood of having more housing problems and a greater cost burden than white residents in the Orange County HOME Consortium. The following table illustrates this observation:

Ethnic/Racial classification	% of All Renters With Housing Problems	% of All Owners With Housing Problems	% of Renters w/ Incomes <=30% MFI With Hou. Prob.	% of Owners w/ Incomes >30% <=50% MFI With Hou. Prob.
White*	49.5%	19.8%	87.2%	65.9%
Black*	50.2%	38.5%	80.8%	69.4%
Hispanic	61.8%	32.6%	91.2%	87.9%
Asian*	22.2%	10.8%	0.00%	71.4%
Native Amer.*	58.4%	36.3%	75.0%	100.0%

Housing Problems by Race/Ethnicity *Source: CHAS Data Book [2000 data]*

**denotes non-Hispanic*

As described above, minorities experience housing problems (high cost burden, overcrowding, etc.) at a rate of at least 20% or more over the white majority in owner-occupied housing categories of income. This disparity reflects historically lower incomes among minorities, and the fact that minorities have tended to live in areas of lower quality, or older, less well maintained housing. Due to many physical constraints minorities tend to gravitate to areas with greater access to public transit, facilities, and services within the County.

Housing Market Analysis (91.210)

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts). Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note that the goal of affordable housing is not met by beds in nursing homes.

Orange County HOME Consortium Response:

Orange County boasts a strong housing market. The information in Table 11 places the number of vacant housing units in the County at just under 7% of the total housing stock. All of Orange County's municipalities have similarly low rates of vacancies. In Chapel Hill and Carrboro, rental units far exceed the number of those occupied by a homeowner. This is likely attributable to the large population of UNC-Chapel Hill students living in the Chapel Hill and Carrboro areas.

Orange County Housing Profile Highlights					
	Orange County	Chapel Hill	Carrboro	Hillsborough	Mebane
Total housing units	49,289	8,184	19,084	2,294	3,309
Occupied housing units	45,863	7,535	17,932	2,128	2,986
Housing units with a mortgage	14,805	1,710	4,847	841	1,366
Housing units without a mortgage	4,612	328	1,779	284	400
Occupied units paying rent	19,137	5,188	10,329	817	1,084

Orange County Housing Profile Highlights [Source: Census 2000, Summary File 3]

This low percentage of vacant housing has strong effects on the housing market. It serves as an indication that there is potentially a high demand for housing, thus reducing the opportunity for neighborhood blight to develop. However, it also can make it difficult to locate available housing, and, as a result, cause home and rental pricing to increase.

It is important to note that most data used throughout this consolidated plan is taken from Census 2000 data which, in light of recent volatility in housing markets nationwide, may not be completely portray present conditions in Orange County and the Towns of Chapel Hill, Hillsborough and Carrboro. More recent Census estimates do not provide any updated demographic or housing statistics on Orange County's

municipalities outside of Chapel Hill. In order to properly compare all municipalities and the County, Census 2000 data was the best available.

Orange County Housing Characteristics					
	Orange County	Chapel Hill	Carrboro	Hillsborough	Mebane
Units in structure					
1-unit, detached	26413	2661	7742	1628	2132
1-unit, attached	2130	438	1510	8	57
2 units	1745	353	1040	101	51
3 or 4 units	1933	499	1275	55	181
5 to 9 units	3358	1056	1997	220	609
10 to 19 units	4010	1777	2112	77	62
20 or more units	4497	1293	3152	16	130
Mobile home	5124	107	234	170	87
Year Structure Built					
Built 1999 to 2000	1636	345	297	96	175
Built 1995-1998	4726	661	1163	192	900
Built 1990 to 1994	5651	1140	1862	133	290
Built 1980 to 1989	11302	2345	4157	420	630
Built 1970 to 1979	10415	1786	4148	380	295
Built 1969 or earlier	15559	1907	7457	1073	1019
Rooms					
1 room	2023	132	1772	19	9
2 rooms	2302	779	1163	40	82
3 rooms	4574	1575	2108	99	354
4 rooms	9898	2409	3991	438	622
5 rooms	9682	1263	2805	668	1055
6 rooms	6795	799	1733	368	547
7 rooms	4801	412	1428	284	207
8 rooms	3935	323	1488	178	222
9 or more rooms	5279	492	2596	200	211

Orange County Housing Characteristics

[Source: Census 2000, Summary File 3]

Orange County Housing Characteristics (continued)					
	Orange County	Chapel Hill	Carrboro	Hillsborough	Mebane
Occupants per room					
1 or less	43642	7146	16531	2079	2906
1.01 to 1.5	719	192	228	40	50
1.51 or more	1502	197	1173	9	30
Selected Characteristics					
Lacking complete plumbing facilities	297	16	162	6	9
Lacking complete kitchen facilities	696	24	606	7	9
No telephone service available	718	114	197	68	49
Value					
Less than \$50,000	411	0	26	87	63
\$50,000 to \$99,999	2824	285	399	383	580
\$100,000 to \$149,999	4066	354	1006	242	545
\$150,000 to \$199,999	3881	659	1281	188	315
\$200,000 to \$299,999	4514	479	1957	170	201
\$300,000 to \$499,999	2917	247	1482	29	57
\$500,000 to \$999,999	721	7	432	26	5
\$1,000,000 or more	83	7	43	0	0

Orange County Housing Characteristics (continued)

[Source: Census 2000. Summary File 3]

Based on the information provided in the Tables above, the most common type of dwelling in Orange County is single-family detached. The County has a relatively old housing stock, although any new construction since 2000 is not reflected in this data. Nearly 32% of the County's housing was constructed prior to 1969 and most homes appear to have between 4 and 5 rooms. While Carrboro has, by far, the largest number of large homes [9+ rooms] and homes valued at \$1 million or more, Carrboro and Chapel Hill appear to have slightly smaller homes on the average [approximately 4 rooms] as compared with Hillsborough and Mebane home sizes, which tend more toward 5 rooms.

While recent economic conditions have caused home prices to fall in many parts of the United States, the housing market downturn is having only minimal effects on Orange County relative to other regions. As reported in the February 2009 issue of *The Triangle Business Journal*, "The Triangle's housing market continues to be among the best in the country in terms of prices, according to a new batch of federal data. The Federal Housing Finance Agency says home prices in the Raleigh-Cary area increased by 2.96 percent in 2008. That ranks the Raleigh metropolitan area 18th best in the country. The Durham-Chapel Hill area also fared well, placing 28th with home-price growth of 2.15 percent for the 12 months ending Dec. 31. Nationally, FHFA says,

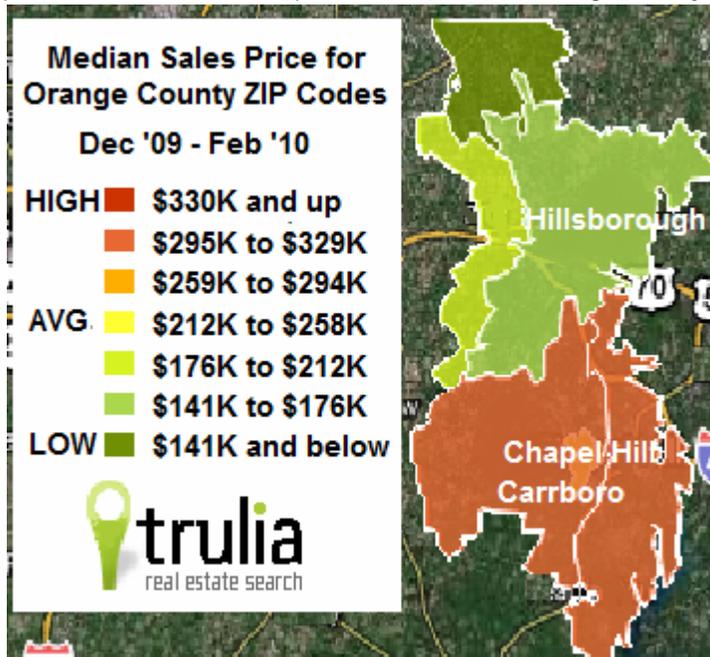
home prices fell by 4.5 percent in 2008¹⁷." Based on these and other indicators in the housing market, it appears as though the foreclosure crisis has had little impact on home sales prices [on average] in Orange County.

Median Sales Price by Orange County Zip Code		
Orange County ZIP Code	Avg. Listing Price Week ending March 24	Median Sales Price Date range: Dec '09-Feb'10
27231	\$257,362	\$134,500
27510	\$258,003	\$243,000
27278	\$333,747	\$159,000
27243	\$442,601	\$185,000
27516	\$442,689	\$314,000
27514	\$466,650	\$300,000
27517	\$573,211	\$235,000
Average: All ZIPs	\$396,323	\$224,357

Orange County Median Sales Price

Source: Trulia Real Estate Search

http://www.trulia.com/home_prices/North_Carolina/Orange_County-heat_map/



Median Sales Price Map

Source: Trulia Real Estate Search

http://www.trulia.com/home_prices/North_Carolina/Orange_County-heat_map/

¹⁷ Triangle Business Journal, "Raleigh and Durham Home Prices Rose Against Tide in 2008." February 24, 2009. <http://www.raleigh-wake.org/page/raleigh-and-durham-home-prices-rose-against-tide-in-2008>

As indicated in Orange County's "Affordability Snapshot" detailed below only 27.0% of owner-occupied units with a mortgage have selected owner monthly costs at 30% or more of the households' income. This low percentage of high costs associated with monthly expenses relative to homeownership is certainly indicative of the low foreclosure rate in Orange County.

Affordability Snapshot					
	Orange County	Chapel Hill	Carrboro	Hillsborough	Mebane
Median value of home [in dollars]	179,000	172,800	229,100	117,100	118,000
Median of selected monthly owner costs					
With a mortgage [dollars]	1,333	1,361	1,574	1,010	1,043
Not mortgaged [dollars]	362	357	481	249	264
Selected monthly owner costs as a % of household income					
Less than 20.0 percent	10,345	1,009	3,824	553	862
20.0 to 24.9 percent	2,905	252	978	199	293
25.0 to 29.9 percent	2,011	272	598	121	176
30.0 to 34.9 percent	1,119	126	339	91	111
35.0 percent or more	2,884	372	830	142	284
Gross Rent					
Less than \$200	388	18	281	23	62
\$200 to \$299	809	75	622	34	51
\$300 to \$499	3,029	510	1,692	163	207
\$500 to \$749	7,086	2,631	3,288	289	526
\$750 to \$999	4,820	1,416	2,742	172	145
\$1,000 or more	2,245	470	1,333	86	0
<i>No cash rent</i>	760	68	371	50	93
Gross Rent as a % of household income					
Less than 20.0 percent	4,780	1,289	2,109	263	353
20.0 to 24.9 percent	2,137	707	1,048	89	113
25.0 to 29.9 percent	1,749	486	873	74	134
30.0 to 34.9 percent	1,469	501	783	55	66
35.0 percent or more	7,750	1,991	4,857	286	307

Affordability Snapshot

[Source: Census 2000. Summary File 3]

Other information detailed in the Table above is relative to rental tendencies and rental rates in Orange County. Of the approximately 38% of housing units available for renters, the predominant range for rent charged, across all municipalities, was \$500-

\$749. Of the total occupied rental units, only 26.7% paid rent at a rate of less than 20% of the household income; 43.3% of renters paid monthly rent at a rate of over 35% household income indicating a high degree of cost burden.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

Orange County HOME Consortium Response:

Orange County plans to achieve the following objectives during the FY 2010-15 Plan period, dependent on available funding:

New affordable housing units developed:	30
Existing owner homes rehabilitated:	30
Existing owner homes assisted with emergency repairs:	20
Affordable Rental Housing Developed	30
First-time homebuyers assisted:	15
Transitional Housing Funded:	2

The County will examine options that will promote higher density, mixed-use development, and the preservation of open space.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Orange County HOME Consortium Response:

The Consortium expects to utilize the following funding sources during the next five years to address the housing needs identified:

<ul style="list-style-type: none"> ❑ Orange County Consortium <ul style="list-style-type: none"> ➤ HOME funds: \$3,277,247 ❑ Town of Chapel Hill <ul style="list-style-type: none"> ➤ CDBG funds: <u>\$2,850,322</u> 	
Total	\$6,127,569*

*Based on 90% of FY 2010 levels of funding for the next 5 years.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency

and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

Orange County HOME Consortium Response:

The Town of Chapel Hill Department of Housing, in keeping with its mission and that of the U.S. Department of Housing and Urban Development, will provide safe, decent, and sanitary housing for citizens of Orange County.

The Department of Housing concentrates on three main areas to accomplish this goal by operating and offering the following:

1. Apartment Refurbishing program;
2. Preventive Maintenance and Safety program; and,
3. Self-sufficiency programs.

The goal of the refurbishing program is to refurbish all 336 public housing apartments over a five-year cycle. Chapel Hill utilizes local funding for the refurbishing work. It is estimated that a minimum of 75 apartments will be refurbished during the next five years.

In keeping with the goal of preventive maintenance and safety, the Department of Housing continues to inspect all 336 apartments quarterly. In addition, to further provide for and ensure the well-being of residents, repairs needed to ensure the safety are made immediately, while non-emergency and non-safety preventive maintenance repairs are carried out on a regular work schedule.

The Department of Housing currently offers two voluntary self-sufficiency programs: Transitional Housing Program and the Community Service and Self Sufficiency Program (CSSSP). Under the Transitional Housing Program public housing families are provided low cost rental housing and budget counseling and financial management services to help them make a successful transition from public housing to private market housing.

The CSSSP, as required through the Quality Housing and Work Responsibility Act (QHWRA) of 1998, requires that all public housing residents who are 18 years of age and older and are not exempt to perform eight (8) hours of community service and/or self sufficiency activities a month or 96 hours in a 12-month period. The CSSSP requirement is intended to assist in the improvement of resident economic and social well being and attempts to give residents a greater stake in their communities.

Chapel Hill received \$248,240 in the form of a Resident Opportunities and Self-Sufficiency (ROSS) Grant from HUD. The ROSS Grant Program, run through the Family Resource Center, provides educational opportunities including job training, life skills training, technology training, financial counseling and other programs to help public housing residents become self-sufficient.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and Section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

Orange County HOME Consortium Response:

The Orange County Department of Housing and Community Development is responsible for the administration of the Section 8 Housing Choice Voucher Program. The Department does not operate public housing developments. Currently, the Department administers approximately 623 units of Section 8 assistance with 2100 people remaining on a waiting list.

The Town of Chapel Hill administers 336 units of low-rent housing located at 13 sites (12 in Chapel Hill and one in Carrboro). The department's goal is to refurbish all 336 units of public housing over a five-year cycle using Community Development Block Grant funds to pay for refurbishing work. The Department does not administer Section 8 tenant-based rental assistance. According to its most recent PHA plan, there is a waiting list time of 4-5 years for housing assistance from the Town of Chapel Hill's Department of Housing.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

Orange County HOME Consortium Response:

Key activities of the Department of Housing are:

Administration

1. To manage the public housing apartments in accordance with the HUD guidelines and policies of the Town of Chapel Hill.
2. To provide staff support to the Public Housing Advisory Board.
3. To administer the Housing Capital Fund.

Resident Services

1. To recertify eligibility for public housing tenancy every 12 months.
2. To continue to provide financial and homeownership training opportunities for participants in the Transitional Housing Program.

