ORANGE COUNTY ASSEMBLY OF GOVERNMENTS

JOINT MEETING
AGENDA

Assembly of Governments
January 29, 2019
Meeting – 7:00 p.m.
* Richard Whitted Meeting Facility
300 West Tryon Street
Hillsborough, NC

(7:00 – 7:05) Welcome, Call To Order and Opening Comments (BOCC Chair and Mayors)

(7:05 – 7:35) 1. Affordable Housing Update
- a) Update on Chapel Hill Affordable Housing Bond and Associated Plans
- b) Manufactured Home Relocation Update/Concerns
- c) Other Current Collaboration Activities
- d) Future Collaboration Framework

(7:35 – 8:05) 2. Comprehensive Transit Plan
- a) Summary of Bus Hours Expansion Activities
- b) Reverse Hillsborough Circulator Implementation Schedule
- c) Ridership and Routes Data/Stats from Chapel Hill Transit, Orange County Public Transit and GoTriangle (i.e. buses passing UNC Hospital each hour; how many commuters from Orange County/Chapel Hill to Durham and back each day, etc.)
- d) Current Transit Connections (i.e. how people move from town to town, county to county)
- e) Potential Improvements to Better Move People in the Future
- f) Hillsborough Train Station and Light Rail Transit Update

(8:05 – 8:25) 3. Intergovernmental Cooperation Opportunities
- a) Shared Funding on Projects
- b) Improving Project Collaboration Opportunities (Courtesy Review Potential Enhancements, Conversation Opportunities between Jurisdictions on Projects (Examples: 203 Project Carrboro, Gateway in Chapel Hill and Hillsborough Train Station))

(8:25 – 8:30) 4. Update from Climate Change Ad Hoc Committee

(8:30 – 8:50) 5. Water and Sewer Management, Planning and Boundary Agreement (WASMPBA) – Discussion Regarding Potential Line Change for Two Properties on Millhouse Road

(8:50 – 9:00) 6. Census Update

(9:00 – 9:30) 7. Greene Tract – Decision Points and Decision Timelines for Each Jurisdiction

Orange County Board of Commissioners' regular meetings and work sessions are available via live streaming video at orangecountync.gov/967/Meeting-Videos and Orange County Gov-TV on channels 1301 or 97.6 (Spectrum Cable).

* Directions to Whitted Meeting Facility: Take Old NC Highway 86/Churton Street north into downtown Hillsborough. Stay on Churton Street and go straight through the stoplights at the Courthouse (Margaret Lane) and King Street. Take a left at the next stoplight onto Tryon Street. Travel two blocks. The Whitted Building is on the right. Meeting Room is on the second floor.

ORANGE COUNTY
ASSEMBLY OF GOVERNMENTS
MEETING

AGENDA ITEMS ABSTRACT
Meeting Date: January 29, 2019

SUBJECT: Assembly of Governments Meeting Discussion Items

DEPARTMENT: County Manager/Town Managers/County Planning/County Transportation/Chapel Hill Transit/Chapel Hill Housing/County Economic Development

ATTACHMENT(S):
As noted in "Background" section

INFORMATION CONTACT:
Bonnie Hammersley, 245-2300; Maurice Jones, 968-2743; Eric Peterson, 732-1270; David Andrews, 918-7315; Travis Myren, 245-2300; Craig Benedict, 245-2575; Ashley Moncado, 245-2575; Sherrill Hampton, 245-2490; Loryn Clark, 968-2743; Theo Letman, 245-2007; Brian Litchfield, 969-4908; Steve Brantley, 245-2315

PURPOSE: To discuss topics of mutual interest between the governing boards of Hillsborough, Carrboro, Chapel Hill and Orange County.

BACKGROUND:

1. Affordable Housing Update

a) Update on Chapel Hill Affordable Housing Bond and Associated Plans

Town staff has developed an Affordable Housing Work Plan for FY 18 through FY 20. The Work Plan identifies the key projects underway and indicates when action has been taken or when the Council is scheduled to discuss the topics.

More information about the Town's FY19 progress toward meeting the Council's Affordable Housing Goals please see the Town's Affordable Housing Quarterly Report, and visit the Town's Affordable Housing webpage, and the Affordable Housing Dashboard, for more information about the Town's affordable housing activities.

Updates from the Town on affordable housing activities are as follows:

1) Affordable Housing Bond

On November 6, 2018, Chapel Hill voters approved a $10M Affordable Housing Bond Referendum. It is expected the funds will produce 400 new affordable housing units and preserve 300 existing housing units over the next five years. Attached, please find a draft Allocation Strategy and Funding Process Overview for the Town of Chapel Hill's Affordable Housing Bond. Staff continues to work with the Town's Housing Advisory Board to refine the Strategy and will present recommendations to the Council in the Spring. Staff anticipates issuing the first Request for Proposals for bond funds in late 2019 or early 2020.

2) Employee Housing Incentive Program

In November, 2018, the Chapel Hill Town Council approved an Employee Housing Incentive program. Staff conducted extensive outreach with Town employees and determined that many employees identified housing costs as the top barrier to living in Town. The program would provide financial assistance to employees interested in renting or purchasing a home in Chapel Hill.

The approved pilot program provides assistance as follows:

- Rental Incentive: provides a one-time payment for security deposit and utility connection fees:
  - $1,250 for a two-bedroom (or less) home;
  - $1,650 for a three-bedroom home
  - $1,850 for a 4 or more bedroom home
    - Eligibility requirements
      - Permanent employees with households earning less than 80% of AMI
      - Must live in Chapel Hill Town limits
      - Have a lease term of at least 12 months
- Homeownership Incentive: provides one-time down payment or closing cost assistance
    - Assistance
      - Maximum assistance: $7,500
      - Conditions for repayment for employees that leave Town within 5 years
      - 20% forgiven every year up to 5 years

    - Eligibility requirements
      - Permanent employees with a household income at 115% AMI and below
      - Seek housing in Chapel Hill
      - Home must be primary residence

The Town will also offer financial counseling and training opportunities to all employees as part of this program.

The Town plans to begin implementation this program in the winter of 2019.

3) The Town was notified by HUD that its application for a Rental Assistance Demonstration (RAD) conversion for two of its public housing communities was approved. The plan is to renovate and redevelop the Trinity Court and Craig Gomains public housing neighborhoods. The Town continues to engage with residents and the community about the RAD program to jointly develop plans for the future of the communities.

4) The Town, in partnership with residents, community partners, and staff, has developed a Public Housing Master Plan to help create a sustainable strategy relative to the maintenance, development, and redevelopment potential of Public Housing communities. Consistent with this purpose is the mission to provide programs and services to help public housing families improve basic life skills and increase their economic independence. Town staff will present this plan to the Chapel Hill Town Council on January 30, 2019.

5) The Town is pursuing affordable mixed-income development on several Town owned sites. The Town has completed the visioning and Concept Plan process for 2200 Homestead Road. Town staff is in the process of identifying potential development partners and advancing through the next steps of the development review process. The Town Council also prioritized three additional Town-owned parcels in the Spring of 2018, and is in the process of conducting analysis to determine feasible options for development on these sites.

6) The Town continues to implement a Manufactured Home Communities Strategy to proactively engage residents and owners of the Town's manufactured home communities.

7) The Town supported the development of 99 new affordable housing units in Chapel Hill and the preservation of 23 existing affordable homes in fiscal year 2018. The development of 99 homes surpassed the Town's annual goal of 80 new homes and brought the total number of subsidized affordable housing units to over 1,000. The Town also deployed $1.7 Million in Town funding (in fiscal year 2018) to support affordable housing projects in the community.

8) The Town provided support for the development of several tiny homes in in the community, include the Church of the Advocate project on Homestead Road, a tiny house duplex in Northside, and Grisham cottages relocated to Town-owned parcels in the Northside neighborhood. These projects will provide affordable rental housing to very low-income households in the community.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 1a-1 – Chapel Hill Affordable Housing Work Plan
Attachment 1a-2 – Chapel Hill Affordable Housing Quarterly Report - July 1, 2018-September 30, 2018
Attachment 1a-3 – DRAFT Chapel Hill Affordable Housing Bond Allocation Strategy & Funding Process Overview

b) Manufactured Home Relocation Update/Concerns

2017 and 2018 saw a number of programs and services implemented by the County as it relates to mitigating the closure of manufactured home parks, which are a source of naturally-occurring affordable housing. They include the following:

- Accepted and approved the four (4) recommendations from the multi-sector Work Group (November 2017). **See Attachment 1b-1**.

- Implemented a *Rapid Response Protocol* for handling any imminent closures. The *Rapid Response Team* includes representatives from various County departments and both school districts. Began to utilize the protocols in February 2018 as the Homestead Mobile Home Park instituted closure proceedings.

- Allocated funding for and implemented a *Displacement Mitigation Assistance Program (D-MAP)*. Contracted with EmPOWERment, Inc. to provide relocation coordination services. To date, three (3) families at Homestead MH Park participated in the process for receiving assistance and one (1) family was successfully relocated. **See Pictures – Attachment 1b-2** (old units and new unit). The other two (2) families declined assistance. In addition and collaborating with Habitat, one (1) family at Tar Heel MH Park is receiving a new replacement unit. Currently underway; set-up of the new unit should be completed on or before February 28, 2019.

  Note that due diligence was undertaken to ensure that this unit would not be impacted given the proposed redevelopment of Tar Heel Mobile Home Park.

- Hosted a meeting with manufactured home park owners. Over fifty (50) park owners participated. Announced the upcoming "*Revolving Loan Program*" for park owners. The new loan program will be launched by the end of the 2019 first quarter.

Collaborative Activities Under This Category

The jurisdictions keep each other updated during the monthly joint senior staff meetings on affordable housing matters, especially about any potential manufactured home park closures.

Discussion on the formulation of a *Coordinated Manufactured Home Park Displacement Strategy* began in April 2018 and is ongoing. The strategy and any revisions will be brought to the *Affordable Housing Local Government Collaborative* for review. Most recently, the jurisdictional staff has begun discussions regarding the redevelopment of the Tar Heel Mobile Home Park.

County Housing and Community Development Concerns/Needs

- Access to infrastructure in order to undertake development of any new manufactured home parks.
- Review of the current land use and zoning requirements, as well as the development ordinance as it relates to manufactured home parks in order to facilitate the expansion or creation of new parks.

Other Noteworthy County Affordable Housing Accomplishments:

- Allocation of $100,000 by the BOCC to initiate a local voucher program resulting in the availability of approximately fifteen (15) new vouchers. The BOCC approved guidelines for the new program on December 18, 2018. The program is anticipated to be launched in February or March 2019.

- Revision of the guidelines and launch of the *Risk Mitigation and Housing Displacement Fund.* The program was originally funded and launched in 2017. In an effort to maintain landlords in various voucher and other subsidized programs; assist with housing stabilization and mitigate displacement of low and very low income residents, as well as prevent homelessness, revisions to the program guidelines were implemented. **See Attachment 1b-3.**

  The Fund provides assistance in three (3) activity areas:
  - Risk Mitigation (**for landlords only**)
  - Housing Stabilization (**provision of assistance for security deposits, utility connections and rental payments**)
  - Displacement Mitigation Due to an Urgent Community Need

- Held, in both 2017 and 2018, successful engagement meetings with landlords participating in the Housing Choice Voucher Program. Thirty (30) landlords participated in 2017 and fifty (50) participated in 2018.

For a complete listing of Orange County's housing and community development programs and services, see **Attachment 1b-4.**

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 1b-1 – Recommendations from the Multi-sector Work Group
Attachment 1b-2 – Pictures
Attachment 1b-3 – Risk Mitigation and Housing Displacement Fund
Attachment 1b-4 – Orange County Housing and Community Development Programs and Services

c) Other Current Collaboration Activities

Besides monthly joint meetings between the applicable senior staff, other collaborative activities during the past year include the following:

- Ongoing municipal and county assistance for voucher holders, i.e. security deposits and utility connections. While each of the municipalities provides the assistance either through DSS, the Community Empowerment Fund or directly to applicable vendors, the rental assistance is jurisdiction-specific. Orange County revised its program to include referrals from the Partnership to End Homelessness's Coordinated Entry and most recently Orange County Criminal Justice Resource Department. These additions would help ensure that "gaps" in services are being mitigated.

- The role of the former HOME Review Committee was expanded in 2017, approved by the various Orange County jurisdictions and the Committee is now known as the *Orange County Local Government Affordable Housing Collaborative.* **See Attachment 1c.**

- The *Collaborative* meets quarterly and is comprised of elected officials and applicable senior staff from each of the jurisdictions. It still reviews and makes recommendations regarding the HOME Program and has also begun to take a more strategic approach to reviewing broader affordable housing issues in the County. A listing of the issues will be discussed in the Section on *Future Collaboration Framework*.

- The Flooding of Camelot Village – The County and municipalities shared information and kept each other informed as to the provision of assistance for residents who were displaced due to flooding from Hurricane Florence. The various municipalities coordinated with Orange County EMS, Department of Social Services, Housing and Community Development and others, as applicable.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 1c – Orange County Local Government Affordable Housing Collaborative Resolution

d) Future Collaboration Framework

As mentioned earlier in the document, the *Orange County Affordable Housing Local Government Collaborative* is the body undertaking a more strategic approach in regard to intergovernmental partnerships as it relates to the alleviation of affordable housing issues. The *Collaborative* seeks to identify common areas of interest where the jurisdictions can leverage their knowledge, skills, lessons learned and outcomes. Along with the other mandates of the authorizing Resolution, the *Collaborative*'s Work Plan, beginning in 2019-2020 and ongoing is two-fold:

- Develop a better understanding of the various affordable housing plans and strategies across the jurisdictions and the progress towards these goals to date. Where do the plans intersect or have common goals and how they do or do not support each other? (*Excerpted from an instructional email sent by Alderman Bethany Chaney on behalf of the Collaborative.*)

- Explore the topical areas that have come up across all of the jurisdictions to 1) understand what is happening now and the opportunities that may exist to jointly plan or test strategies and create consistency across ordinances where practical and/or 2) engage in collaborative planning for certain "hot spots" countywide. (*Excerpted from an instructional email sent by Alderman Bethany Chaney on behalf of the Collaborative.*) The topical areas are as follows:

    - Accessory Dwelling Units (ADUs)
    - Tiny homes
    - Manufactured homes and "at risk" manufactured home parks
    - Affordable housing development on the Greene Tract
    - The "heat map" of vulnerable and/or high priority areas for creating affordability
    - Housing for teachers and/or other targeted populations
    - Nonprofit providers, their strategic plans for affordable housing development and helping to inform those plans as a means of implementing a coordinated approach to alleviating the affordable housing issues in Orange County.

The jurisdictional staff will provide information for Collaborative members based on the Work Plan at each of the upcoming meetings.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

No Attachments

2. Comprehensive Transit Plan

a) Summary of Bus Hours Expansion Activities

Attachment 2a-1 is Section 2 of the Orange County Transit Plan. Section 2 outlines the additional bus hours and services that have been provided through the dedicated transit sales tax (Article 43). The full Transit Plan can be accessed at gotriangle.org/orangetransit.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 2a-1 – Orange County Transit Plan - Section 2
Attachment 2a-2 – Update on Investments from the Orange County Transit Plan

b) Reverse Hillsborough Circulator Implementation Schedule

Information is attached regarding this discussion topic.

Staff will provide any information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 2b-1 – Hillsborough Circulator Map
Attachment 2b-2 – Circulator B Map
Attachment 2b-3 – Circulator A Map

c) Ridership and Routes Data/Stats from Chapel Hill Transit, Orange County Public Transit and GoTriangle (i.e. buses passing UNC Hospital each hour; how many commuters from Orange County/Chapel Hill to Durham and back each day, etc.)

Information is attached regarding this discussion topic.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 2c – Summary of OCPT Data

d) Current Transit Connections (i.e. how people move from town to town, county to county)

Information is attached regarding this discussion topic.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 2d-1 – Transportation Needs Extend Throughout County
Attachment 2d-2 – Transit Strategies
Attachment 2d-3 – Regional System Map

e) Potential Improvements to Better Move People in the Future

Information is attached regarding this discussion topic.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 2e – Potential Transit Vision Improvements

f) Hillsborough Train Station and Light Rail Transit Update

Hillsborough Train Station funding totaling $686,000 is included in the Orange County Transit Plan.

The Durham-Orange Light Rail project continues to pursue a full funding grant agreement from the Federal Transit Administration (FTA). Due to the limitations imposed on State funding, engineering changes, and other FTA requirements, both the cost share agreement between Durham and Orange counties and the Orange County Transit Plan will need to be amended. The Board of Orange County Commissioners is scheduled to learn initially discuss the proposed changes on February 5, 2019 and may consider those changes on February 19, 2019.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

No Attachments

3. Intergovernmental Cooperation Opportunities

a) Shared Funding on Projects

Brief Historical Overview

As a brief review of Article 46's origin in late 2011 and the intended outcomes for Orange County, recall the economic environment at that time, both nationally and at the state and local levels, which was entering a deep economic recession causing severe budget shortfalls, rising unemployment and stagnant business growth. At the Orange County level, leadership recognized an immediate need to assist our residential homeowners, who have traditionally shouldered the largest portion of the County's annual revenue contribution, by finding ways to diversify the local tax base toward greater non-residential revenue sources (such as increased retail sales taxes, and attracting the presence of more large scale commercial and light industrial property taxpaying generators). The strong recession at that time also presented real threats to Orange County's current and future educational funding commitments for public schools, and so Article 46 was also proposed to assist that area to maintain our community's strong level of annual financial support for our local school systems.

New ideas began to emerge about how to stimulate entrepreneurial, home-grown technologies, further support the local agriculture and food systems character of our region, support our many small businesses, and, encourage the growth and attraction of larger corporate taxpayers. The County's long-standing economic development districts, which had existed dormant for over 25 years, without the aid of appropriate zoning, water and sewer utilities, recruitment incentives or marketing to actually aid our economy, were determined to be critical assets that should finally receive capital support and help make them become more productive drivers for the County's long-range economic vitality. A focus to finally emphasize those economic development districts and commercial transition nodes, which are all located along the rural interstate highways, became a main envisioned use of Article 46 funding to be allocated for the County's economic development program.

As a result, Board of Commissioner leadership, supported by the strong endorsement of public and public agencies, the two Chambers of Commerce, and our locally elected officials, proposed to enact a supplemental "¼ cent retail sales tax" in early 2011. Following a year-long public information campaign on the merits of the proposed ¼ cent sales tax and its' uses, Article 46 was successfully passed by Orange County voters in a November 2011 referendum. The Orange County's Board of Commissioners then adopted a Resolution in December 2011 to outline the purpose of the new "Article 46" funds. This new revenue stream was determined to equally fund both education and economic development, and, for an initial 10-year test period. The core uses of Article 46 as proposed to voters in 2011, today generally follow the same key programs that were adopted in the Resolution by Board of County Commissioners 7 years ago.

The County received the initial Article 46 funds from the N. C. Department of Revenue beginning in the spring of 2012. Since that first year, annual revenues (estimated at a total of $2.5 million in 2011) are split 50/50 between Education (for Orange County Schools & Chapel Hill/Carrboro City Schools) & for the County's Economic Development program, with each group receiving approx. $1.25 million for that year. By 2018, the County's total Article 46 revenues are higher and projected to be approximately $3.6 million total for the new fiscal year, due to the County's steady 5% - 7% annual growth rate from our local economy's rising retail sales collections.

Within the Economic Development portion of Article 46 funds ($1,825,976.00 estimated for the FY 2018-2019 budget), approximately 50% - 60% of annual proceeds have historically funded long-term debt obligations for the cost to install water & sewer lines in the County's various Economic Development districts. To date, two major utility projects to install needed infrastructure in the Efland, Buckhorn Road & Mebane areas have been completed. The County's successful recruitment of the Morinaga factory was made possible by the completion of this initial utility work. Current business prospect activity is now expanding and seriously focusing on new sites that have more recently gained utility line infrastructure.

