



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Meeting Agenda Board of Aldermen



Tuesday, April 22, 2014

7:30 PM

Board Chambers - Room 110

7:30-7:35

A. RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

1. **14-0138** May 2014 Bike Month Proclamation

Attachments: May 2014 Bike Month

7:35-7:40

B. CONSENT AGENDA

1. **14-0140** Approval of Previous Meeting Minutes
2. [14-0120](#) Request to Authorize the Town Manager to Execute Contracts for Engineering Development Plan Review Services

PURPOSE: The purpose of this agenda item is to request that the Board of Aldermen authorize the Town Manager to execute contracts with McGill Associates and Anderson and Associates for the provision of engineering development plan review services in addition to the services provided by Town Engineer, Sungate Design Group.

Attachments: [Attachment A - Resolution](#)

3. [14-0133](#) A Resolution Recommending an Appointment to the Orange County Human Relations Commission

PURPOSE: The purpose of this agenda item is for the Mayor and Board of Aldermen to consider recommending that Andrea Jones be appointed as one of the Town of Carrboro's representatives on the Orange County Human Relations Commission.

Attachments: [Resolution](#)

4. [14-0139](#) HOME Consortium FY 2014-15 Funding Program Design

PURPOSE: The purpose of this item is to consider resolution for funding of HOME program design for FY 2014-15

Attachments: [FY2013-2014ActionfinalPlan](#)
[HOMEResolution2014](#)

5. **14-0130** Town Code Amendment - Appoint Liaison Members of the Recreation and Parks Commission

PURPOSE: For the Board of Aldermen to review and consider a request from the Recreation and Parks Commission to appoint an additional liaison representing the Chapel Hill Carrboro City School Board.

Attachments: recreation and parks commission membership 12-20-2013

C. PUBLIC HEARING

7:40-7:50

1. **14-0129** A Public Hearing on the Temporary Street Closing Permit Application for the Not So Normal 5K

Attachments: Route map
 Application
 Public Hearing Resolution

7:50-8:15

2. [14-0128](#) Public hearing on Land Use Ordinance Amendments Relating to Building Setbacks

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider amending the Land Use Ordinance to modify the building setback provisions as they relate to roof overhangs. A draft ordinance has been provided. The Board must receive public comments before taking action on the draft ordinance.

Attachments: [Attachment A-1 - Consistency Resolution for Ordinance Adoption](#)
 [Attachment A-2 - Consistency Resolution for Ordinance Rejection](#)
 [Attachment B - Draft LUO Amendment Building Setbacks_3-10-2014](#)
 [Attachment C - Email Inquiry Regarding Roof Overhangs](#)
 [Attachment D - Excerpts from LUO ART-XII](#)
 [Attachment E - Comments from Advisory Boards and Orange County](#)
 [Attachment F - Fact Sheets from the NC Solar Center](#)

D. OTHER MATTERS

8:15-8:25

1. **14-0124** CTDA Budget Report for FY 2013-14 and Set Priorities for 2014-2015

PURPOSE: The CTDA will report to the Board of Aldermen on expenditures and projects that have been made for FY 2013-14 and ask for feedback on the Board of Alderman's funding priorities for FY 2014-2015 feedback/comments for the Board CTDA upcoming budget FY 2014-15

Attachments: CTDA Budget Ordinance 2013-14
FY 2014-15 CTDA Budget Development Memo and Schedule
Funding Letter 472014
Funding Letter 472014

8:25-8:50

- 2. 14-0137** Modification of the List of Preferred Projects for the Use of Sales Tax Revenues to Enhance Access to Transit

PURPOSE: The Board is asked to endorse a modification of its list of priority projects for which half-cent sales tax revenues for transit access improvements will be sought. The modification adds the Morgan Creek Greenway as a priority to supplement the S. Greensboro St. sidewalk and modifies the timing and scope of the request of funds for Estes Dr. improvements.

Attachments: Attachment A - Resolution - April 2014 - Bus capital project modification

8:50-9:30

- 3. [14-0135](#)** Follow-up to Update on Implementation Strategies and Discussion of Community Outreach Efforts for Historic Rogers Road Neighborhood

PURPOSE: The purpose of this agenda item is to provide the Board of Aldermen an opportunity to consider information requested in its recent update on implementation strategies for the Historic Rogers Road Neighborhood, particularly the extensive community engagement initiative that is proposed to engage stakeholders, affirm neighborhood interests and aspirations, clarify the vision for development in the area, and prepare for implementation of sewer installation.

Attachments: [Attachment A - Resolution Regarding Outreach Efforts](#)
[Attachment B - Excerpt of 3-4-14 minutes - Board of Aldermen](#)
[Attachment C - Staff Memo HRRNTF 3-4-14 follow-up](#)
[Attachment D - Email Response Re: Rogers Road Efforts](#)
[Attachment E - Rogers Road Scope of Services 3 5 14](#)
[Attachment F - Excerpt of 3-5-13 minutes](#)
[Attachment G - Email RE Karpinos opinion on sewer district](#)

E. MATTERS BY TOWN CLERK

- F. MATTERS BY TOWN MANAGER**
- G. MATTERS BY TOWN ATTORNEY**
- H. MATTERS BY BOARD MEMBERS**



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Legislation Text

File #: 14-0138, **Version:** 1

P R O C L A M A T I O N
DESIGNATING MAY 2014 AS “BIKE MONTH”; MAY 7, 2014, AS “WALK AND BIKE TO
SCHOOL DAY”; THE WEEK OF MAY 12-16, 2014, AS “BIKE TO WORK WEEK”; AND
MAY 16, 2014, AS “BIKE TO WORK DAY”

WHEREAS, the League of American Bicyclists (LAB) is promoting May 2014 as National Bike Month, the week of May 12-16, 2014, as Bike to Work Week, and May 16, 2014, as Bike to Work Day; and

WHEREAS, the National Center for Safe Routes to School and the LAB are promoting May 7, 2014, as National Bike to School Day; and

WHEREAS, the Carrboro Comprehensive Bicycle Transportation Plan recommends promoting National Bike Month and Bike to Work Day; and

WHEREAS, the LAB designated the Town of Carrboro as a Silver-level Bicycle Friendly Community; and

WHEREAS, promoting bicycling as a mode of transportation helps the Town of Carrboro progress toward greenhouse gas reduction goals; and

WHEREAS, when a short trip is made by bicycle instead of a single-occupancy vehicle, it prevents 3.6 pounds of pollutants per mile from being emitted into the atmosphere; and

WHEREAS, a round-trip bike commute of 10 miles saves roughly \$10 per day and prevents 10 lbs. of carbon dioxide emissions per day, compared with driving; and

WHEREAS, on a national level, the number of people using a bicycle to get to work grew by 47 percent from 2000 to 2011; and

WHEREAS, research has shown that bike facilities lead to increased retail sales in business districts and higher property values; and

WHEREAS, a lack of physical activity plays a leading role in rising rates of obesity, diabetes, and other health problems among children and adults, and bicycling is a fitness activity that may lower these health risks.

NOW, THEREFORE BE IT RESOLVED that I, Lydia Lavelle, the Mayor of the Town of Carrboro, North Carolina, do hereby proclaim that May 2014 is designated as “Bike Month”; May 7, 2014, is designated as “Walk and Bike to School Day”; May 12-16, 2014, is designated as “Bike to Work Week”; and May 16, 2014, is designated as “Bike to Work Day”.

This the 22nd day of April in 2014

Lydia E. Lavelle, Mayor



Town of Carrboro

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301 W. Main St.
Carrboro, NC 27510

Legislation Text

File #: 14-0120, **Version:** 1

TITLE:

Request to Authorize the Town Manager to Execute Contracts for Engineering Development Plan Review Services

PURPOSE: The purpose of this agenda item is to request that the Board of Aldermen authorize the Town Manager to execute contracts with McGill Associates and Anderson and Associates for the provision of engineering development plan review services in addition to the services provided by Town Engineer, Sungate Design Group.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Patricia McGuire 919-918-7327; pmcguire@townofcarrboro.org

INFORMATION: The Town currently retains Sungate Design Group (SDG) as its Town Engineer. SDG performs a number of professional engineering duties for the Town. Based on input from the development community, the Town has decided to include additional engineering firms in its development and construction plan review processes. The Town solicited qualifications from qualified firms to provide these services. Two firms, McGill Associates of Southern Pines, and Anderson and Associates of Greensboro, were selected as most qualified based on the RFQ evaluation criteria. Currently, Town staff is negotiating service contract terms with the selected firms. With three firms providing these services, the Town anticipates that plan review will be assigned to each firm on a rotating basis.

FISCAL & STAFF IMPACT: Funds are budgeted in the General Fund to cover these costs.

RECOMMENDATION: It is recommended that the Board adopt the attached resolution, authorizing the Town Manager to sign on behalf of the Town contracts for engineering plan review services with McGill Associates and Anderson and Associates.

ATTACHMENT A

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE CONTRACTS FOR ENGINEERING DEVELOPMENT PLAN REVIEW SERVICES

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Board of Aldermen hereby authorizes the Town Manager to execute annual service contracts for engineering development plan review services with McGill Associates and Anderson & Associates.

Section 2. The Board of Aldermen hereby authorizes the Town Manager to amend these contracts provided such amendments do not change the original purpose and intent.

Section 3. This resolution shall become effective upon adoption.



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Legislation Text

File #: 14-0133, **Version:** 1

TITLE:

A Resolution Recommending an Appointment to the Orange County Human Relations Commission

PURPOSE: The purpose of this agenda item is for the Mayor and Board of Aldermen to consider recommending that Andrea Jones be appointed as one of the Town of Carrboro's representatives on the Orange County Human Relations Commission.

DEPARTMENT: Town Clerk

CONTACT INFORMATION: Cathy Wilson - 918-7309

INFORMATION: Andrea Jones has submitted an application expressing interest in serving as one of the Town's representatives on the Orange County Human Relations Commission. The Mayor and Board of Aldermen are requested to consider recommending to the Orange County Board of Commissioners that Andrea Jones be appointed.

FISCAL & STAFF IMPACT: N/A

RECOMMENDATION: Town staff recommends that the Mayor and Board of Aldermen approve the attached resolution.

**A RESOLUTION RECOMMENDING AN APPOINTMENT TO THE
ORANGE
COUNTY HUMAN RELATIONS COMMISSION**

WHEREAS, the Town of Carrboro has two seats on the Orange County Human Relations Commission;
and

WHEREAS, Andrea Jones has submitted an application expressing interest in serving as a Carrboro representative on the Orange County Human Relations Commission.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO
HEREBY RESOLVES:

Section 1. The Board of Aldermen hereby recommends that the Orange County Board of Commissioners appoint Andrea Jones as a Carrboro representative on the Orange County Human Relations Commission.

Section 2. This resolution shall become effective upon adoption.