Maintenance

1. To maintain the public housing apartments in a decent, safe, and sanitary condition.
2. To continue to refurbish public housing apartments.
3. To complete preventative maintenance, safety inspections, and repairs in all 336 housing units.

3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

Orange County HOME Consortium Response:

This is not applicable as there are not troubled agencies within Orange County or any of its municipalities.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The Orange County Consortium's supply of affordable housing is dictated by a variety of factors, including:

- Affordability and Availability of land and infrastructure
- Developer preference for high-end housing
- Government regulations (the Urban Services Boundary, Zoning Ordinances)
- High Fees (Impact Fees)
- Length of Permitting Process

These factors present obstacles to the development of affordable housing in Orange County and the Towns of Chapel Hill, Carrboro and Hillsborough. Zoning incentives offered to developers may help to overcome these obstacles.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

Orange County HOME Consortium Response:

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

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

- Increase the educational opportunities and provide training relating to Fair Housing through workshops, forums and presentations

- Target specific protected groups for fair housing information
- Continue to consult with local lending institutions
- Provide training to housing providers and consumers about their obligations and rights.
- Continue to work with the County and Town governments to develop appropriate legislation and ordinances to assist with the development of affordable housing
- Monitor and track the proposed Inclusionary Zoning Ordinance drafted by the Town of Chapel Hill once it has been adopted for effectiveness in the development of affordable housing and utilize as a model ordinance for adoption by the Towns of Carrboro and Hillsborough and Orange County for implementation if positive results are determined.

The affordable housing provisions of the proposed Inclusionary Zoning Ordinance¹⁸ drafted by the Town of Chapel Hill apply to developments in any of the following categories:

- Single-family or two family development, or subdivision of land to create residential lots that involve:
 - ❖ at least 5 single-family dwelling units or 2-family dwelling units; or
 - ❖ at least 5 single-family lots; or
 - ❖ two-family lots in which six (6) or more residential units are allowed by the Chapel Hill Land Use Management Ordinance, either individually or as part of the same subdivision.
- Multi-family unit developments that create at least 5 multi-family dwelling units; or
- Renovation or reconstruction of an existing building that contains multi-family dwelling units, and that increases the number of dwelling units from the number of dwelling units in the original structure by at least 5; or
- Any change in use of all or part of an existing building from a non-residential use to a residential use that has at least 5 dwelling units.

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

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

¹⁸ *Chapel Hill, North Carolina Draft Inclusionary Zoning Ordinance Ideas for Administrative Manual*, February 16, 2010, <http://www.townofchapelhill.com>.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

Orange County HOME Consortium response:

A point-in-time (PIT) survey was conducted by the Orange County Continuum of Care on January 27, 2010. Although the figures are incomplete because not all of the street counters and/or agencies were able to assess and thereby account for mental illness and substance abuse, they provide a good estimate of the homeless population in Orange County.

The PIT identified 224 homeless persons in the county, of which 71 persons were chronically homeless.

- 181 individuals were counted
- 126 of those homeless were single individuals and persons in households without children,
- 23 families with children were counted, accounting for 55 individuals,
- 46 people were considered to be chronically homeless,
- 31 were identified as being severely mentally ill,
- 65 were identified as being chronic substance abusers,
- 4 were veterans,
- 3 were identified as persons with HIV/AIDS, and
- 20 were victims of domestic violence.

The chart on the next page further differentiates the homeless between those who are sheltered (whether in Emergency or Transitional housing) from those unsheltered.

Continuum of Care Homeless Population and Subpopulations Chart

Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	84	25	17	126
2. Homeless Families with Children	2	21	0	23
2a. Persons in Homeless with Children Families	4	51	0	55
Total (lines 1 + 2a)	88	76	17	181
Homeless Subpopulations	Sheltered		Un-sheltered	Total
1. Chronically Homeless	31	15	15	46
2. Severely Mentally Ill	14	17	17	31
3. Chronic Substance Abuse	24	41	41	65
4. Veterans	3	1	1	4
5. Persons with HIV/AIDS	3	0	0	3
6. Victims of Domestic Violence	4	16	16	20
7. Youth (Under 18 years of age)	0	0	0	0

Lack of Affordable Housing- Most homeless persons do not earn enough to cover their basic needs, such as food and clothing, while others have very-low incomes, just enough to sustain themselves. Paying a mortgage or market rate rent would be impossible in their economic condition. In Orange County, an annual income of \$31,400 is needed to afford a two-bedroom apartment, and minimum wage employees are required to work 117 hours per week to afford the same Fair Market Rate unit.

Insufficient Income- The most significant factor facing households when considering housing affordability and availability is income. The median household income (MHI) for residents of Orange County, as reported in the US Department of Housing and Urban Development for 2009 was \$65,500¹⁹.

Inadequate Services- Chronic homeless people often have to deal with physical or mental disabilities, physical or mental illness, alcohol and drug abuse, or domestic violence. According to the 2000 Census, over 6,412 persons (5.42%) in Orange County had a physical disability, 5,221 (4.42%) had a work disability, 3,883 (3.28%) had a mental disability, 2,588 (2.19%) had a sensory disability, and 1,876 (1.59%) had a self-care disability. There were nearly 24,630 (20.83%) disabled people in the county in 2000.

**Note – 2006-2008 ACS Census Estimates do not record this information. The most current information available is 2000 Census data.*

Inadequate Discharge Planning- When people are released from public institutions or public systems of care without adequate discharge planning, they are more likely to become homeless. The populations included in this category would be people

¹⁹ HUD 2009 Median Family Incomes, Durham FMR (includes Orange County)
<http://www.huduser.org/il>

discharged out of correctional institutions, hospitals, and mental health institutions and children aging out of foster care.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

Orange County HOME Consortium Response:

The Orange County Ten-Year Plan to End Chronic Homelessness includes Orange County and the Towns of Chapel Hill, Carrboro, and Hillsborough, North Carolina. Through the combined efforts of elected officials, service providers, business leaders, government agencies, and the citizens of Orange County, chronic homelessness in Orange County will end within 10 years. Current and future efforts to serve the needs of all homeless individuals and homeless families will continue to be supported toward the goal of pursuing permanent housing.

Goals of the Orange County 10-Year Plan to End Chronic Homelessness:

- Goal 1: Reduce Chronic Homelessness
- Goal 2: Increase Employment
- Goal 3: Prevent Homelessness
- Goal 4: Increase Access to Services
- Goal 5: Increase Public Participation in Ending Homelessness

Homeless Needs Table

Homeless Individuals		Needs	Currently Available
Beds	Emergency Shelters	81	74
	Transitional Housing	24	16
	Permanent Supportive Housing	20	24
	Total	125	114
Chronically Homeless		46	31
Homeless Families		Needs	Currently Available
Beds	Emergency Shelters	0	0
	Transitional Housing	46	77
	Permanent Supportive Housing	96	97
	Total	142	174

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

Orange County HOME Consortium Response:

Orange County's goals involve both short and long-term strategies to end chronic homelessness and mirror those identified in the *Orange County 10-Year Plan to End Chronic Homelessness*.²⁰

²⁰ *Orange County 10-Year Plan to End Chronic Homelessness*.
<http://www.co.orange.nc.us/housing/OrangeCountyTenYearPlantoEndChronicHomelessness.asp>

Goal 1: Reduce Chronic Homelessness

- **Strategy 1.1:** Establish an assertive street outreach program that targets unsheltered homeless people at natural gathering places throughout Orange County.
- **Strategy 1.2:** Establish an outreach system in Northern Orange County that uses the congregate feeding programs as a place to begin identifying those who are chronically homeless in the rural part of the county.
- **Strategy 1.3:** Create an Assertive Community Treatment (ACT) Team that targets those who are chronically homeless and integrates the team with the above outreach efforts.
- **Strategy 1.4:** Ensure that both inpatient and outpatient substance abuse treatment is made available to those chronically homeless individuals who desire that service. If inpatient treatment is necessary, make sure that permanent housing is not lost during the inpatient stay.
- **Strategy 1.5:** Identify strategies designed to address the needs for shelter and services for individuals with complex behaviors that result in being banned from kitchen/shelter services.
- **Strategy 1.6:** Sheltered chronically homeless people will be able to move into permanent housing by receiving the services necessary for them to obtain and maintain permanent housing.
- **Strategy 1.7:** 40 units will be rehabbed/rented/built to provide permanent supportive housing (including the use of Assertive Community Treatment Teams) for the chronic homeless in Orange County within the first 3-5 years of the plan.
- **Strategy 1.8:** Ensure that nonprofit developers have the organizational and financial capacity to create new housing units within the community for the chronically homeless.
- **Strategy 1.9:** Identify a wide variety of sites for housing the chronically homeless throughout the county in the most fair and effective places within the county.
- **Strategy 1.10:** Establish a rigorous evaluation mechanism that measures the cost of individuals who are chronically homeless before and after they are receiving housing and support services.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The

jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

Orange County HOME Consortium Response:

There are several agencies in Orange County that provide Emergency Shelters, Transitional Housing and Permanent Housing for homeless persons. The organizations work closely with the Orange County Continuum of Care and the Orange County HOME Consortium to provide these services.

The organizations, the types of service and the total beds available provided are:

Emergency Shelters

Community House - 50 Beds
Homestart – 16 Beds
Crisis Apartments – 8 Beds

Transitional Housing

Chapel Hill Men’s House – 7 Beds
Sunrise CASAWORKS – 42 Beds
Homestart – 35 Beds
Maggie Alvis House – 9 beds

Permanent Housing

Shelter Plus Care – 58 Beds

There are 225 total beds available for homeless citizens throughout the County. The Point-in-Time (PIT) Count conducted on January 27, 2010 identified 149 homeless persons in Orange County. However, the limitations of these PIT counts.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

The Continuum continues working to create a less fragmented service system with fewer gaps in services. The overall coordination of the range of services offered by the Continuum is enhanced through strong community partnerships, community education, development of an HMIS system, and partnerships with various local, state and federal groups that address the many factors impacting homelessness in the community.

The Orange County Continuum of Care continues to strive toward the goals laid out in Orange County's 10-Year Plan to End Chronic Homelessness. These goals, which have

been incorporated into this Consolidated Plan, include adding additional permanent housing, implementing an HMIS system and facilitating community discussion of homeless issues.

Most homeless persons are either referred for supportive services by various nonprofit agencies, County departments, congregations and hospitals or they walk in for services. Needs are assessed during an intake process at each provider location. The specific services (to include preventive, supportive, and transitional services) provided through the Continuum's member agencies include the following:

- Case Management—IFC, OPC Area Program, Freedom House Recovery Center and the Department of Social Services through referral or walk-in
- Life Skills—OPC Area Program and private contract agencies through referral
- Alcohol and Drug Abuse Treatment—Freedom House Recovery Center, Horizons and OPC Area Program through referral or walk-in
- Mental Health Treatment—OPC Area Program, UNC Hospitals and free clinics at IFC shelters through referral or walk-in
- AIDS Related Treatment—UNC Hospitals, Orange House (group home for persons living with HIV) through referral
- Education and Employment Assistance—Vocational Rehabilitation Services, Orange Enterprises, Job Link, Orange County Literacy Council, The Women's Center and the Employment Skills Center through referral or walk-in
- Child Care—Child Care Services Association through walk-in
- Transportation—Chapel Hill/Carrboro Bus System provides free service and Orange County Department of Transportation through referral

2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

Orange County HOME Consortium Response:

The following are the strategies outlined in the CoC's 10-Year Plan to End Homelessness to reduce Chronic Homelessness. The Orange County Consortium is adopting these strategies and incorporating them into its Consolidated Plan.

- **Strategy 1.1:** Establish an assertive street outreach program that targets unsheltered homeless people at natural gathering places throughout Orange County.

- **Strategy 1.2:** Establish an outreach system in Northern Orange County that uses the congregate feeding programs as a place to begin identifying those who are chronically homeless in the rural part of the county.
 - **Strategy 1.3:** Create an Assertive Community Treatment (ACT) Team that targets those who are chronically homeless and integrates the team with the above outreach efforts.
 - **Strategy 1.4:** Ensure that both inpatient and outpatient substance abuse treatment is made available to those chronically homeless individuals who desire that service. If inpatient treatment is necessary, make sure that permanent housing is not lost during the inpatient stay.
 - **Strategy 1.5:** Identify strategies designed to address the needs for shelter and services for individuals with complex behaviors that result in being banned from kitchen/shelter services.
 - **Strategy 1.6:** Sheltered chronically homeless people will be able to move into permanent housing by receiving the services necessary for them to obtain and maintain permanent housing.
 - **Strategy 1.7:** 40 units will be rehabbed/rented/built to provide permanent supportive housing (including the use of Assertive Community Treatment Teams) for the chronic homeless in Orange County within the first 3-5 years of the plan.
 - **Strategy 1.8:** Ensure that nonprofit developers have the organizational and financial capacity to create new housing units within the community for the chronically homeless.
 - **Strategy 1.9:** Identify a wide variety of sites for housing the chronically homeless throughout the county in the most fair and effective places within the county.
 - **Strategy 1.10:** Establish a rigorous evaluation mechanism that measures the cost of individuals who are chronically homeless before and after they are receiving housing and support services.
3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Orange County HOME Consortium Response:

The following are the strategies outlined in the CoC’s 10-Year Plan to End Homelessness to Prevent Homelessness. The Orange County Consortium is adopting these strategies and incorporating them into its Consolidated Plan.

Goal 3: Prevent Homelessness

- **Strategy 3.1:** Youth aging out of the foster care system will maintain a relationship with human services in order to prevent homelessness.

- **Strategy 3.2:** Begin examining the data and relevant strategies designed to work with unemancipated youth between the ages of 16-18 who are running away.
- **Strategy 3.3:** Those exiting prison, the military, hospitals and other health related institutions will not be discharged into homelessness.
- **Strategy 3.4:** Assess the actual need and develop step down housing for those exiting inpatient substance abuse treatment services. This housing should create a safe and supportive environment designed to promote recovery.
- **Strategy 3.5:** Those with unstable housing will receive the necessary services to prevent loss of housing. This includes families who are doubled up that may lose their housing, those who are experiencing an immediate health care crisis that jeopardizes their housing, and those who have received eviction notices.
- **Strategy 3.6:** Develop a plan designed to address the current gap in affordable housing units available to homeless families and individuals.
- **Strategy 4.7:** Increase access to community resources (jobs, housing, services, and childcare) in order to develop a maximum 90-day length-of-stay strategy for homeless persons in shelters to facilitate their return to permanent housing.
- **Strategy 5.5:** Develop strategies that demonstrate “proven results” to the taxpayers of Orange County. Include specific values for the benefits associated with investing in mental health.

Homeless persons access or receive assistance by calling or visiting one of the continuum agencies providing emergency assistance and/or case management. IFC’s Community House and Homestart Program and other agencies and units of local government in the County refer persons to these agencies. Services in place and the members that provide prevention services include the following:

- Emergency Assistance—IFC Community Services Department, Orange Congregations in Mission, local congregations, Orange County Women’s Center, Helping Hands, Orange County Department of Social Services, Joint Orange Chatham Community Action Agency and North Carolina Hillel Foundation
- Case Management—IFC Family Support Program, OPC Area Program, UNC Department of Psychiatry and Freedom House

For persons who are living on the streets, the UNC Department of Psychiatry currently has a team of health professionals staffed at IFC’s emergency shelters that provide outreach. The mental health team includes a number of volunteers and a full-time staff psychiatric social worker who provides comprehensive assessments and services to the facility’s persistently mentally ill population. The social worker and local police social workers with the Chapel Hill Police Department also provide outreach to non-sheltered individuals that are referred by congregations, businesses and police agencies.