Of the remaining 50% of the County's Economic Development annual Article 46 funds, a variety of successful programs have since been created and are underway to support the growth, expansion & retention of existing small businesses, promote new business recruitment, entrepreneurial incubator support, and local agriculture & food processing. These programs, to include the award winning LAUNCH incubator, the County's small business loan and grant programs, the renowned agriculture/food processing grant program, and related collaborative business networking events held with the Towns, directly benefit the local economies of Carrboro, Hillsborough & Chapel Hill by supporting their many small businesses.

Special events & new programs that further enhance the County's & Towns' economy and livability are also funded by the remaining half of Article 46 funds dedicated to Economic Development, to include the annual Orange County Agriculture Summit, the new LocalFest event, a reintroduction of the annual Orange County Economic Summit, and, innovative support for the "Orange Connect" scholarship program for Orange County's students attending the Hillsborough campus of Durham Technical Community College.

In conclusion, the intent of the various economic development programs funded by Article 46 is to benefit all Orange County residents by supporting a thriving local economy. The County's various economic development programs that are supported by Article 46 have been created to broadly benefit all residents by promoting non-residential economic growth.

Please refer to **Attachment 3**, "Shared Funding on Projects", slides 1 – 12, a detailed PowerPoint providing detailed examples of use, areas of notable successes, balances in the current FY 2018-19 County budget, and examples of how Article 46 funding is spread throughout the County & three Towns according to specific uses.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 3 – Shared Funding on Projects

b) Improving Project Collaboration Opportunities (Courtesy Review Potential Enhancements, Conversation Opportunities between Jurisdictions on Projects (Examples: 203 Project Carrboro, Gateway in Chapel Hill and Hillsborough Train Station))

Orange County Economic Development's staff recognizes the importance of maintaining a positive & productive working relationship with our towns' professional economic developers, planners & tourism leaders in Carrboro, Hillsborough & Chapel Hill. County staff strives to a have a mutually beneficially dialog with all agencies, and, cooperation in the sharing of information, talent and participation of all groups. At the staff working level, there is good comradery and trust among the groups.

There are many examples of successful joint partnerships the County's & Towns' economic development endeavors, and much of the County's level of collaboration on major projects is tied to the availability of Article 46 funding. Our mutual County & Towns efforts include the promotion of the arts, tourism, business retention and recruitment, entrepreneurial development, and agriculture/food processing. Interpersonal working relationships are considered to be positive and effective, and efforts to further strengthen the collaboration among all staff are ongoing.

Please refer to **Attachment 3**, "Shared Funding on Projects", slides 13 – 19, a detailed PowerPoint providing detailed examples of Orange County's economic development activity pursued in tandem with the three Towns, and, on behalf of all County residents.

Staff will provide any other information at the meeting, and the governing boards can discuss issues and provide feedback to staff related to this item as necessary.

Attachment 3 – Shared Funding on Projects

4. Update from Climate Change Ad Hoc Committee

Members of the Climate Change Ad Hoc Committee expressed an interest in briefly discussing the Committee's efforts and activities.

Members of the Committee and/or staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

No Attachments

5. Water and Sewer Management, Planning and Boundary Agreement (WASMPBA) – Discussion Regarding Potential Line Change for Two Properties on Millhouse Road

The Town of Chapel Hill will address this item at the meeting.

Information will be provided at the meeting, and the governing boards can discuss issues related to this item as necessary.

No Attachments

6. Census Update

The Town of Chapel Hill will address this item at the meeting.

Information will be provided at the meeting, and the governing boards can discuss issues related to this item as necessary.

No Attachments

7. Greene Tract – Decision Points and Decision Timelines for Each Jurisdiction

The Greene Tract is a 164 acre parcel of which 104 acres is jointly owned by Orange County, the Town of Chapel Hill, and the Town of Carrboro and 60 acres owned by Orange County (Headwaters Preserve). In 2002, local governments approved a resolution conceptualizing uses of the 104 acre joint owned area. In 2017, local governments agreed to have the Managers, Mayors, and Chair (MMC) consider preservation and development options for the Greene Tract. In addition, the MMCs recommended staff examine the reconfiguration of the joint owned and county owned tracts. The purpose of this request was to determine the feasibility in adopting a revised resolution supporting the reconfiguration of these tracts. The 60 acres which are county owned would be established as prime preservation areas.

At the January 30, 2018 Assembly of Governments meeting, the proposed modified headwaters preserve area and alternatives were presented to elected officials. At the February 20 Board of County Commissioners meeting, the Board stated support for modification to the Headwaters Preserve area. The Chapel Hill Town Council considered this item on June 6, 2018 and stated support for the reconfiguration of the Headwaters

Preserve Area. The Carrboro Board of Aldermen considered this item on June 12 and stated support for the reconfiguration of the Headwaters Preserve area. Elected officials from the towns stated concerns with determining density and affordable housing goals at that time. As a result, the resolution and conceptual plan does not include any reference to density or affordable housing thresholds for the Greene Tract, but primarily the location and acreage of uses including a general description of use categories.

Following Board confirmation, the staff work group drafted the resolution contained in **Attachment 7a** to modify the 104 acres jointly owned by Orange County, the Town of Chapel Hill, and the Town of Carrboro and 60 acres owned by Orange County (Headwaters Preserve). In addition, staff drafted the conceptual plan which includes future land uses, proposed land use definitions, and ownership status/transfers based on comments received from MMCs, elected officials, and staff throughout the process. Local government staff has completed a variety of draft density scenarios and calculations, which are available for review at such time in the future when development goals are established. **Attachment 7b** includes additional background information on this item.

With adoption by all three governing boards, the resulting resolution would supersede the 2002 Resolution, approved by the Orange County Board of Commissioners on December 10, 2002, which outlined the County and Towns' intentions for developing the Greene Tract. The December 10, 2002 BOCC abstract which includes the approved resolution can be found at the following link:
http://server3.co.orange.nc.us:8088/WebLink8/DocView.aspx?id=8376&dbid=0

The purpose of this item is to receive and discuss the proposed Greene Tract Resolution and Conceptual Plan. In addition, a project schedule to determine density and affordable housing goals could be also considered.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

Attachment 7a – Greene Tract Resolution and Conceptual Plan
Attachment 7b – June 19, 2018 Information Item
Attachment 7c – Greene Tract Flow Chart

SOCIAL JUSTICE IMPACT: There is no direct Social Justice Goal impact associated with the discussion of these topics.

FINANCIAL IMPACT: There is no direct financial impact associated with the discussion of these topics. There are no action items requiring formal decisions.

RECOMMENDATION(S): The Managers recommend the governing boards discuss the topics listed and provide appropriate direction to the respective staffs.

Affordable Housing Work Plan FY18-20

PROJECTS	FY 2018				FY 2019				FY 2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
DEVELOPMENT												
Develop Town-Owned Property at 2200 Homestead Road				★			☆		☆			
Pursue Affordable Housing on Prioritized Town Properties		★		★			☆			☆		☆
Acquire Properties for Affordable Housing Development		★										
PRESERVATION												
Implement Manufactured Home Communities Strategy			★	★			☆					
Naturally Occurring Affordable Housing (NOAH) Preservation Strategy												
Acquire and Rehab Properties for Affordable Housing Preservation					★							
POLICY												
Explore the Creation of Employee Housing Incentives			★			☆						
Participate in the LUMO Re-Write Project							☆					
Develop a Payment-in-Lieu Formula for Rental Housing			★									
Update Payment-in-Lieu for Homeownership Units												
Explore Affordable Housing Incentive Options							☆					
FUNDING												
Implement Investment Plan for Affordable Housing - Affordable Housing Bond	★	★				☆	☆					
Manage the Affordable Housing Development Reserve	★	★	★			★	☆	☆				
Manage the Affordable Housing Fund												
Jointly Manage the HOME Program				★				☆				☆
Manage the Community Development Block Grant Program		★	★	★		☆	☆	☆				
MANAGING TOWN-OWNED HOUSING												
Create and Implement a Public Housing Master Plan		★		★	★		☆					
Manage Public Housing Inventory					★							
Manage Transitional Housing Inventory												
MEASUREMENT & REPORTING												
Provide an Affordable Housing Quarterly Report		★	★	★	★	☆	☆	☆	☆	☆	☆	☆
Provide an Annual Housing & Community Report	✓				★				☆			
Update the County-wide Affordable Housing Database					✓							
Implement the Loans and Grants Tracking Tool			✓									
COLLABORATIONS												
Expand Collaboration with Developers, Providers, and Regional Partners												
Participate in the Affordable Housing Collaborative		★		★				☆				☆
Engage UNC, the School System, and UNC Health Care												
Serve as a Partner on the Northside Neighborhood Initiative			★									
COMMUNICATIONS												
Implement a Communications and Marketing Strategy				★								

☆ Council Item Scheduled

★ Council Item Heard and/or Action Taken

Affordable Housing Quarterly Report

FY19 Q1 Progress Report

(July 1, 2018 – September 30, 2018)

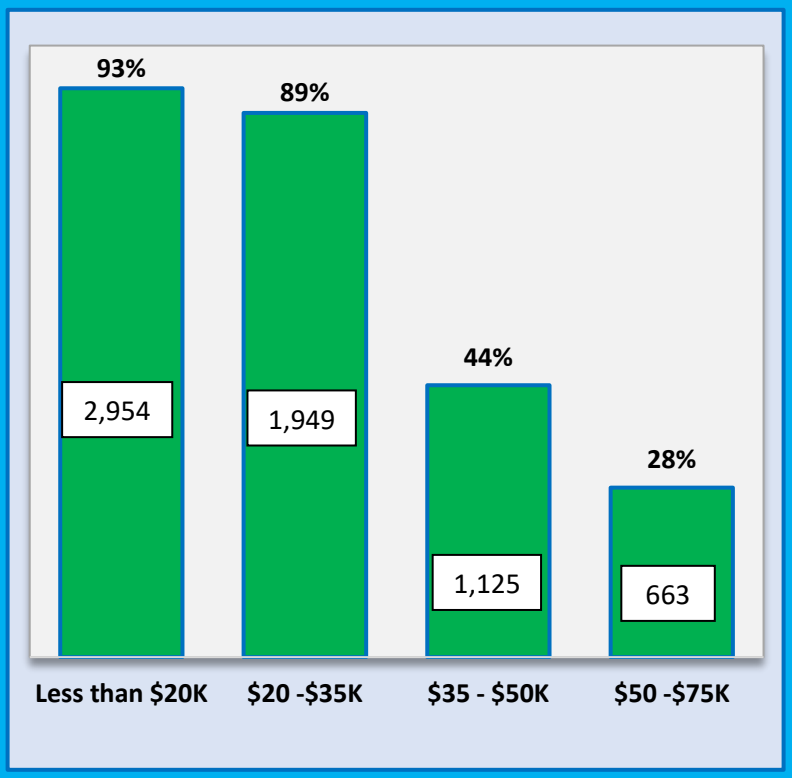
Our Goal

To increase access to housing for individuals across a range of incomes, and to constantly strive for more equitable outcomes and opportunities for historically underserved populations.

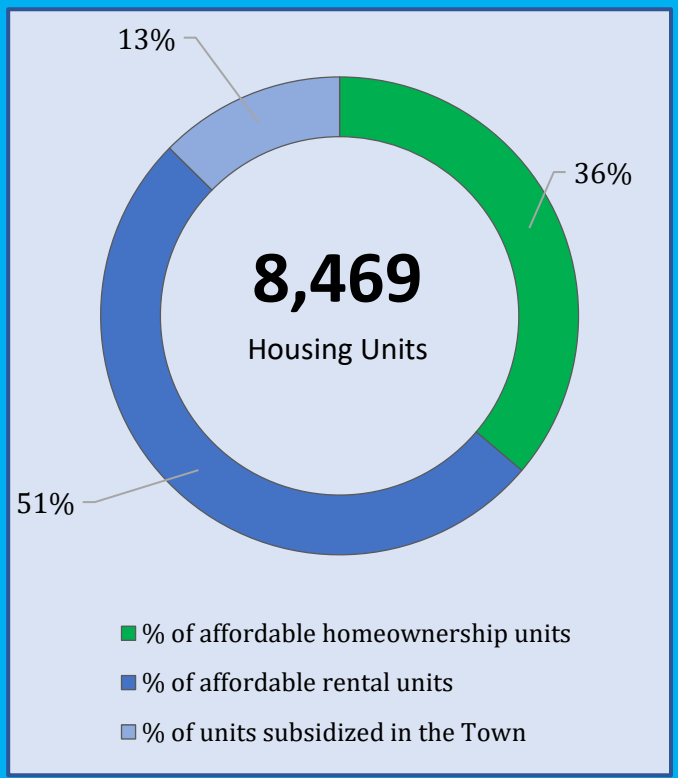
Community Indicators

$5,646,000 Town Budget for Affordable Housing Strategies	**$80,600** Median Household Income	**54%** of Renters spend more than 30% of income on Housing	**39%** of Housing Units are affordable to households with income below 80% AMI
	$371,400 Median Home Value	**21%** of Homeowners spend more than 30% of income on Housing	**21,922** Total housing units in town

Number and Percent of Households that are Cost-burdened by Income Level



Number of Housing Units that are Affordable to Households with Income Under 80% AMI



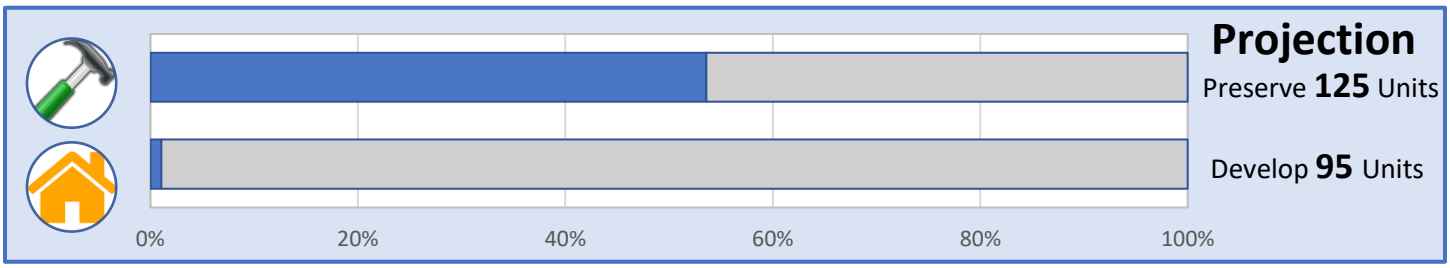
FY19 Q1 Highlights

- Town supported preservation of 69 affordable housing units, over half of our annual projection
- Town supported development of one new affordable housing unit
- Town allocated 25% of funding available for affordable housing projects

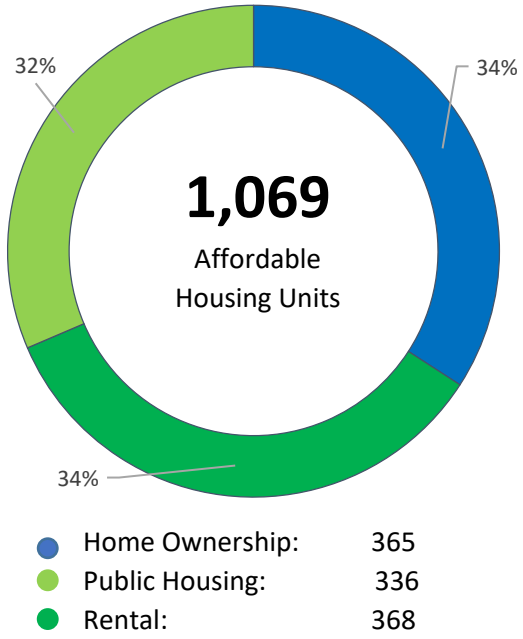
FY19 Town Performance-to-Date

1	69	95%	25%
Unit Developed	Units Preserved	of Projects on Track	of Funding Available for Projects Allocated

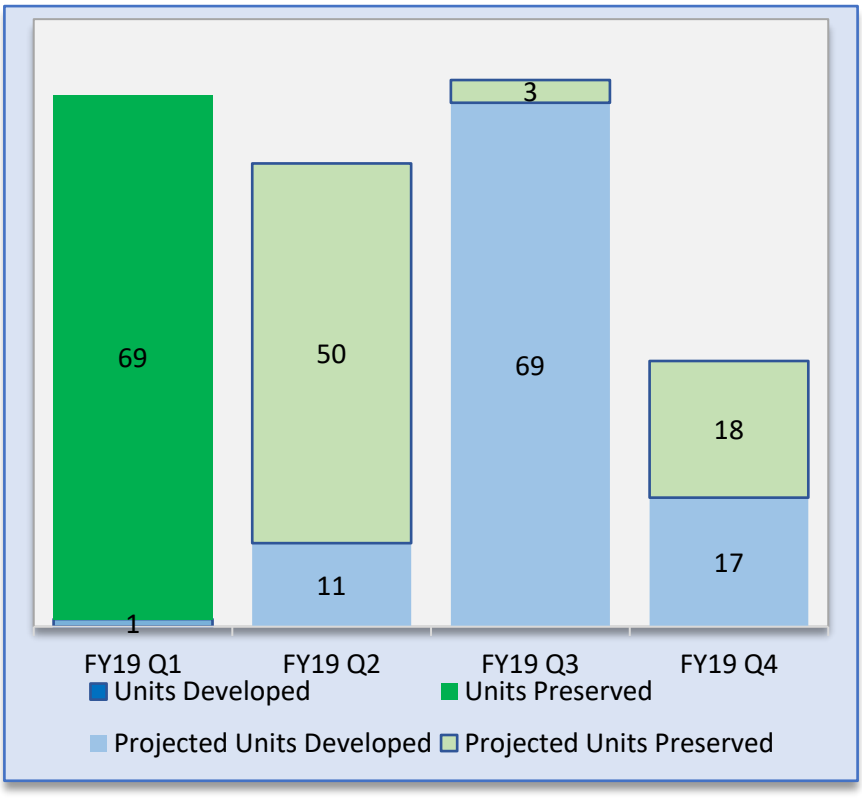
Year-to-Date Progress Towards FY19 Targets



Number of Subsidized Units in Town



Actual and Projections by Quarter – Number of Units



FY19 Q1 Update | Affordable Housing Projects Underway Supported by Town Funds

Project Type	Provider	Project Name	Number of Units	Projected Completion	Status
	Town of Chapel Hill Public Housing	Oakwood Roof Replacement	30	FY19 Q1	✓
	Town of Chapel Hill Public Housing	Rainbow Heights Roof Replacement	24	FY19 Q1	✓
	Town of Chapel Hill	Transitional Housing Acquisition from CASA	4	FY19 Q1	✓
	Community Home Trust	Courtyards Acquisition	2	FY19 Q1	✓
	Town of Chapel Hill Public Housing	South Estes Rehabilitation	44	FY19 Q2	
	Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4	FY19 Q2	
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	FY19 Q2	
	Habitat for Humanity	Lindsay St & McMasters St Homes	2	FY19 Q2	
	Rebuilding Together	Homeowner Rehabilitation	4	FY19 Q2	
	Church of the Advocate	Pee Wee Homes Tiny Homes	3	FY19 Q2	
	Community Home Trust	Graham Street Acquisition	1	FY19 Q2	
	DHIC	Greenfield Commons	69	FY19 Q3	
	Self-Help	Northside Emergency Repairs	5	FY19 Q4	
	Habitat for Humanity	Homeowner Rehabilitation	11	FY19 Q4	
	Community Home Trust	Homebuyer Subsidy	3	FY19 Q4	
	Community Empowerment Fund	Rental and Utility Assistance Program	12	FY19 Q4	
	Self-Help	Land Bank Properties for Affordable Housing	8	FY19 Q4	
	CASA	Merritt Mill Road Multi-Family Development	24	FY21 Q4	

FY19 Q1 Update | Town of Chapel Hill Affordable Housing Work Plan Highlights

Project	Progress Update
DEVELOPMENT	
2200 Homestead	• Town Staff presented Concept Plan to Council in June • Town development team updated financial modeling based on Concept Plan • Town staff identification of development partners ongoing
Prioritized Parcels of Town-Owned Land	• Town staff held community meeting on the three prioritized sites with manufactured home park residents • Town staff submitted funding application to Affordable Housing Development Reserve for future development planning
PRESERVATION	
Implement Manufactured Home Communities Strategy	• Town staff held community meeting on the three prioritized sites with manufactured home park residents

Acquire Properties for Affordable Housing Preservation	• Town completed acquisition of four CASA units in Ashley Forest in September
POLICY	
Explore creation of Employee Housing Incentives	• Housing Advisory Board reviewed pilot program in October 2018 • Staff to return to Council with proposed pilot program in November 2018
Participate in LUMO Re-Write Project	• Housing and Community staff continue participation in project as member of project team
FUNDING	
Implement investment Plan for Affordable Housing	• Town launched information campaign for the 2018 Affordable Housing Bond Referendum
Manage Affordable Housing Funding Programs - CDBG, HOME, AHDR, AHF	• Town received Affordable Housing Development Reserve (AHDR) funding applications and reviewed by Housing Advisory Board • Council approved HAB recommendation for AHDR funding in October 2018
MANAGING TOWN-OWNED HOUSING	
Public Housing Master Plan	• Staff update to Council provided in September 2018 • Staff's next update scheduled for winter 2019
MEASUREMENT AND REPORTING	
Provide an Annual Housing and Community Report	• Staff created Annual Housing and Community Report with updated format
Update County-wide Affordable Housing Database	• Staff and Affordable Housing Coalition partners updated database in August with latest data from providers and Town
COMMUNICATIONS	
Implement a Communications and Marketing Strategy	• Town launched information campaign for the 2018 Affordable Housing Bond Referendum

Notes & Citations

- The percentage of renters and homeowners that pay more than 30% of their income on Housing, the number and percentage of cost-burdened housing, and total occupied housing units in town data source is U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

- HUD defines cost-burdened families as those who pay more than 30 percent of their income for all housing related expenses and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

- The median household income data source is the HUD FY2018 Median Family Income Estimates based on American Community Survey data for the Durham-Chapel Hill Metropolitan Statistical Area.