This the 22nd day of April, 2014



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Legislation Text

File #: 14-0139, **Version:** 1

TITLE:

HOME Consortium FY 2014-15 Funding Program Design

PURPOSE: The purpose of this item is to consider resolution for funding of HOME program design for FY 2014-15

DEPARTMENT: Economic and Community Development

CONTACT INFORMATION: Annette D. Stone, ECD Director
919-918-7319

INFORMATION: Consolidated Housing Plan Annual Action Plan

In 2010, a Consolidated Plan for Housing and Community Development Programs in Orange County was developed and approved by the U.S. Department of Housing and Urban Development (HUD). This document details the housing needs of very low income, low income and moderate-income families and special population groups in addition to outlining the strategies and plans for addressing those needs. The Consolidated Plan is required for all communities receiving HOME funds (Orange County HOME Consortium) and CDBG entitlement funds (Town of Chapel Hill). The Town of Carrboro is a member of the Orange County HOME Consortium.

Local communities are required to submit an Annual Action Plan for the Consolidated Plan to the State HUD Office by May 15th. Public hearings were held by the Orange County Board of Commissioners on February 4, 2014 to receive citizen comments regarding the updated 2014-2015 HOME Program Action Plan prior to development and subsequent submission to HUD.

Public comments received at the hearings are summarized in the Annual Action Plan.

A public comment period as required by HUD was established for April 14, 2014 and May 14, 2014 by notice in the Chapel Hill Herald. Copies of the Annual Action Plan were made available at the Orange County Housing, Human Rights and Community Development Main Office.

2013-2014 HOME Program Activities

The current Orange County HOME Consortium Agreement establishes a HOME Program Review Committee to provide general oversight of the program. Participants in the HOME Consortium are Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough. The Committee is authorized to provide policy oversight for planning, operations, and evaluation of OHC and the HOME Program. The Manager or his/her designee from each participating unit of local government and one (1) elected official from each jurisdiction shall be a

member.

The HOME Program Review Committee prepares a proposed HOME program design each year and consortium program application to HUD, in compliance with the Act, the Regulations, and the Federal Program Requirements, including reallocation of any funds from previous years not expended or any repayments or other program income consistent with this Section. The proposed HOME program design defines a strategy in sufficient detail to accommodate the collective and individual needs and priorities of the County and Towns. Each year's proposed HOME program design and the consortium program application should be consistent with the Consolidated Plan and is subject to the approval of each consortium member's elected board.

This year, as required by the Consortium Agreement, the HOME Program Review Committee reviewed applications for HOME Program funding and developed the proposed HOME Program Design for the 2013-2014 Program Year. A total of seven (7) applications were received from local non-profit organizations requesting approximately \$623,374. There is approximately **\$450,317** in HOME funds; HOME program income and HOME Program match funds available for Fiscal Year 2014-2015. The recommended program design is detailed in the attached resolution.

In accordance with the Orange County HOME Consortium Agreement approved in May 2011 the annual HOME Program Design must be approved by all jurisdictions prior to submission to HUD. The Consortium Agreement is up for renewal and will be automatically renewed unless the County is notified otherwise by any of the Consortium members. This year Carrboro is approving this Program Design ahead of Orange County due to meeting schedules. The Board of County Commissioners are scheduled to consider this item on May 8, 2014.

HOME Program Implementation

After approval of the 2014- 2015 HOME Program design by all consortium participants, authorization is also requested to allow the Orange County Manager to execute agreements with partnering non-profit organizations as necessary to implement the approved HOME Program design. All agreements will receive the review and approval the County Attorney's office.

FISCAL & STAFF IMPACT: T he Orange County HOME Consortium is scheduled to receive approximately **\$450,317** in FY 2013 HOME Program. The required total local government match is **\$79,097** . Carrboro's share of the match is **\$11,865** which will be allocated from Town's general fund. There is also **\$19,680** in HOME program income, again for a total allocation of **\$450,317** available for programming next fiscal year.

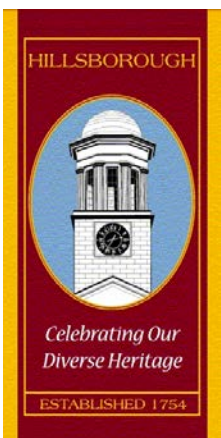
RECOMMENDATION: Staff recommends the Board consider approving the HOME program design and adopting the attached resolutions.



Orange County HOME Consortium



FY 2013 - 2014 Annual Action Plan



May 15, 2013

DRAFT

FY 2013-2014 Action Plan

Narrative Responses

GENERAL

Executive Summary

Program Year 4 Action Plan Executive Summary:

In an effort to streamline several programs, the U.S. Department of Housing and Urban Development now requires all jurisdictions that receive federal Community Development Block Grant (CDBG) funds, federal HOME Program funds, Emergency Shelter Grants (ESG) and grants for Housing Opportunities for People with AIDS (HOPWA) to submit a Consolidated Plan for Housing and Community Development Programs.

The Town of Chapel Hill receives federal Community Development Block Grant funding each year and the Orange County HOME Consortium receives HOME funding each year. Since the Town of Chapel Hill is a member of the Orange County HOME Consortium, the County is permitted to submit one plan that details the housing needs and activities of the entire County including Chapel Hill.

The Consolidated Plan not only serves as an application for each of the programs, but also seeks to further the statutory goals of these programs through a collaborative process whereby a community establishes a unified vision of housing and community development actions to address identified housing needs.

Prior to beginning to develop the 2013-2014 Annual Action Plan, public forums were held to receive citizen feedback regarding the housing and community development needs and proposed activities that should be included in the Plan. Public Forums were held by the Chapel Hill Town Council on February 27 and April 10, 2013 to receive citizen comments regarding housing needs and the proposed use of \$463,191 in CDBG funds in Chapel Hill and \$383,485 in HOME funds that the Orange County HOME Consortium expects to receive for Fiscal Year (FY) 2013-2014. The Orange County Board of County Commissioners held a public hearing on February 5, 2013 regarding housing needs and the proposed use of the \$383,485 in HOME funds. Comments from these public hearings are included in this Summary.

Summary of Comments Received

A copy of the approved minutes from the February 5, 2013 public hearing for Orange County has been included below.

Excerpt from the February 5, 2013 BOCC Approved Minutes

6. Public Hearings

a. Orange County Consolidated Housing Plan Update

The Board received comments from the public regarding the housing and non-housing needs to be included in the Annual Update of the 2010-2015 Consolidated Housing Plan for Housing and Community Development Programs in Orange County and proposed uses of 2013-2014 HOME funds.

Housing and Community Development Director, Tara Fikes said their last plan was completed in May of 2010 and they did identify three goals in Orange County. One of those goals was to provide decent and affordable housing for lower income households through the following efforts: 1) Assisting low income home owners living in sub-standard housing, 2) providing rental units for low income residents, 3) assisting people who lack indoor plumbing, 4) helping low income renters become home owners, and 5) help extremely low income renters find affordable housing.

She said that the second goal was to assist the homeless in finding housing as well as services to maintain housing, and the third goal was to assist in provision housing and services for the special needs population. She asked for any additional comments regarding needs in the community.

Tara Fikes said that the second purpose of this meeting was to hear comments about the proposed usage of the HOME investment partnership dollars. She said this program allows activities such as property acquisition, new construction, housing rehabilitation and rental assistance. She said they are unsure about final fund allocations for this year, but they are proceeding with the plan under the assumption that they will receive at least the same funds as last year, which equaled \$383,485. She said there has also been program investment and some projects that no longer require funding, leaving another \$180,000 available as well.

Chair Jacobs said affordable housing was a topic of conversation at the Board retreat last week and there will be a joint dinner meeting with Affordable Housing Advisory Board on March 12.

Commissioner Dorosin asked if there was there anything in this plan substantively different from last year's plan and he asked for clarification of how much of last years' money was allocated to the low income rental units.

Tara Fikes said that the plan is the same as it was last year and it is a five year plan that remains in place until 2015. With regard to the rental units, she said, \$50,000 was provided for rental assistance in support of the homeless outreach program. She said they also allocated \$37,000 for housing rehabilitation funding for complexes in Chapel Hill (Elliot Woods and Chase Park), and \$90,000 to EMPOWERMENT for purchase of rental apartments to rent to low income people.

Commissioner Dorosin asked if the latest copy of the CDBG, showing impediments to fair housing, could be provided, and Tara Fikes said yes.

PUBLIC COMMENT:

Susan Levy, Executive Director of Habitat for Humanity, gave a brief overview of 2012. She said there were twelve creative partnerships formed to build twelve new homes this past year. She said that eleven of those homes were in the Phoenix Place subdivision in Historic Rogers Road and one of those homes was in the Fairview Community. She noted that families who purchase from Habitat are local people who

work and provide services within the community. She said that most of the families served, lived in overcrowded apartments, paid over 30% of their income for rent, and had high utility cost and lack of repair service. She noted that once the people move into Habitat homes, mortgage cost is often less than prior rental costs and utility cost is lower, which leaves more income to be spent in the local economy and to meet basic needs.

Susan Levy said that low and very low income households were also served through a new exterior repair program called Brush of Kindness, and she stressed the pressing need for these types of repair projects and the goal of increasing this service. She said Habitat had nearly 2000 volunteers, who logged more than 1700 volunteer hours. She noted that Habitat home owners paid a total of \$304,455 in property taxes. She said that HOME funds have been a critical factor in building efforts. She said that 225 homes have been built. Four homes are currently under construction and the demand for homes by qualified families has consistently exceeded demand. She noted that there are only seven lots left in Phoenix Place and Habitat will soon be moving on to a 28 home subdivision in Efland Cheeks Township. She recognized several home owners present who will be moving into Habitat Homes in the near future. She concluded by saying that Habitat will be requesting 2013 home funds for second mortgages for 15 new homes.

Deborah Burton said she is building her home here in Hillsborough in partnership with Habitat for Humanity and Orange County Schools. She thanked the Board for making this possible and asked them to continue funding this year to make this possible for other families.

Robert Dowling, Executive Director of Community Home Trust (CHT), said CHT implements inclusionary housing in Orange County and currently has 200 homes in its inventory. He said the expectation is to sell an additional 25 homes in the next 6 months; many of these homes will require public subsidies totaling more than \$300,000, which is available from HOME funds and other sources. He said there is a lot of turnover with townhomes and condominiums, not single family homes. When these properties turn over, subsidies are lost. He noted that median income has become flat but the costs of the homes increase, which increases the need for subsidies. He said they will be coming to the Board of County Commissioners to ask for HOME funds in the amount of \$60,000. He noted that \$40,000 will be used to keep homes affordable and \$20,000 will be for operating support. He said they could never have done this with the support of local governments. He said that this is the most difficult housing market he has seen.

Commissioner Dorosin said he is appreciative of all the work that has been done and he echoed the comments from the retreat. He said this plan should likely be re-visited sooner than 2015 in light of changes mentioned. He said this is an opportune time to be thinking more creatively. He said he has been haunted by the recent purchase of Abbey Court, which has 252 units and sold for \$7 million. He said these were the most affordable units in Orange County and now it looks as if the rent is going to be raised along with assessments. He said there is a need to talk about different ways of doing things, including manufactured housing and he would value advice from the professionals and the Affordable Housing Advisory Board.