For other homeless persons, approximately 20 health professionals volunteer at three weekly clinics to screen and provide primary health care services to homeless individuals and to refer them to UNC hospitals as needed. The Family Violence Prevention Center also does outreach and public education throughout the community.

The Project for Psychiatric Outreach to the Homeless (PPOH) plans to continue expanding its outreach activities to all homeless persons through continued funding. The continuum will also explore implementation of additional services.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

Orange County HOME Consortium Response:

The following housing projects and housing assistance programs were current in place or under development at the time of this plan.

Inventory of Homeless Facilities – Orange CoC 2010 Application							
Facility or Resource		2009 Year-Round Units/Beds			2009 All Beds		
		Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	
Emergency Shelters	Community House		—	—	50	50	—
	Homestart		—	—	16	16	—
	Crisis Apartments		—	—	8	8	—
	Total		—	—	74	74	—
Transitional Housing	Chapel Hill Men's House		—	—	7	7	—
	Sunrise CASAWORKS		14	42	0	42	—
	Homestart		9	35	0	35	—
	Maggie Alvis house		—	—	9	9	—
	Total		24	77	16	93	—
Permanent Housing	Current Inventory	Shelter Plus Care	12	41	19	58	—
		Scattered Site Housing	—	—	1	1	—
		Public Housing	—	—	336	336	—
		Section 8 Certificates	—	—	623	623	—
		Scattered Site	7	30	1	31	—
		SHP Leasing	6	26	2	28	—
	Total		25	97	23	118	—
	Under Development	CASA - Pritchard		—	—	2	2
Total		—	—	2	2	—	

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Orange County HOME Consortium Response:

Discharge coordination and planning is particularly important in Orange County due to the hospital downsizing initiative mandated by the North Carolina Mental Health Reform. The hospital downsizing plan calls for discharging well-functioning patients to the community to allow them to recover in the most appropriate and least restrictive setting. To respond to this initiative and to help prevent hospital discharge from resulting in homelessness, the OPC Area Program has obtained state funding for two full-time staff to serve as Community Integration Coordinators. Each client targeted for placement back in the community has access to community capacity funding to assist them in reaching their highest level of functioning in the community. This funding is earmarked for housing needs, as well as psychiatric, vocational and other community supports.

Additionally, hospital social workers currently contact the Project for Psychiatric Outreach to the Homeless (PPOH) social worker during patient discharge planning to assure that mental health services are available to patients that become clients of the Inter-Faith Council for Social Services. The PPOH is a psychiatric clinic at the IFC Community House. The PPOH social worker and the social worker crisis services of University of North Carolina Hospital are in the process of creating more comprehensive follow-up services for homeless individuals who are patients of UNC.

In addition to these efforts, the Orange County Continuum of Care (CoC) is currently working closely with the Durham County and Wake County CoC's to develop a uniform Discharge Planning policy.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Orange County 5-Year Strategic Plan ESG response:

Orange County does not receive ESG Entitlement funds, therefore, this section does not apply.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

Town of Chapel Hill Response:

The Town of Chapel Hill employs a comprehensive strategy to community development, recognizing that simultaneous investments in housing, facilities, infrastructure, and services are necessary in order to truly improve the living environment for low- and moderate-income residents. Therefore, the housing and homelessness strategies previously discussed in this Consolidated Plan do not stand alone. Those programs are complimented by a robust network of existing public facilities and public services initiatives. Continued investment in each of these areas will ensure a vital and comprehensive strategy for serving low- and moderate-income residents for years to come.

A. Public Services

Public transportation, health services, and employment training are all important facets of Chapel Hill's efforts to provide outstanding services, particularly to its low- and moderate-income residents.

a. Status of Existing Services

Public Transportation

Chapel Hill Transit provides fare-free public transportation service throughout the Chapel Hill, Carrboro, and UNC community. Working together with Orange Public Transportation and the Triangle Transit Authority, Chapel Hill Transit plays an invaluable role in the comprehensive regional transportation network. Though options in addition to general public bus service are available to residents throughout the County, residents outside the more urban areas of Chapel Hill, Carrboro, and Hillsborough are generally underserved.

Health Services

Orange County residents are offered health services to include clinical dental services for adults and children, nutrition counseling, tobacco prevention, preventive health, immunizations, family planning, maternity care, and primary care provided through County-operated facilities.

Employment Training

The Regional Partnership Workforce Development Board provides a Job Link Career Center in Chapel Hill, serving as a one-stop service center

for job seekers and employers. The Job Link Center provides recruiting assistance to employers, assists job seekers with resumes and job searches and offers a wide array of other various services. Under North Carolina's Work First initiative, federal Temporary Assistance for Needy Families [TANF] funds are utilized through programs that emphasize job skills and services aimed at enhancing TANF recipients' ability to provide for the needs of their families. Additional workforce development activities are available to a broader cross section of County residents to better prepare the local workforce to take advantage of new jobs within the County.

b. Priority Needs

Need	Priority
Handicapped Services	High
Transportation Services	High
Substance Abuse Services	High
Employment Training	High
Health Services	High
Other Public Services	High

B. Infrastructure/Public Improvements

Providing essential services such as transportation, water, and sewer service to Chapel Hill and Orange County residents requires an infrastructure system that balances the reliable performance of existing systems with the need to build system capacity necessary to accommodate future growth.

a. Status of Existing Infrastructure

Water & Sewer

Orange County's water needs are met by four independent providers:

- Orange Water and Sewer Authority (serving Chapel Hill and Carrboro)
- Town of Hillsborough (serving Hillsborough)
- Orange-Alamance Water System/Efland Sewer System (serving rural western Orange and eastern Alamance County)
- Graham-Mebane Water System/Town of Mebane (serving Mebane)

In general, these water systems appear poised to meet the needs of Orange County residents well into the future. Forward-thinking leadership has secured additional water sources both in the form of expanded reservoirs (an OWASA planned expansion will add 2.8 billion gallons to its Stone Quarry Reservoir) and through inter-agency and inter-governmental agreements (OAWS reached an agreement in 2005 to purchase water from the City of Burlington).

Roads & Transportation Systems

Interstate Highways I-40 and I-85 pass through Orange County. Additionally, over 750 miles of state-maintained highways travel through the County. Connectivity between Orange County and its dynamic Research Triangle region will allow the County and its towns to keep a competitive edge as the area's population grows. At the same time, this connectivity will ensure low- and moderate-income residents can access the full breadth of jobs and opportunities available. Planning for future growth and for the maintenance of existing roadways and transit systems will be crucial to the County's success and prosperity.

b. Priority Needs

Need	Priority
Water Improvements	Medium
Street Improvements	Medium
Sidewalks	Medium
Sewer Improvements	Medium
Storm Water Improvements	Medium
Other Infrastructure Needs	Medium

C. Public Facilities

From community centers to public parks to libraries and health centers, Orange County residents have access to an array of high-quality public facilities.

a. Status of Existing Facilities

Parks and Community Centers

The Orange County Parks and Recreation Department is dedicated to the purpose of enriching the physical, social and emotional quality of life of the people of Orange County. The Department provides a variety of enjoyable and affordable recreation programs for individuals of all ages and abilities and strives to offer programs that respond to the changing needs and interests of the community. Additionally, the Parks and Recreation Department is committed to providing clean and safe parks, preserves and greenways throughout the County, to protecting and preserving the elements of natural and cultural heritage within its parks, and to promoting the stewardship of these sites through educational and conservational programs and practices.

The following parks, community centers, and recreation centers are maintained by Orange County:

- Efland-Cheeks Park & Community Center
- Cedar Grove Park
- Central Recreation Center
- Eurosport Soccer Center
- Little River Regional Park
- Fairview Park (under construction)

The Town of Chapel Hill offers a variety of additional parks and similar amenities offering:

- Aquatics Center
- Swimming Pools
- Baseball, Softball, and multi-purpose Fields
- Batting Cage
- Skate Park
- Climbing Wall
- Community Centers
- Community Clay Studio
- Dog Parks
- Community Rose Garden
- Gymnasiums
- Picnic Shelters
- Tennis Courts
- Volleyball Courts
- Bocce Ball Courts
- Numerous Trails, Parks, and Greenways

Libraries

The Orange County Libraries exist to meet the recreational, educational, and informational reading needs of the citizens of Orange County through books and other library materials of general public interest. The library serves as a center for reliable information and promotes the communication of ideas. The library promotes an informed and enlightened citizenry and strives to strengthen the fabric of the community.

With a main library in Hillsborough, two additional branch libraries [in Chapel Hill and Hillsborough] and a “cybrary” in Carrboro, Orange County Libraries provide citizens free access to books, periodicals, audio books, CDs, DVDs, computers, and internet as well as book clubs, children’s programs, computer classes, public meeting space, and even an art gallery.

Additionally, Orange County and the Town of Chapel Hill jointly support the separate Town of Chapel Hill Public Library. Use of the library’s services is free of charge to both Town and County residents. Recognizing that highly specialized research collections and resources are available to all North Carolina residents through the University Library of UNC – Chapel Hill, The Town of Chapel Hill Public Library offers complimentary library services, with a particular focus on children’s collections and recreational material.

Health Centers

The Orange County Health Department provides three facilities to serve various health-related needs of residents: the Richard L. Whitted Human Services Center in Hillsborough, the Southern Human Services Center in Chapel Hill, and the Carr Mill Mall in Carrboro. Clinical dental services for adults and children, nutrition counseling, tobacco prevention, preventive health, immunizations, family planning, maternity care, and primary care are all services provided through these important facilities.

The mission of the Orange County Health Department is to enhance the quality of life, promote the health, and preserve the environment for all people in the Orange County community.

b. Priority Needs

Need	Priority
Neighborhood Facilities	Low
Parks and/or Recreation Facilities	Low
Health Facilities	Low
Parking Facilities	Low
Solid Waste Disposal Improvements	Low
Asbestos Removal	Low
Non-Residential Historic Preservation	Low
Other Public Facility Needs	Low

D. Economic Development

Economic Development initiatives in Chapel Hill seek to proactively develop the potential of agriculture and small business, providing the County with an important source of new growth and innovation.

a. Status of Existing Initiatives

Small Business Economic Development

A loan program, resource guide, and a Small Business and Technology Development Center all provide valuable resources to small businesses in the County. These efforts are assisted by additional resources contributed by the Chapel Hill Downtown Economic Development Corporation, and the Chapel Hill-Carrboro Chamber of Commerce.

b. Priority Needs

Need	Priority
Rehabilitation of Commercial and/or Industrial C/I Infrastructure	Low
Other Commercial and/or Industrial Improvements	Low
Micro-Enterprise Assistance	Low
ED Technical Assistance	Low
Other Economic Development	Low

- Describe the basis for assigning the priority given to each category of priority needs.

Town of Chapel Hill Response:

Considering the full range of community development needs and their respective demands on the Town's limited resources, the Town of Chapel Hill places a **high priority** on all public service needs.

Recognizing the value of an infrastructure that is ready to meet the needs and challenges of the future, that will deliver essential services to residents of all income levels, and that provides citizens access to all the County and region have to offer, the Town assigns a **medium priority** to all infrastructure needs.

The Town of Chapel Hill currently offers superior public facilities, however, these facilities must be continually updated, renovated, and expanded to meet the changing needs of a growing population. Because of the current availability of other fund sources for such needs, the Town assigns **low priority** to all public facility needs.

Broad support of the Town's economic development initiatives underscores their importance to the local economy, but also frees some resources for investment in other community development needs. The Town of Chapel Hill assigns **low priority** to all economic development needs.

3. Identify any obstacles to meeting underserved needs.

Town of Chapel Hill Response:

Obstacles to meeting public facilities and public services needs include:

- Availability of financial resources
- High cost of services for people with special needs
- Inter-agency coordination
- High costs of land and buildings which may be acquired for community use

Most of the obstacles identified here involve the Town's ability to fund certain costs associated with providing services. By clearly prioritizing Chapel Hill's community development needs, the Town is able to intelligently fund the community's highest priority needs. Working collaboratively with other organizations such as Orange County, the Chamber of Commerce, and the Workforce Development Board brings additional resources to bear on the identified community development needs.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual Fiscal Year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Town of Chapel Hill Response:

Goal 4 – Increase Capacity and Scope of Public Services

<i>Priority 4.1 – Increase capacity and expand the scope of Public Services in order to reach out to more low- to moderate-income residents.</i>	
Strategies:	<ul style="list-style-type: none"> - Strengthen partnerships with non-profits and other related associations (community building, education, family services, etc.) - Promote public services opportunities for area low-income residents - Build community capacity and better coordinate services through the regular dissemination of information. Examples may include Community Development Day workshops, self-help workshops, activity updates, etc. - Continue to work with area Chambers of Commerce and others to promote the economic development of the community
Output Indicators:	<ul style="list-style-type: none"> - Increase Public Services output by 10% for at least three non-profit organizations over the next five years

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

Orange County HOME Consortium Response:

The 2006-2008 American Community Survey Census data reported that 15,318 people in Orange County (14.2%) had incomes below the poverty level—an increase of 3,576 people since 1990. Based on 2000 Census data, 6.2% of families and 14.1% of the total population in Orange County fell below the poverty line. Of all children under the age of 18, 9.0% lived in poverty while 7.4% of all County residents aged 65 or greater had income below the poverty level. Families living below the poverty level were more common in Chapel Hill and Hillsborough, but Carrboro showed a significantly higher percentage of individuals in poverty compared with all other Orange County municipalities.

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

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

Orange County and the Town of Chapel Hill have targeted significant CDBG and HOME resources within core low-income areas to execute their anti-poverty strategy. These resources will act as catalysts to invite additional public and private investment of capital and services; increase the quantity and quality of affordable housing; and help low to moderate-income residents acquire needed information, knowledge and skills to improve their employment opportunities.

Under North Carolina's Work First initiative, Orange County has developed a local plan to assist those most in need and forms the basis for its anti-poverty activities. Orange County's current Work First population [recipients of Temporary Assistance for Needy Families, TANF] faces major obstacles in obtaining and retaining employment because they are competing for jobs with a highly skilled workforce. Unskilled and semi-skilled workers without a high school diploma or a recent connection to the workforce are unable to obtain jobs that provide a living wage. Barriers such as substance abuse, criminal records and chronic physical and mental health problems have no quick fix. They are resolved as a result of participant commitment, adequate resources and over time. Under the Work First initiative, Orange County will provide the following:

- First Stop—provides a continuum of services including job search and job preparedness
- Childcare—provides daycare subsidy payments and assisting with After-School Programs
- Transportation—provides expanded transportation routes, vehicle donations and financial assistance to address transportation needs
- Substance Abuse Services—provides initial screening, assessment, and residential and outpatient treatment services
- Family Violence Option—provides full assessment of domestic violence, counseling and support group sessions, and coordination of services such as emergency housing, transportation and legal services
- Child Welfare Services—provides collaboration of services to ensure the safety and well-being of children
- Emergency Assistance—provides housing, food and utility assistance

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

contained throughout this Consolidated Plan to promote self-sufficiency and empowerment.

Improve the Quality and Availability of Affordable Housing

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

Provide For and Improve Public Services

Important long-term goals in the strategy to reduce and eliminate poverty include providing services to residents. Specifically, the strategy includes an emphasis on the provision of operational subsidies for service providers.