- The median home value data source is Zillow.com

- The total budget for affordable housing strategies captures all Town expenditures for affordable housing. This includes the Affordable Housing Fund, CDBG Funds, and operating funds, among others.

- The percentage of housing units that are affordable to households with income under 80% AMI includes naturally occurring affordable housing and units subsidized by the Town. The data source for this metric and corresponding chart is the commercial real-estate research firm Co-Star and the County-wide data inventory created through the Orange County Affordable Housing Coalition.

- The percent of budget allocated metric displays the percentage of the Town budget for affordable housing projects allocated as of the date of the quarterly report.

- The data source for the number of units subsidized by the Town is the County-wide data inventory created through the Orange County Affordable Housing Coalition.

- The data source for subsidized housing unit development projections is the County-wide data inventory created through the Orange County Affordable Housing Coalition.

- The legend for the green/yellow/red light project tracker is the following:
    - ✓: The project has been completed
    - Green: The project is on track to meet its original project scope and schedule
    - Yellow: The project has been delayed in meeting its original project scope and schedule
    - Red: The project has stalled and will not meet its original project scope and schedule

Town of Chapel Hill Affordable Housing Bond

Allocation Strategy & Funding Process Overview

On February 21, 2018, the Council approved a resolution to pursue an Affordable Housing Bond referendum in November of 2018. At that time, the Council also adopted a resolution identifying eligible activities and priorities for use of affordable housing bond funds. On November 6, 2018, voters approved the Affordable Housing Bond Referendum, with 72% of voters affirming their support for the Bond. Voter approval of the Bond gives the Town Council the authority to issue up to $10 Million in bonds to support affordable housing projects in the community.

This document provides an overview of the Town's Affordable Housing Bond Allocation Strategy and Funding Process.

Bond Priorities

Bond funds will be used to develop and preserve affordable housing that aligns with the strategy statement of the Town's Affordable Housing Strategy:

> *The Town of Chapel Hill's goal is to increase the availability of and access to housing for households and individuals with a range of incomes, from those who are homeless to those in middle-income households. The Town of Chapel Hill will work with for-profit and non-profit housing providers to offer a variety of housing opportunities that will promote socioeconomic diversity; provide individuals with the ability to remain in Chapel Hill through different stages in their lives; and support employee recruitment and retention.*

Eligible projects must be consistent with the Council's existing policy statements in the Affordable Housing Strategy (AHS), Affordable Rental Hosing Strategy (ARHS), the Northside and Pine Knolls Community Plan (CP), and the 2016-18 Council Goals.

The Council approved the following priorities for eligible projects:

- Rental projects that serve households with incomes 60% and below the Area Median Income (AMI)
- Rental housing serving vulnerable populations (i.e. disabled, homeless, elderly)
- Long-term affordability
- Located near transit services
- High leverage from other resources

Eligible Activities

The Council approved the following eligible activities for Affordable Housing Bond funds:

1. **Land Acquisition**

DRAFT

Description: Funds could be used to purchase property to be used to create new or preserve existing affordable housing. Examples of eligible activities include property acquisition and associated program expenses.

Related Strategies and Goals:

- Acquire and preserve vacant land along transit corridors for future affordable development. (ARHS)
- Address the development pressures of the Pine Knolls and Northside neighborhoods by supporting a housing and cultural preservation program in the neighborhoods. (ARHS)
- Support the reuse and redevelopment of property that can be developed into affordable housing (AHS)
- Purchase properties for affordable housing providers (CP)

2. Home Repairs and Comprehensive Rehabilitation

Description: Funds would be used to provide minor or major rehabilitation to existing homes in the community. We would work with our housing provider partners to identify properties for assistance.

Related Strategies and Goals:

- Address the development pressures of the Pine Knolls and Northside neighborhoods by supporting a housing preservation program in the neighborhoods. (AHS)
- Major and minor rehabilitation of existing housing. (CP)
- Support the ability for senior citizens to age-in-place or transition to affordable housing within the community (AHS)

3. Construction of New Affordable Housing Units

Description: Eligible projects will support the development of housing opportunities to create and preserve affordable housing for households earning up to 120% of the AMI. Priority will be given to projects serving households with incomes below 60% AMI. Eligible activities would include pre-development costs, professional services and construction costs.

Related Strategies and Goals:

- Focus on the development of affordable rental housing including studio units, supportive housing units, universal access units, and units for families (AHS)
- Explore redevelopment of park and ride lots, underused open space, and other “found” land. (ARHS)
- Explore the feasibility of development of new public housing units. (ARHS)

DRAFT

Funding Threshold Requirements

In order to for applications to be considered for funding, applicants must meet the minimum threshold requirements outlined below:

- The proposed projects includes at least ___ affordable housing units
- The proposed project must be completed within 3 years of the date funding is awarded
- The applicant must demonstrate site control (if applicable)
- The proposed project site must be located within the Town of Chapel Hill city limits or the Extra Territorial Jurisdiction (ETJ)
- The proposed project must falls within one of the priority project areas identified by the Town
- The funding application is complete and submitted by the established deadlines

Funding Allocation Process

- Applicants to the Affordable Housing Bond will use the Town's Common Application for affordable housing projects, which is used for all of the Town's local affordable housing funding sources (Affordable Housing Fund, Affordable Housing Development Reserve, and Affordable Housing Bond). The funding application is available here (LINK).

- Applications for funding will be accepted via electronic submission, with the first Request for Proposals anticipated in the winter of 2019.

- Applicants are invited to participate in an orientation, which will take place in advance of the established submission deadlines.

- Applicants are invited to participate in a pre-application meeting, during which Town staff will answer questions general questions about the applicant's proposed project and the application process. To schedule a pre-application meeting, contact Sarah Viñas.

- The Town's Housing Advisory Board reviews and evaluates applications and provides a recommendation to the Town Council for final review and approval. The evaluation of applications will be based on a scoring rubric.

- Applicants will be invited to attend the Town Council Meeting during which the Housing Advisory Board's recommendation for funding will be presented for Council consideration. Applicants may be asked to answer questions

- Applicants will be notified via email once Council has made a decision regarding their application.

- Applicants whose application for funding is not approved by the Town Council are invited to participate in a post-application meeting during which Town staff will provide feedback and discuss opportunities for strengthening the funding application.

Affordable Housing Funding Source Request for Proposals Annual Schedule

Estimated Deadlines for Application Submission.

1. **January** – Community Development Block Grant (CDBG)
2. **April** – Affordable Housing Development Reserve (AHDR)
3. **August** - Affordable Housing Development Reserve (AHDR)
4. **October** – Affordable Housing Bond (AHB)
5. **December** – Affordable Housing Development Reserve (AHDR)

*Affordable Housing Fund applications are accepted on a rolling basis at any time throughout the year.

ADDITIONAL ATTACHMENTS (UNDER DEVELOPMENT):

- CHART SUMMARIZING TOWN AFFORDABLE HOUSING FUNDING SOURCES
- COMMON FUNDING APPLICATION
- SCORING RUBRIC

DRAFT

Attachment 1b-1

The table below outlines the recommendations that were submitted by the Work Group and approved by the BOCC in November 2017:

Manufactured Home Park Recommendations
Recommendation #1: Manufactured Home Park Improvement and Expansion Program (Short-term Goal) Orange County establishes a loan program for manufactured home park owners to improve and/or expand their existing park. This strategy would be part of an overall Rental Rehabilitation Initiative. Recommended that up to $500,000 from the $2M Affordable Housing Land Banking/Manufactured Home Park set-aside initially be used to capitalize the new revolving loan pool. **Progress to date: New loan program to be launched by the end of 2019 Q1.**
Recommendation #2: Manufactured Home Repair and/or Replacement Program (Short-term Goal) Orange County establishes, within it Housing Rehabilitation Program, a repair and/or replacement program component for residents living in a manufactured home, whether rental or owner-occupied. Funding for this recommendation would come from local funds allocated for housing rehabilitation activities. The current County Urgent Repair Program allowed for the repair of owner-occupied manufactured homes at a cost of up to $8,000. However, under Orange County's Single-Family Rehab Program, manufactured homes could not be addressed nor was there a replacement provision. **Progress to date: One (1) replacement completed in July 2018 and one (1) underway w/a proposed completion date of February 28, 2019.**
Recommendation #3: Manufactured Home Park Development (Long-Term Goal) Orange County, using funds from the $2M Affordable Housing Land Banking/Manufactured Home Park set-aside, would pursue the development of a new manufactured home park and/or mixed-income housing development on an undeveloped parcel. The northern portion of the County was identified, specifically in the Eno and Efland areas where there is access to transportation, goods, services, employment and public water and wastewater infrastructure. May require the County to issue an RFP. **Status: Ongoing.**
Recommendation #4: Greene Tract (Long-Term Goal) Orange County, the Towns of Carrboro and Chapel Hill should continue to explore affordable housing development opportunities on this jointly-owned 104 acre parcel, with a focus on alternatives for displaced manufactured home park residents and utilization of a portion of the Greene Tract. Would require the issuance of an RFP for development activities. **Status: Ongoing.**

Attachment 1b-2




REPUBLIC





ORANGE COUNTY
NORTH CAROLINA

Department of Housing and Community Development

THE RISK MITIGATION AND HOUSING DISPLACEMENT FUND

Overview:

In an effort to maintain landlords in various Orange County Voucher and other subsidized programs; assist with housing stabilization and mitigate displacement of low and very low income residents, as well as prevent homelessness, the Orange County Board of County Commissioners (BOCC) created a demonstration program, the *Risk Mitigation and Housing Displacement Fund.* The Fund is administered by the County's Housing and Community Development Department. The Fund provides assistance in three (3) activity areas:

- Risk Mitigation (for landlords only) – 45%
- Housing Stabilization (provision of assistance for security deposits, utility connections and rental payments) – 30%
- Displacement Mitigation Due to an Urgent Community Need (i.e. mobile home park closures) – 25%

The Fund was initially capitalized with a nominal allocation of $67,778 in the FY 2017-18 budget. In FY 2018-2019, the BOCC allocated $75,000 for the Fund. The percentages listed above represent the portion of the total allocation available in each of the activity areas. The County reserves the right, based on need and without prior notice, to shift funds from one activity area to another.

The provision of assistance under the *Risk Mitigation* and *Housing Stabilization* activity areas are based on availability of funds and are provided on a first come, first served basis. The following paragraphs provide additional general information for each of the above identified activity areas. To be eligible for assistance under the *Displacement Mitigation activity area*, an individual or family must be participating in the *Displacement Mitigation Assistance Program (D-MAP).*

Risk Mitigation:

The limited assistance available under this area is only for landlords who are participating in one of the federal and/or local voucher programs. Under special circumstances relating to maintaining or expanding affordable housing opportunities, the County may provide assistance to landlords of other subsidized programs. For damages that are less than $10,000, the limited assistance is over and above any insurance proceeds that the landlord may receive.

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300 W. Tryon Street
Hillsborough, NC 27278

Satellite Office
2501 Homestead Road
Chapel Hill, NC 27516

EQUAL HOUSING OPPORTUNITY

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However, the landlord requesting assistance must inform the County of any insurance proceeds received prior to receiving funds from the County. For damages that are above $10,000, assistance may be granted for those items not covered by insurance.

The applicable voucher programs include the following:

- Permanent Supportive Housing (PSH)
- Rapid Re-Housing (**for the Risk Mitigation activity area only**)
- HUD-VASH
- Housing Opportunities for Persons w/AIDS (HOPWA)
- Housing Choice Voucher Program (HCV)
- OC – Local Rent Supplement Program

Other requirements under this activity area include the following:

- Assistance should only be requested when repair costs are more than the security deposit and cannot be related to general maintenance items. Landlords must submit the attached application to be considered for funding.

- The maximum amount of assistance will not exceed $3,500 or 50% of the total repair cost, whichever is less.

- The landlord must allow the Housing and Community Development Department's Inspectors to document the damage and provide specifications for the completion of the repairs. The Inspectors must also be allowed to inspect the completed work before the funds are disbursed. If the repairs warrant the County's Permitting and Inspections Division to be involved, all work must pass the required inspections according to Building Codes and a Certificate of Occupancy is issued, as applicable. A copy of the passed inspection reports must be forwarded to OCHCD, along with the Certificate of Occupancy, as applicable.

- Should the landlord also seek relief for damages through the judicial system and recoup any monies, the County should be reimbursed for the monies paid by the *Risk Mitigation and Displacement Fund*.

Housing Stabilization:

Assistance under this activity area will be used to assist participants in the various voucher programs identified in the preceding paragraphs, as well as those individuals who have been assessed by the Coordinated Entry process as it relates to homelessness and have identified safe, decent and affordable housing. However, this does not include persons participating in the Rapid Re-Housing Program. In addition, individuals being referred by Orange County Criminal Justice Resource Department will be eligible to participate under this category. Assistance may be used for payment of security deposits, utility connections and/or rental payments given extenuating circumstances, i.e. medical or other emergencies, especially for hard to house individuals and families, i.e. large families w/children under 18; seniors and disabled individuals; veterans and persons w/criminal backgrounds, etc.

Given the fact that the overall *Risk Mitigation and Housing Displacement Fund* has a nominal allocation and since the Department of Social Services (DSS) and the Towns of Carrboro, Chapel Hill and Hillsborough have similar programs, the Housing and Community Development Department (OCHCD) will be very careful not to duplicate the resources and therefore will only provide assistance for individuals and families that live within the unincorporated areas of Orange County, as well as in the Town of Efland and portions of Mebane that are in the County except in the case of referrals from Coordinated Entry and the Criminal Justice Resource Department. These referrals will be accepted regardless of their location in the County. In addition, the County will not co-mingle these funds with assistance provided under the Rapid Re-Housing Program.

Applying for Assistance:

Individuals requesting assistance must be referred by any of the local service providers. In making the referral, local service providers should make a written request for assistance on their official letterhead. The written request should describe the need for assistance and any pertinent background information on the client, persons living in the household, and information on the identified housing unit or complex. The following additional documentation should be attached to the written request:

- Signed consent by the client to release information to Orange County, this includes both the Housing and Community Development Department (OCHCD) and DSS, as applicable. In some cases, DSS and OCHCD may exchange information in order to provide a comprehensive package of assistance.
- Documentation verifying total household income.
- Copies of the lease or other information from the landlord or property management company that identifies that the client has been approved to live at the identified unit and amount of funds needed.
- Statement or invoice from utility provider, as applicable.

Displacement Mitigation:

Assistance under this activity area is only available when there is an urgent community housing need and the displacement of residents occur, i.e. mobile home park closures. Funds can be used to provide limited direct assistance to affected individuals and families at or below eighty percent (80%) of the Area Median Income. Persons requesting assistance must be participating in the County's *Displacement Mitigation Assistance Program (D-MAP)* and working with EmPOWERment, Inc., the vendor handling Relocation Coordination Services for the *Displacement Mitigation Assistance Program (D-MAP)*. Available assistance includes payment of security deposits, utility connections, etc.

The information contained in these pages represents an overview of the *Risk Mitigation and Housing Displacement Fund.* Interested persons and entities should contact Orange County's Housing and Community Development Department for more information.

Orange County reserves the right to amend, revise and/or waive the program requirements, specified assistance and area activities based on community needs, budgetary constraints, etc.

ORANGE COUNTY
NORTH CAROLINA

Department of Housing and Community Development

The Orange County Department of Housing and Community Development (OCHCD) is charged with the administration of all affordable housing and community development activities at the County but works collaboratively with other County Departments that have areas of responsibility that intersect with affordable housing and community development activities, i.e., the Departments of Aging, Economic Development, Health and Planning. In addition, Orange County has a 15-member Affordable Housing Advisory Board, as well as the Orange County Housing Authority Board that meets monthly and for which OCHCD provides managerial and administrative support.

OCHCD staff also works collaboratively with other jurisdictions in the County, including the Towns of Carrboro, Chapel Hill and Hillsborough. Applicable lead affordable housing personnel from these municipalities and the County meet monthly to update each other and discuss areas of concern, as well as identify opportunities for further collaboration. In addition, Orange County and the Housing and Community Development Department (OCHCD) serves as the lead entity for the HOME Consortium and its HOME Review Committee, which is comprised of elected officials from each jurisdiction.

The purpose of the HOME Review Committee is to review and make recommendations on the awarding of HOME funds to eligible nonprofits. In late 2017, the role of the Committee was expanded to include broader discussions about affordable housing issues. The entity is now known as the *Local Government Affordable Housing Collaborative* (the *Collaborative*) a representative from the Orange Water & Sewer Authority (OWASA) has been added to the membership. The *Collaborative* meets quarterly and is in the process of thoroughly defining its work plan based on the official charge from the jurisdictions.

The Department of Housing and Community Development (OCHCD) also participates in several other collaborative efforts, including the following:

- *Orange County Housing Preservation Coalition*, which is led by the Orange County Department of Aging and includes entities involved in the rehabilitation of single-family homes in the County.

- *Northside Neighborhood Initiative*, which is led by the Jackson Center and Self-Help and involves a comprehensive array of strategies to enhance the Northside and Pine Knolls neighborhoods.

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- *Orange County Affordable Housing Coalition,* a group of nonprofits and other community partners involved in the provision and expansion of affordable housing opportunities within Orange County.

- *Orange County Partnership to End Homelessness*, which serves as the Leadership Team for the local Continuum of Care and is comprised of providers and other community partners involved in the work and provision of services to end homelessness in Orange County.

ADOPTED HOUSING GOALS

Presently, Orange County has not formally adopted any specific affordable housing goals. However, the County utilizes affordable housing needs identified in its FY2015-2019 Consolidated Plan to facilitate the creation of strategies to address those needs.

HOUSING PROGRAMS AND INITIATIVES

The following programs and initiatives are those that are directly sponsored by Orange County and administered by the Department of Housing and Community Development (OCHCD):

- ✓ Urgent and Minor Repair Programs (Funded by Orange County and a Grant from the NC Housing Finance Agency (NCHFA.)

- ✓ Essential and Comprehensive Single-Family Housing Rehabilitation Programs (Funded by Orange County and a Grant from the NC Housing Finance Agency (NCHFA.)

- ✓ HOME Investment Partnerships Program (This federal program provides formula grants to states and localities that can be used - often in partnership with local nonprofit groups - to fund a wide range of activities, including building, buying, and/or rehabilitating affordable housing for rent or homeownership and/or providing direct rental assistance to low and very low income individuals and families.)