Chair Jacobs noted that 1.3, page 32 talks about people not having indoor plumbing. He questioned how much this count has been reduced and Tara Fikes said she would get him that information.

Chair Jacobs said the Board heard on Friday that the Community Home Trust was recruiting people from Durham County to move into unoccupied Orange County housing.

Robert Dowling said he is not aware of this. He said he wrote a memo to the Board of County Commissioners asking for relief from some of the requirements if a home has not sold after a certain number of days. He said there are so many properties on the market and it is difficult to sell them, which puts a burden on CHT and makes the homeowners unhappy and frustrated. He said the memo requests relief from hurdles to allow interested buyers, who don't live or work here, to purchase the homes.

Chair Jacobs clarified that theoretically people outside of the county will be purchasing the homes if the Board waives those hurdles and Robert Dowling said yes, after 90 days.

Commissioner McKee asked if there was any thought to transfer these homes to rental properties, considering the number of homes on the market

Robert Dowling said there are several hurdles and CHT needs to stay focused on home ownership not rentals. He said another issue is that special use permits that are approved by local governments refer to home ownership, not rentals. He said if HOME funds are involved then Orange County does have a say in some of the hurdles.

Commissioner McKee said they may have to start thinking out of the box.

Commissioner Rich said the same letter came to the Town Council several months ago and it stated there are certain steps before Durham residents are looked at, thus giving Orange County residents preference. She said that it may be time to view that memo again.

Commissioner Dorosin asked if the CHT receives any discount on the HOA dues of condos in the high end markets.

Robert Dowling said this is by project. He said that for East 54 there is no discount but there is a transfer fee whereby private sector owners pay a 1% fee that is used to supplement dues. He said that Greenbridge also has transfer fees and at 140 West there is no transfer fee but there is an agreement with the Town of Chapel Hill. He said that it basically varies by project but that special assessments don't get built in and dues can rise, making transfer fees inadequate.

Commissioner Dorosin asked if the subsidies mentioned are upfront or if they are additional with homeowner dues.

Robert Dowling said that subsidies are put in at the initial sale, but because median income has declined and everything else goes up, creating the need to re-subsidize when it is transferred.

Chair Jacobs said he gave Tara Fikes some suggested topics from the retreat to share with the joint meeting on March 12.

Tara Fikes said their advisory board is reviewing the letter now.

A motion was made by Commissioner Rich seconded by Commissioner McKee to close the public hearing.

VOTE: UNANIMOUS

FY 2013 – 2014 HOME Program Activities and Projects

Homeownership Assistance

Funds would be allocated to the Community Home Trust to assist first time homebuyers earning less than 80 percent of the area median income to purchase homes county-wide. Funds would be provided as a grant to Community Home Trust.

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

Funds will be allocated to Orange County Habitat for Humanity to provide deferred payment zero interest second mortgages for fifteen (15) homes throughout Orange County. Homes will be sold to households earning between 30 percent and 65 percent of the area median income.

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

Operational Support

Funds would be allocated to the Community Home Trust as a Community Housing Development Organization for administrative expenses.

(Requested amount: \$20,000) \$20,000

Tenant-Based Rental Assistance

Funds would be allocated to Housing for New Hope to support a tenant-based rental assistance program to support individuals that were formerly homeless transition to permanent housing.

(Requested amount: \$50,000) \$52,010

Program Administration \$36,431

TOTAL FY 2013-2014 HOME PROGRAM FUNDS \$653,441

TOWN OF CHAPEL HILL

The citizen comments received at the Town of Chapel Hill's public forums held on February 27 and March 18, 2013, and applications received for funding are summarized below. All agencies that requested funding were required to submit an application.

In order for the agencies' activities to be eligible for Community Development Block Grant funding, the activities must meet one of three National Objectives:

- Benefit low- and moderate-income persons; or
- Aid in the prevention or elimination of slums and blight; or
- Treat urgent needs posing an immediate threat to public health and welfare.

SUMMARY OF COMMUNITY COMMENTS FROM PUBLIC FORUMS

Comments from the February 27 and March 18, 2013, Chapel Hill Town Council Public Forum

1. Terry Allebaugh, the Executive Director of Housing for New Hope, requested the Council's continued support requesting support for its services, specifically \$12,000 in CDBG funds to continue support for their housing specialist and \$50,000 in HOME funds for rental support.

Staff Comment: The approved Community Development Plan includes \$6,500 to support Housing for New Hope's outreach efforts.

2. Aubrey Vinson, a representative of the Chapel Hill-Carrboro Y, requested continued support for its after school program that serves children living in the Town's South Estes Drive public housing community. Without the Community Development program funds, the Y might not be able to continue this program.

Staff Comment: The approved Community Development Plan includes \$6,500 for the Y's after school program.

3. Jess Brandes, Projects Coordinator for CASA, requested funds to support the program's affordable rental housing program and their Supportive Housing Program which pairs tenants who are homeless or at risk of being homeless with a safe, quality, affordable apartment. The Supportive Housing Program currently serves 23 households in Chapel Hill and aims to keep these tenants permanently housed.

Staff Comment: The recommended Community Development Plan includes \$9,000 for the CASA's Supportive Housing Program.

4. At the forums on February 27 and March 18, Anita Badrock and Robert Dowling, representing the Community Home Trust, requested funds to support the organization's homeownership assistance program to reduce the sales price of homes for households earning less than 80% of the area median income. Mrs. Badrock also noted that Community Home Trust is requesting the same amount of funds as they have since 2008, and that this year they will be forced to finance homes from their reserve accounts. She stated that these practices are not sustainable for the long-term, and the

Community Home Trust staff is looking forward to the upcoming Work Session with the Council to discuss these issues in more detail.

Staff Comment: The approved Plans include allocating \$20,941 of Community Development funds and \$80,000 of HOME Program funds. We also recommend allocating \$20,000 from the Town of Chapel Hill's Affordable Housing Fund to the organization to fulfill its request.

5. Rob Reda, representing Habitat for Humanity, which provides housing for low-income individuals in the community, requested \$300,000 in HOME funds to support the building of 15 homes, 8 of which will be in Chapel Hill. He also requested that affordable housing be a high-level priority in the Town's budget for the coming year.
6. Laura Moore, representing Habitat for Humanity Board of Directors, requested funds for construction expenses for its Phoenix Place development located in the Rogers Road community. Habitat for Humanity plans to build the remaining seven houses in the Phoenix Place neighborhood with these funds.
7. Riri Way, a resident of Phoenix Place, spoke in support of Habitat for Humanity's request. She expressed her support for the allocation of HOME funds to Habitat for Humanity.
8. Jennifer Prater, a resident of Phoenix Place, related her story of acquiring home ownership through a Habitat home. She encouraged the Town to support affordable housing as a priority in the budget.
9. Barbara Redman, a resident of Phoenix Place, also spoke in support of funding for Habitat for Humanity and encouraged the Town to add affordable housing as a line-item in the budget.

Staff Comment: The approved HOME Program plan includes \$300,000 for Habitat for Humanity's second mortgage program for homebuyers in Rusch Hollow, Phoenix Place, Fairview, and Tinnin Woods communities.

10. Delores Bailey, Executive Director of EmPOWERment, Inc., requested CDBG funds for its Career Explorers program. EmPOWERment, Inc. is also requesting HOME funding for purchasing affordable housing units and increasing their inventory of affordable units at all levels.

Staff Comment: The approved Plans include allocating \$3,000 of Community Development funds for EmPOWERment's Career Explorers Program and \$178,159 of HOME Program funds for property acquisition and renovations.

11. Hudson Vaughn, representing the Marian Cheek Jackson Center for Making and Saving History, said that his organization has met or is on track to meet the goals and measurements prioritized by the Town. The Jackson Center requested \$35,000 to continue support for their services. They are not asking for more than their allotted CDBG funds, but a way for the Town to use Affordable Housing Funds to meet the rest of the \$35,000 for their initiatives.

Staff Comment: The approved Community Development Plan includes allocating \$11,000 for the Marian Cheek Jackson Center's "Mobilizing Community

Leadership and Broad-Based Partnerships for Fair Housing in Chapel Hill” program. We also recommend allocating \$24,000 from the Town of Chapel Hill’s Affordable Housing Fund to the organization to fulfill its request.

12. Theresa Merritt-Watson, Executive Director of the Young People Institute, requested \$30,000 for their Applied Skill Training program, which trains at-risk high school students and provides them with outsourced work from business leaders in the community.

Staff Comment: . The approved plan does not include funding for this project. Due to limited funds for public service activities funding was allocated to agencies with a strong track record.

SUMMARY

The Town of Chapel Hill expects to receive \$390,152 of entitlement grant funding from the U. S. Department of Housing and Urban Development (HUD); this represents the expected 5% decrease in allocation from FY2012-2013. We also propose to budget \$28,541 of program income received from the repayment of affordable housing related loans and \$44,498 of reallocated funds from completed activities. Therefore, we present a recommended budget of \$463,191.

Recommended Plan

The Chapel Hill Town Council approved the following activities for the 2013-2014 Community Development program:

1. Town of Chapel Hill - Renovation of Public Housing: \$165,000

The Council budgeted \$165,000 to perform comprehensive renovations at 12 of the 30 apartments at the Oakwood public housing neighborhood. Renovation work on the apartments at the Oakwood neighborhood would include replacement of tubs; lavatories, sinks, shower pan and head; abatement of asbestos; installation of ceramic tile floors in baths; replacement of existing outlets with GFI outlets; upgrade of electrical services; replacement of water and sewer lines; installation of new washer and dryer hook-ups; replacement of wall and base cabinets and countertops to include new range hoods and sinks; installation of new furnaces including air conditioning and water heaters; and replacement of interior and exterior doors; and site improvements.

2. Community Home Trust - Homebuyer Assistance: \$20,941

The Council allocated \$20,941 to the Community Home Trust for its Homebuyer Assistance Program to assist low-income buyers to purchase Community Home Trust homes in Chapel Hill. The majority of funds will be used at the 140 West development. The Council also reserved \$20,000 from the Affordable Housing Fund to fulfill this request.

3. Town of Chapel Hill - Code Enforcement: \$56,500

The Council approved use Community Development funds to support grant compliance and the increased enforcement efforts in the Northside and Pine

Knolls neighborhoods and other neighborhoods around the University. Funds would be used to pay a portion of the salaries of a code enforcement officer and administrative clerk, a senior planner position, and the Planning Department's Office Manager to assist with grant compliance. We note that additional staff resources for enforcement are a priority identified by the Northside and Pine Knolls Community Plan.

4. Public Service Activities - \$64,900

The use of funds for public services that benefits households earning less than 80% of the area median income is eligible under federal Community Development regulations. Examples of public service activities include programs focusing on employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, homebuyer down payment assistance or recreational needs. The amount of Community Development funds used for public services is based on 15% of the Town's Community Development grant and program income received in fiscal year 2012-2013. We estimate this amount to be \$64,900 for 2013-2014.