Neighborhoods and Economic Development

Another component of the anti-poverty strategy includes goals and objectives for improving the living and business environments throughout the Town of Chapel Hill. The consolidated plan includes strategies to demolish or reuse vacant properties and encourage businesses to invest in the Town. The Town of Chapel Hill will target funding to focus CDBG and housing efforts to revitalize low and moderate income communities within the overall community. Orange County will continue to focus its efforts on a County-wide basis.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

Orange County HOME Consortium Response:

The County and Chapel Hill will coordinate efforts among their many partner organizations to ensure that the goals outlined in the Consolidated Plan are met. These partners include neighborhood residents, representatives of health and human service agencies, businesses, churches, nonprofit developers, lenders and for-profit entities.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

Orange County HOME Consortium Response:

Though not a required response for this jurisdiction, Orange County is home to five different projects funded by Low Income Housing Tax Credits. Together, these projects provide the community a total of 240 units of affordable housing for low-income households.

Orange County LIHTC Projects				
Project Name	City	Total Number of Units	Total Low-Income Units	Year Placed In Service
105-A Lindsay Street	Carrboro		2	1987
Dobbins Hill	Chapel Hill	55	55	1994
Whitted Forest	Hillsborough	36	28	1994
Carolina Spring	Carrboro	123	123	1998
Club Nova Apts.	Carrboro	24	24	2004

*Source: HUD Low-Income Housing Tax Credit Database
(<http://lihtc.huduser.org>)*

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

Orange County HOME Consortium Response:

Orange County has identified two priority needs related to non-homeless populations with special needs. Each priority is outlined below along with the strategies proposed to meet the needs and the output indicators expected.

Goal 3 – Provide Housing and Services for Populations with Special Needs

<i>Priority 3.1 – Service-enriched transitional housing for persons with special needs</i>	
Strategies:	<ul style="list-style-type: none"> - Promote and make public service funds available to homeless agencies that operate emergency shelters - Partner with other funding agencies to encourage the development of transitional housing (SROs, group homes) that is service-enriched - Continue to strengthen partnerships with the local Continuum of Care - Provide property acquisition funding to eligible non-profits and for-profits to develop transitional housing
Output Indicators:	<ul style="list-style-type: none"> - Provide financial assistance to support the construction of a residential center for homeless men (Orange County/Chapel Hill)
<i>Priority 3.2 – Continuum of services for special populations including older adults, disabled, mentally ill, persons with AIDS and at-risk youth</i>	
Strategies:	<ul style="list-style-type: none"> - Promote and make public service funds available to agencies that serve identified special populations - Partner with other funding agencies to encourage the development of transitional housing (SROs, group homes) that is service-enriched - Continue to strengthen partnerships with local service providers - Support applications for federal supportive housing funds - Provide property acquisition funding to eligible non-profits and for-profits to develop permanent housing for those with special needs
Output Indicators:	<ul style="list-style-type: none"> - 20 additional permanent housing units for those with special needs (Orange County) - Provide community services to 100 area youth (Chapel Hill)

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Orange County HOME Consortium Response:

Orange County expects to apply substantial federal resources from both the Consortium's HOME Program and Chapel Hill's CDBG Program to these issues. Over the five years covered by this Plan, the funds expected from these sources combined with program income and matching funds will total over \$6.4 million. Combined with the resources of such community-based organizations as the Interfaith Council for Social Service and the OPC Area Program, Mental Health, shelter and supportive housing programs for special needs populations will be available.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

Orange County HOME Consortium Response:

According to the U.S. Substance Abuse and Mental Health Services Administration, 7.4% of the total U.S. population are abusers of alcohol while 8.3% were users of illicit drugs. Applying these percentages to Orange County's population provides a rough idea of the scale of these problems: an estimated 8,749 Orange County residents are abusers of alcohol; an estimated 9,813 residents used illicit drugs. The percentage of persons in Orange County over the age of 65 (elderly) was 9.7%, based on 2006-2008 American Community Survey estimates. Using the same dataset, 4.4% of the county's population was frail elderly, over the age of 75.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

Orange County HOME Consortium Response:

The priority and objectives related to non-homeless populations requiring supportive services or housing were described in the previous section under "Goal 3 – Provide Housing and Services for Populations with Special Needs". Generally, these subpopulations (older adults, people with disabilities, mental illness, or AIDS, and at-risk youth) are in need of supportive housing and services. Programs that would meet these objectives include substance abuse services, handicapped services, youth centers, youth services, senior centers, and senior services.

The Orange Person Chatham Area Program provides services to people of all ages who require mental health, developmental disability, or substance abuse treatment services. This local governmental agency also assists individuals in maintaining their

jobs and housing.

Services to seniors, including social and cultural programs, are provided through three senior centers located in the County [two operated by Orange County, one by Chapel Hill]. Additionally, the Orange County Department of Aging provides a comprehensive array of services to seniors aged 55 and older. These include support groups, transportation, eldercare programs, trips, social opportunities, and wellness programs.

At-risk youth may receive assistance with tutoring, academic coaching, reading, and mentoring through various programs offered through service agencies funded through the Town of Chapel Hill's CDBG public service funding.

3. Describe the basis for assigning the priority given to each category of priority needs.

Orange County HOME Consortium Response:

Considering the full range and wide variety of other important needs within the County, Orange County places a **medium priority** on all non-homeless special needs.

4. Identify any obstacles to meeting underserved needs.

Orange County HOME Consortium Response:

Obstacles to serving the special needs population include:

- High cost of supportive services for people with special needs
- NIMBYism: community resistance to locating special needs housing or social services in certain neighborhoods.

In partnering with non-profit community organizations, the Consortium will be able to leverage additional financial resources to support the high costs of services for people with special needs. Coordinating with such non-profit entities will also make possible community education and advocacy, minimizing the impact of NIMBYism.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Orange County HOME Consortium Response:

There is not currently a requirement in the State of North Carolina that persons being discharged from medical or mental treatment facilities are not to be put out on the street, but that there should be some housing option identified for those individuals prior to their release. Orange County is in discussions with Durham and Wake Counties to develop policies to prevent discharge into homelessness. The policies under development would require medical and mental treatment facilities to have worked with the client prior to release to identify an appropriate housing option.

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

Orange County HOME Consortium Response:

Part of the HOME Program's statutory purpose is to "expand the supply of decent,

safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families". To further this purpose, Orange County plans to continue increasing housing opportunities for low- and very low-income households, including those households with special needs. Tenant-based rental assistance for homeless individuals and families will also be used as a strategy for expanding the supply of housing accessible and available to this special population.



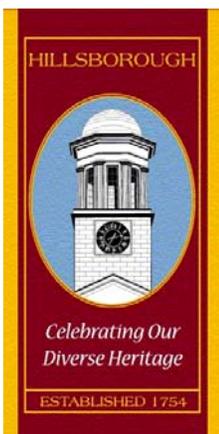
Orange County HOME Consortium



FY 2010-2015 Consolidated Plan



Appendix A – Fair Housing Survey



May 14, 2010

Prepared for the Orange County HOME Consortium by:



Orange County, NC Fair Housing Survey

The following survey was designed to identify needs in the community as well as conduct an analysis of fair housing issues in Orange County. The information collected from this survey will be used to better serve the community and eliminate barriers to fair housing choice that people face while obtaining a home for their families. Information collected is for analysis purposes only and is strictly confidential. *All questions are optional.*

Home Zip Code: _____ **Town you reside in:** _____

Age: 18-29 30-39 40-49 50-64 65+

Is your community/neighborhood a senior citizen community? Yes No

Sex: Male Female **Marital Status:** single married divorced widowed other

Number in household: 0 1 2 3 4 5 6 7 8+

Number of children in household under 18: 0 1 2 3 4 5 6+

Race: White African-American/Black Native American Asian Two or more races Other

Ethnicity: Hispanic Non-Hispanic

What language(s) are primarily spoken in your household? English Spanish Other _____

What is your annual household income?

\$0-\$9,999 \$10,000-\$14,999 \$15,000-\$24,999
\$25,000-\$34,999
 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999
\$100,000 or more

Residence: Rent Own Other

Have you or someone in your household purchased or leased a residence in Orange County in the past year? Yes No

Please rate the need level for each of the following items using the range from 1-3, 1 indicating the lowest need and 3 indicating the highest need.

How would you rank the need for:	Low 1	Medium 2	High 3
Affordable rental housing			
Homeownership assistance			
Home repair assistance			
Low interest business loans			
Job creation/retention			
Job training			
Credit counseling			
Commercial rehabilitation			
Health care services			
Mental health services			
Senior services			
Youth services			
Transportation services			
Parks/recreational facilities			
Water/sewer improvements			
Street/sidewalk improvements			
Services for the Homeless			
Services for disabled persons			
Other – Please specify: _____			

PUBLIC TRANSPORTATION

Does the Transit System offer easy access to most Orange County employers? Yes No Do Not Know

Do the route schedules coincide with work schedules at your place of employment? Yes No

Are services easily accessible to residents without transportation? Yes No

If No, Please Explain _____.

HOUSING DISCRIMINATION

The Civil Rights Act of 1968 prohibits housing discrimination in the United States. For the purpose of this survey, the types of housing discrimination may include: rental discrimination; sales discrimination; and lending/mortgage discrimination. Discrimination can be based on the following: 1) race; 2) color; 3) national origin; 4) religion; 5) sex/gender; 6) familial (households having children) status; and 7) disability or handicapping condition.

Have you ever experienced housing discrimination?

Yes No Do Not Know If Yes, Please Explain _____

Is there evidence of Segregation in Orange County?

Yes No Do Not Know If Yes, Please Explain _____

REAL ESTATE/BROKERS/APPRAISERS

Have you or someone you know been denied the opportunity of buying or renting in a particular neighborhood of Orange County? Yes No Do Not Know

If Yes, Please Explain _____

Are you aware of real estate practices that limit Fair Housing Choice (ex: Steering, Blockbusting, discriminatory deed restrictions, false denials of housing availability, etc.)? Yes No Do Not Know

If Yes, Please Explain _____

Are there adequate real estate professionals available for non-English speaking residents?

Yes No Do Not Know

BANKING/LENDING/INSURANCE

Are you aware of problems faced by minorities in securing a mortgage loan?

Yes No If Yes, Please Explain _____

Have you or someone you know experienced “predatory” practices in mortgage lending or underwriting practices (ex: high interest rates, excessive fees, etc.?)

Yes No Do Not Know If Yes, Please Explain _____

FORECLOSURES

Are you at risk of foreclosure, in the process of foreclosure, or have had a property foreclosed on in the last two years?

Yes No If Yes, are you in foreclosure or at risk of foreclosure due to (check all that apply):

- I owe more on the home than it is worth so why should I keep paying the mortgage
- Loss of income/unemployment
- Monthly payment is/will increase, and we are unable to refinance home to a lower interest rate
- Monthly payment is/will increase, and we are unable to refinance home to a fixed-rate loan
- A large one-time payment, built into the structure of the mortgage and due on a specific date, is required
- Significant increases in other housing costs (e.g. insurance, taxes, utilities, etc.)
- Other (Please Explain) _____

Lending Company in which mortgage was originated (Optional) _____

EDUCATION/PUBLIC KNOWLEDGE

I am aware of how to file a fair housing discrimination report in Orange County.

Yes No

I am familiar with fair housing laws and my rights as a renter/homeowner. Yes No

Do you know what agency(ies) to contact for information about your fair housing rights or to report housing discrimination?

Yes No



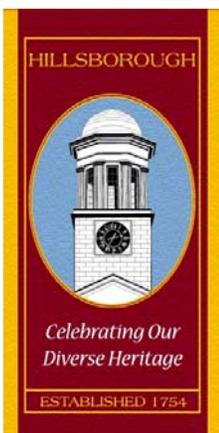
Orange County HOME Consortium



FY 2010-2015 Consolidated Plan



Appendix B – Fair Housing Survey Results



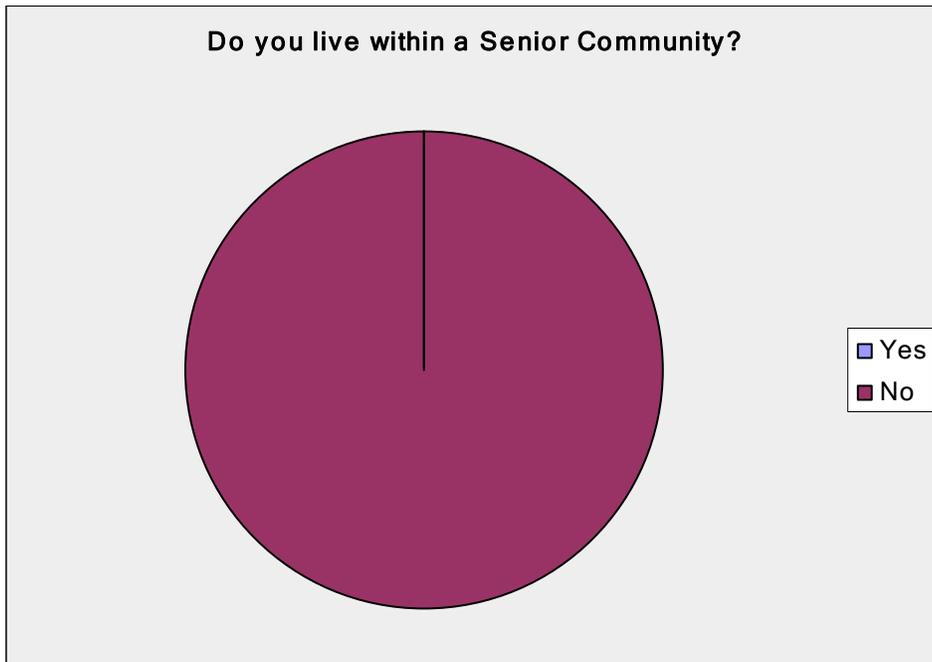
May 14, 2010

Prepared for the Orange County HOME Consortium by:

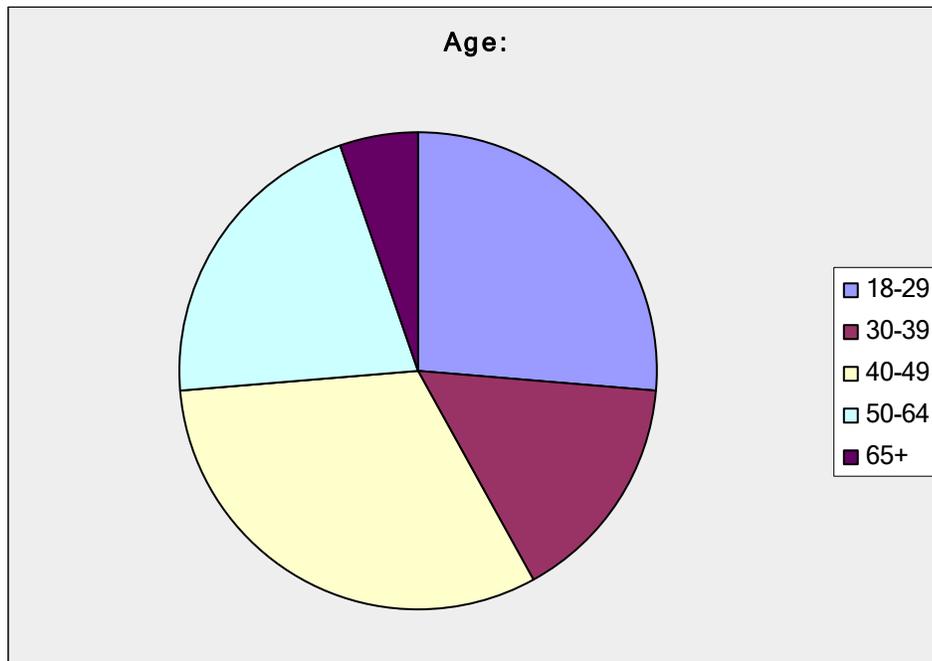


Orange County, NC 2010 Fair Housing Survey

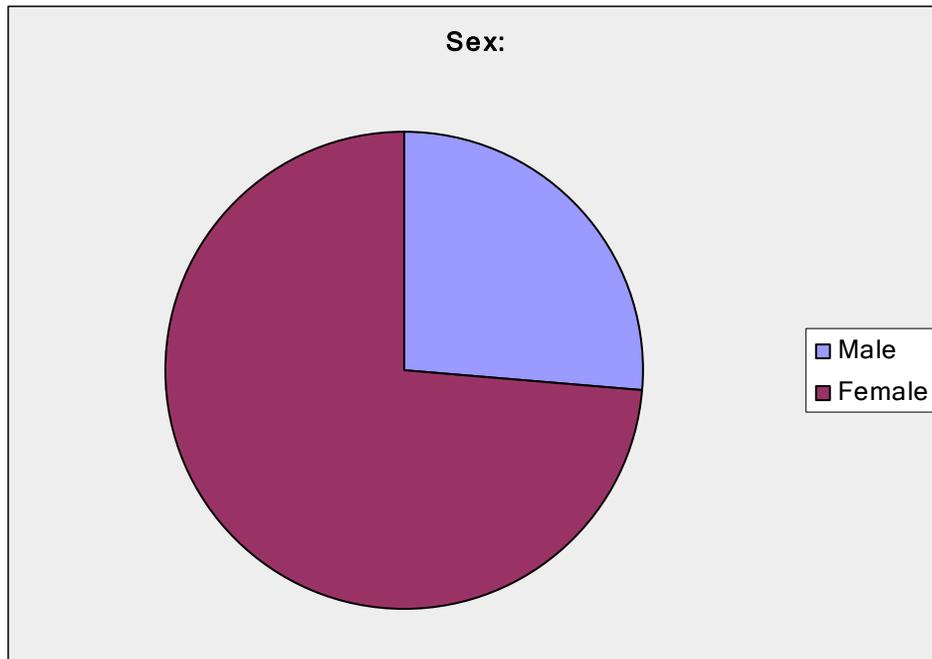
Do you live within a Senior Community?	
Answer Options	Response Percent
Yes	0.0%
No	100.0%



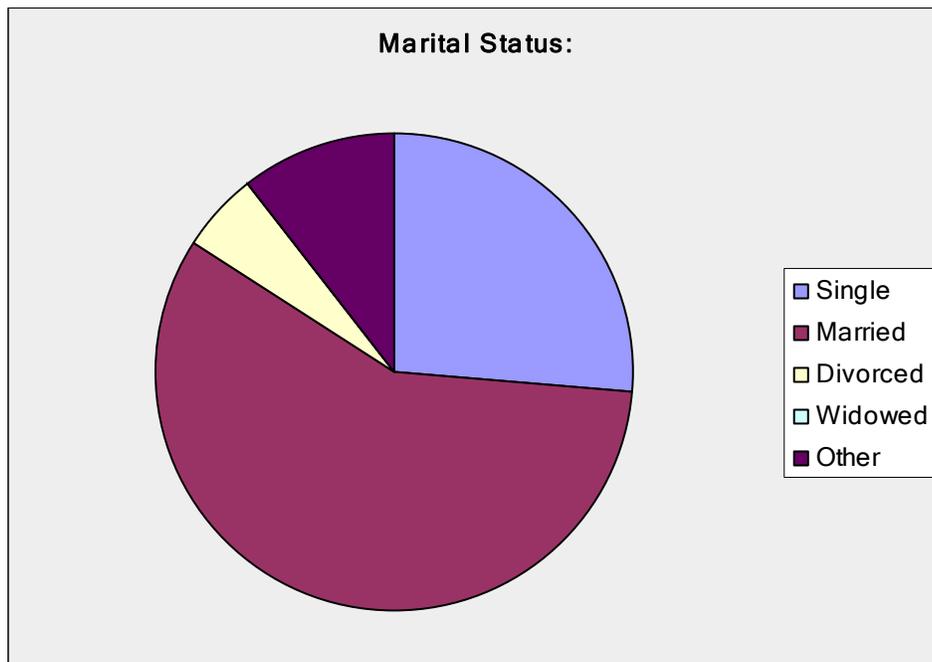
Age:	
Answer Options	Response Percent
18-29	26.3%
30-39	15.8%
40-49	31.6%
50-64	21.1%
65+	5.3%



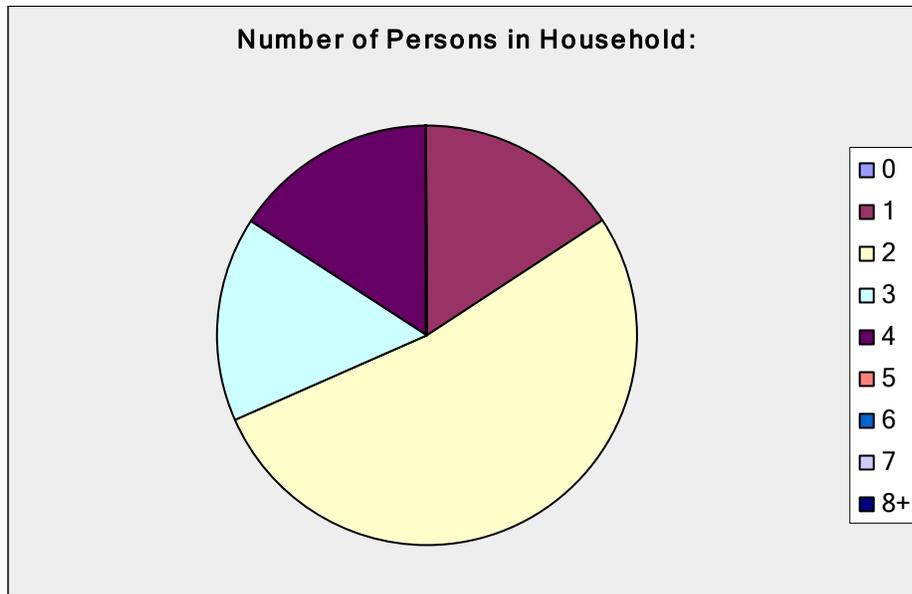
Sex:	
Answer Options	Response Percent
Male	26.3%
Female	73.7%



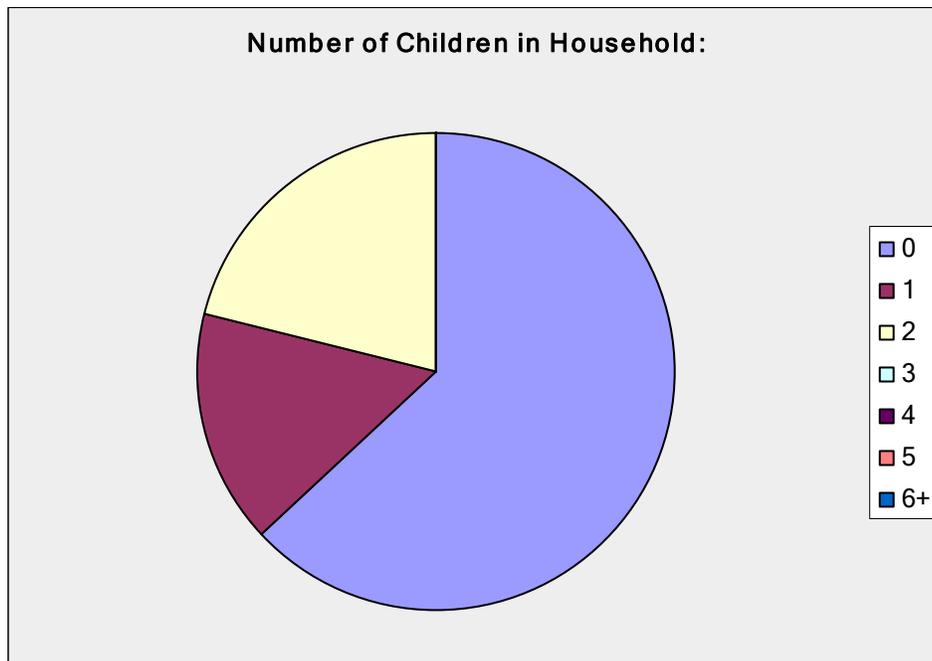
Marital Status:	
Answer Options	Response Percent
Single	26.3%
Married	57.9%
Divorced	5.3%
Widowed	0.0%
Other	10.5%



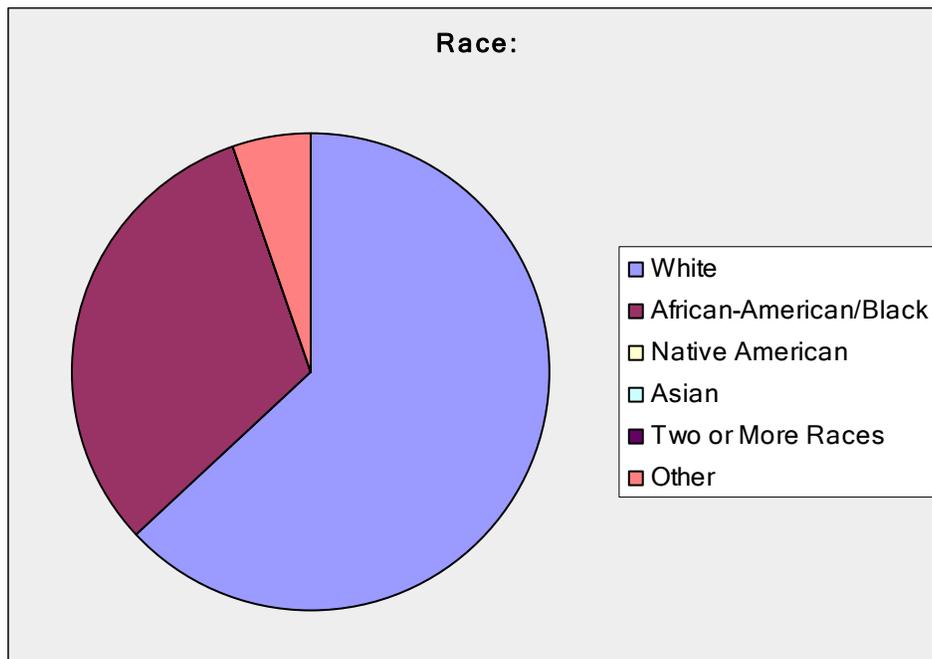
Number of Persons in Household:	
Answer Options	Response Percent
0	0.0%
1	15.8%
2	52.6%
3	15.8%
4	15.8%
5	0.0%
6	0.0%
7	0.0%
8+	0.0%



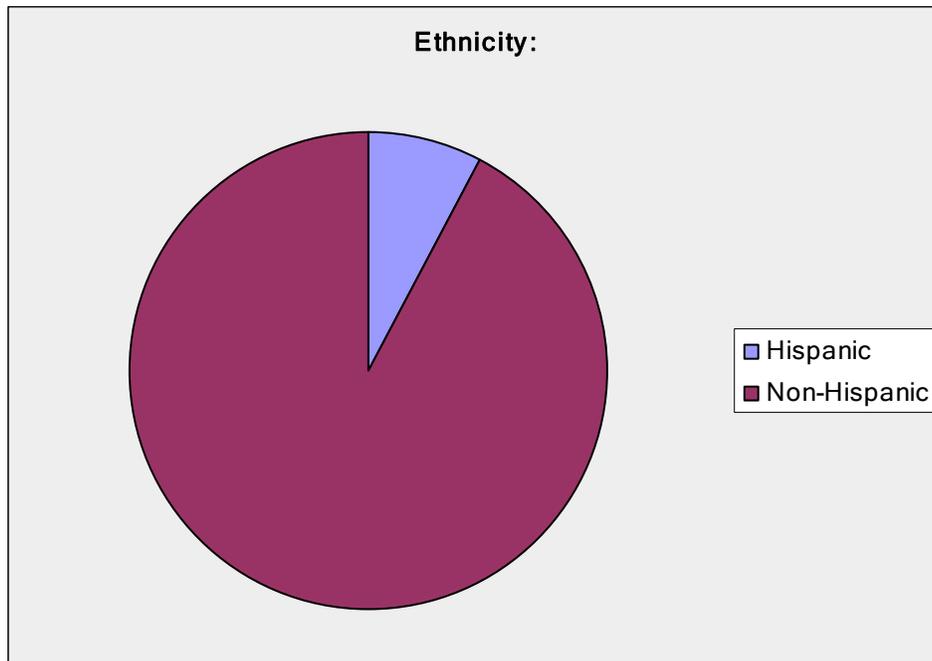
Number of Children in Household:	
Answer Options	Response Percent
0	63.2%
1	15.8%
2	21.1%
3	0.0%
4	0.0%
5	0.0%
6+	0.0%



Race:	
Answer Options	Response Percent
White	63.2%
African-American/Black	31.6%
Native American	0.0%
Asian	0.0%
Two or More Races	0.0%
Other	5.3%

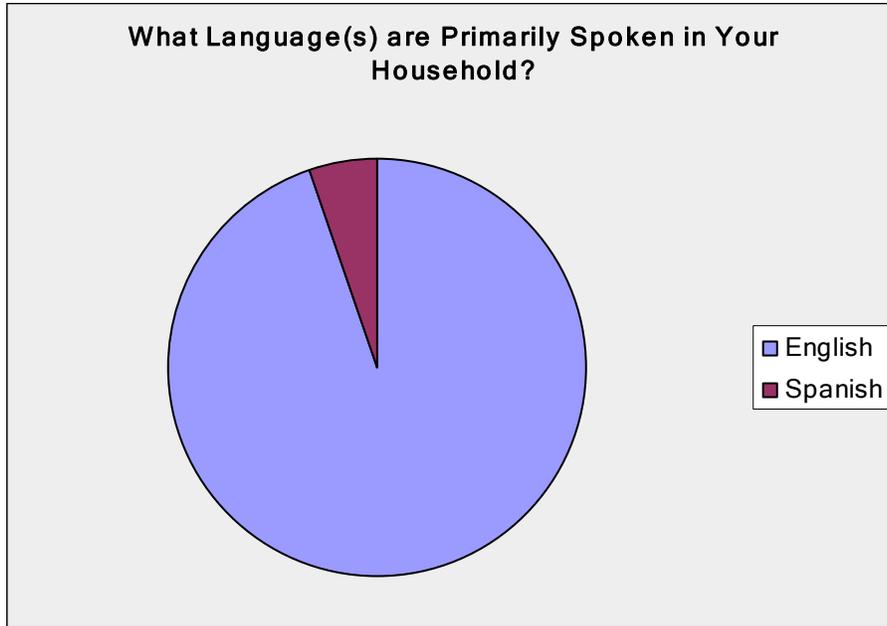


Ethnicity:	
Answer Options	Response Percent
Hispanic	7.7%
Non-Hispanic	92.3%

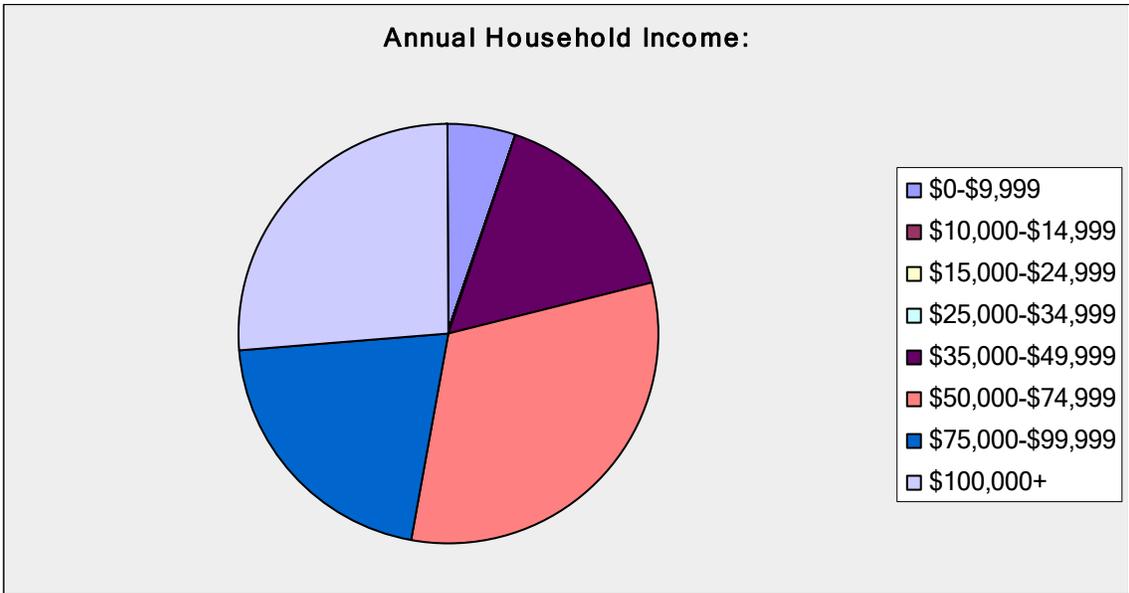


What Language(s) are Primarily Spoken in Your Household?