- ✓ Risk Mitigation and Housing Displacement Fund (This is a demonstration program that had a soft launch in late 2017; was announced again in April 2018 with revisions and is funded with County funds. In November, further revisions were implemented to address additional identified needs in the County.)

- ✓ Surplus Properties and Disposition Program (Lots and Existing Structures Available for Affordable Housing Purposes. Presently, the County has nine (9) lots and several other sites available for affordable housing development purposes. Existing structures will be disposed of based on availability. In addition, each site is being evaluated for its potential utilization as it relates to affordable housing development.)

- ✓ Affordable Housing Bond Program (A $5M bond program was approved by Orange County voters in November 2016. The first $2.5 M was awarded in June 2017. The second round of $2.5M is anticipated to be released in early 2019.)

- ✓ Manufactured Home Parks Initiative (The Orange County Board of County Commissioners (BOCC) approved an assistance package to facilitate displacement mitigation activities for manufactured home park residents who are being displaced due to park closures. The new assistance program is known as the *Displacement Mitigation Assistance Program* (*D-MAP)* and includes working with a local nonprofit, EmPOWERment, Inc., to provide coordination of relocation activities. Also, as part of the County's strategy, the BOCC approved the creation of a Revolving Loan Fund for manufactured home park owners as it relates to enhancing existing parks or creating new parks. Loan Fund Guidelines are being finalized and the program will be implemented in 2019. This initiative is funded by a portion of the County's general bond proceeds. Furthermore, the overall response to manufactured home park closures and potential resident displacement is an ongoing intergovernmental effort. Along with the County, the Towns of Carrboro, Chapel Hill and Hillsborough are involved in response efforts).

- ✓ Local Rent Supplement Program (The BOCC approved funding for this new program in June 2018 and allocated $100,000 to implement a local voucher program within Orange County. Guidelines for the new program are being developed and will be presented to the BOCC in November 2018. The new program will operate much like the federally-sponsored Housing Choice Voucher Program but will be more flexible in terms of meeting local needs.)

ORANGE COUNTY HOUSING AUTHORITY (OCHA)

Orange County Housing Authority (OCHA) was incorporated in 1969 and is a Section 8/Housing Choice Voucher only Housing Authority that has a HUD allocation of 623 vouchers and approximately 250+ participating landlords. In 2018, the Housing Authority also received five (5) VASH Vouchers for veterans, which brings the total number of federal vouchers administered to 628. OCHA is collaborating with the Durham VA Health Care System and the Orange County Partnership to End Homelessness to implement the program.

The Housing Authority has a governing Board comprised of seven (7) members who are appointed by the Orange County Board of County Commissioners.

Res. - 2017-064 rev.
PAF 10-3-2017
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A RESOLUTION APPROVING A REVISED SCOPE OF THE HOME PROGRAM REVIEW COMMITTEE

WHEREAS, the Towns of Chapel Hill, Carrboro, and Hillsborough and Orange County are members of the Orange County HOME Consortium; and

WHEREAS, elected officials indicate an interest in the staff and the HOME Program Review Committee broadening its scope to include broader discussions about affordable housing issues.

NOW, THEREFORE, BE IT RESOLVED that Orange County approves the following changes to the HOME Program Review Committee:

- rename the group the "Orange County Local Government Affordable Housing Collaborative" (the Collaborative).
- the staffs of the Collaborative will meet regularly to share information and monitor activities
- the full Collaborative, including the appointed elected officials, will meet quarterly.
- The purpose of the Collaborative would be to:
  - strategize about funding options;
  - provide updates on projects and affordable housing efforts, as well as code or policy changes;
  - provide guidance on administration of the HOME Program activities
    - recommend priorities and criteria for HOME Program funding
    - annually evaluate applications for HOME funding and provide a recommendation to the elected bodies of each jurisdiction in the Consortium;
    - provide oversight of performance measures and expenditure rates (to be developed by the staff for review by the Collaborative); and
    - establish a scoring system for reviewing applications
  - review and provide guidance on the utilization of other potential and/or existing affordable housing resources, i.e. CDBG, USDA, etc.;
  - review and track all applicable leveraged resources;
  - help tell the story of the impact of our affordable housing initiatives;
  - develop shared targets and goals for affordable housing preservation and development and track progress over time; and
  - serve as advocates for affordable housing in Orange County (elected officials)

BE IT FURTHER RESOLVED that the elected officials currently appointed to the Orange County HOME Consortium will continue to serve as the appointees to the Orange County Local Government Affordable Housing Collaborative until such time a new appointment is made by their respective board.

This the 3rd day of October, 2017.

Mark Dorosin, Chair
Orange County Board of Commissioners

2. Status of Projects and Services from the 2012 Plan

Based on the initial financial and programmatic assumptions, the original Plan approved new bus services and a variety of bus facilities such as shelters and park-and-ride lots, an Amtrak intercity rail station in Hillsborough, dedicated bus lanes along Martin Luther King Jr. Boulevard in Chapel Hill, and light rail service connecting Chapel Hill and Durham over a period of 20 years. These projects were proposed to be paid for, in whole or in part, by the Tax District Revenues authorized by the Plan and by the affirmative vote on the levying of the Tax District Revenues by Orange County residents.

Since the adoption of the original Plan and implementation of the Tax District Revenues to support the Plan, the transit agencies in Orange County have already delivered many of the planned bus services and made significant progress developing the Durham-Orange Light Rail Transit Project.

At the same time, however, the transit funding landscape has shifted significantly. Most transit investments, from large investments (like light rail projects) to smaller projects (like bus stops and bus vehicle purchases), are made using a combination of federal, state, and local funding. State government also provides funds to support transit operating and maintenance expenses. In developing its program of projects, the original Plan relied on long-standing assumptions related to the level of federal and state participation in transit projects. Since 2012, however, federal and state funding for individual transit projects has been reduced.



In addition, as local governments and transit agencies have further developed the capital projects included in the original Plan, they have recommended changes in the projects to better meet the region's transit needs, often resulting in increased estimated costs. **More information about project funding and planned expenditures can be found in Sections 4 and 5.**

This Section summarizes the progress made by local transit agencies to advance projects and services included in the original Plan since its adoption, and is organized as follows:

- Bus Service Expansion
  - Service within the Towns of Chapel Hill and Carrboro
  - Regional Service
  - Service within Hillsborough and Orange County
- Bus Facilities
- Hillsborough Train Station
- North-South Bus Rapid Transit Project
- Durham-Orange Light Rail Transit Project

2.1 Bus Service Expansion

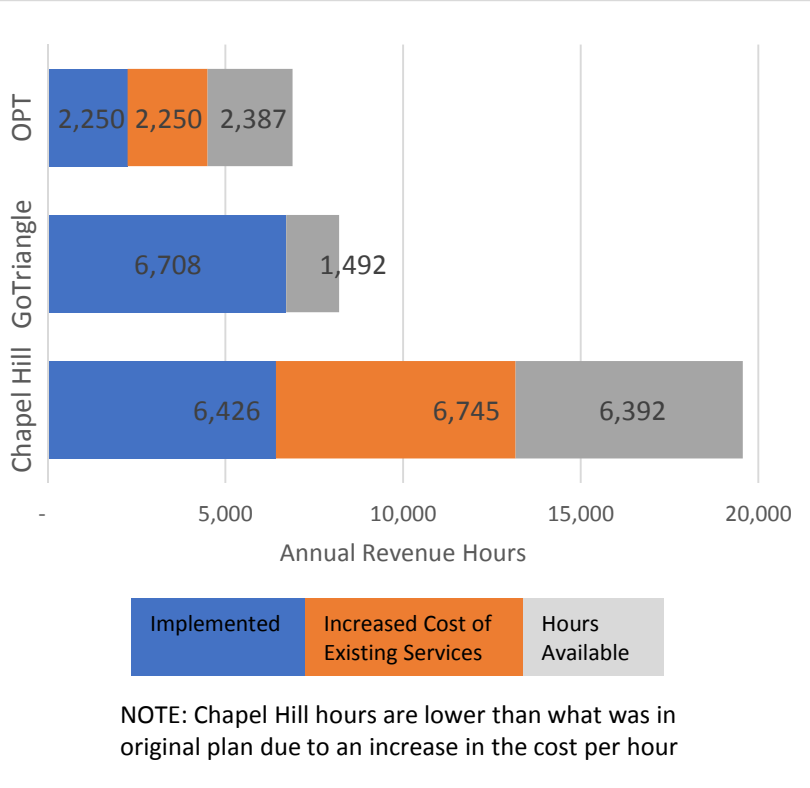
Since 2013, the Tax District Revenue has been used to enhance the region's bus service. Existing service has been supplemented with additional trips, which provide more frequent bus service on heavily traveled routes and reduce the time passengers need to wait for buses. Some routes now have longer service spans, which allow riders to use transit earlier in the morning or later in the evening to get home or to work. There are also new bus routes that enhance transit access throughout the county and region.

The original Plan included additional service in Chapel Hill, Hillsborough, and rural Orange County, new express service connecting Mebane, Efland, and Hillsborough to central Durham, and expanded regional services connecting with Durham County and Wake County (for which funding responsibility is shared between the participating counties).

The original Plan included funding to provide about 34,650 new annual bus service hours during the first five years, with an additional 6,300 annual bus service hours beginning in 2035.

To date, the transit agencies have implemented about 15,400 additional annual hours of bus service, and used funds made available to cover the increased cost of providing transit service to support 9,000 annual hours of existing bus service. **Thus, a total of about 24,400 annual hours of service are currently supported by Tax District Revenue.**

Figure 2.1-1. Hours Implemented v. Hours Available



NOTE: Chapel Hill hours are lower than what was in original plan due to an increase in the cost per hour

In connection with the service enhancements, the original Plan allocated funds to purchase new and replacement vehicles, including 15 new buses between 2013 and 2016, and 15 buses to replace these purchases during 2025-2028. To date, **the transit agencies have purchased or ordered seven new buses using Tax District Revenue**.

After approval of the original Plan in 2012, the transit agencies continued efforts to refine plans for future transit service. The

goal of these analyses was to optimize existing routes using existing resources, identify top priorities for additional transit service, and determine whether projects previously identified as transit priorities continue to be locally or regionally important projects. For example, Orange County Public Transportation (OPT) produced a short-range transit plan that identified additional future transit priorities for rural Orange County.

In addition, as new services funded by Tax District Revenue were introduced, the agencies evaluated the performance of these additional trips using metrics (such as ridership) to determine whether the services should be maintained or their resources redirected to supplement other existing routes or new services.

The cost and implementation schedule of projects proposed in the original Plan were, in some cases, modified due to these later planning efforts. **The program of projects included in Section 0 of this updated Plan also incorporates the results of these additional planning efforts.**

2.1.1 Service within the Town of Chapel Hill

For service within the Town of Chapel Hill provided by Chapel Hill Transit, specific goals during the first five years included:

- Improving evening service on key routes by extending hours and improving frequency
- Providing additional trips on peak-period services to reduce overcrowding
- Improving service along US 15-501 and NC 54
- A near-doubling of existing Saturday service, with expanded operating hours, improved service frequency, and redesigned routes
- A quadrupling of Sunday service
- Utilizing funds to supplement the increased cost of providing Chapel Hill Transit's existing services

To date, Chapel Hill Transit has implemented 6,426 hours of new service, and has allocated the full eligible amount for the increased cost of existing service (for fiscal year 2018, this translates to about 6,745 hours).

The approximately 13,171 hours that have been implemented for new or existing service thus far is lower than the anticipated level of bus service proposed in the original Plan. This reduced level of service expansion versus projections included in the Plan is due in part to the state of the agency's bus fleet, which limits its ability to run existing buses for additional hours. The original Plan also assumed a lower cost per hour to operate Chapel Hill Transit service than its current rate.

Specific enhancements implemented by Chapel Hill Transit include:

<u>Service Enhancements Initiated in Fiscal Year 2014</u>

- Evening and night service on Routes CM, CW, D and J extended year-round, instead of only when UNC is in session
- Two additional evening trips added on Route F
- Additional Saturday service on Routes CM, CW and JN

Service Enhancements Initiated in Fiscal Year 2015

- Additional midday trips on Route NS
- Additional morning trips on Routes A and J
- Extended morning service on Route D

2.1.2 Regional Service

For regional services provided by GoTriangle, specific goals during the first five years included:

- Providing new service connecting Mebane and Hillsborough with Duke University and downtown Durham (Route ODX)
- Extending existing regional service to connect Carrboro with Durham (Route 405)
- Adding frequency, reducing travel time, and expanding Saturday service and new Sunday service on existing Durham-Chapel Hill routes (Route 400)
- Expanding Saturday and new Sunday service on existing Chapel Hill-Research Triangle Park routes (Route 800)

GoTriangle has paid for about 6,700 new bus hours using Orange County Tax District Revenue (this number represents approximately half of the increased bus service on GoTriangle routes because the cost of operating routes is shared with either Durham or Wake County for routes that cross county borders). Under the Implementation Agreement, GoTriangle spends the full amount of its bus service allocation from the Tax District Revenues for expansion service; none is used to fund the increased Cost of Existing Service.

Service Enhancements Initiated in Fiscal Year 2014

- More frequent service between Streets at Southpoint and Chapel Hill (Route 800S), with buses scheduled every 15 minutes during peak commute times (previously every 30 minutes)

Service Enhancements Initiated in Fiscal Year 2015

- New commuter express service (Route ODX) connecting Mebane and Hillsborough with Duke Medical Center and downtown Durham
- Sunday service introduced on GoTriangle core routes (Routes 400, 700, and 800), including a connection to RDU International Airport on Route 100; Saturday service extended to run until 11 p.m. (previously 7 p.m.)



Service Enhancements Initiated in Fiscal Year 2016

- Additional service on the Chapel Hill-Raleigh Express service (Route CRX) during peak commute times

Service Enhancements Initiated in Fiscal Year 2017

- Extension to Carrboro on Chapel Hill-Durham regional route (Route 405) during peak commute times
- Reduced travel time and more frequent service for core route between Chapel Hill and Durham (Route 400), with buses scheduled every 30 minutes in the middle of each weekday and on Saturdays, up from every 60 minutes.

These implemented projects represent almost all of the regional service improvements pledged to be introduced during the first five years of the original Plan. The following service has not been implemented and will be evaluated as part of an upcoming five-year transit planning effort:

- Route 405 with service to Carrboro only runs every thirty minutes during peak times (vs. the 15 minute frequency anticipated in the original Plan) and does not run midday.

One improvement listed as a future priority in the original Plan is intended to be implemented this year; 30-minute midday and Saturday service along Route 800 between RTP and Chapel Hill via Southpoint. In addition, OPT has introduced midday service between Hillsborough and Chapel Hill, complementing GoTriangle Route 420 which runs during peak commute hours.

2.1.3 Orange County Service

Orange County Public Transportation's (OPT's) goal was to enhance the level of service provided in unincorporated Orange County. In addition, Tax District Revenues were planned to be used to continue weekday hourly service on the in-town Hillsborough circulator.

To date, **OPT has implemented an annual increase of 4,500 hours of bus service**. The total is higher than anticipated in part because the original Plan allocated bus hours on the basis of an average cost of service among the three agencies. Due to its smaller vehicles and the lower overhead costs of a small transit agency, OPT's hourly costs are lower. Thus the number of hours OPT could provide in the 2012 Plan for the same amount of revenue was 6,887 hours, depending on federal and state funding assumptions.

In 2016, Orange County instated OPT as its own department in County government to focus on transit services and appointed the department's first director.

OPT has implemented the following service enhancements:

- Continued service of the Hillsborough Circulator (previously funded using a time-limited federal grant)
- New midday service between Hillsborough and Chapel Hill on the Cedar Grove-Hillsborough-Chapel Hill Midday Connector (implemented in fiscal year 2016)

To date, OPT has not introduced Saturday service to the Hillsborough Circulator, as expected in the original Plan. As

discussed in Section 4.1.3, additional service to rural Orange County is scheduled to be implemented in calendar year 2017.

2.2 Bus Facilities

The original Plan set aside funds to pay for passenger transit amenities within the first three years of the Plan such as park-and-ride lots, bus shelters, passenger amenities such as real-time passenger information signs, and bus stop access improvements such as sidewalks.

Since 2012, GoTriangle, Chapel Hill Transit, and OPT have worked collaboratively with the Town of Chapel Hill, Town of Carrboro, UNC, and Orange County to refine the list of small capital projects to be funded using Tax District Revenue, such as bus stop enhancements and park-and-rides.

Bus facilities that have been implemented are:

- North Hillsborough Park-and-Ride (temporary lease)
- Lease of spaces at Mebane Cone Health for park-and-ride on Orange-Durham Express (Route ODX)
- Bus stop signs in Orange County
- Pedestrian crossings at bus stops in Chapel Hill

2.3 Hillsborough Train Station

The original Plan set aside funds to support construction of an intercity passenger rail station in the Town of Hillsborough. The station will be served by two Amtrak passenger train routes: the Carolinian, which travels between Charlotte and New York once daily in each direction, and the Piedmont, which travels



between Charlotte and Raleigh twice daily in each direction. Under the Piedmont Improvement Program, underway since 2010, the North Carolina Department of Transportation anticipates operating up to five daily trips between Raleigh and Charlotte in each direction.

Unlike other projects and services in the Plan which are managed by the local transit agencies, the Hillsborough Train Station project is managed by the North Carolina Department of Transportation (NCDOT) Rail Division and is primarily state funded. Since 2012, the NCDOT Rail Division has continued planning and coordination activities to advance the project, with support from the Town of Hillsborough and GoTriangle in a technical advisory capacity.

Identified by the NCDOT as project number P-5701, the Hillsborough Train Station is programmed for construction in fiscal years 2019 and 2020 in the 2016-2025 State Transportation Improvement Program (STIP).

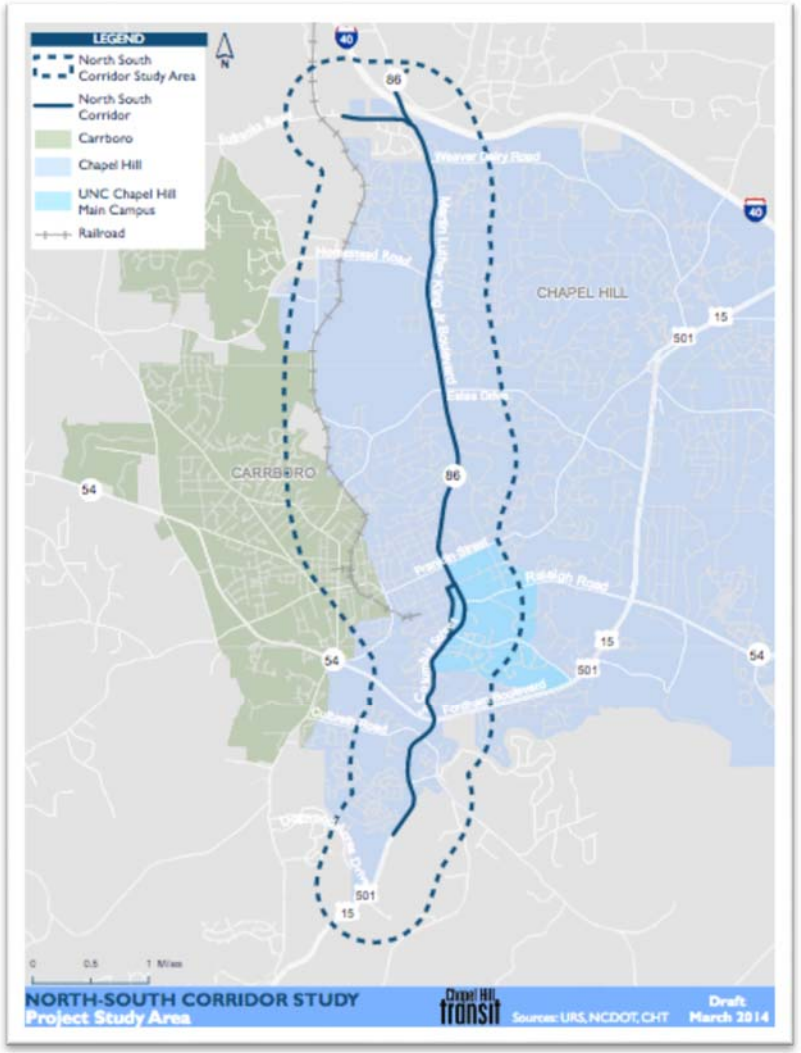
2.4 North-South Bus Rapid Transit Project

The original Plan set aside funds for bus lane improvements along Martin Luther King, Jr. Blvd. in Chapel Hill from I-40 to the UNC campuses. The original project was referred to as "Martin Luther King Boulevard Bus Lanes and Corridor Improvements."