We recommend that the Council allocate funds for eight community service programs. The information provided below includes the amount of funds each agency requested, its 2012-2013 allocation, and the preliminary staff recommendation.

Specifically, funds would be allocated for eight community service programs:

- Chapel Hill Police Department Youth Employment Program: \$22,900

The Youth Employment Program provides job skills training, employment experience, and economic opportunities to Chapel Hill youth aged 14-18 whose families earn less than 80% of the area median income, with the majority being from households earning less than 30% of the area median income. Many of the participants serve as interns in Town departments. Last summer, there were thirty participants in the program, and this year, the Police Department proposes enrolling the same number.

The Council has allocated Community Development funds to the Police Department to support this program since 1994. Based on our monitoring of the program, it has continued to be a highly successful program and has successfully met its goals by providing valuable work experience for the participants.

- Housing for New Hope: \$6,500

The Homeless Outreach and Housing Support Program assists those experiencing homelessness and the chronically homeless to improve their lives through obtaining and maintaining permanent housing and supportive services. Funding would be used to pay a portion of the salary for a Homeless Outreach worker.

The Council has allocated Community Development funds to Housing for New Hope since 2008 to support its homeless outreach efforts. As of March 2013, Housing for New Hope has used the Town's 2012-2013 allocation to provide

assistance to over 76 people and enrolled eighteen unsheltered, homeless people in services and housing assistance.

This program would serve households earning less than 30% of the area median income.

- EmPOWERment, Inc: \$3,000

The Career Explorers Program provides summer employment for youth ages 16-21 from low- to moderate-income households. The program is designed to provide youth an opportunity to discover valuable life and career skills that will better prepare them for future employment, financial management and assist in their social and emotional development. Program participants work 36 hours per week with local businesses.

In addition to the \$3,000 included in the preliminary Plan, EmPOWERment also intends to use \$3,000 from the 2012-2013 allocation to support this program. The Town has provided funding to the Career Explorers program in the past, most recently in 2010-2011.

This program would serve households earning less than 80% of the area median income.

- Chapel Hill Carrboro YMCA After School Outreach Program: \$6,500

The After School Outreach Program operates at the Chapel Hill/Carrboro YMCA, serving children living in the Pine Knolls neighborhood and the South Estes Drive and Airport Gardens public housing communities. Funds would be used to serve twelve eligible children.

Since 1994, the Town has provided Community Development funds to the YMCA for an afterschool program. The Outreach program has successfully merged with the YMCA's existing afterschool program held at the YMCA facility. In the current year, thirteen children are being served by the program. The YMCA continues to operate a program that meets the goals and objectives established by their Performance Agreement.

This program would serve households earning less than 30% of the area median income.

- Chapel Hill Training Outreach Project After School Enrichment Program: \$3,000

Orange County Family Resource Centers/Chapel Hill Training and Outreach requested \$5,000 for continued support of the South Estes Afterschool Program. This program provides a safe and supervised environment for children from the South Estes public housing community, the largest public housing community in Chapel Hill.

We believe that the provision of quality afterschool services and youth programs is an important activity and supports the Town's efforts in providing services to public housing residents. The Town has supported the program since 2003, and it continues to meet its goals by providing quality after school care and academic support for the children enrolled in the program.

This program would serve households earning less than 30% of the area median income.

- Volunteers for Youth, Inc.: \$3,000

Volunteers for Youth is requesting funds to continue support of its "Every Girl Counts" program. The goal of this program is to serve twelve middle-schools girls from low- to moderate-income families by improving school performances and teaching valuable life skills to its members. The program will include weekly life-skill workshops and visits to college campuses.

The Council has funded this program since 2011. There are currently fifteen middle-school girls enrolled in the program, and the program continues to meets the goals and objectives established by its Performance Agreement.

This program would serve households earning less than 80% of the area median income.

- Community Alternatives for Supportive Abodes (CASA): \$9,000

Community Alternatives for Support Abodes (CASA) is requesting funding for its Supportive Housing Program which pairs tenants who are homeless or at risk of being homeless with a safe, quality, and affordable apartment. In addition, the Program provides comprehensive and supportive property management services. In Chapel Hill, CASA assists 23 special needs households to live independently in their own apartments for the long term.

CASA has not requested funding for a public services program in the past, but the Town has supported their work with housing/construction funding from the Community Development funds, most recently in 2010-2011.

This program would serve households earning less than 30% of the area median income.

- Marian Cheek Jackson Center: \$11,000

The Marian Cheek Jackson Center is requesting funds for the "Mobilizing Community Leadership and Broad-Based Partnerships for Fair Housing in Chapel Hill." This program would support the work of the Northside and Pine Knolls Community Plan and implement the Community Plan's action steps related to the six identified community themes. In addition, the program would advance community-led housing initiatives which support proactive neighborhood engagement as identified in the Chapel Hill 2020 comprehensive plan.

We are also recommending that the Council allocate \$24,000 from the Affordable Housing Fund to support the Marian Cheek Jackson Center's program per comments made at the Public Forum. Last year, the Council provided \$20,000 to the Marian Cheek Jackson Center from the Affordable Housing Fund for administrative support of its programs.

Funds would be used to support activities that serve households earning less than 80% of the HUD-published area median income.

5. Program Administration: \$78,030

Funds will be used for administration expenses for the Housing and Neighborhood Services division of the Planning Department. Funds would be used for oversight of the Community Development program and related affordable housing programs, as well as coordination with the U.S. Department of Housing and Urban Development and agencies that receive funding to maintain compliance with federal regulations.

Specifically, funds will be used for a portion of the salaries of the Housing and Neighborhood Services Manager and the Housing and Neighborhood Services Planner positions.

Annual Strategic Plan

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

The following presentation utilizes this performance-centered approach to outline the County and Town's approach to housing and community development in the upcoming year. This approach includes identifying goals, objectives and strategies; determining what resources are necessary to achieve these goals; analyzing and evaluating performance data; and using that data to drive improvements in organization. All objectives and performance indicators are based on a one year time frame.

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

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

Priority Needs

- 1.1 Low income (< 80% AMI) homeowners that live in substandard housing
- 1.2 Rental units for low income (<60% AMI) residents

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

Goal 2 – Provide Housing and Services for Homeless Populations

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

Priority Needs

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

Goal 3 – Provide Housing and Services for Special Needs Populations

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

Priority Needs

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

Goal 4 – Increase Capacity and Scope of Public Services.

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

Priority Need

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

The following table shows the proposed sources and uses of funding available to Orange County for FY 2013-2014 from the U.S. Department of Housing and Urban Development. More detailed descriptions are provided in the Annual Plan portion of this document.

Fiscal Year 2013-2014 Funding	
Sources of Funds	Amount
<u>HOME Program</u>	
2013 Grant	\$364,311

Matching Funds (cash match)*	81,970
Program Income	29,001
Prior Year Funding	178,159
<u>Community Development Block Grant</u>	
2013 Grant	\$390,152
Reallocated Funds – Completed Activities	\$44,498
Program Income	\$28,541
Total	\$1,116,632
Uses of Funds	Amount
<u>HOME Program</u>	
Property Acquisition – EmPOWERment, Inc.	\$185,000
Homeownership Assistance – CHT	\$60,000
Homeownership Assistance – Habitat for Humanity	\$300,000
Operations Support-CHT	\$20,000
Tenant Based Rental Assistance – Housing for New Hope	\$52,010
Administration	\$36,431
<u>Community Development Block Grant</u>	
Public Housing Renovation - Town of Chapel Hill	\$165,000
Homeownership Assistance-CHT	\$20,941
Public Service Activities	\$64,900
Code Enforcement – Town of Chapel Hill	\$56,500
Program Administration	\$78,030
Total	\$1,116,632

* HOME Program matching funds requirements will be met with cash.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Orange County HOME Consortium Response:

Rolling hills, forests, and farmland converge with cosmopolitan urban cities and small rural towns in Orange County. This unique mix of landforms brings to the County an abundance of historical, social, and cultural resources. Additionally, Orange County

anchors the western corner of the Research Triangle, a regional economic engine home to some of the world's leading technological companies as well as major federal research institutions. Orange County encompasses four Cities to include: Hillsborough, Chapel Hill, Carrboro, and Mebane.

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

Demographics

As of the 2010 Census count, Orange County had a total population of 133,801. The County's racial makeup consisted of 74% White, 15.928% Black or African American, 0% American Indian and/or Native Alaskan, 7% Asian, 0% Pacific Islander, 4% from other races, and 3% from two or more races; 8.2 were Hispanic or Latino of any race. This demographic data, along with data broken out for each of Orange County's four municipalities, is depicted in Table 1, below. According to the 2010 Census count for Orange County as a whole, there were 50,085 households out of which 20.9% had children under the age of 18 living with them; 44.6% were married couples living together, 9.4% had a female householder with no husband present, and 43% were non-families. The average household size was 2.36 and the average family size was 2.95.

Orange County Demographic Profile Highlights					
	Orange County	Chapel Hill	Carrboro	Hillsborough	Mebane
Total population	133,8017	57,233	19,582	6,087	7,284
Male	56,038	21,961	8,164	2,523	3,480
Female	62,189	26,754	8,618	2,923	3,804
One race	116,204	47,813	16,376	5,326	7,184
White	92,272	37,973	12,195	3,282	5,638
Black or African American	16,298	5,565	2,273	1,897	1,273
American Indian and Alaska Native	457	203	61	28	17
Asian	4,845	3,497	864	31	45
Native Hawaiian and Other Pacific Islander	20	12	1	0	1
Other race	2,312	563	982	88	210
Two or more races	2,023	902	406	120	100
Hispanic or Latino	5,273	1,564	2,062	152	382

Orange County Demographic Highlights: [Source: Census 2010, Summary File 1]

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

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

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

Demographic Profile Highlights: 2006-2008 Estimates

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

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

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

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

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

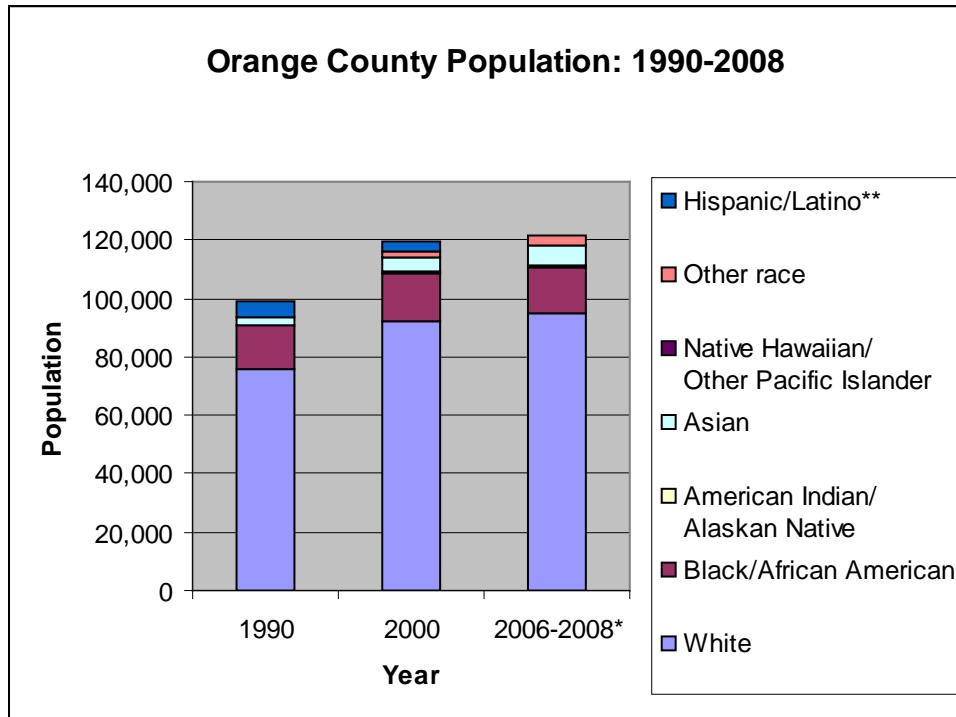
Note: No 2006-2008 estimated data was available for the number of Hispanic or Latino individuals in Orange County.