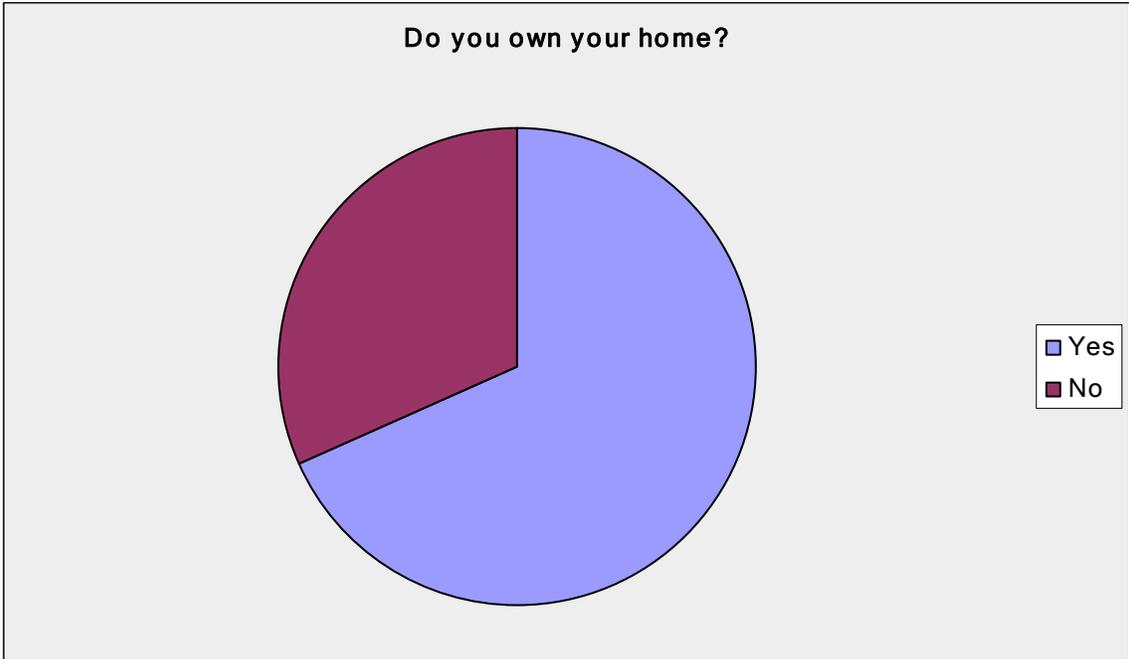
Answer Options	Response Percent
English	94.7%
Spanish	5.3%
Other (please specify)	



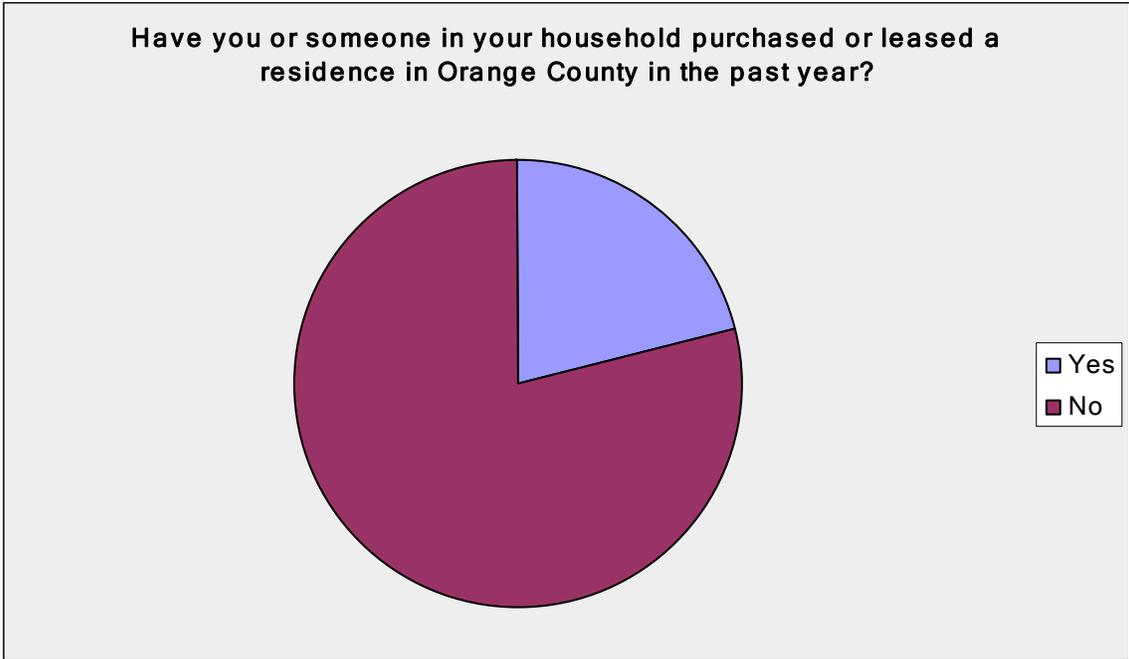
Annual Household Income:	
Answer Options	Response Percent
\$0-\$9,999	5.3%
\$10,000-\$14,999	0.0%
\$15,000-\$24,999	0.0%
\$25,000-\$34,999	0.0%
\$35,000-\$49,999	15.8%
\$50,000-\$74,999	31.6%
\$75,000-\$99,999	21.1%
\$100,000+	26.3%



Do you own your home?	
Answer Options	Response Percent
Yes	68.4%
No	31.6%



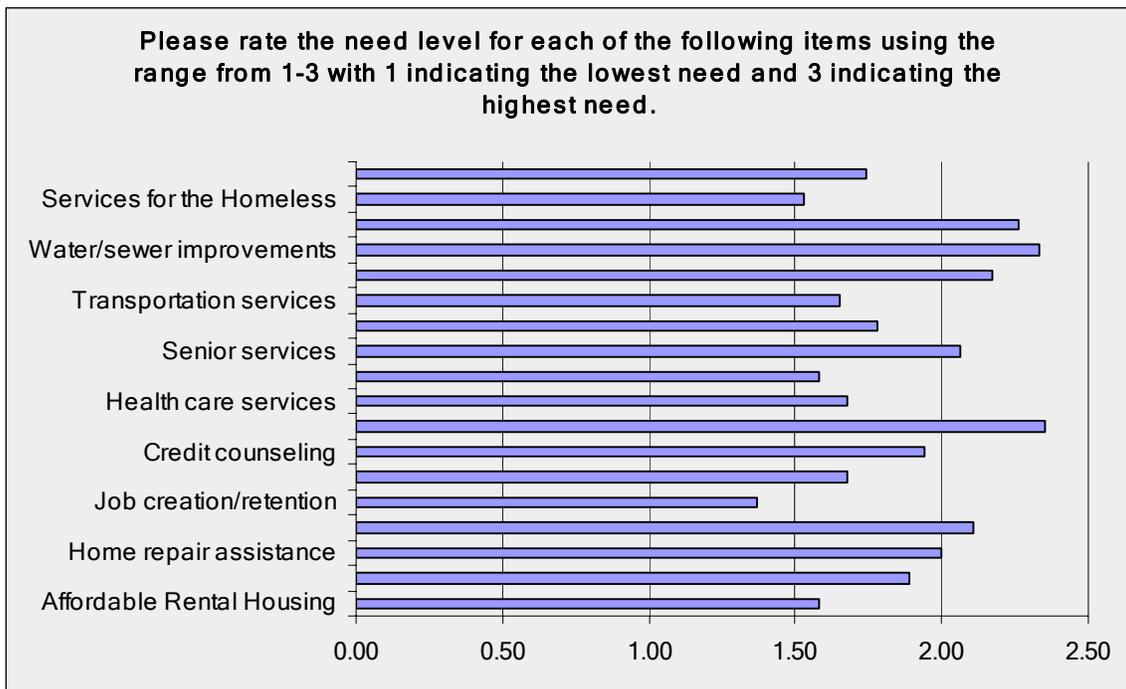
Have you or someone in your household purchased or leased a residence in Orange County in the past year?	
Answer Options	Response Percent
Yes	21.1%
No	78.9%



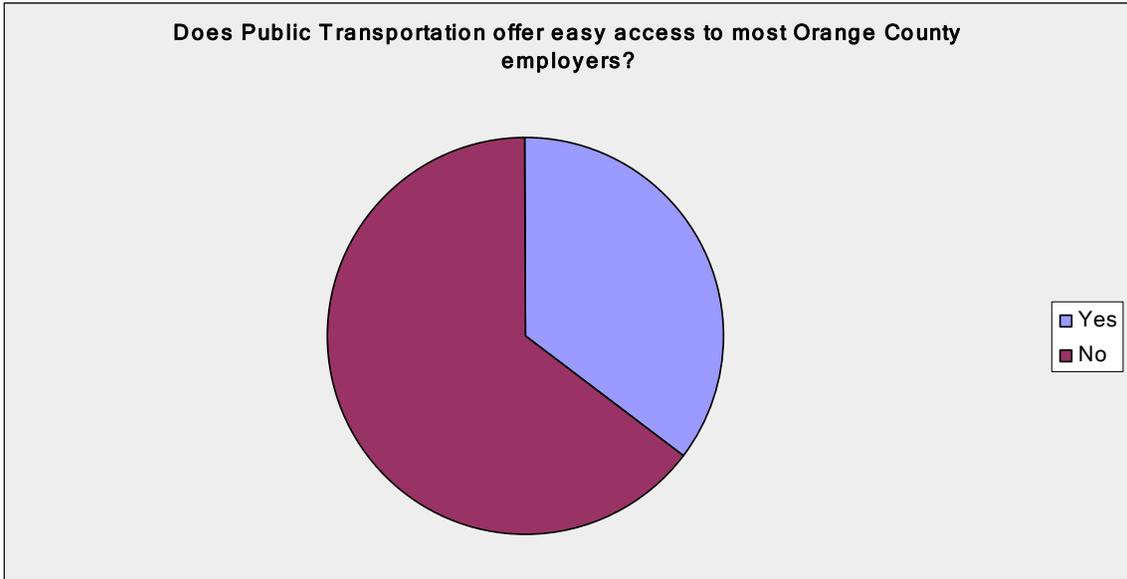
Please rate the need level for each of the following items using the range from 1-3 with 1 indicating the lowest need and 3 indicating the highest need.

Answer Options	High	Medium	Low	Rating Average
Affordable Rental Housing	12	3	4	1.58
Homeownership assistance	7	7	5	1.89
Home repair assistance	5	9	5	2.00
Low interest business loans	3	10	5	2.11
Job creation/retention	13	5	1	1.37
Job training	7	11	1	1.68
Credit counseling	4	11	3	1.94
Commercial rehabilitation	3	5	9	2.35
Health care services	11	3	5	1.68
Mental health services	12	3	4	1.58
Senior services	3	11	4	2.06
Youth services	7	8	3	1.78
Transportation services	8	7	2	1.65
Parks/recreational facilities	5	5	8	2.17
Water/sewer improvements	4	4	10	2.33
Street/sidewalk improvements	4	6	9	2.26
Services for the Homeless	12	4	3	1.53
Services for disabled persons	7	10	2	1.74
Other (please specify)				

Number	Response Date	Other (please specify)
1	Mar 10, 2010 6:22 PM	more diversity on human services boards and boards alike



Does Public Transportation offer easy access to most Orange County employers?		
Answer Options		Response Percent
Yes		35.3%
No		64.7%
Comments (Optional)		
Number	Response Date	Comments (Optional)
1	Mar 10, 2010 6:26 PM	some cases the bus stop may be a mile away from the business making it harder to get too
2	Mar 12, 2010 2:24 PM	Only yes for Chapel Hill/Carrboro; no for the rest of the County.
3	Mar 12, 2010 4:32 PM	If one lives outside of a town public transportation is not an option at all.
4	Mar 12, 2010 8:57 PM	I'm not sure what you mean. Is transportation available for most folks who need to get to work?
5	Mar 12, 2010 9:47 PM	By and large yes, but the system can be improved - esp. on weekends. What is access to employers?
6	Mar 12, 2010 11:27 PM	Limited outside Chapel Hill-Carrboro
7	Mar 13, 2010 10:34 PM	Not if you live in the unincorporated parts of the County. Public Transport is basically missing from Orange County. We need to be on a regular triangle-wide schedule through Triangle TA, or at least on the no-cost Chapel Hill-Carrboro system with regular and numerous bus stops in the county and in Hillsborough.
8	Mar 15, 2010 3:10 PM	only good in chapel hill and Carrboro. the rest of the county needs a lot of improvements.
9	Mar 30, 2010 8:20 PM	Not outside Chapel Hill/Carrboro



Do the Public Transportation route schedules coincide with work schedules at your place of employment?