Beginning in 2012, Chapel Hill Transit led the North-South Corridor study to identify a Locally Preferred Alternative (LPA) for the Martin Luther King, Jr. Blvd, South Columbia Street and US 15-501 corridor. Adopted by the Chapel Hill Town Council on April 27, 2016, the North-South Corridor LPA is a combination of mixed-traffic and dedicated lanes that will connect Eubanks Road park-and-ride with Southern Village park-and-ride along Martin Luther King, Jr. Boulevard, South Columbia Street, and US 15-501. The route features direct connections to the University of North Carolina (UNC) Hospitals campus and the planned Durham-Orange Light Rail Transit (D-O LRT) Project. Chapel Hill Transit plans to carry three design variations of the LPA forward into the engineering and environmental clearance process to allow for further public input on the design of project. The project is currently known as the North-South Bus Rapid Transit (BRT).

On November 21, 2016, the Federal Transit Administration (FTA) admitted the project into Small Starts Project Development. Chapel Hill Transit is preparing to initiate engineering and environmental clearance activities at the beginning of fiscal year 2018.

Figure 2.4-1: N-S BRT Corridor Study Map



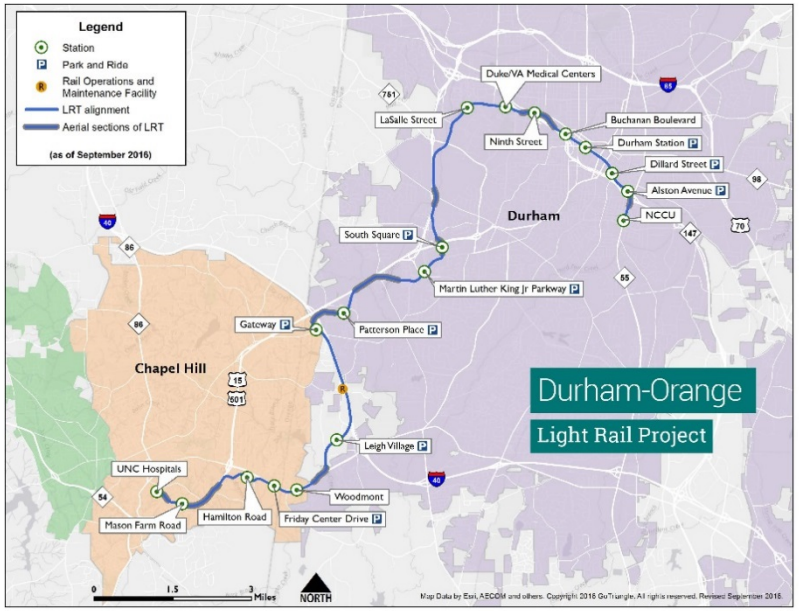
2.5 Durham-Orange Light Rail Transit Project

The original Plan set aside funding for the Orange County share of the Durham-Orange Light Rail Transit (D-O LRT) Project, which at that stage of planning was a 17-station alignment extending approximately 17 miles from UNC Hospitals in Chapel Hill to east Durham, near the intersection of Alston Avenue and NC 147. At that time, there remained several alignment and station options, including options to cross Little Creek and New Hope Creek; multiple station location options at Friday Center, Meadowmont/Woodmont, and the Duke University and Durham Veterans Affairs Medical Centers; and several options for the rail operations and maintenance facility.

Since adoption of the original Plan, GoTriangle conducted the environmental evaluation for the project, as required by the National Environmental Policy Act (NEPA). The D-O LRT Project was one of the first to complete its environmental analysis under new federal law, enacted in July 2012, which required transit agencies complete the analysis in two years.

GoTriangle began its NEPA analysis in February 2014. Following extensive study, GoTriangle and the FTA released a Draft Environmental Impact Statement (DEIS) for public comment in August 2015. The DEIS analyzed the project's impacts to the natural and human environment, and proposed the "NEPA Preferred Alternative" including recommendations for the alignment, station, and rail operations and maintenance facility alternatives evaluated in the document. The NEPA Preferred Alternative also contained refined alignment and station locations through downtown Durham to accommodate future right-of-way needs of the North Carolina Railroad Company

Figure 2.4-1: D-O LRT Project Map



(NCRR), which owns the freight and intercity-rail tracks that also run through downtown Durham.

During the DEIS public comment period, the public was invited to attend two formal public information sessions and provide oral comments at two public hearings. GoTriangle accepted written comments via regular mail, email, and telephone between August 28 and October 13, 2015. Following a review of the public comment, GoTriangle and the FTA issued a combined Final Environmental Impact Statement (FEIS) and Final Section 4(f) Determination/ Record of Decision (ROD) on February 15, 2016.

Earlier, on November 11, 2015, the DCHC MPO unanimously passed a resolution endorsing the NEPA Preferred Alternative for the D-O LRT Project.

One of the most frequent comments received during the NEPA study was a request that GoTriangle improve the connection between the D-O LRT Project and North Carolina Central University (NCCU), which is located approximately 0.6 miles south of the Alston Avenue station across the NC 147 freeway. In response to these comments, FTA and GoTriangle committed to analyzing the feasibility of extending the alignment to the NCCU campus. This change was known as the "NCCU Station Refinement," and FTA required preparation of a Supplemental Environmental Assessment (Supplemental EA) to document the impacts of the refinement before it could be included in the project scope.

On November 7, 2016, GoTriangle and FTA published a Supplemental EA which determined that the NCCU Station Refinement would not result in significant adverse social, economic, or environmental impacts. The public was invited to comment on the Supplemental EA through December 7. On December 14, 2016, the FTA issued an Amended Record of Decision giving environmental clearance to the NCCU Station Refinement. Also on December 14, 2016, the DCHC MPO unanimously passed a resolution amending the Locally Preferred Alternative to incorporate the NCCU Station Refinement.

On December 30, 2016, GoTriangle submitted to FTA its application to advance the D-O LRT Project into the Engineering Phase of the federal New Starts program. Design and engineering of the project is ongoing and is expected to culminate in execution of a Full Funding Grant Agreement (FFGA) with the federal government in 2020. The project is expected to open in 2028, two years later than originally anticipated.

Ongoing work on the D-O LRT Project is being funded using Tax District Revenue and is eligible to be partially reimbursed by the federal government upon execution of a FFGA.

2.6 Additional Needs Identified in Original Plan

Beyond the projects planned to be funded within the first five years, the original Plan identified further transit needs that likely could not be funded with the Tax District Revenue.

2.6.1 Service within the Town of Chapel Hill

In the original Plan, Chapel Hill identified eight service priorities for a total of 33,136 additional hours of identified new service. The original Plan had funding for approximately two-thirds of those hours.

2.6.2 Regional service

Several services were identified in the original Plan as future regional service priorities to be implemented after 2020.

- 30-minute service frequencies on Route ODX, up from hourly
- New express service from White Cross to Carrboro to Chapel Hill, with 30-minute frequency

- Midday service on express Route CRX between Chapel Hill and Raleigh
- Added midday trips on Route 805 between Woodcroft and Chapel Hill.

GoTriangle's planning efforts since implementation of the original Plan have resulted in a change in priorities which are reflected in this updated Plan in Section 0. In addition, GoTriangle is beginning a new short-range planning effort which will redefine the list of future regional service priorities.

2.6.3 Rural Service

The original Plan did not include any priorities for future Hillsborough or rural services to be operated by OPT. However, over the last five years, OPT has developed with approval of the Board of County Commissioners a bus expansion program to include an additional 6,464 hours.



2.7 Meeting Additional Needs in Original Plan – Light Rail Dividend

Additional bus service can be provided starting in 2029, when the D-O LRT Project is expected to begin operation. The D-O LRT service will replace several existing high-frequency bus routes in their entirety, such as, but not limited to, GoTriangle Routes 400 and 405, and Chapel Hill Transit Routes FCX and S. The service hours that will no longer be dedicated to these routes are known as the "rail dividend" — these unneeded service hours can be redirected to meet other Orange County transit priorities.

As described in the Transit Operating Plan for the D-O LRT Project, GoTriangle projects an estimated 30,000-45,000 rail dividend service hours may available in Orange County (with additional rail dividend service hours available in Durham County for service in Durham County). Decisions on how to make use of these rail dividend hours, as well as how other bus services should be modified to take advantage of the D-O LRT system, will be made by GoTriangle, GoDurham, and Chapel Hill Transit Partners working together as the opening date of the D-O LRT Project draws near.

Update on Investments from the Orange County Transit Plan

Chapel Hill Transit has used funds from the Orange County Transit Plan (OCTP) since 2013 to implement new services and purchase replacement buses. The FY19 budget includes $2.1M for service and $1.5M for buses in OCTP funds – which now exceeds the funding provided by the State. The chart below summarizes the services that have been implemented and represents around 10,585 new annual hours of service (note – the Partners Committee has also "banked" 1,067 hours to help fund service improvements identified in the Short Range Transit Plan). We have also purchased eight (8) new fixed route buses with OCTP funds. In addition to these funds, the OCTP is also funding the current work on the North South BRT project and providing funds for bus stop upgrades.

Route	Improvement	Year Implemented
A	Improved service on Hillsborough Street during peak (AM)	2014
CM	Extend Evening Trips Year Round*	2013
CW	Extend Evening Trips Year Round*	2013
CW	Improve peak hour capacity issues	2017
D	Extend Evening Trips Year Round*	2013
D	Extend 7:17am trip to begin in Carrboro	2014
F	Add Trips 7:38pm (Old Fayetteville) 8:45pm (Colony Woods)*	2013
HS	Additional trips to route with routing improvement*	2016
J	Extend Evening Trips Year Round*	2013
J	Improve peak hour capacity issues (AM and PM)	2014
NS	Improve mid-day service (10am - 2pm)	2014
NS	Extend Evening Service to Southern Village*	2017
CM	Additional Saturday Service*	2013
CW	Additional Saturday Service*	2013
JN	Add Trip 9:10am (Estes Park)*	2013
Sat V	Added Saturday Service*	2017
SAT	Extend service to 6:00pm on all routes (D, FG)*	2014
CW	Peak PM hour expansion	2018
D	Peak PM hour expansion	2018
SAT	All Routes 8:00am to 7:00pm*	2018
ICES	Increased Cost of Existing Services	2013-2018
	*Includes fixed route and demand response service (EZ Rider)	
2013-2018	Hours of new service implement with Orange County Transit Plan	10,585

Attachment 2b-1

Proposed FY20

This project belongs to another person. Any changes won't be saved.

MAKE A COPY

Hillsborough Circula

Weekday

FROM	TO	EVERY	RUNTIME
07:00	18:00	60 min	26.7 min

Saturday

FROM	TO	EVERY	RUNTIME
—	—	—	—

Sunday

6.66 miles

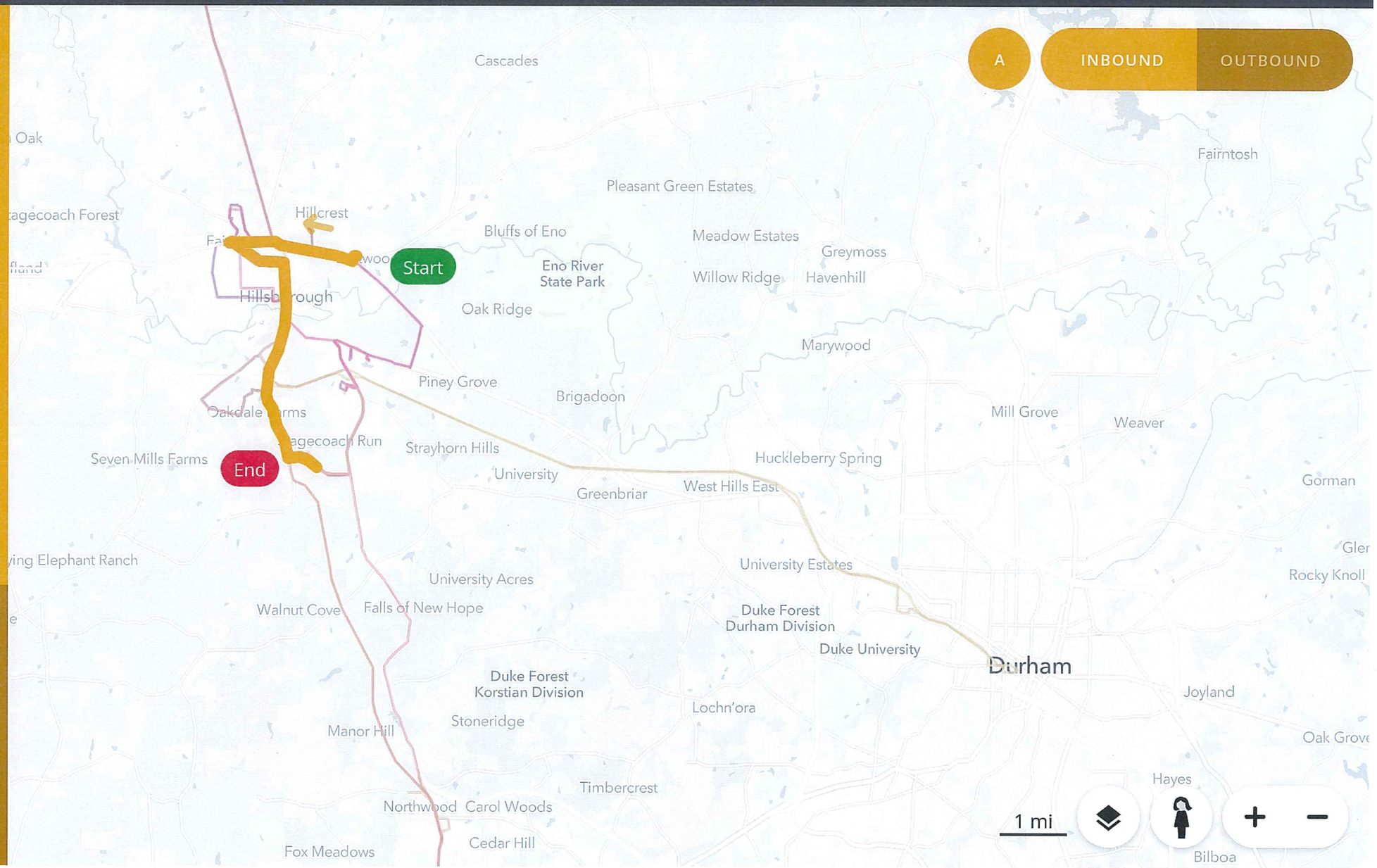
1 vehicle – Bus

$94.7k / year

Within 0.25 mi of stops:

1,386 population

617 jobs



Attachment 2b-2

Proposed FY20

This project belongs to another person. Any changes won't be saved.

MAKE A COPY

Circulator B

Weekday

FROM	TO	EVERY	RUNTIME
08:00	16:30	60 min	45.3 min

Saturday

FROM	TO	EVERY	RUNTIME
—	—	—	—

Sunday

11.25 miles

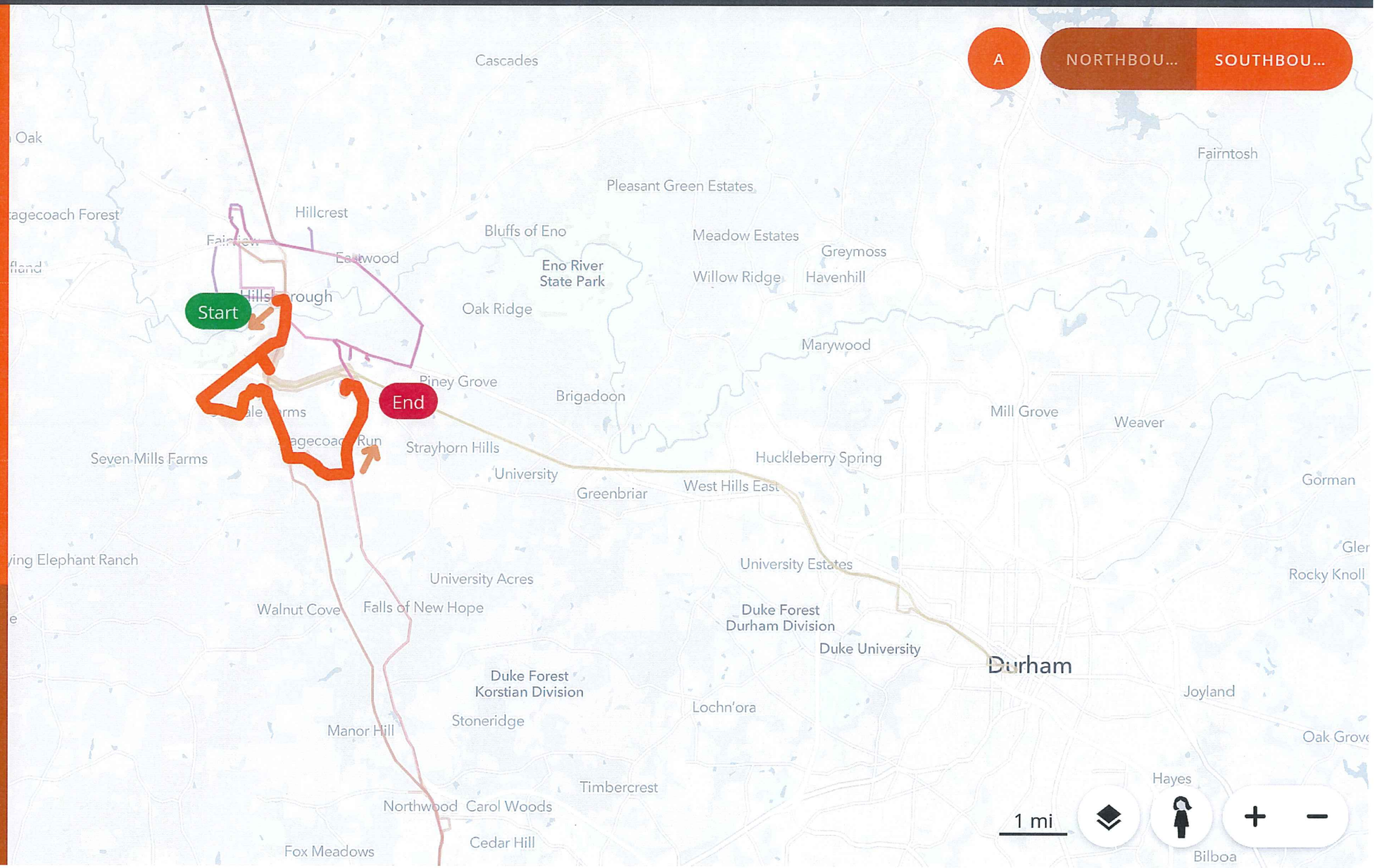
1 vehicle – Bus

$122.0k / year

Within 0.25 mi of stops:

1,721 population

791 jobs



Attachment 2b-3

Proposed FY20

This project belongs to another person. Any changes won't be saved.