* Denotes Estimate
Orange County.

- * Denotes Estimate

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

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



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

* Denotes Estimate

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

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

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

Racial Composition By Orange County Census Tract

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

Racial Composition by Orange County Census Tract

[Source: FFIEC 2009 Population Report]

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

Accordingly, tracts with minority population percentages greater than 30% are considered to be unusually high and have been highlighted in yellow. Blue highlighting has been used to designate populations within specific racial or ethnic groups that are considerable higher than average.

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

Percentage Racial Composition by Orange County Census Tract

[Source: 2009 FFIEC Census Report]

Note that a high population of a specific minority group does not necessarily indicate a high minority tract population overall. For example, all those tracts with high Black/African American populations are also high minority tracts but, of those tracts where Asians concentrate in unusually high percentages, none are high in overall minority populations.

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

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.

Orange County HOME Consortium Response:

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

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

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Orange County HOME Consortium Response:

The following are obstacles to meeting underserved needs in Orange County along with the Consortium's actions that are intended to minimize the impact of these obstacles:

- The current economic and housing crisis has decreased tax revenues for the County and Towns. Recognizing the heightened scarcity of available public funds, the Consortium will seek opportunities for leveraging private funds and will fund those projects of greatest strategic importance to the Consortium.

- As mixed use/mixed income communities continue to add amenities to new home construction, home costs continue to rise in Orange County despite the current housing market slowdown. It is increasingly difficult to fund projects that meet low and moderate income criteria. Orange County will continue to work with local groups, and municipalities, to determine the areas that qualify for funding by researching and evaluating alternative areas.
 - As the population of Orange County continues to grow, the lack of affordable land has become a major barrier to the development of Affordable Housing, especially when taking into account that the Town of Chapel Hill and the County will not develop infrastructure beyond the Urban Services Boundary. By waiving building permit fees and providing zoning incentives, the members of the Consortium plan to minimize the obstacles to affordable housing development.
 - There are a limited number of developers and builders who are capable of building Affordable Housing. The profit potential for middle and upscale housing draws most builders to that range of development, leaving few contractors willing to work in the Affordable Housing arena. Also, the high cost of land, costly permitting fees and the length of time to get housing projects approved is prohibitive to the development of Affordable Housing. This obstacle will be mitigated through the waived permit fees and zoning incentives already discussed.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Orange County HOME Consortium Response:

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

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

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

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

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

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

Orange County
The Town of Chapel Hill
The Town of Carrboro
The Town of Hillsborough
The Community Home Trust
Habitat for Humanity of Orange County, NC
The Banks Law Firm
InterFaith Council for Social Service
Orange Congregations in Mission
The Joint Orange-Chatham Community Action Agency
EmPOWERment, Inc.
USDA/Rural Development
Chapel Hill Training & Outreach Agency
Chapel Hill-Carrboro YMCA
Inter-Church Council Housing Corporation
Housing for New Hope
CASA
Volunteers for Youth

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

Orange County HOME Consortium Response:

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

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

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

development and implements the Town's Inclusionary Zoning and affordable housing program.

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

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

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

Orange County HOME Consortium Response:

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

- **Community Home Trust** is a housing development corporation, whose operating budget is funded by Orange County, Chapel Hill and Carrboro. The organization utilizes the land trust model for homeownership to create permanently affordable housing opportunities for Orange County residents.
- **Habitat for Humanity of Orange County** is a strong local affiliate of the national organization and strives to develop affordable units within Orange County, the Town of Hillsborough and Town of Chapel Hill.
- **InterFaith Council for Social Service (IFC)** operates a homeless shelter and is a chief advocate for the homeless population. IFC also offers a program to prevent homelessness through financial assistance to families that are at risk of losing their permanent housing.
- **Orange Congregations in Mission** serves northern Orange County, offering programs that prevent homelessness through financial assistance to families that are at risk of losing their permanent housing.
- **The Joint Orange-Chatham Community Action Agency** is a local community action agency offering a wide variety of rehabilitation, weatherization, counseling and financial assistance to very low-income families.
- **EmPOWERment, Inc.** is a community development corporation that promotes models of community building, problem solving and social action to mobilize low-income communities to build shared vision and power for community change.
- **Community Alternatives for Supportive Abodes (CASA)** is a non-profit a developer of affordable multi-unit rental properties for residents who are low-income or have mental and/or physical disabilities.

Private Industry

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

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

Public Housing Authorities

The Town of Chapel Hill Department of Housing operates 336 conventional public housing units.

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

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Orange County HOME Consortium Response:

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

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

Citizen Participation

1. Provide a summary of the citizen participation process.

Orange County HOME Consortium Response:

Participation of the general public and also public organizations is extremely important to HUD and to the development of a consolidated plan. To maximize citizen participation, Orange County held a public hearing on February 7, 2012 to receive citizen comments regarding the Annual Action Plan. The public hearing was advertised in local newspapers in advance. The meetings were held in Orange County at the following location.

Tuesday, February 5, 2013
Hillsborough Commons - DSS Conference Room
106 Mayo Street
Hillsborough, NC 27278
7:00 P.M.

Additionally, the Town of Chapel Hill conducted two public forums. The meetings were advertised in the local newspapers and on the Town's website:

Wednesday, February 27, 2013
Wednesday, April 10, 2013
Town Council Public Forum
Town Hall Council Chambers
405 Martin Luther King Blvd.
Chapel Hill, NC 27514
7:00 P.M.

A draft of the Annual Action Plan was made available on the Orange County, Town of Hillsborough, Town of Chapel Hill and Town of Carrboro websites for review and in the office of the Orange County Housing, Human Rights and Community Development Department.

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

**Comments from the Orange County Board of County Commissioners
February 5, 2013 board meeting:**

1. Robert Dowling, Executive Director of the Community Home Trust indicated that they would request \$60,000 in HOME funds to subsidize town homes in the Ballantine and 140 West Franklin developments. The Community Home Trust will request \$20,000 for operational expenses.

Susan Levy, Executive Director of Habitat for Humanity, Inc., stated that Habitat would request \$300,000 for second mortgage assistance in the Phoenix Place subdivision, Chapel Hill, Fairview in Hillsborough and Tinnin Woods subdivision in Efland Cheeks Township, Efland, NC.

**Summary of Comments from February 27, 2013
Community Development and HOME Program Pubic Forum**

13. Terry Allebaugh, the Executive Director of Housing for New Hope, stated that Housing for New Hope is requesting support for their housing programs to end homelessness, specifically \$12,000 in CDBG funds to continue support for their housing specialist and \$50,000 in HOME funds for rental support.
14. Aubrey Vinson, the Youth Director at the Chapel Hill-Carrboro YMCA stated that the YMCA's Afterschool Outreach Program, which provides a safe, positive afterschool experience for children from low-income housing, is requesting continued funding to support the program. Mr. Vinson stated that

- without the Community Development program funds, the YMCA might not be able to continue this program.
15. Jess Brandes, Projects Coordinator for CASA, said that CASA is requesting funds to further their efforts to provide affordable rental housing and in specific their Supportive Housing Program in Chapel Hill which pairs tenants who are homeless or at risk of being homeless with a safe, quality, affordable apartment. The Supportive Housing Program currently serves 23 households in Chapel Hill and aims to keep these tenants permanently housed.
 16. Anita Badrock, the Operations Manager at the Community Home Trust, stated that the Community Home Trust is in need of funds to make homes affordable to new buyers, for the resale of existing homes, for support of existing homes, and for operational support. Anita also noted that the Community Home Trust is requesting the same amount of funds as they have since 2008, and this year they will be forced to finance homes from their reserve accounts; she stated that these practices are not sustainable for the long-term, and the Community Home Trust staff is looking forward to the upcoming Work Session with the Council to discuss these issues in more detail.
 17. Rob Reda, representing Habitat for Humanity, which provides housing for low-income individuals in the community, presented Habitat for Humanity's request for \$300,000 in HOME funds to support the building of 15 homes, eight of which will be in Chapel Hill. He also requested that affordable housing be a high-level priority in the budget for the coming year.
 18. Laura Moore, a representative of the Habitat for Humanity Board of Directors, is requesting HOME funds to build the remaining seven houses in the Phoenix Place neighborhood. Phoenix Place neighborhood has provided safe, affordable housing for 50 low-income households. She also requested that affordable housing be a priority in the Town's budget for the coming year.
 19. Riri Way, a resident of Phoenix Place, spoke in support of Habitat for Humanity's request. She said that her parents purchased their home through Habitat for Humanity, and she expressed her support for the allocation of HOME funds to Habitat for Humanity.
 20. Jennifer Prater, another resident of Phoenix Place, related her story of acquiring home ownership through a Habitat home. She encouraged the Town to support affordable housing as a priority in the budget.
 21. Barbara Redman, a homeowner in Phoenix Place, also spoke in support of funding for Habitat for Humanity and encouraged the Town to add affordable housing as a line-item in the budget.
 22. Delores Bailey, Executive Director for EmPOWERment, Inc., is requesting CDBG funds for its Career Explorers program that provides structured summer employment opportunities for low-income youth in Orange County. EmPOWERment, Inc. is also requesting HOME funding for purchasing affordable housing units and increasing their inventory of affordable units at all levels.

2. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Orange County HOME Consortium Response:

The public hearings were held in central locations in the County that are accessible to public transportation lines. All facilities were ADA accessible and a Spanish interpreter was available upon request.

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

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

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

Orange County HOME Consortium Response:

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

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Orange County HOME Consortium Response:

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

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Orange County HOME Consortium Response:

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

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

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

When a subrecipient's risk assessment calls for an on-site monitoring, the following procedures are followed:

- The PJ reviews its own files on the subrecipient to be monitored, particularly quarterly reports, performance agreements, and payment requests.
- A visit is made to the subrecipient. PJ staff meets with subrecipient staff, reviews financial and administrative management, and visits program sites.