Answer Options

Response Percent

Yes

68.8%

No

31.3%

Comments (Optional)

Number

Response Date

Comments (Optional)

1

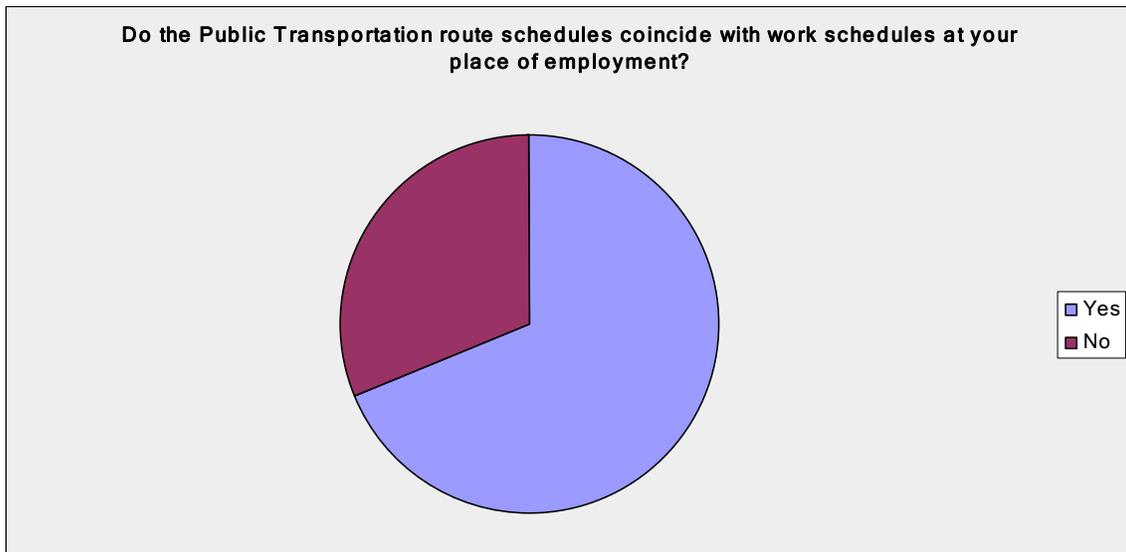
Mar 10, 2010 6:26 PM

no some people might be able to work but if he system shuts down early or later then the services runs then how can the get to the job? Voucher or contract with vendors to get people who are challenged or do drive more employment options

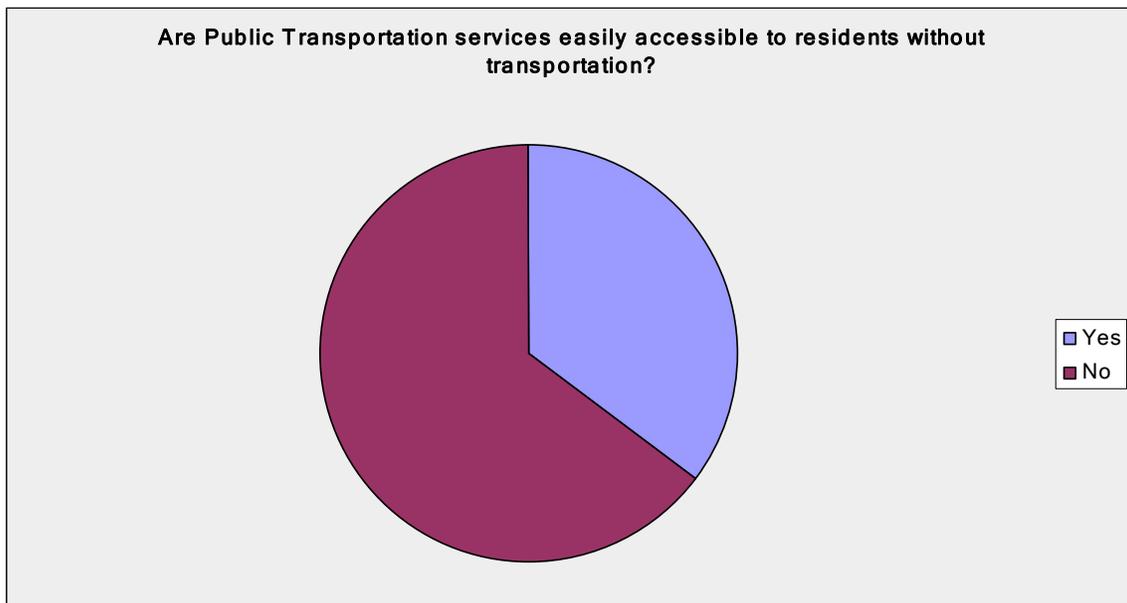
2

Mar 30, 2010 8:20 PM

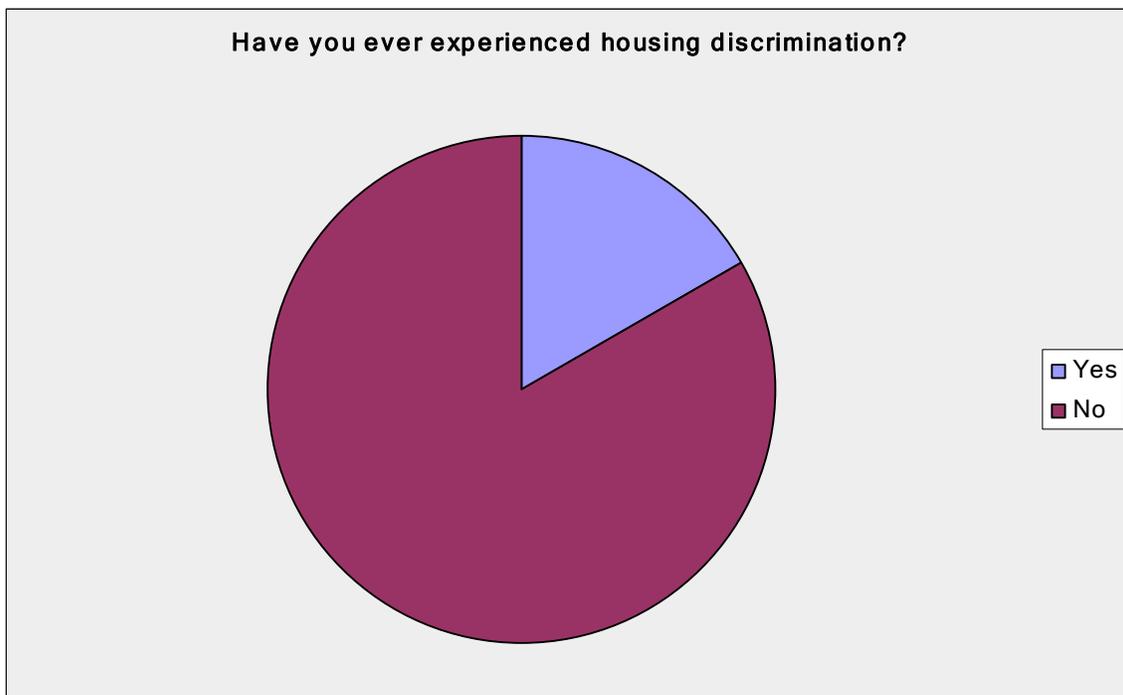
I don't know. I actually live close enough to walk to work if I don't want to drive.



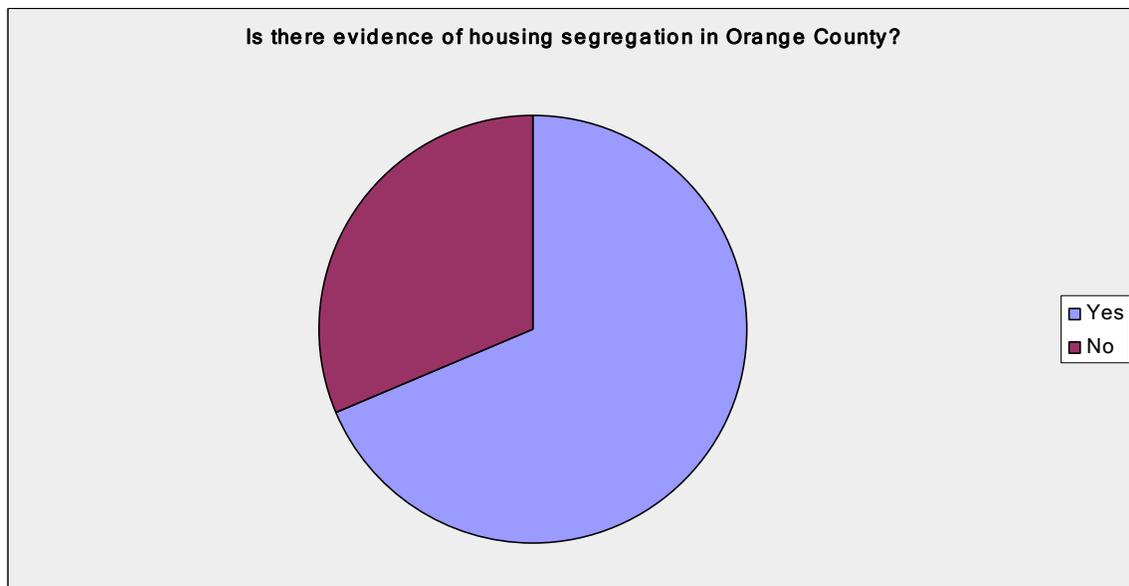
Are Public Transportation services easily accessible to residents without transportation?		
Answer Options		Response Percent
Yes		35.3%
No		64.7%
If No, Please Explain:		
Number	Response Date	If No, Please Explain:
1	Mar 10, 2010 6:26 PM	no the are located in remote locations at times or the travel paths do not always have fully accessible pathways
2	Mar 12, 2010 2:24 PM	Only yes for Chapel Hill/Carrboro; no for the rest of the County.
3	Mar 12, 2010 4:32 PM	Not if you live outside Chapel Hill, Carrboro.
4	Mar 12, 2010 8:57 PM	But not on weekends.
5	Mar 12, 2010 11:27 PM	Not if you live in the unincorporated parts of the County.
6	Mar 15, 2010 3:10 PM	only during daytime hours
7	Mar 16, 2010 1:33 PM	In the county & Hillsborough
8	Mar 30, 2010 8:20 PM	Convenient and affordable service is only available in Chapel Hill/Carrboro



Have you ever experienced housing discrimination?		
Answer Options		Response Percent
Yes		16.7%
No		83.3%
If Yes, Please Explain:		
Number	Response Date	If Yes, Please Explain:
1	Mar 10, 2010 6:27 PM	was told by builers that places was already rented or sold but sign remained and offer mad to someone else within days or same day.
2	Mar 12, 2010 9:48 PM	many years ago, while living in a large NC city seeking an apartment
3	Mar 15, 2010 3:33 PM	i was told i could only live there i (stratford hills apartments) f i was a u.s. citizen. i told them they were wrong and showed them my green card. they allowed me to move in.

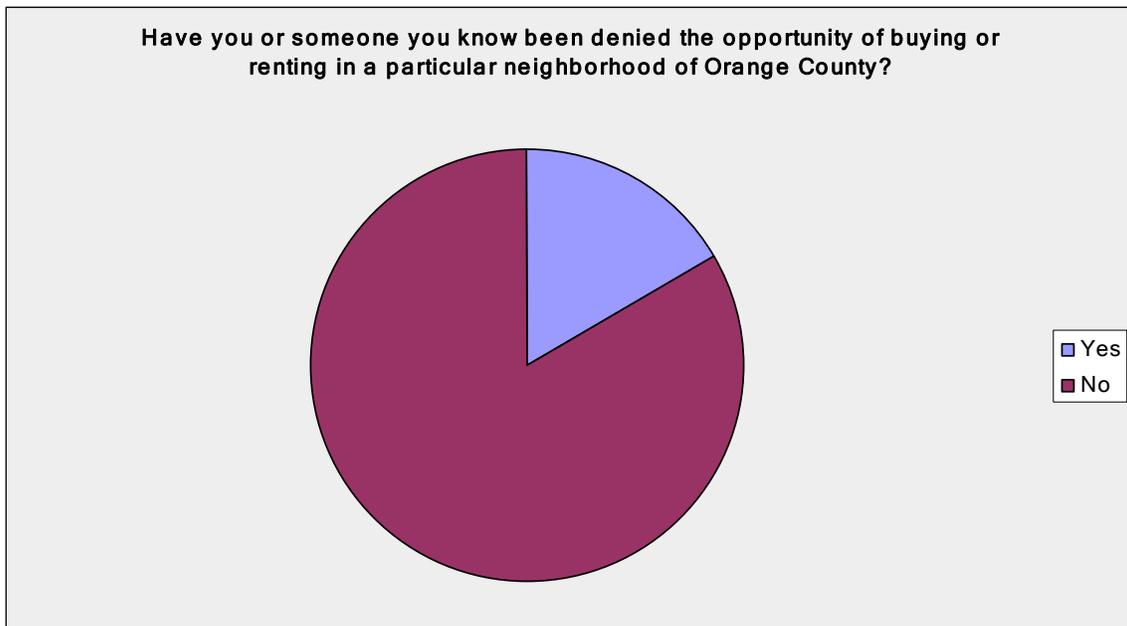


Is there evidence of housing segregation in Orange County?		
Answer Options		Response Percent
Yes		68.8%
No		31.3%
If Yes, Please Explain:		
Number	Response Date	If Yes, Please Explain:
1	Mar 12, 2010 2:25 PM	Most neighborhoods are racially segregated.
2	Mar 12, 2010 4:34 PM	The Fairview community in Hillsborough.
3	Mar 12, 2010 8:59 PM	There is de facto segregation based on what's available for people in need of housing.
4	Mar 14, 2010 10:29 PM	A better quality of housing exists within the more affluent neighborhoods.
5	Mar 15, 2010 1:00 PM	However, many neighborhoods do seem to be primarily one ethnicity.
6	Mar 15, 2010 3:33 PM	my example is minor compared to what i have heard from other Latinos
7	Mar 15, 2010 11:01 PM	The prices of homes and rent in the downtown area generally prohibit people with lesser incomes to afford to live there.
8	Mar 30, 2010 8:21 PM	Whether purposeful or accidental, there are many homogenous neighborhoods based on race, ethnicity and income.

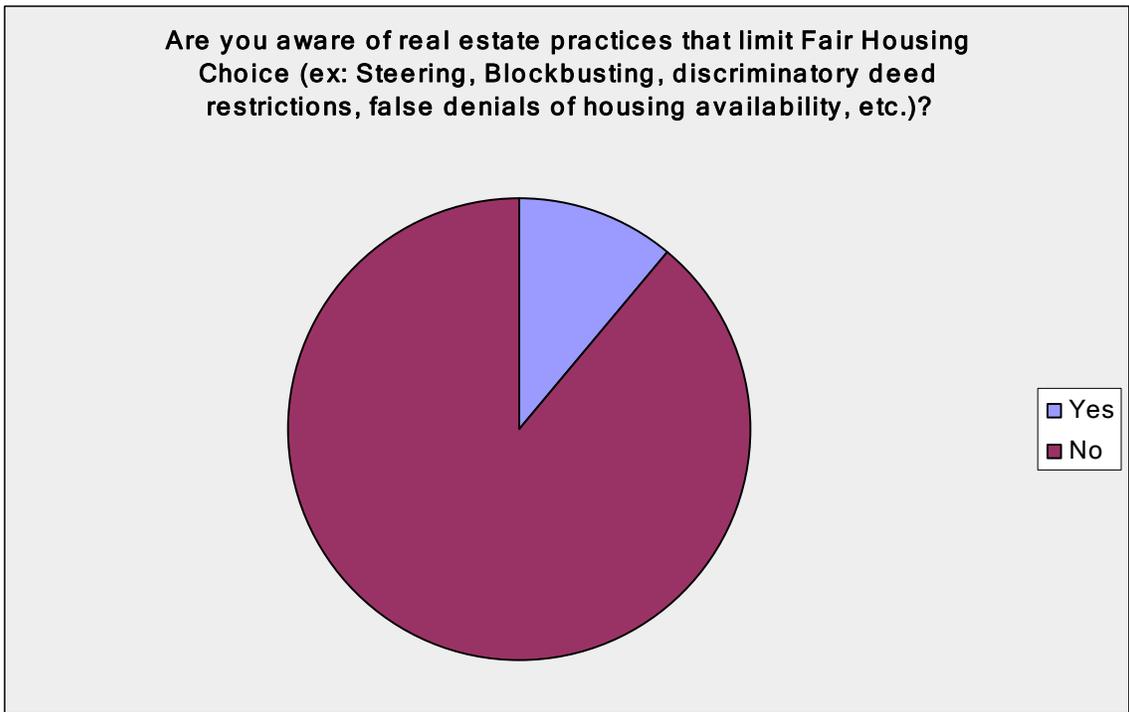


Have you or someone you know been denied the opportunity of buying or renting in a particular neighborhood of Orange County?