MAKE A COPY

Circulator A

Weekday

FROM	TO	EVERY	RUNTIME
08:00	16:30	60 min	52.5 min

Saturday

FROM	TO	EVERY	RUNTIME
—	—	—	—

Sunday

11.51 miles

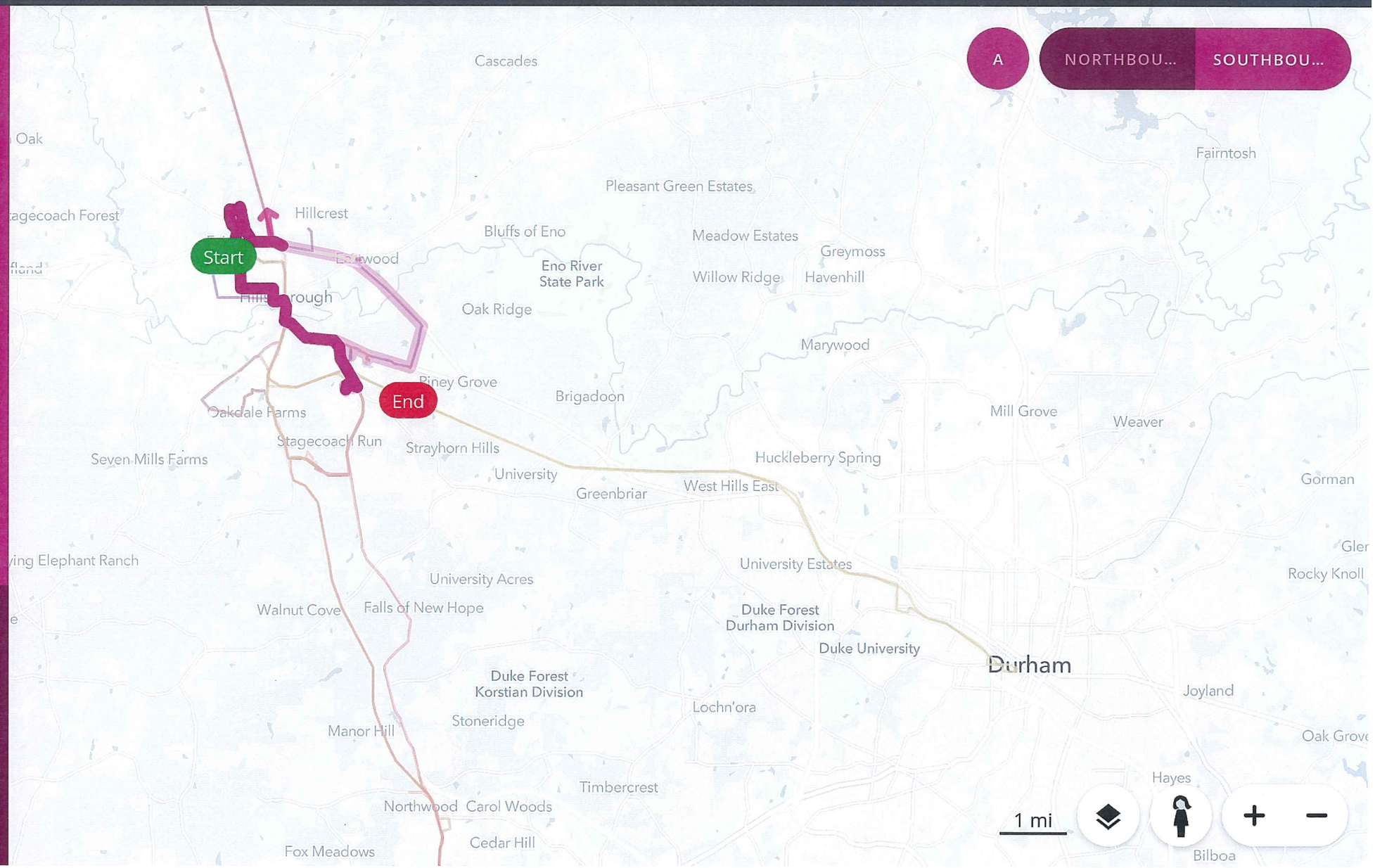
2 vehicles – Bus

$137.5k / year

Within 0.25 mi of stops:

1,490 population

926 jobs



Summary of OCPT Data

Aggregate Totals

	FY16	FY17
Rides	55,109	60,991
Passenger miles	419,035	334,878
Passenger hours	18,007.90	15,415.44
Invoice Revenue	$ 196,820.69	$ 228,177.70
Revenue per ride	$ 3.57	$ 3.74
Miles per ride	7.60	5.49
Hours per ride	0.33	0.25
Fare collected	$ 92,276.64	$ 92,681.06
Total revenue	$ 289,097.33	$ 320,858.76
Revenue per ride	$ 5.25	$ 5.26

Ridership Totals	FY16	FY17
Fixed routes:	**18,593**	**24,227**
Hillsborough Circulator	15,134	18,372
Hillsborough - Chapel Hill Connector	3,459	5,855
Orange - Alamance Connector		
Demand Response:	**36,516**	**36,764**
ADA	12	54
DSS Medicaid transportation	4,295	5,256
Dept on Aging- Nutrition transportation	7,839	7,019
Dept on Aging- Senior trips	958	958
ROAP-EDTAP	5,376	5,617
ROAP- RGP	165	153
Orange Enterprise (discontinued FY19, now EDTAP)	13,062	12,293
Sportsplex (discontinued per FTA audit)	3,706	3,801
Salty Adult Day (to be discontinued per FTA audit)	1,103	1,613

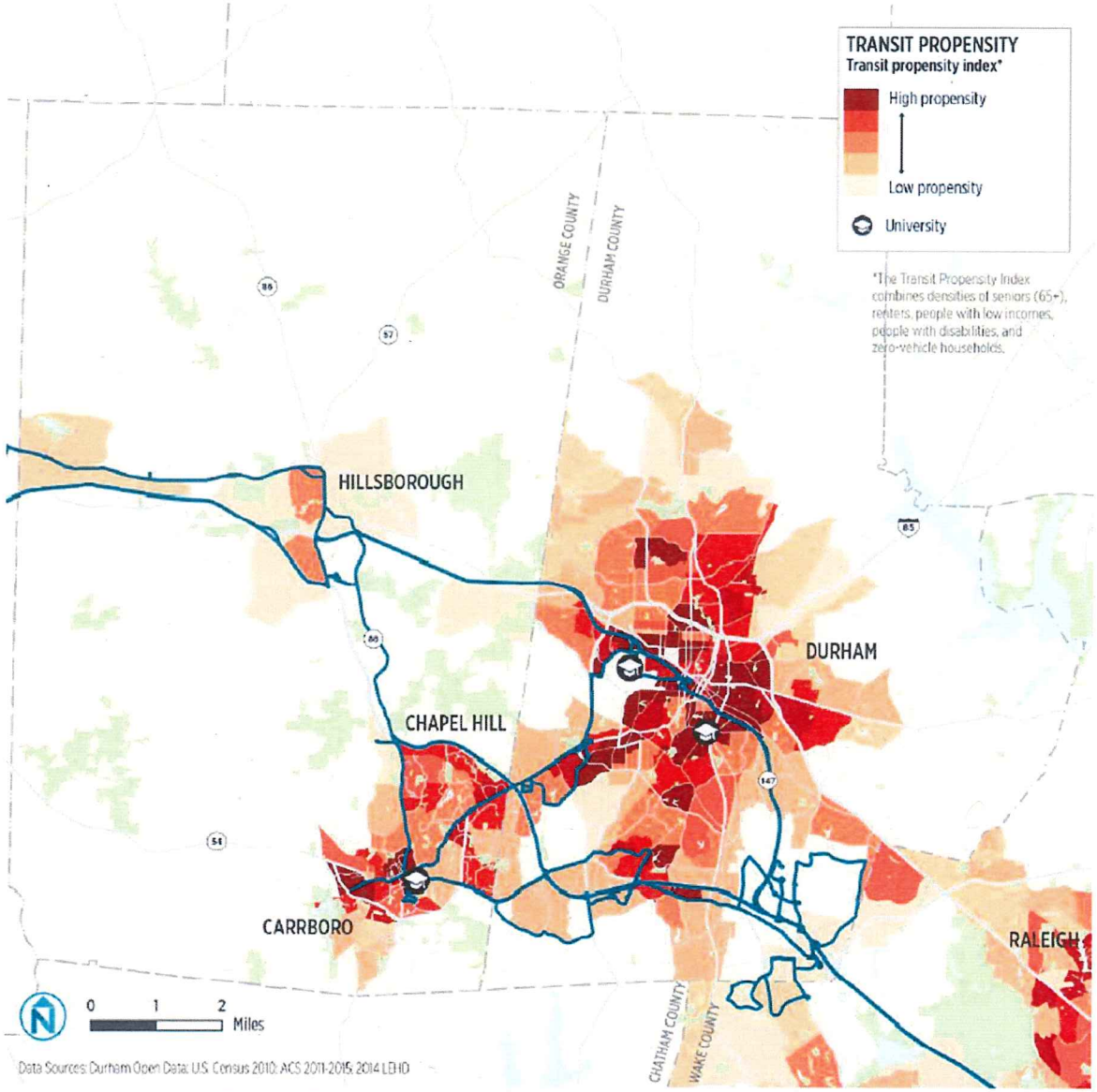
Yearly Averages

FY18	
53,729	**56,609.67**
347,298	**367,070.33**
19,208.86	**17,544.07**
$ 204,167.08	$ **209,721.82**
$ 3.80	$ **3.70**
6.46	**6.52**
0.36	**0.31**
$ 87,252.83	$ **90,736.84**
$ 291,419.91	$ **300,458.67**
$ 5.42	$ **5.31**

FY18	Yearly Averages
21,429	**21,416**
15,535	16,347
5,828	5,047
66	66
32,300	**35,193**
19	**28**
4,566	**4,706**
7,192	**7,350**
1,246	**1,054**
5,572	**5,522**
179	**166**
10,467	**11,941**
1,999	**3,169**
1,060	**1,259**

Attachment 2d-1

Transportation Needs Extend Throughout County



Courtesy of: Nelson\Nygaard Consulting Associates, Inc.

Attachment 2d-2

Rural Service is Not One-Size-Fits-All

Example Strategies in Orange County

- **Fixed-route service** in appropriate areas (Hillsborough Chapel Hill and Mebane)
- **Commuter routes** from urban areas and park-and-rides to major destinations (Durham and Chapel Hill)
- **Flexible services** in rural areas (Dial-a-Ride, deviated fixed-route, zone service)
- **Van and transportation voucher programs** to assist with mobility needs

Existing level of resources are a challenge for providing robust rural service





Attachment 2d-3

Regional System Map

MEBANE
City Hall
Efland-Cheeks Community Ctr.
Mebane Cone Health
Durham Tech Orange Co. Campus
PART Route 4 continues to Graham, Burlington, and Greensboro. Visit partnc.org for more details.
HILLSBOROUGH
Downtown Hillsborough
Walmart
Eubanks Rd
CHAPEL HILL
CARRBORO
Downtown Carrboro
Collins Crossing
JONES FERRY RD
Downtown Chapel Hill
FRANKLIN ST
SOUTH RD
UNC Hospitals
Chapel Hill Transit
UNC Chapel Hill Campus
ORANGE COUNTY
CHATHAM COUNTY
Duke & VA Hospitals
ERWIN RD
Duke Transit
Duke University (West Campus)
Durham Station
GoDurham
South Square
Patterson Place
Route 400 serves the South Square area during peak hours only
DURHAM
DURHAM COUNTY
Woodcroft Shopping Ctr.
WOODCROFT PKWY
Research Triangle Park
RTP Shuttle
GoDurham
Renaissance Village
The Streets at Southpoint
US EPA NIEHS
Regional Transit Center
Morrisville Outlet Mall
Perimeter Park
Route 800 uses I-40 when Route 805 is in service
NC HWY 55
SAS Institute
Route 300 connects Cary Train Station and Regional Transit Center during peak hours only
N HARRISON AVE
CARY
Cary Train Station
GoCary
Big Lots Kilmayne Dr
Cary Towne Center
BUCK JONES RD
JONES FRANKLIN RD
E CHATHAM ST
WESTERN BLVD
APEX
Lake Pine Plaza
TRYON RD
WakeMed Cary Hospital
Waverly Place Shopping Center
Crossroads Plaza
OLD RALEIGH RD
Downtown (Compare Foods)
WAKE COUNTY
Terminal 2
Terminal 1
RDU International Airport
Townridge Shopping Ctr.
MILLBROOK RD
Shelley Lake Sertoma Arts Ctr.
Millbrook Exchange Park
SPRING FOREST RD
Capital Crossing Shopping Ctr.
WAKE FOREST
Downtown
Triangle Town Center
RALEIGH
District Dr
Carter-Finley Stadium
BLUE RIDGE RD
Meredith College
Wolfline
HILLSBOROUGH ST
NC State University (Main Campus)
State Gov't. (Halifax Mall)
GoRaleigh
GoRaleigh Station
KNIGHTDALE
WakeMed
Rex Healthcare of Knightdale
Walmart
ZEBULON
Compare Foods
Downtown Wendell
WENDELL
Forest Hills Shopping Ctr.
AVERSBORO RD
TIMBER DR
White Oak Shopping Ctr.
GARNER
JOHNSTON COUNTY
Hilltop Needmore Rd Food Lion
South Park & Community Ctr.
FUQUAY-VARINA

LEGEND

TRANSIT CENTER
CONNECTION TO LOCAL TRANSIT AGENCY

MAJOR ROUTE STOPS
ROUTE NOTICE
PARK-AND-RIDE LOCATIONS
HOSPITALS
SCHOOL/UNIVERSITY
SHOPPING CENTERS

CORE ROUTES
Service all day, 7 days a week
100 300 400 700 800 S

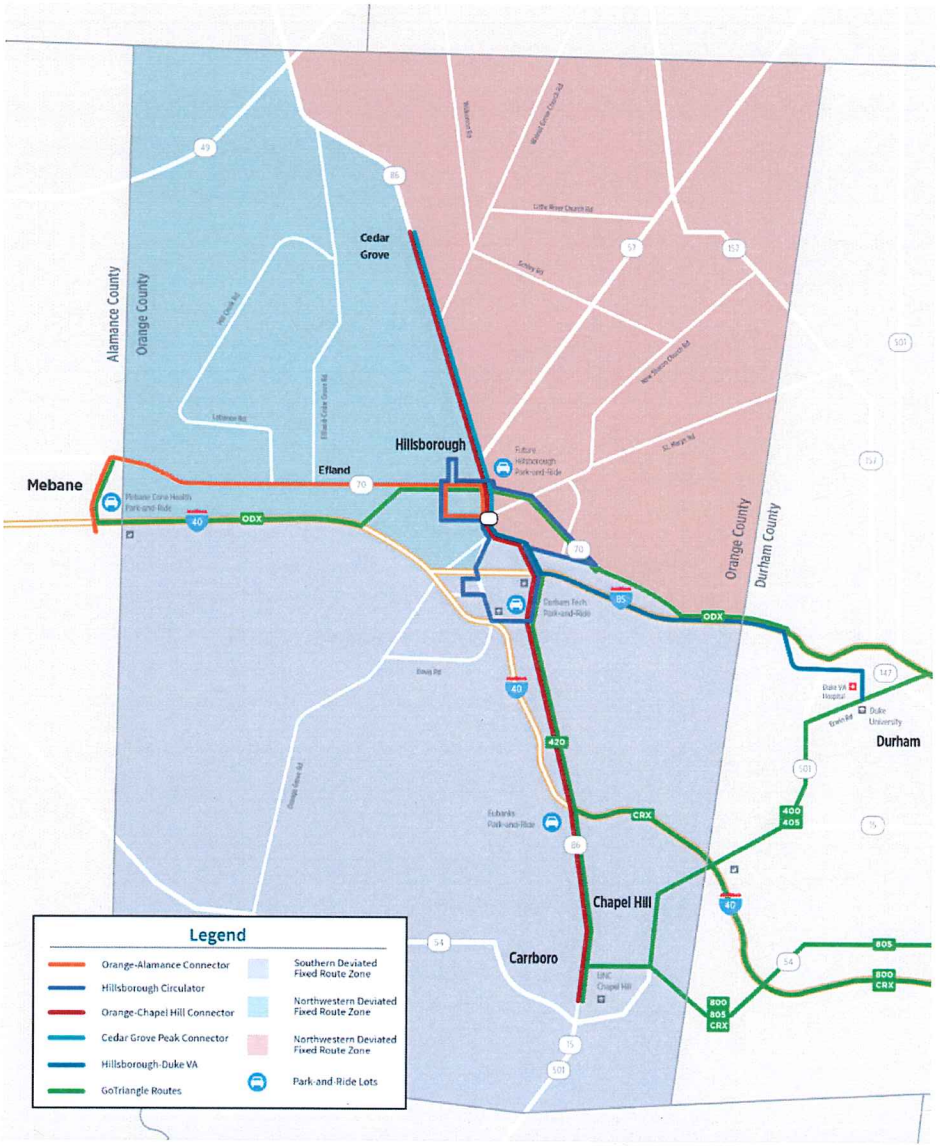
REGIONAL ROUTES
Service during peak hours only
Monday – Friday
102 105 201 301 305 311 405 420 805

REGIONAL EXPRESS ROUTES
Service during peak hours only
Monday – Friday
CRX DRX FRX KRX ODX WRX ZWX

Attachment 2e

Potential Transit Vision Improvements

- Mobility On Demand: Fixed-Rural Service(Three zones)
  - Each zone: 7am-6pm on weekdays served with one vehicle (van, hybrid car) per zone
- Hillsborough Circulator II
  - 7am-8pm (Mon-Sat); 30 minutes
  - 2 intersecting loops
- Hillsborough-Durham Connector
  - 9am-4pm; 60 minutes
- Cedar Grove Peak Connector
  - 6am-9am and 3:30pm-7pm; 30 minutes



Attachment 3

ORANGE COUNTY
NORTH CAROLINA

Shared Funding on Projects

Article 46 Update prepared by Orange County Economic Development
for the
Orange County Assembly of Governments

January 29, 2019

Article 46: Historic Overview

- A supplemental **"¼ cent retail sales tax"** was passed by Orange County voters in a Nov. 2011 referendum.
- Orange County Board of Commissioners adopted a Resolution in Dec. 2011 to outline the core uses of the new "Article 46" funds.
- The County received the initial Article 46 funds from the N.C. Department of Revenue beginning in the Spring of 2012.
- Annual revenues (estimated at $2.5 million total in 2011) are split 50/50 between Education (Orange County Schools & Chapel Hill/Carrboro City Schools) & Economic Development, with each group to receive approx. $1.25 million.
- By 2018, the County's total Article 46 revenues were projected to be approx. $3.6 million for the new fiscal year, due to a steady 5% - 7% annual growth rate in the local economy's retail sales collections.

ORANGE COUNTY
NORTH CAROLINA

Article 46: Historic Overview

- Within the Economic Development portion of Article 46 funds ($1,825,976.00 estimated for the FY 2018-2019 budget), approx. 50% - 60% of annual proceeds have historically funded long-term debt obligations for the cost to install water & sewer lines in the County's various Economic Development districts. To date, 2 major utility projects to install needed infrastructure in the Efland, Buckhorn Road & Mebane areas have been completed.
- The County's **successful recruitment of the Morinaga factory was made possible by the completion of this initial utility work**. Current business prospect activity is expanding and focusing on new sites that have more recently gained utility line infrastructure.
- Of the remaining 50% of Economic Development's available Article 46 funds each year, a variety of successful programs are underway to support the growth, expansion & retention of existing small businesses, promote new business recruitment, entrepreneurial incubator support, and local agriculture & food processing.

ORANGE COUNTY
NORTH CAROLINA

Article 46: Historic Overview

- These programs, to include the award winning LAUNCH incubator, the County's small business loan and grant programs, the agriculture/food processing grant program, and related collaborative business networking events held with the Towns, directly benefit the local economies of Carrboro, Hillsborough & Chapel Hill by supporting their many small businesses.
- Special events & new programs that enhance the County's & Towns' economy and livability are also funded by the remaining half of Article 46 funds, to include the annual Orange County Agriculture Summit, the new LocalFest event, a reintroduction of the annual Orange County Economic Summit, and, innovative support for the "Orange Connect" scholarship program for Orange County's students attending the Hillsborough campus of Durham Technical Community College.
- In conclusion, the intent of the various economic development programs funded by Article 46 is to benefit all Orange County residents by supporting a thriving local economy.