Documents requested of the subrecipient may include: personnel policies; annual audit; by-laws; fidelity bond; insurance policy; financial policies; tenant selection policies; and marketing strategy.

- An exit conference is held with subrecipient staff to discuss concerns and recommendations and to give the subrecipient agency an opportunity to ask questions or clarify policies.
- The PJ prepares a draft of the monitoring assessment letter to the subrecipient agency's Director for review. The subrecipient is given the opportunity to make corrections or provide additional information.
- Formal assessment letter is sent from the PJ to Director and Board Chairperson for the subrecipient.
- Staff presents the monitoring letter at a regularly scheduled Board meeting to respond to questions or concerns.
- The subrecipient submits its response to the assessment letter.

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

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Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Orange County HOME Consortium Response:

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

HOUSING

Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

Orange County HOME Consortium Response:

Orange County plans to achieve the following objectives during the next year, dependent on available funding:

Affordable rental subsidy	10
Affordable Rental Housing Rehabilitated	62
Affordable Rental Housing Acquired	2
First-time homebuyers assisted:	35

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

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

Orange County HOME Consortium Response:

<u>HOME Program</u>	
Tenant-Based Rental Assistance – Housing for New Hope	\$52,010
Homebuyer Assistance – Community Home Trust	\$60,000
Operations Support-Community Home Trust	\$20,000
Property Acquisition	\$185,000
Habitat for Humanity	\$300,000
Administration	\$36,431

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Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

Orange County HOME Consortium Response:

Key activities of the Chapel Hill Department of Housing are:

Administration

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

Resident Services

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

Maintenance

1. To maintain the public housing apartments in a decent, safe, and sanitary condition.
 2. To continue to refurbish public housing apartments.
 3. To complete preventative maintenance, safety inspections, and repairs in all 336 housing units.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Orange County HOME Consortium Response:

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

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Orange County HOME Consortium Response:

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

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

- Increase the educational opportunities and provide training relating to Fair Housing through workshops, forums and presentations
- Target specific protected groups for fair housing information
- Continue to consult with local lending institutions

- Provide training to housing providers and consumers about their obligations and rights.
- Continue to work with the County and Town governments to develop appropriate legislation and ordinances to assist with the development of affordable housing
- Monitor and track the Inclusionary Zoning Ordinance enacted by the Town of Chapel Hill for effectiveness in the development of affordable housing and utilize as a model ordinance for adoption by the Towns of Carrboro and Hillsborough and Orange County for implementation if positive results are determined.

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

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

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

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

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

¹ *Chapel Hill, North Carolina Draft Inclusionary Zoning Ordinance Ideas for Administrative Manual*, February 16, 2010, <http://www.townofchapelhill.com>.

Orange County HOME Consortium Response:

The Consortium does not propose to invest HOME funds in activities that are not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

Orange County HOME Consortium Response:

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

Right of First Refusal

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

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

If neither Orange County nor the sponsoring nonprofit organization advises the buyer in a timely fashion of its intent to purchase the property, then the Buyer is be free to transfer the property in accordance with the equity sharing provisions described below.

Equity Sharing

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

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

If the buyer no longer uses the property as a principal residence or is unable to continue ownership, then the buyer must sell, transfer or otherwise dispose of their interest in the property to a new homebuyer whose annual income does not exceed

80% of the area median. However, if the property is sold during the affordability period to a non-qualified homebuyer to be used as their principal residence, the net sales proceeds² or “equity” will be divided equally between the seller and the County. If the initial County contribution does not have to be repaid because the sale occurs more than 40 years after the County contribution is made, then the seller and the County will divide the entire equity realized from the sale.

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

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

RECAPTURE PROVISIONS

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

² New sales proceeds equals the gross sales price less selling costs, the unpaid principal amount of the original first mortgage and the unpaid principal amount of the initial County contribution and any other initial government contribution secured by a deferred payment promissory note and deed of trust.

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

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

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

The recapture option is used by most PJs because it is generally easier to administer than the resale option. The recapture option works well when the sale of the property will most likely preserve affordability without the imposition of resale restriction.

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

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

Orange County HOME Consortium Response:

The Consortium does not propose to use HOME Program funds to refinance existing debt (including debt secured by multi-family housing rehabilitated with HOME funds); this question is not applicable.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.

- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Orange County HOME Consortium Response:

The Consortium will not receive ADDI funds; this question is not applicable.

5. Describe the policy and procedures the PJ will follow to affirmatively market housing containing five or more HOME-assisted units.

Orange County HOME Consortium Response:

The County of Orange has adopted the following HOME Affirmative Marketing Policy for use in the Orange County HOME Program in accordance with 24 CFR 92.351. The policy applies to all rental and homebuyer projects containing five or more HOME-assisted units.

1. Methods for informing the public, owners, investors and potential tenants about fair housing law and affirmative marketing policy.

- a. Application or proposal packets for HOME projects will include a fair housing brochure and language that discrimination in housing is prohibited. A copy of the County's Civil Rights Ordinance (that includes Fair Housing) and the Affirmative Marketing Policy will be available upon request.
- b. All newspaper advertisements and brochures used to publicize the HOME program and solicit participation from the public will display the Equal Housing Opportunity logo. In addition, an Equal Housing Opportunity Poster is on display in the Housing and Community Development office and discrimination complaint forms are made available to the public.

2. Requirements and practices that owners must follow to comply with affirmative marketing.

Any method used by an owner to advertise a unit for sale or rent must indicate the owner's adherence to fair housing practices. This could be demonstrated by using the Equal Housing Opportunity logo or phrase.

3. Procedures to be used to inform and solicit applications from persons in the housing market area that are not likely to apply.

- a. The Housing, Human Rights and Community Development Department will conduct outreach to very low income and minority neighborhoods. Flyers and brochures will be distributed to community centers and community based non-profit organizations. Applications will periodically be taken at sites within the neighborhoods to give homeowners with transportation difficulties the opportunity to apply for HOME assistance. Special presentations regarding the HOME projects will be made periodically to churches and community groups and other similar groups.

All rental vacancies on HOME assisted units must be reported to the County's Housing and Community Development office to be posted and made available to the public. Low-income persons applying for or receiving housing assistance use the property listings to locate housing units. Since the County receives referrals

from other social service agencies, this should assure that very low income, minority or homeless families would have the opportunity to be informed of available rental units.

4. Documentation by County and owners to assess results of efforts to affirmatively market units.

- a. The Housing and Community Development Department will maintain an Affirmative Marketing File in which all notices to the media, public service announcements, news articles, and paid advertisements are kept.
- b. The Housing and Community Development Department has developed a rental rehabilitation application form to be used by landlords in accepting applications from prospective tenants. The purpose of this form is:
 1. To assist the landlord in gathering information such as rent history and employment, etc.
 2. To provide notice that the owner adheres to fair housing practices and to encourage citizens to report any discrimination to the Housing and Community Development Department. This will be another means of notifying the public of their fair housing rights.
 3. Data concerning the family's race, ethnic group, sex and age of head of household will be requested with an explanation that the information is being collected voluntarily to assure non-discrimination in leasing the unit.
 4. To provide the owner a means of documenting compliance with affirmative marketing, the owner will be required to retain these applications and submit them to the Housing and Community Development office as each vacancy is filled.
- c. Owners are required to submit a copy of all published rental or resale advertisements as documentation of compliance with the Affirmative Marketing Plan.

5. Description of how an owner's efforts will be assessed and what corrective actions will be taken when an owner fails to follow affirmative marketing.

- a. Initial leasing of all units will be monitored closely to assure that lower income families initially occupy all units and that affirmative marketing was used. In those units leased to tenants unassisted through Section 8 vouchers, the rental application forms will be reviewed to determine the effectiveness of advertisements and outreach attempts. Annually, the tenants in each HOME rental rehabilitation unit will be recertified as an eligible low or moderate-income household.

First time homebuyers assisted through the HOME program will be required to comply with all fair housing practices in the sale of their property. Homeowners will be monitored annually during their periods of affordability for compliance with all HOME program requirements.

- b. Each owner's affirmative marketing attempts will be assessed annually. If a blatant disregard of the policies has been demonstrated, the Housing and Community Development Department will refer the matter to the Department of Human Rights and Relations to be considered as a possible violation of the County's Civil Rights Ordinance.

As a last resort, after counseling and continued lack of compliance, an owner may be required to repay, upon demand, the HOME assistance received from the County. The owner's agreement will clearly state the procedures and reasons for the County to declare an owner in default of the terms of the agreement thereby calling the promissory note due for immediate payment.

HOMELESS

Specific Homeless Prevention Elements

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

Orange County HOME Consortium Response:

The Consortium expects to utilize the following funding sources during the next year to address the homeless needs identified:

❑ Orange County Consortium	
➤ HOME funds:	\$ 52,010
❑ Town of Chapel Hill	
➤ CDBG funds:	\$ 10,000
Total	\$ 62,010

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

Orange County HOME Consortium Response:

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

The Orange County Continuum of Care continues to strive toward the goals laid out in Orange County's 10-Year Plan to End Chronic Homelessness. These goals, which have been incorporated into this Consolidated Plan, include adding additional permanent housing, implementing an HMIS system and facilitating community discussion of homeless issues.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

Orange County HOME Consortium Response:

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

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

Orange County HOME Consortium Response:

Goal 3: Prevent Homelessness

- **Strategy 3.1:** Youth aging out of the foster care system will maintain a relationship with human services in order to prevent homelessness.
 - **Strategy 3.2:** Begin examining the data and relevant strategies designed to work with unemancipated youth between the ages of 16-18 who are running away.
 - **Strategy 3.3:** Those exiting prison, the military, hospitals and other health related institutions will not be discharged into homelessness.
 - **Strategy 3.4:** Assess the actual need and develop step down housing for those exiting inpatient substance abuse treatment services. This housing should create a safe and supportive environment designed to promote recovery.
 - **Strategy 3.5:** Those with unstable housing will receive the necessary services to prevent loss of housing. This includes families who are doubled up that may lose their housing, those who are experiencing an immediate health care crisis that jeopardizes their housing, and those who have received eviction notices.
 - **Strategy 3.6:** Develop a plan designed to address the current gap in affordable housing units available to homeless families and individuals.
 - **Strategy 4.7:** Increase access to community resources (jobs, housing, services, and childcare) in order to develop a maximum 90-day length-of-stay strategy for homeless persons in shelters to facilitate their return to permanent housing.
 - **Strategy 5.5:** Develop strategies that demonstrate “proven results” to the taxpayers of Orange County. Include specific values for the benefits associated with investing in mental health.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Orange County HOME Consortium Response:

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

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

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

Emergency Shelter Grants (ESG)

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

Orange County HOME Consortium Response:

The Consortium will not receive ESG funds; this question is not applicable.