Answer Options		Response Percent
Yes		16.7%
No		83.3%
If Yes, Please Explain:		If Yes, Please Explain:
Number	Response Date	
1	Mar 10, 2010 6:28 PM	lots of landlord still will not sections 8 or do not understand when modications occur the are only temporary when clients remove them.
2	Mar 12, 2010 2:25 PM	Through anecdotes from friends, I have learned of such instances.
3	Mar 12, 2010 4:36 PM	Outright denial is only one means of discriminating -there are other factors involved as well.
4	Mar 15, 2010 3:33 PM	prior example.



Are you aware of real estate practices that limit Fair Housing Choice (ex: Steering, Blockbusting, discriminatory deed restrictions, false denials of housing availability, etc.)?		
Answer Options		Response Percent
Yes		11.1%
No		88.9%
If Yes, Please Explain:		
Number	Response Date	If Yes, Please Explain:
1	Mar 12, 2010 2:25 PM	Friends' anecdotes
2	Mar 12, 2010 4:40 PM	Not even showing buyers parts of Orange County to buy within.

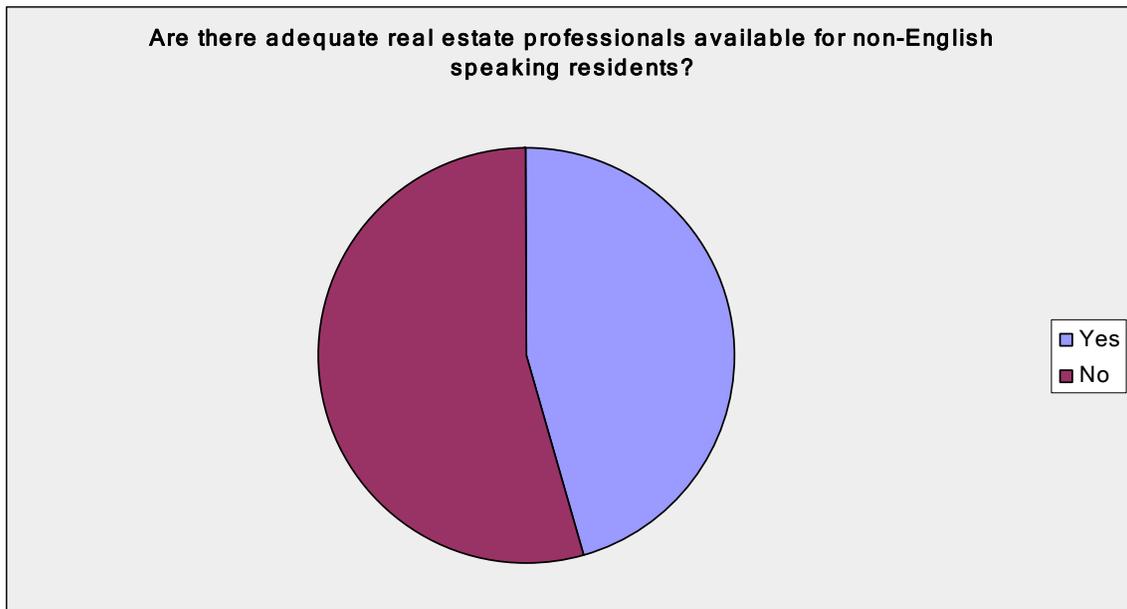


Are there adequate real estate professionals available for non-English speaking residents?

Answer Options	Response Percent
Yes	45.5%
No	54.5%

Comments (Optional):

Number	Response Date	Comments (Optional):
1	Mar 12, 2010 4:36 PM	I don't know.
2	Mar 12, 2010 4:40 PM	unsure
3	Mar 12, 2010 9:48 PM	Not sure - it may be doubtful
4	Mar 15, 2010 1:01 PM	I am not sure of this, but this is my impression.
5	Mar 16, 2010 1:37 PM	Unknown
6	Mar 30, 2010 8:21 PM	I have no idea

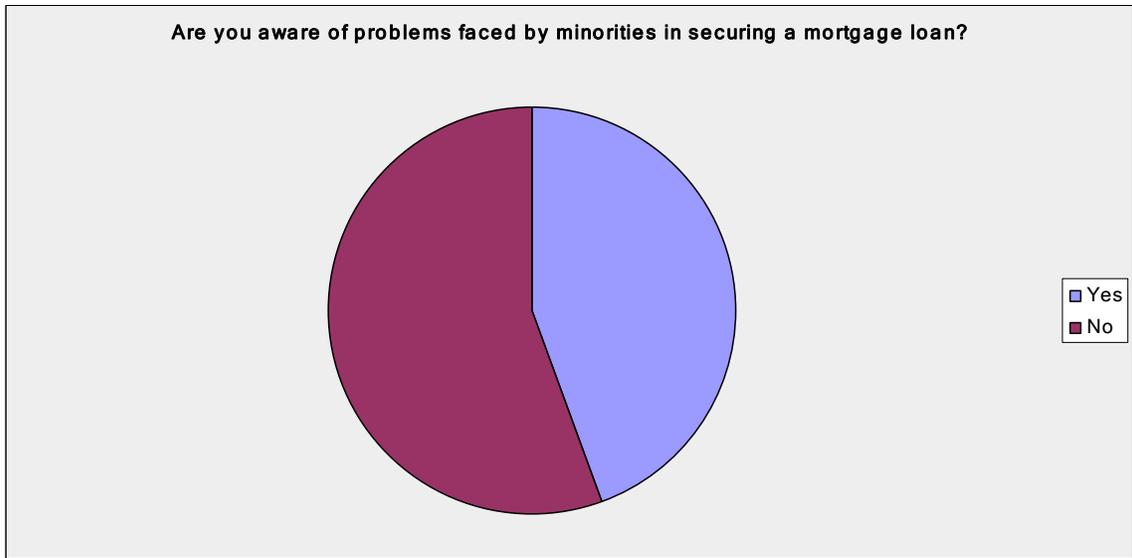


Are you aware of problems faced by minorities in securing a mortgage loan?

Answer Options	Response Percent
Yes	44.4%
No	55.6%

If Yes, Please Explain:

Number	Response Date	If Yes, Please Explain:
1	Mar 12, 2010 4:44 PM	It is not something I discuss with others, however. Perhaps not explicit discrimination but poor employment opportunity and the lack of affordable housing lead to the same end.
2	Mar 12, 2010 9:01 PM	lack of credit - lack of knowledge
3	Mar 12, 2010 9:49 PM	heard of worse loans given to minorities or even denied.
4	Mar 15, 2010 3:34 PM	



Have you or someone you know experienced "predatory" practices in mortgage lending or underwriting practices (ex: high interest rates, excessive fees, etc.?)

Answer Options

Response Percent

Yes

11.1%

No

88.9%

If Yes, Please Explain:

Number

Response Date

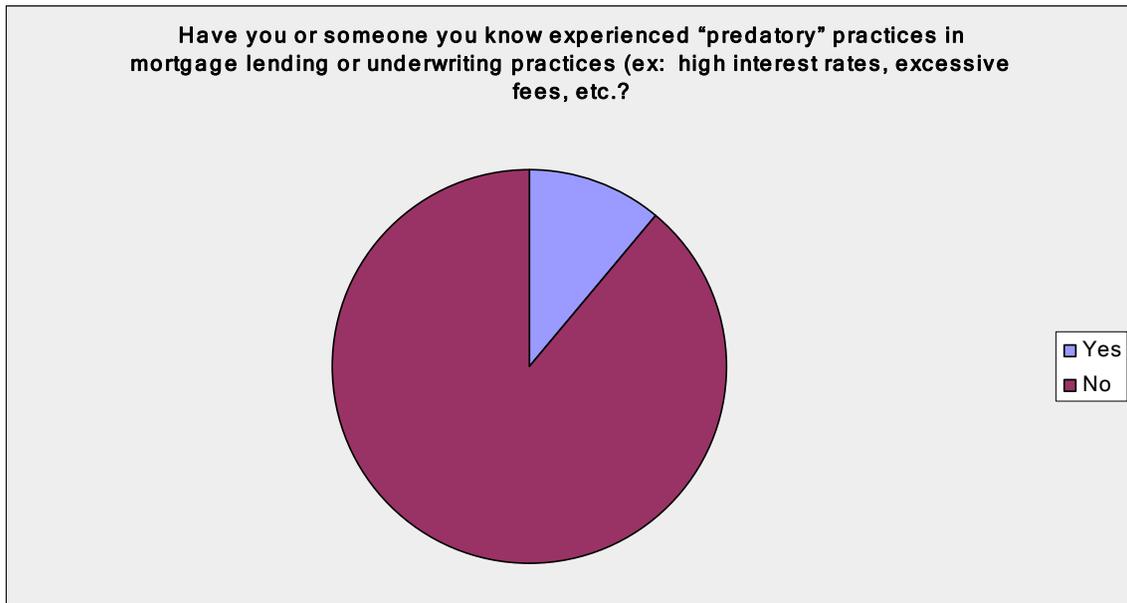
If Yes, Please Explain:

1

Mar 12, 2010 4:44 PM

We were refunded a large amount of money by our Mortgage company - the state required them to do so because of their problematic practices.

A friend lost her home because of a variable interest rate loan - she and her husband really did not understand the consequences - they were the first in both of their families to purchase a home - and they are black by racial designation.



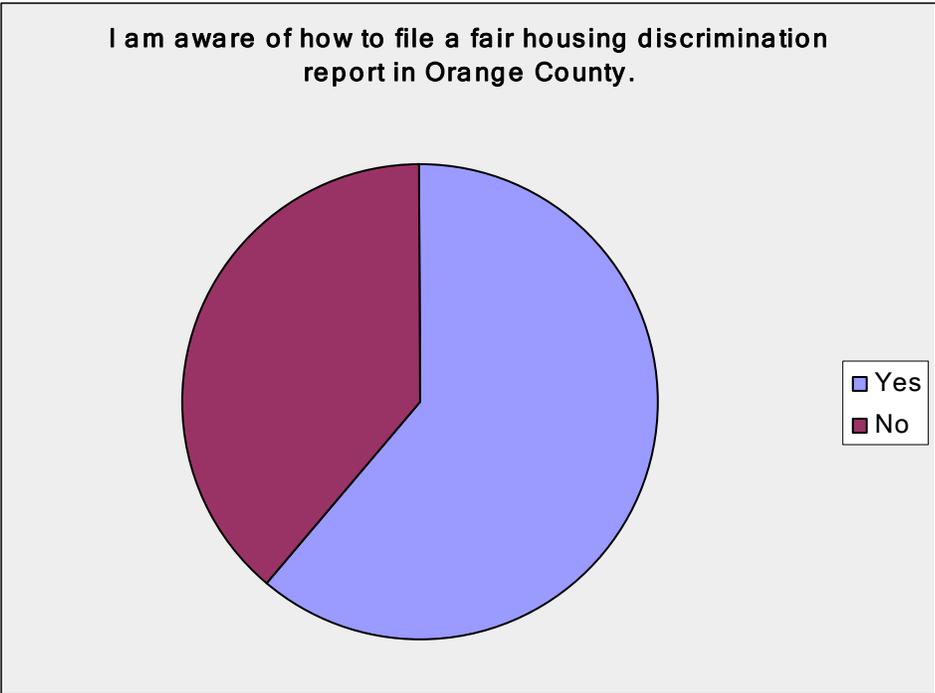
Are you at risk of foreclosure, in the process of foreclosure, or have had a property foreclosed on in the last two years?	
Answer Options	Response Percent
Yes	0.0%
No	100.0%

If Yes, are you in foreclosure or at risk of foreclosure due to (check all that apply):	
Answer Options	Response Percent
I owe more on the home than it is worth so why should I keep paying the mortgage	0.0%
Loss of income/unemployment	0.0%
Monthly payment is/will increase, and we are unable to refinance home to a lower interest rate	0.0%
Monthly payment is/will increase, and we are unable to refinance home to a fixed-rate loan	0.0%
A large one-time payment, built into the structure of the mortgage and due on a specific date, is required	0.0%
Significant increases in other housing costs (e.g. insurance, taxes, utilities, etc.)	0.0%
Other (please specify)	0.0%

Lending company in which mortgage was originated:		
Answer Options		Response Count
		2
Number	Response Date	Response Text
1	Mar 12, 2010 4:45 PM	Countrywide
2	Mar 16, 2010 1:37 PM	SECU

I am aware of how to file a fair housing discrimination report in Orange County.

Answer Options		Response Percent
Yes		61.1%
No		38.9%
Comments (Optional):		
Number	Response Date	Comments (Optional):
1	Mar 12, 2010 9:02 PM	I'm sure I can find out.



I am familiar with fair housing laws and my rights as a renter/homeowner.		
Answer Options		Response Percent
Yes		77.8%
No		22.2%
Comments (Optional):		
Number	Response Date	Comments (Optional):
1	Mar 15, 2010 3:35 PM	only to some degree



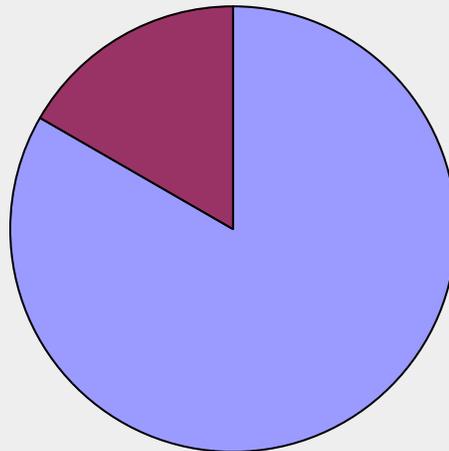
Do you know what agency(ies) to contact for information about your fair housing rights or to report housing discrimination?

Answer Options	Response Percent
Yes	83.3%
No	16.7%

Comments (Optional):

Number	Response Date	Comments (Optional):
1	Mar 10, 2010 6:30 PM	OHH&R, NC FAIR HOUSING
2	Mar 12, 2010 4:41 PM	Orange County Human Rights and Relations
3	Mar 15, 2010 3:35 PM	office of human rights and relations

Do you know what agency(ies) to contact for information about your fair housing rights or to report housing discrimination?



Yes
 No

The Orange County Consortium's 2010-2015 Consolidated Strategic Plan
was prepared by:

WFN, Inc.
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www.WFNConsulting.com

The Plan will be submitted to HUD and managed by:

Orange County Housing & Community Development Department
300 West Tryon Street
PO Box 8181
Hillsborough, NC 27278
(919) 245-2490

A copy of this Plan will be available at the Orange County Housing & Community Development
Department, 300 West Tryon Street, Hillsborough, NC 27278

For additional information about this Plan, please call 919-245-2490
Or visit <http://www.co.orange.nc.us/housing/>