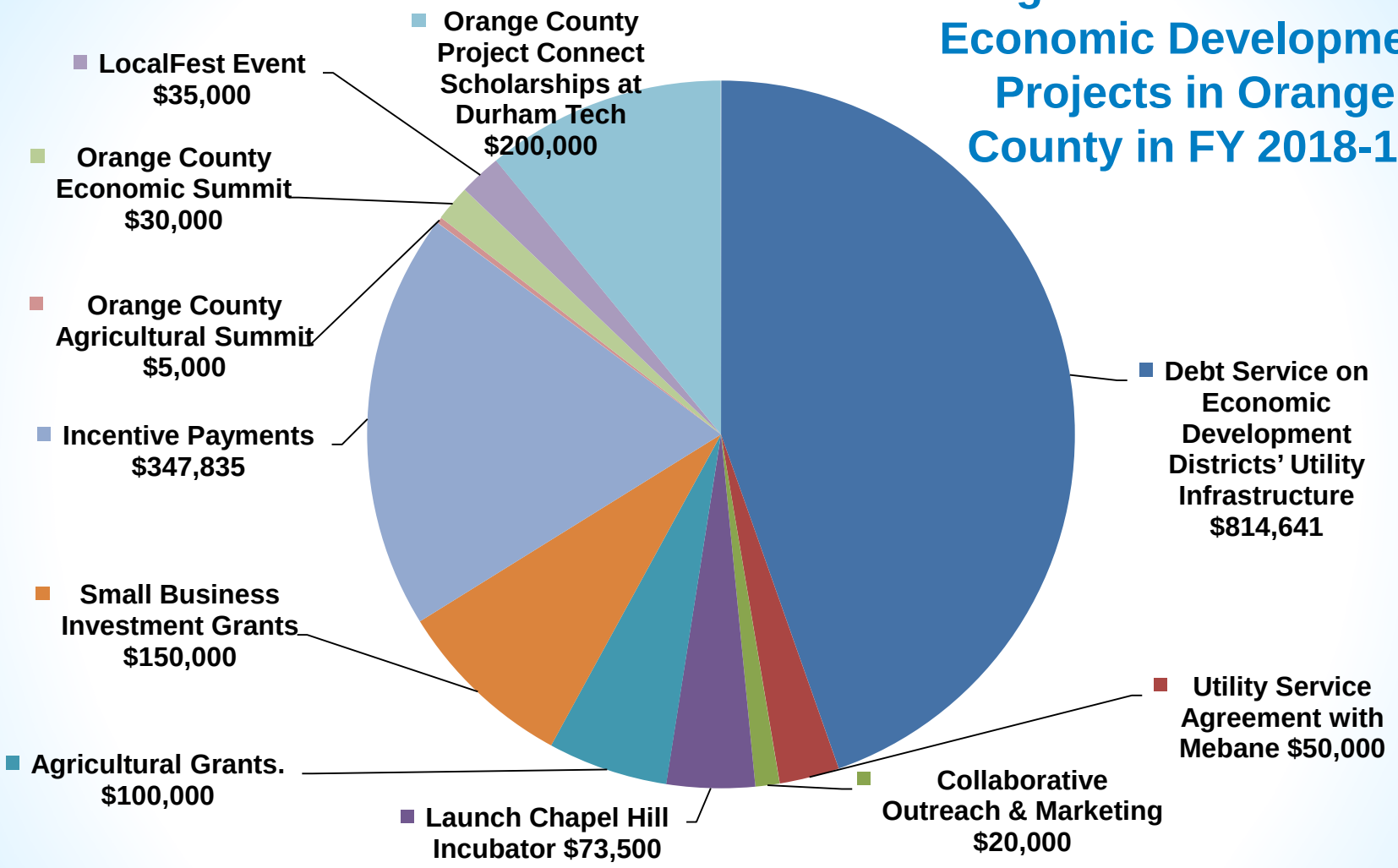
ORANGE COUNTY
NORTH CAROLINA

Orange County's Resources for Economic Development Funding for FY 20187-19

Category	FY2018-19 Total Expenses	Funding Source
Orange County Arts Commission	$193,725.00	Hotel Occupancy Tax, State & County Arts Grants
Orange County Economic Development	$513,461.00	Orange County General Fund
Orange County Visitors Bureau	$1,689,036.00	Hotel Occupancy Tax
Article 46	$1,825,976.00	¼ Cent Retail Sales Tax
TOTAL	**$4,222,198.00**	

ORANGE COUNTY
NORTH CAROLINA

Article 46 Sales Tax Budgeted Allocations for Economic Development Projects in Orange County in FY 2018-19



ORANGE COUNTY
NORTH CAROLINA

Article 46 Sales Tax – Budgeted Allocations for Economic Development Projects in Orange County in FY 2018-19

Economic Development Use of Proceeds	FY 2018-19	% Of Total
Debt Service on Economic Development Districts' Utility Infrastructure	$814,641.00	44.61%
Utility Service Agreement with Mebane	$50,000.00	2.74%
Collaborative Outreach & Marketing	$20,000.00	1.10%
"Launch Chapel Hill" Incubator	$73,500.00	4.03%
Agricultural Grants	$100,000.00	5.48%
Small Business Investment Grants	$150,000.00	8.21%
Incentive Payments	$347,835.00	19.05%
Agricultural Summit	$5,000.00	0.27%
Orange County Economic Summit	$30,000.00	1.64%
LocalFest Event	$35,000.00	1.92%
Orange County Project Connect Scholarships at Durham Tech	$200,000.00	10.95%
Total	**$1,825,976.00**	**100%**

ORANGE COUNTY
NORTH CAROLINA

Article 46 Sales Tax – Total Economic Development Expenditures (2012 to present)

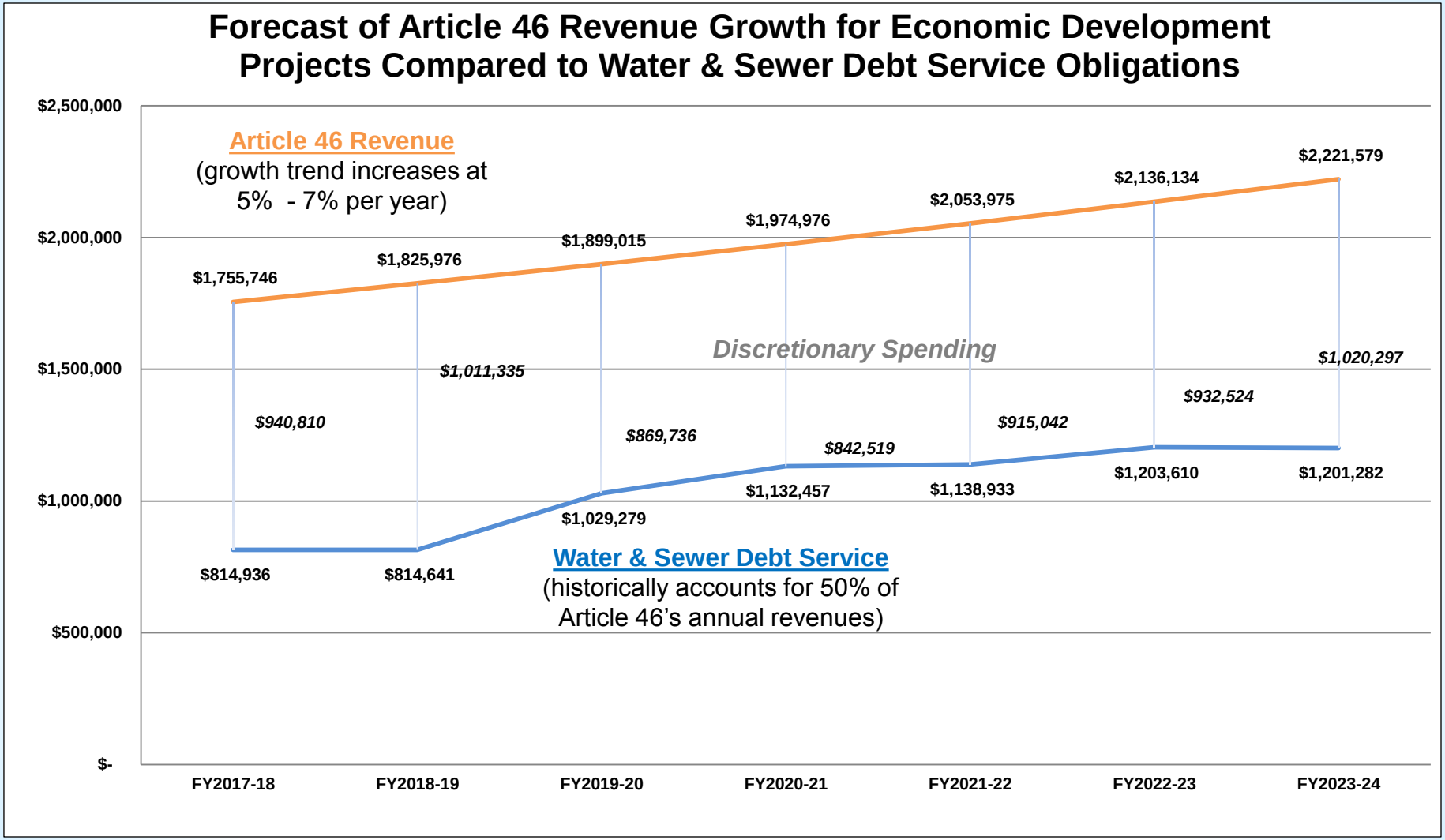
Expenditures	County & All Municipalities	County Only	Carrboro	Chapel Hill	Hillsborough	Mebane
Advertising & Marketing	$18,333					
Agricultural Investment Grants		$195,128		$47,961	$125,046	$34,115
Small Business Investment Grants		$24,455	$74,860	$329,228	$225,138	
Consultant Studies	$6,730	$75,000				
Demographic Software	$72,595					
Orange Connect (Durham Tech Scholarships)	$214,917					
Entrepreneurship**	$63			$307,000		
Agriculture Support	$176					
Special Events*	$108,306			$22,500		
Incentives	$1,041,100					
Small Business Loans		$47,000	$30,000	$360,000	$679,520	
Utility Debt Service		$4,067,308	$38,244			$300,000
Total	**$1,462,220**	**$4,408,891**	**$143,104**	**$1,066,689**	**$1,029,704**	**$334,115**

***Special Events** category includes the annual Orange County Agriculture Summit, Orange County Economic Summit, LocalFest, & joint Orange County & Chapel business networking events held at Carolina Inn

** **Entrepreneurship** includes support for the Launch Chapel Hill incubator and Hillsborough's Piedmont Food Processing Center food incubator

ORANGE COUNTY
NORTH CAROLINA

Article 46 Sales Tax Projections



ORANGE COUNTY
NORTH CAROLINA

Orange County's Use of Article 46 Funding to Collaborate with Towns on Joint Economic Development Projects

Town of Chapel Hill

- LAUNCH incubator: 50/50 cost sharing to co-fund the facility's lease payments (2012 to present.) County & Town of Chapel Hill each pay $73,500.00 per year.
- Marketing campaign via WCHL1360 AM radio to promote Town & County-wide tourism (2013).
- Co-funding of the "Urban3" consultant's property tax & urban density study for the Town, supported in partnership with the Chapel Hill/Carrboro Chamber of Commerce (2014).
- LAUNCH incubator: 50/50 cost sharing to co-host 2 business networking events (2014 & 2015).
- Business networking & speaker series conference events held at Carolina Inn, supported in partnership with the Town and assisted by Chapel Hill Magazine (2016 & 2017).
- Joint recruitment & incentive commitment by the County & Town for Wegmans Food Markets' new 99,000 sq. ft. retail store (2016); the upcoming 5-year payment of the County's & Town's joint financial incentives to Wegmans, to be split 50/50, will not begin until approx. 2022.
- Cumulative value of Article 46 funds used by the County since 2012 to approve small business grants & small business loans provided to Chapel Hill-based firms, including LAUNCH incubator tenants. **($737,189.00)**

ORANGE COUNTY
NORTH CAROLINA

Orange County's Use of Article 46 Funding to Collaborate with Towns on Joint Economic Development Projects

Town of Hillsborough

- Cumulative value of Article 46 funds used since 2012 to approve small business grants & small business loans, and agriculture grants for Hillsborough-based firms, including food processing tenants at the Piedmont Food Processing Center. **($1,029,704.00)**

- County has plans in 2019 – 2020 to extend sewer to serve commercial & light industrial sites within the Hillsborough Economic Development District, located at the southwest quadrant of Interstate 40 and Old N.C. 86.

City of Mebane

- Orange County pays a $50,000 annual "Utility Service Agreement") to Mebane to guarantee a reserve capacity of 250,000 gal/day of sewer to serve the Economic Development District sites in the Efland, Buckhorn Road & Mebane region in western Orange County.

- County has previously completed one sewer line project (connecting to the factory Morinaga) to serve commercial & light industrial sites within the Buckhorn Economic Development District in western Orange County, and has recently completed Phase II of the Efland-Buckhorn-Mebane sewer line extension project.

ORANGE COUNTY
NORTH CAROLINA

Orange County's Use of Article 46 Funding to Collaborate with Towns on Joint Economic Development Projects

Town of Carrboro

- Cumulative value of Article 46 funds used since 2012 to approve small business grants & small business loans for Carrboro-based firms **($104,860.00**).

- Co-funding by the County & Town in 2012 to provide the 25% required co-pay for a "Community Development Block Grant" (CDBG) awarded by the N.C. Department of Commerce to repair a failing privately-owned sewer line located along Roberson Street.

- Previous proposal by the Town regarding a desire to have municipal water brought to several business tracts located along N.C. 54 West, in order to create fire protection sprinkler service for those sites, and request the County's financial participation from Article 46. (2012, 2013 & 2014).

- Previous proposal by the Town to have municipal water and sewer brought to a 20-acre Town-owned site located along Old N.C. 86 for the purpose of creating a business park. (2016 & 2017).

- Current proposal by the Town to seek Article 46 or other funding from the County to provide for additional parking (to include construction of a desired parking deck or a parking lot) to serve the planned 203 S. Greensboro Street library & town offices project.

- Current proposal by the Town to seek Article 46 or other County funding to help pay for new wayfinding signage in downtown Carrboro (up to $400,000 total cost).

ORANGE COUNTY
NORTH CAROLINA

Examples of Economic Development Collaboration Between the County & Towns

<u>Small Business</u> – retention & expansion of existing firms

- Manage the County's marketing of small business Loan and Grant programs & disburse all funds – all 3 Towns.
- Co-host various joint County & Chapel Hill business networking events for existing small businesses (includes LAUNCH incubator cohorts).
- Co-fund the LAUNCH incubator in Chapel Hill to support the growth of emerging high-tech entrepreneurial firms.
- Encourage joint County & Town visitation program with existing small businesses.
- Hosted the joint County & Town participation in the U.S. Small Business Administration's recent Disaster Recovery workshop for firms impacted by Hurricane Florence.

ORANGE COUNTY
NORTH CAROLINA

Examples of Economic Development Collaboration Between the County & Towns

Orange County Small Business Grant Program (total since 2014)

- **125 grants** provided to existing small businesses in our 3 Towns.
- **$653,681.00** in total grants awarded.

Orange County Agriculture Grant Program (total **since 2009)**

- **55 grants** provided to existing ag & food processing businesses in our 3 Towns.
- **$402,249.98** in total agriculture grants awarded.

Orange County Small Business Loan Fund (total since 2009)

- **22 loans** provided to existing small businesses in our 3 Towns.
- **$974,848.00** in total loans awarded.

Orange County Arts Commission (for FY 2018-19)

- **38 grants** were funded to 28 artists, 21 organizations & 10 schools in our 3 Towns.
- **$61,394.00** in Orange County & NC Arts Council funds were awarded
- **29%** increase in applications received over the previous year

ORANGE COUNTY
NORTH CAROLINA

Examples of Economic Development Collaboration Between the County & Towns

New Business Recruitment – increasing jobs & investment

- County's & Towns' economic development staff routinely attend joint marketing and business development events, & invite participation.
- Conduct joint marketing of County's & Town's identified real estate sites and buildings to business prospects.
- Trust to share activity of leads, prospect visits & updates on overall prospect activity.
- Joint presentations have been made to the State of NC's main business lead generator: *Economic Development Partnership of North Carolina (EDPNC)*
- Ongoing partnership have been successful between the County and Towns with business development prospects, to include the successful recruitment with Chapel Hill to attract Wegmans, and with Hillsborough for the expansion of Yep Roc Records/REDEYE.

ORANGE COUNTY
NORTH CAROLINA

Examples of Economic Development Collaboration Between the County & Towns

Workforce Development – examples of school collaborations

- Orange County Economic Development staff meet with and advise the Career and Technical Education (CTE) curriculum planners with the Orange County Schools & Chapel Hill/Carrboro City Schools, and with staff from Durham Technical Community College – Hillsborough campus

New Ideas for 2019 – building relationships among agencies

- Explore closer liaison with County-wide marketing & programs & advertising
- Increase the frequency of joint County & Towns' business prospect recruiting
- Increase our mutual internal dialog and resources to support workforce development.

ORANGE COUNTY
NORTH CAROLINA

Examples of Tourism Economic Development Collaboration Between the County & Towns

<u>Tourism Promotion</u> – County's efforts on behalf of our Towns

- Visitors Bureau advertises and promotes the Towns' local festivals in the County's visitor guides and materials, and via online social media programs and newsletters.
- Visitors Bureau supports local major events that bring tourists to area, including Chapel Hill's TerraVITA event and the Ackland Art Museum, The Carrboro ArtsCenter, Hillsborough's Hog Day, the northern Orange County equestrian Polo Tournament, and the Hillsborough Chamber of Commerce's annual events.
- Visitors Bureau staff works with **OUR STATE** magazine to run feature stories on tourism happenings in Chapel Hill, Carrboro and Hillsborough.
- Visitors Bureau sales staff works with the Towns' local hotels on leads, and to refer business each week to those hotels with group meeting space.

ORANGE COUNTY
NORTH CAROLINA

Examples of Tourism Economic Development Collaboration Between the County & Towns

Tourism, continued

- Visitors Center staff make daily referrals to walk-in visitors who visit each day regarding local hotels, restaurants, shopping and tourism attractions.
- Produces the Orange County Visitors Guide book featuring information on all 3 towns, and distributes at RDU Airport and “Visit NC” interstate Welcome Centers.
- Prepares regular public relations support of the County’s major tourism events occurring in all 3 towns, and advertises through *PR Newswire*.
- Hosts frequent travel media press visitors and gives tours of the area.
- Produces the *“This is Tourism”* segment on WCHL1360 radio to amplify local event happenings in all 3 towns.
- Orange County stakeholders, which includes representatives from all 3 towns and UNC, sit on tourism’s advisory board which meets monthly and reviews tourism programming and upcoming initiatives.

ORANGE COUNTY
NORTH CAROLINA

Examples of Arts & Economic Development Collaboration Between the County & Towns

The Orange County Arts Council actively supports artists in our Towns:

- In partnership with the Hillsborough Arts Council, the Orange County Arts Council hosted the 2nd annual "Paint it Orange: Plein Air Paint-out & Wet Paint Sale", as a fundraiser for OCAC and HAC **drawing artists from four states.**

- Served as part of leadership team in the coordination of the inaugural Orange County LocalFest, which attracted approximately 1,500 visitors.

- Working in partnership with Orange County Department of Parks and Recreation to determine needs of new stage and event infrastructure in River Park, enabling the venue to host **more large-scale events**.

- Sponsored the annual River Park Concert, **which drew approximately 4,000** to Downtown Hillsborough.

- Serving on Varsity Task Force to determine future of possibly performing arts venue in downtown Chapel Hill.