Community Development

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

Town of Chapel Hill Response:

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

A. Public Services

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

a. Status of Existing Services

Public Transportation

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

Health Services

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

Employment Training

The Regional Partnership Workforce Development Board provides a JobLink Career Center in Chapel Hill, serving as a one-stop service center for job seekers and employers. The JobLink center provides

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

b. Priority Needs

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

B. Infrastructure/Public Improvements

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

a. Status of Existing Infrastructure

Water & Sewer

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

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

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

Roads & Transportation Systems

Interstate Highways I-40 and I-85 pass through Orange County. Additionally, over 750 miles of state-maintained highways travel

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

b. Priority Needs

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

C. Public Facilities

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

a. Status of Existing Facilities

Parks and Community Centers

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

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

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

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

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

Libraries

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

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

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

Health Centers

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

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

b. Priority Needs

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

D. Economic Development

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

a. Status of Existing Initiatives

Small Business Economic Development

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

b. Priority Needs

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

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

Town of Chapel Hill Response:

Goal 4 – Increase Capacity and Scope of Public Services

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

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Orange County HOME Consortium Response:

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

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

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

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

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

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

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

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

Improve the Quality and Availability of Affordable Housing

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

Provide For and Improve Public Services

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

Neighborhoods and Economic Development

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

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

Orange County HOME Consortium Response:

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

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

<i>Priority 3.1 – Service-enriched transitional housing for persons with special needs</i>	
Strategies:	<ul style="list-style-type: none"> - Promote and make public service funds available to homeless agencies that operate emergency shelters - Partner with other funding agencies to encourage the development of transitional housing (SRO's, group homes) that is service-enriched - Continue to strengthen partnerships with the local Continuum of Care - Provide property acquisition funding to eligible non-profits and for-profits to develop transitional housing
Output Indicators:	<ul style="list-style-type: none"> - Development of housing for 4 families with developmental disabilities
<i>Priority 3.2 – Continuum of services for special populations including older adults, disabled, mentally ill, persons with AIDS and at-risk youth</i>	
Strategies:	<ul style="list-style-type: none"> - Promote and make public service funds available to agencies that serve identified special populations - Partner with other funding agencies to encourage the development of transitional housing (SRO's, group homes) that is service-enriched - Continue to strengthen partnerships with local service providers - Support applications for federal supportive housing funds - Provide property acquisition funding to eligible non-profits and for-profits to develop permanent housing for those with special needs
Output Indicators:	<ul style="list-style-type: none"> - Career and employment programs funded

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

Orange County HOME Consortium Response:

The Consortium expects to utilize the following funding sources during the next year to address the non-homeless special needs identified:

❑ Orange County Consortium	
➤ HOME funds:	\$ 0
❑ Town of Chapel Hill	
➤ CDBG funds:	<u>\$ 76,363</u>
Total	\$ 76,363

Housing Opportunities for People with AIDS

Orange County HOME Consortium Response:

The Consortium will not receive HOPWA funds; this section is not applicable.

Specific HOPWA Objectives

Orange County HOME Consortium Response:

The Consortium will not receive HOPWA funds; this section is not applicable.

RESOLUTION AUTHORIZING
THE ORANGE COUNTY FY 2014 - 2015 HOME PROGRAM DESIGN

BE IT RESOLVED, by the Carrboro Board of Aldermen as a member of the Orange County HOME Consortium approves the following activities for the 2014 - 2015 HOME Program.

Name of Applicant	Activity	Amount Requested
Community Alternatives for Supportive Abodes (CASA)	Operations Support	\$5,800
Community Home Trust	Operations Support	\$11,777
Community Home Trust	Second Mortgage Assistance Ballentine, South Grove and Burch Kove	\$52,731
Community Home Trust	Waterstone Development Construction Costs	\$64,481
Habitat for Humanity	Second Mortgage Assistance Northside-Chapel Hill Fairview-Hillsborough Tinnin Woods-Elfand Nine Homes	\$250,000
Weaver Community Housing Assistance	Cedar Rock Apartments Rehabilitation	\$30,374
Orange County	Program Administration	\$35,154
TOTAL		\$450,317

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

This the 22nd day of April 2014.

Lydia Lavelle, Mayor



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Legislation Text

File #: 14-0130, **Version:** 1

TITLE:

Town Code Amendment - Appoint Liaison Members of the Recreation and Parks Commission

PURPOSE: For the Board of Aldermen to review and consider a request from the Recreation and Parks Commission to appoint an additional liaison representing the Chapel Hill Carrboro City School Board.

DEPARTMENT: Recreation and Parks

CONTACT INFORMATION: Anita Jones-McNair

INFORMATION: In December 2013, Annetta Streater, Chapel Hill - Carrboro School Board Member and Recreation and Parks Commission Member presented an idea for consideration. The Chapel Hill-Carrboro School Board assigns committee liaisons the first Thursday in December. She requested designating a school board representative to serve as a Recreation and Parks Commission Liaison appointed by the School Board and then approved by the Board of Aldermen. This appointment would be effective December 2014 at which time the School Board would designate a representative for Board approval.

The Recreation and Parks Commission discussed the idea at several meetings and approved to send the attached ordinance amendment on April 7, 2014 to the Board of Aldermen for consideration.

FISCAL & STAFF IMPACT: None

RECOMMENDATION: Staff recommends to approve the attached resolution

AN ORDINANCE AMENDING TOWN CODE SECTION 3-27
TO APPOINT LIAISON MEMBERS OF
THE RECREATION AND PARKS COMMISSION

The Board of Aldermen of the Town of Carrboro ordains as follows:

Section 1. Town Code Section 3-27(a) is hereby amended to read as follows:

There shall be a recreation and parks commission composed of ten voting members appointed by the Board of Aldermen, and two non-voting liaison members. Eight of the voting members shall be residents of the Town and two shall be residents of Orange County, outside the Town's corporate limits. However, if despite its good faith efforts the Town is unable to fill the out-of-town seats with qualified out-of-town residents, then the seats may be filled by Town residents. One non-voting member shall be appointed by the Board of Aldermen from its membership at its organizational meeting, and one non-voting member shall be appointed by the Chapel Hill Carrboro City Schools Board of Education from its membership at its organizational meeting.

Section 2. All provisions of any Town Ordinance in conflict with this Ordinance are repealed.

Section 3. This Ordinance shall become effective upon adoption.

The foregoing Ordinance having been submitted to a vote, received the following vote as adopted, this ____ day of _____, 2014.

Ayes: _____

Nays: _____

Absent: _____



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Legislation Text

File #: 14-0129, **Version:** 1

TITLE:

A Public Hearing on the Temporary Street Closing Permit Application for the Not So Normal 5K

PURPOSE: The purpose of this item is to receive public input on the Street Closing Permit Application submitted by www.mominchapelhillnc.com for the temporary closing and usage of streets from 7:30AM to 9:30AM on Sunday, September 14th 2014 to accommodate the Not So Normal 5K.

DEPARTMENT: Public Works

CONTACT INFORMATION: George Seiz, 919-918-7427

INFORMATION: This is the first year for the event. Proceeds will go to The Arts Center and NC Children's Promise (based at UNC Hospital). The event coordinator, Jay Radford, has submitted a Street Closing Permit Application for the temporary closing and usage of the following streets on Sunday, September 14th, 2014 from 7:30 AM to 9:30 AM:

- Weaver St. from E. Main St to W. Main St.
- W. Main St. from Weaver St. to Hillsborough Rd.
- Hillsborough Rd. from W. Main St. to N. Greensboro St.
- N. Greensboro St. from Hillsborough Rd. to Weaver St.
- Weaver St. from N. Greensboro St. to E. Main St.

The East block of Weaver St. (between N. Greensboro St. and E. Main St. will be closed to traffic during this time. Other streets will remain open to traffic. Drivers may experience intermittent interruptions due to runners crossing streets and traffic control by police, public works, and race organizers. Attached is map of the event.

In accordance with Section 7-19 of the Town Code, a Public Hearing to receive public input prior to issuing a Street Closing Permit is required for this event.

Section 7-23 of the Town Code states that permits for road races may be issued only if such event will benefit a non-profit organization based in or providing services in Orange County. This event meets this requirement as proceeds for the event are benefiting organizations based in Orange County.

The applicant will provide Public Works with the required insurance 30 days prior to the event.

FISCAL & STAFF IMPACT: The applicant will be responsible for all costs incurred by Public Works and Police to facilitate this event. The applicant will be sent an itemized bill for the final costs incurred by Police and Public Works. The applicant has paid the application fee.

RECOMMENDATION: Staff recommends that the Board approve the attached resolution for the temporary closing and usage of the following streets in order to accommodate the *Not So Normal 5K*:

1. Applicant shall distribute flyers of notification, to persons occupying property abutting the streets where the event is to take place, of the contents of any resolution passed.
2. Applicant will be responsible for all costs incurred by Public Works and Police to facilitate this event. Applicant will be sent an itemized bill for the final costs incurred by Public Works and Police.



CONCERNING THE USE OF STREETS AND PUBLIC RIGHT-OF-WAY FOR STREET FAIRS, FESTIVALS, CARNIVALS, AND OTHER PUBLIC EVENTS

*The **APPLICANT** is responsible for notifying Central Communications (911):*

- *at least five (5) days in advance of the event in writing (Orange County EMS, Post Office Box 8181, Hillsborough, NC 27278)*
- *on the day of the closing, prior to the actual closing of the street (dialing 911)*
- *on the day of the closing, when the street is re-opened (dialing 911)*

NOTIFICATION OF THE PUBLIC:

A public hearing is required for all street closing permit applications and the applicant must speak with the Public Works Department about requesting this public hearing. The public must be notified by a formal advertisement in a local newspaper. The Public Works Department *will submit* the advertisement copy to the newspaper. **However, the applicant will be responsible for reimbursing the Town for the full cost of the advertisement.**

Any other notification of the public of this event will be the Applicant's responsibility.

NOTIFICATION OF ABUTTING PROPERTY OWNERS:

The **APPLICANT** is responsible for notifying all abutting property owners of the Public Hearing. Such notification must be accomplished at least seven days prior to the Public Hearing. The notification must include:

- the DATE, TIME and LOCATION of the proposed street closing; and
- the DATE, TIME and LOCATION of the Public Hearing as well as the subject matter of this Public Hearing

The Public Works Department must receive in writing from the APPLICANT the following at least five days prior to the Public Hearing:

names of all property owners notified

copy of the notification

method used to notify these property owners (mail or hand delivery)

CLEAN-UP TIME TABLE: **Streets will be cleared of all signage and cones by 12:00 PM**

FEES: **\$ 60.00 application fee plus 100% of the cost of the Public Hearing advertisement**
 Application fee must accompany the submittal of this application

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING AND USAGE OF THE
FOLLOWING STREETS TO ACCOMMODATE THE NOT SO NORMAL 5K

Section 1. The following streets shall be temporarily used Sunday, September 14th, 2014 from 7:30 AM to 9:30 AM for Not So Normal 5K. This event is to be held in accordance with the permit issued by the Board of Aldermen pursuant to Article III of Chapter 7 of the Town Code.