ORANGE COUNTY
NORTH CAROLINA

Attachment 7a

RESOLUTION

A RESOLUTION APPROVING MODIFICATIONS TO THE 60 ACRE PORTION OF THE GREENE TRACT IN COUNTY OWNERSHIP AND CONCEPTUAL PLAN FOR THE 104 ACRE PORTION IN JOINT OWNERSHIP

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill jointly acquired the property (104 acres) known as the Greene Tract in 1984 which was purchased from the joint solid waste management system; and

WHEREAS, title to 60 acres (also known as Headwaters Preserve) of this property was deeded exclusively to the Orange County Solid Waste Enterprise Fund in 2000 under provisions of the 1999 Interlocal Agreement for Solid Waste Management and was purchased by Orange County via reimbursement to the Solid Waste Enterprise Fund in 2016; and

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill adopted the 2002 Resolution which called for approximately 86 acres for open space and 18 acres for affordable housing on the jointly owned land; and

WHEREAS, the Greene Tract is part of the Historic Rogers Road Neighborhood where the Towns of Chapel Hill and Carrboro are researching market development potential and zoning constraints to implement a planning program in the overall area; and

WHEREAS, over the last 16 years, various joint planning studies and collaborations with the community and school district have suggested land use and acreage needs; and

WHEREAS, Mayors for Carrboro and Chapel Hill and the Orange County Board of Commissioner Chair agreed to jointly pursue an update to the 2002 Resolution and have been meeting with respective management and supporting staff, as suggested by the elected officials at an Assembly of Governments meeting in 2017, to determine next steps for preservation and development of the Greene Tract, and

WHEREAS, analysis of the Greene Tract's past, present, and future identified the following land use needs and goals:

- Preserve valuable environmental features and corridors
- Protect historical and cultural resources
- Promote cost effective infrastructure
- Incorporate school and recreation site
- Earmark development areas for mixed income housing and mixed use potential

WHEREAS, the staff work group considered direction from the respective governing boards, specialized staff, housing partners, and community in developing a conceptual plan for the Greene Tract;

NOW, THEREFORE, BE IT RESOLVED THAT the [Elected Board]:

1. Approve the accompanying map to modify the existing county owned (60 acres) and joint owned (104 acres) portions of the Greene Tract as shown in Exhibit 1.

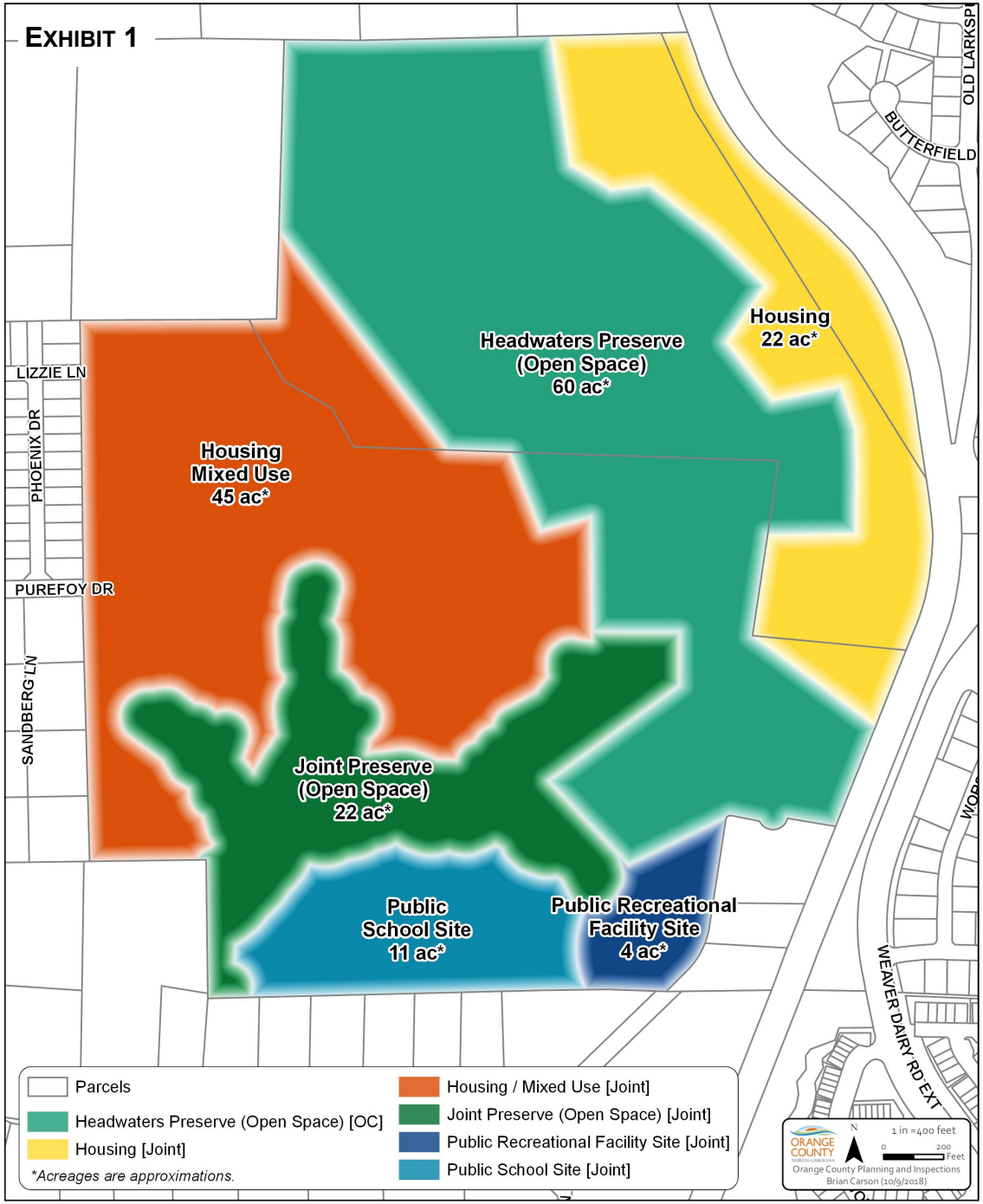
2. Approve the accompanying conceptual master plan as shown in Exhibit 1 for the joint owned portion of the Greene Tract, not deeded exclusively to Orange County, which designates the following:
    - Approximately 22 acres for joint preserve
    - Approximately 11 acres for public school site
    - Approximately 4 acres for public recreational facility site
    - Approximately 67 acres for housing/mixed use
3. Authorize the exchange of acreage from Joint owned to County owned and County owned to Joint owned commencing the recombination process as illustrated in Exhibit 2.
4. Explore protecting the areas shown on the conceptual plan as Joint Owned Preserve and Headwaters Preserve
5. Solicit input from the public and respective governing boards regarding land use and mixed income housing needs during the master plan process.

This the ____ day of _____, 2019.

_____

[Elected Official]

Greene Tract Proposed Future Land Use Map



Proposed Land Use Definitions

Headwaters Preserve (County Owned): 60 acres deeded to Orange County in 2000 under provisions of the 1999 Interlocal Agreement for Solid Waste and considered for protection by the Towns and County in the 2002 Joint Greene Tract Resolution. Would allow for infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as needed. Orange County Board of Commissioners may consider protecting its 60 acres of the Greene Tract by executing a conservation easement.

Joint Preserve: Approximately 21 acres* designated for future preservation. Area preliminarily identified as having environmental attributes such as stream buffers, wetlands. Would allow for infrastructure and utilities (i.e. roadway and pedestrian access, public water and sewer, stormwater facilities), as needed. Carrboro Board of Alderman, Chapel Hill Town Council, and Orange County Board of Commissioners may consider protecting the area shown on the conceptual plan as Joint Owned Preserve by executing a conservation easement.

Public School Site: Approximately 11 acres* dedicated for a future school. The area shown on the conceptual plan as a School Site will remain as public jointly owned land until needed for a future school.

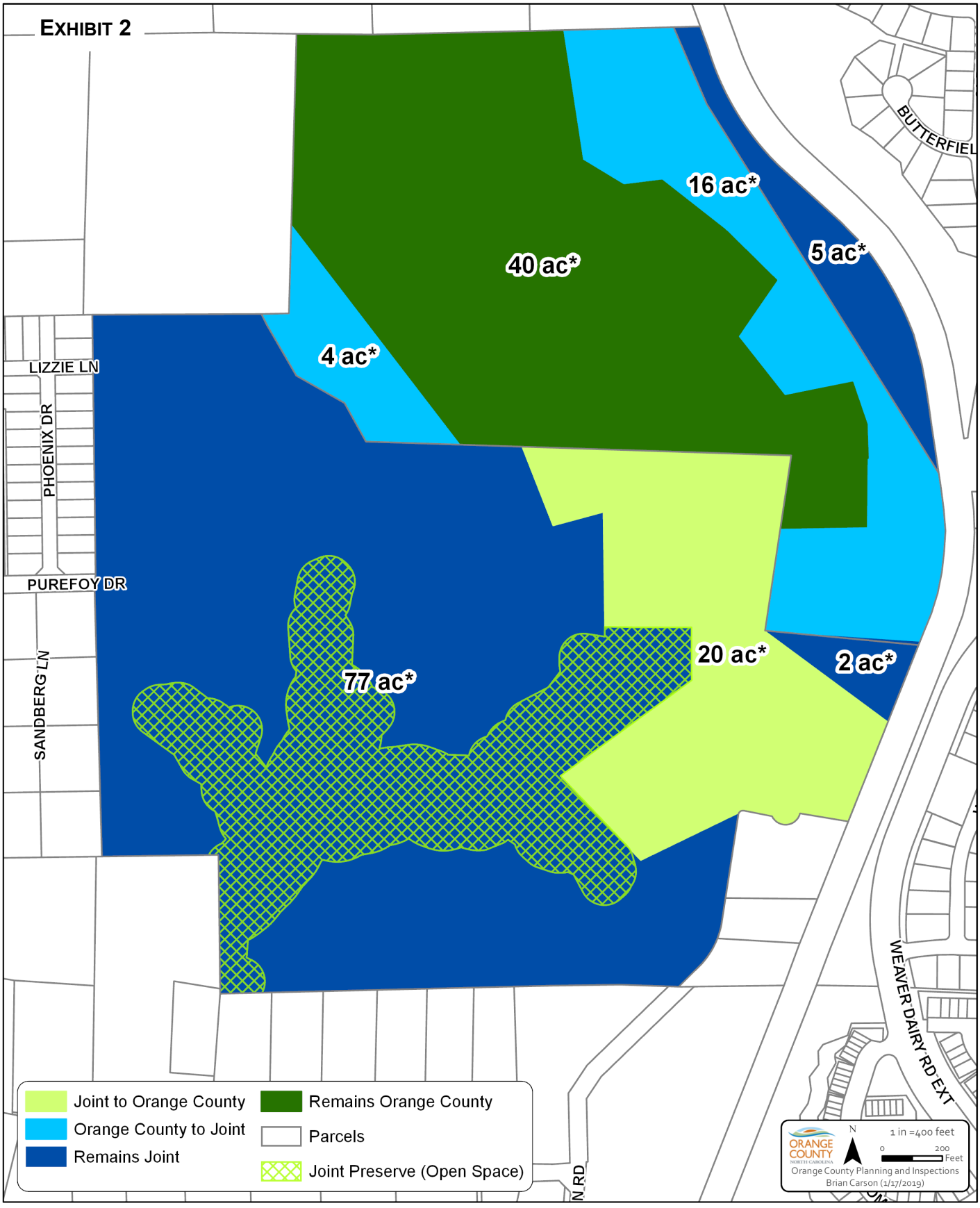
Public Recreational Facility Site: Approximately 4 acres* for an active, outdoor recreation area (playground, playfields, or other recreation purpose). The area shown on the conceptual plan as Recreational Facility Site will remain as public owned land and could be developed independently, but consistent with joint school/park facilities. Acreage will be freely dedicated for recreational purposes by the joint governments.

Housing/Mixed Use: Approximately 45 acres* for residential and commercial development in the short term. The location for this land use is based on site elevations and proximity to existing infrastructure. The area shown on the conceptual plan as Housing/Mixed Use will allow for appropriate development based on land suitability, public services, available infrastructure, accessibility to activity centers, and surrounding land uses. Permitted residential uses shall include single-family detached (one unit per lot), two-family attached (duplex), multifamily (apartments, townhomes), accessory dwelling units, manufactured housing, and group homes (i.e. adult care homes, child care homes). Affordable housing is of primary interest. The area may support low intensity commercial, service uses, and maker/incubator space which serve the needs of the surrounding neighborhoods, limit conflicts with the adjacent community, and are compatible with the surrounding residential development. The area will not be utilized predominantly for commercial purposes.

Housing: Approximately 22 acres* for future residential development. The area shown on the conceptual plan as Housing will remain as public owned and undeveloped land in the short term, but may be evaluated for development in the future (10—20 years) depending on the needs at that time.

** Acreage may deviate up to 15%*

Greene Tract Ownership Status/ Transfer Map



** Acreage may deviate up to 15%*

PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

Administration
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(919) 644-3002 (FAX)
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ORANGE COUNTY
NORTH CAROLINA

131 W. Margaret Lane
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P. O. Box 8181
Hillsborough, NC 27278

MEMORANDUM

TO:	Board of County Commissioners Bonnie Hammersley, Orange County Manager Travis Myren, Deputy County Manager
FROM:	Craig Benedict, Planning and Inspections Director
DATE:	June 19, 2018
SUBJECT:	Information Item – Greene Tract Update

Background
The Greene Tract is a 164 acre parcel of which 104 acres is jointly owned by Orange County/Chapel Hill/Carrboro and 60 acres owned by Orange County (Headwaters Preserve). Last year, local governments agreed to have the mayors and chair consider preservation and development options for the Greene Tract.

May 17, 2017 Managers, Mayors, and Chair (MMC) Meeting
The staff work group was requested to examine the development potential of the existing Greene Tract and provide three alternatives illustrating high, medium, and low development alternatives. The MMCs requested that each alternative include specific elements including, but not limited to, a site for a future elementary school, a site for a future park, highlight environmental and cultural areas of significance, development potential, and preliminary road network and infrastructure.

August 30, 2017 Managers, Mayors, and Chair (MMC) Meeting
Attendees recommended staff to examine the reconfiguration of the joint owned and county owned tracts. The purpose of this request was to determine the feasibility in adopting a revised resolution supporting the reconfiguration of these tracts. The 60 acres which are county owned will be established as prime preservation areas and be connected to the future joint owned preserve areas of the 104 joint owned lands. As a result, staff amended the proposed conceptual plan based on the proposed reconfigured joint owned and county owned tracts.

January 30, 2018 Assembly of Governments Meeting
The proposed modified headwaters preserve area and conceptual plans were presented to elected officials. At that time, the Orange County Board of Commissioners requested input from the Chapel Hill Town Council and Carrboro Board of Alderman regarding the possible reconfiguration of the Headwaters Preserve area and input regarding the Greene Tract conceptual plans.

February 20, 2018 BOCC Meeting
The Orange County Board of Commissioners supported modification to the Headwaters Preserve area and the high development alternative. In addition, the Board authorized

County staff to communicate the Board's preferences to Chapel Hill and Carrboro town staffs and request feedback regarding reconfiguration of the Headwaters Preserve area and the Greene Tract conceptual plans from the towns by May 1, 2018.

March 23, 2018 Greene Tract Tour
At the February 20 BOCC meeting, Board members requested a tour of the Greene Tract. The Orange County Planning and Inspections Department conducted two Greene Tract tours in order to review and discuss the proposed modified Headwater Preserve area and conceptual plans. The tour included elected officials, staff, and the public. As noted below, a community meeting will be scheduled in the future.

April 13, 2018 Orange County Affordable Housing Coalition Meeting
At the February 20 BOCC meeting, Board members identified the need to include the Rogers Road Neighborhood, affordable housing partners, and the adjacent communities as the planning process moves forward. The Greene Tract conceptual plans were presented to the Affordable Housing Coalition on April 13. The staff work group will continue to work directly with the Affordable Housing Coalition for their input as the process continues. In addition, the local community was invited to attend the Greene Tract tours on March 23.

May 22, 2018 Neville Tract Meeting
Providing safe and efficient access has been recognized as a key element in the future planning of the Greene Tract. Throughout the process, the work group has identified the need to provide a roadway connection to Eubanks Road which would likely require the use of the Neville Tract. As a result, staff met with the Orange County Solid Waste Management Department in May to discuss the possibility of utilizing the Neville Tract to allow for a future roadway connection. If a roadway easement can be accommodated on a portion of the Neville Tract, dependent on Solid Waste operations and site design, the County would be required to request a modification to the existing Special Use Permit issued in 1997 by the Town of Chapel Hill. Modifications to the existing Special Use Permit would need to address existing stream buffers, perimeter buffers, and/or sediment trap design specifications. Additional concerns including soil types, drainage, and elevations of the Neville Tract may also impact the potential use of the site for a future roadway. Providing access on the Neville Tract will continue to be explored and discussed at the next MMC meeting.

Chapel Hill Town Council
The Chapel Hill Town Council considered the Greene Tract item at their June 6 Town Council meeting. At that time, the Council considered reconfiguration to the Headwaters Preserve area, preservation of approximately 11 acres for a future elementary school site, and housing options. Comments from this meeting will be provided at the next MMC meeting.

Carrboro Alderman
The Carrboro Board of Aldermen will consider the Greene Tract item at their June 12 meeting. At that meeting, the Board of Aldermen will consider reconfiguration to the Headwaters Preserve area.

Next Steps

Modify Joint Greene Tract Resolution
Following conceptual approval from the three elected Boards, staff will continue efforts to prepare a joint resolution for adoption consideration in order to modify the Headwaters Preserve area. This resolution shall include a map illustrating the new Headwaters Preserve area (60 acres), joint owned preserve area (approximately 21 acres), and future elementary school site (approximately 11 acres).

New Joint Resolution
With adoption by all three governing boards, the resulting resolution would supersede the 2002 Resolution that outlined the County and Towns' intentions for developing the Greene Tract. In order to modify the existing Headwaters Preserve area, a recombination survey will need to be completed illustrating the new parcel lines of the Headwaters Preserve area (County owned) and Joint Owned area. This survey will be reviewed as a recombination plat by the Chapel Hill Planning Department.

Determine Development Goals
Land use, density, and affordable housing options for the Greene Tract were presented and reviewed by the elected officials. Comments were previously received by Board members; however, no final decisions were made by the three individual Boards. As a result, development and preservation options will be further evaluated and discussed at the next MMC meeting in order to determine goals for the Greene Tract in regards to development, land use, preservation, density, and affordable housing. The staff work group has discussed pursuing a market analysis for the Greene Tract, which may assist in determining land use options and goals in the future.

Implementation Strategy
Staff will also be seeking general direction on how to achieve goals using zoning strategies such as "Master Planned Developments", developer agreements, etc. and the interest in Request for Qualifications (RFQ) for mixed income neighborhoods.

Community Meeting
The staff work group plans on conducting a community input meeting following the next scheduled MMC meeting.

Attachment 7c

Greene Tract Flow Chart

Task	Description	Date
Existing 2002 Resolution	▪ 104 acres jointly owned - 18.1 acres - Affordable housing - 85.9 acres - Open space	Winter 2002
County purchases 60 acres	▪ 60 acres for preservation ▪ Headwaters Preserve	Summer 2016
Orange County Town of Chapel Hill Town of Carrboro	Local governments informally agreed to: ▪ Include county 60 acres into preservation and development master plan ▪ Reconfigure areas and uses	Summer 2018
Review of draft amended Resolution	▪ 164 acres ▪ Modifies location and acreage amounts of new land uses including six land use categories (Exhibit 1) ▪ Reconfiguration of 60 acre county tract (Exhibit 2) ▪ Does not include the development intensity of the buildable mixed use housing/ areas	**YOU ARE HERE Assembly of Governments January 29, 2019**
Local Governments adopt amended Resolution		Spring 2019

Greene Tract Flow Chart

Next Steps	Description	Date
Orange County and the Towns commence recombination process of new property lines	▪ Following adoption of the amended Resolution ▪ Town mayors' and Chair will cosign the plat as owners ▪ Recombination plat will be processed by the Town of Chapel Hill Planning Department	Summer 2019
Determine development and preservation goals	▪ Independent and collaborative discussion about development program ▪ Goals may relate to land use, development, preservation, density, and affordable housing	Summer 2019 TBD
Implementation Strategy	▪ Staff will explore options for implementation including Master Development Plans, developer agreements, Request for Qualifications, etc.	Fall 2019 TBD