- Weaver St. from E. Main St to W. Main St.
- W. Main St. from Weaver St. to Hillsborough Rd.
- Hillsborough Rd. from W. Main St. to N. Greensboro St.
- N. Greensboro St. from Hillsborough Rd. to Weaver St.
- Weaver St. from N. Greensboro St. to E. Main St.

Section 1. The Town shall supply the appropriate traffic control devices to give notice of the temporary traffic controls.

Section 2. No person may operate any vehicle contrary to the traffic control devices installed in accordance with Section 2 of this resolution.

Section 3. Applicant shall distribute flyers of notification, to persons occupying property abutting the streets where the event is to take place, of the contents of any resolution passed.

Section 4. Applicant will be responsible for all costs incurred by Police and Public Works to facilitate this event. Applicant will be sent an itemized bill for the final costs incurred by Police and Public Works.

Section 5. The Event Coordinator will be responsible for notifying Central Communications when the street is closed and when it is reopened to vehicular traffic.

Section 6. This resolution is contingent on the applicant providing proper liability insurance to the Town at least 30 days prior the event.

Section 7. This resolution shall become effective upon adoption.



Legislation Text

File #: 14-0128, **Version:** 1

TITLE:

Public hearing on Land Use Ordinance Amendments Relating to Building Setbacks

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider amending the Land Use Ordinance to modify the building setback provisions as they relate to roof overhangs. A draft ordinance has been provided. The Board must receive public comments before taking action on the draft ordinance.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon 919-918-7325; Marty Roupe 919-918-7333; Patricia McGuire 919-918-7327; Mike Brough 919-929-3905

INFORMATION: Over the years Planning staff have received inquiries and requests to consider excluding roof overhangs from the building setback provisions. (*An example is provided as Attachment C*). Interest in this topic has increased in recent years, due in part to the inclusion of roof overhangs as a potential feature in green building design. Strategically placed roof overhangs offer a passive solar benefit, which when combined with proper orientation and landscaping can provide energy savings. The North Carolina Solar Center has identified a formula for sizing roof overhangs to allow maximum shading during the summer months and maximum sun exposure during the winter months (*Attachment F*). Other benefits from substantial roof overhangs can include diverting water away from building foundations, and sheltering windows and exterior siding from the elements. Extensive roof overhangs may also offer some protection for stored items such as bicycles and gardening equipment, leaning against a wall. In addition, roof overhangs of approximately one to two feet are typical of the older building stock in Carrboro dating to the mill period, which include the modest side-gable houses intended for mill workers and the larger Craftsman homes constructed for merchants.

Based on this analysis, staff added a potential text amendment related to roof overhangs to the departmental work plan. During the March 2014 work session, the Board of Aldermen expressed interest in modifying the ordinance to allow overhangs of up to three feet to be excluded from the setback provisions. A draft ordinance was prepared and a hearing date set.

The draft ordinance was presented at the April 3rd joint review meeting, and was referred to Orange County. Comments are provided (*Attachment E*).

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen Review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the resolution finding consistency, and the draft ordinance provided in the attachments.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND
USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY SETBACK PROVISIONS RELATING TO ROOF OVERHANGS.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is consistent with Carrboro Vision 2020, particularly the following provisions relating to development taking place in a manner that is consistent with adopted town values, minimizes negative impacts and promotes energy conservation such as protecting solar access.

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

5.41 The town should encourage the reduction of waste materials in the course of new construction or renovation. The town should promote, be a leader in, and require, where practical, the use of recycled building materials, recycling plans for construction and demolition materials, and the extent to which "green building" techniques are being employed.

5.51 The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets should include passive and active solar, and composted waster co-generation to fuel public vehicles and the heating of town facilities.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to remain consistent with its adopted plans or policies.

Section 3. This resolution becomes effective upon adoption.

This the 22nd day of April 2014.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR REJECTING AN AMENDMENT TO THE TEXT OF
THE CARRBORO LAND USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY SETBACK PROVISIONS RELATING TO ROOF OVERHANGS.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Town plans and policies.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing regulations are appropriate.

Section 3. This resolution becomes effective upon adoption.

This the 22nd day of April 2014.

AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY SETBACK
PROVISIONS RELATING TO ROOF OVERHANGS

****DRAFT 3-10-2014****

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Section 15-184(a) of the Carrboro Land Use Ordinance is revised by adding a new subdivision (5) that reads as follows:

(5) Notwithstanding the foregoing, the first three feet of roof overhang on a residential structure constructed in a residential zoning district is not considered a building for the purposes of this section and is not subject to the building setback requirements.

Section 2 This ordinance shall become effective upon adoption.

Christina Moon

From: Patricia J. McGuire
Sent: Thursday, November 21, 2013 10:54 AM
To: Patricia J. McGuire
Subject: FW: Building Setback Amendment

Patricia J. McGuire, AICP, CZO, CFM

Planning Director

Town of Carrboro

301 W. Main Street

Carrboro, North Carolina 27510

35° 54' 41", -79° 04' 39"

919-918-7327 (T)/919-918-4454 (F)

pmcguire@ci.carrboro.nc.us <http://townofcarrboro.org>

From: Daniel Amoni [mailto:dadodesign@gmail.com]
Sent: Monday, February 28, 2011 12:17 PM
To: Mark Chilton; Jacquelyn Gist; brounsj@mindspring.com; lydia@lydialavelle.com; Sammy Slade; havenod@gmail.com; alderdan@gmail.com
Cc: haggerty; Patricia J. McGuire; James Carnahan
Subject: Building Setback Amendment

Dear Aldermen,

Recently I have learned that the Land Use Ordinance 15-184 (Building Setback Requirement) includes building overhangs as part of a building to which the setbacks are applied. Including overhangs in the setback requirements sometimes forces a designer, builder, or homeowner to choose between having overhangs and having more square footage. This choice has led to some developments being built without overhangs (e.g. The Legends). In discussing this issue with Jack Haggerty, we have found that there are many environmental, economic, and aesthetic reasons for encouraging the existence of overhangs. Furthermore, surveyors typically show only the building "footprint" on a plat. This can lead to placement of the proposed structure on the the setback line, which is allowed, only to discover later, during construction, that the overhangs will be in the setback, and hence non-conforming. An alteration to the ordinance would eliminate confusion and disappointment.

We have failed to find any reasons to maintain the status quo in this regard. Therefore, we request that the Board of Aldermen propose that LUO 15-184 be amended to exclude overhangs (up to 3 feet) from the setback requirements. Chapel Hill, Durham, and Hillsborough also exclude overhangs from their setback requirements and we believe the change can be effected fairly easily.

Some benefits of building overhangs:

- 1) Passive cooling (shades summer sun);
- 2) Help divert water away from foundation;
- 3) Help keep siding dry and water from entering building envelope at window penetrations;
- 4) Consistent with vernacular housing style in Carrboro;
- 5) Provide shelter for bicycles, gardening tools, etc..

With appreciation,
Daniel Amoni

--

dadowood.com

Every time I see an adult on a bicycle, I no longer despair for the future of the human race. -- H. G. Wells

ARTICLE XII

DENSITY AND DIMENSIONAL REGULATIONS

Section 15-184 Building Setback Requirements.

- (a) Subject to Section 15-187 (Architecturally Integrated Subdivisions) and the other provisions of this section, no portion of any building or any freestanding sign may be located on any lot closer to any lot line or to the street right-of-way line or centerline than is authorized in the table set forth below: **(AMENDED 1/22/85)**
- (1) If the street right-of-way line is readily determinable (by reference to a recorded map, set irons, or other means), the setback shall be measured from such right-of-way line. If the right-of-way line is not so determinable, the setback shall be measured from the street centerline.
 - (2) As used in this section, the term “lot boundary line” refers to lot boundaries other than those that abut streets.
 - (3) As used in this section, the term “building” includes any substantial structure, which, by nature of its size, scale, dimensions, bulk, or use tends to constitute a visual obstruction or generate activity similar to that usually associated with a building. Without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:
 - a. Gas pumps and overhead canopies or roofs.
 - b. Fences, walls or berms running along lot boundaries adjacent to public street rights-of-way if such fences, walls or berms exceed three feet in height and are substantially opaque except that fences, walls or berms shall not be regarded as “buildings” within the meaning of this subsection if they are located along the rear lot line of lots that have street frontage along both the front and rear of such lots. **(AMENDED 05/19/98)**
 - c. Pergolas, except that a pergola will not be considered a “building” for purposes of this section if it consists merely of an insubstantial frame, no larger than 15 feet long on any side, presents itself visually more as a part of the landscape than as a building. **(AMENDED 10/22/13)**
 - (4) Notwithstanding any other provision of this chapter, signs that do not meet the definition of freestanding signs may be erected on or affixed to structures (e.g., some fences) that are not subject to the setback requirements applicable to buildings only if such signs are located such that

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

they satisfy the setback requirements applicable to freestanding signs in the district where located. (AMENDED 5/26/81; 12/7/83; 2/4/86; 11/14/88; 05/15/90; 04/16/91; 01/16/01)

ZONE	Minimum Distance from Street Right of Way line		Minimum Distance from Street Centerline		Minimum Distance from Lot Boundary Line
	Building	Freestanding Sign	Building	Freestanding Sign	Building and Freestanding Sign
C	25	12.5	55	42.5	20
WR	35	17.5	65	47.5	20
RR	40	20	70	50	20
R-20	40	20	70	50	20
R-15	35	17.5	55	47.5	20
R-10	25	12.5	55	42.5	12
R-S.I.R.	25	12.5	55	42.5	10
R-7.5	25	12.5	55	42.5	10
R-3	15	7.5	45	37.5	8
B-1(c)	--	--	30	--	--
B-1(g)	--	--	30		
B-2	15	7.5	45	37.5	10
B-3	15	7.5	45	37.5	15
B-3-T	15	7.5	45	37.5	15
B-4	30	15	60	45	10
CT	--	--	30	--	--
B-5	40	20	70	50	20
M-1	--	--	30	--	--
M-2	--	--	30	--	--
WM-3	30	15	60	45	20
O	15	7.5	45	37.5	15
O/A	15	7.5	45	37.5	15
R-2	15	7.5	45	37.5	8, plus 2 feet for every additional foot above 35 feet in height

- (b) With respect to lots within the R-20 district that were in existence or had received preliminary plat approval by Orange County prior to November 14, 1988 and were outside the town's extraterritorial planning jurisdiction but that on or after that date became zoned R-20 as a result of the implementation of the Joint Planning Agreement:

- (1) The minimum set back distance from the lot boundary line shall be 15 feet rather than the 20 feet indicated in the table set forth in subsection (a);

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

- (2) On lots having frontage on more than one street, the building setback applicable to the street which the front of the principal building located on that lot faces shall be as set forth in subsection (a). The building setback from the other streets shall be 15 feet from the right-of-way line. **(AMENDED 04/25/89)**
- (c) Whenever a lot in a nonresidential district has a common boundary line with a lot in a residential district, then the lot in the nonresidential district shall be required to observe the property line setback requirements applicable to the adjoining residential lot.
- (d) Setback distances shall be measured from the property line or street centerline to a point on the lot that is directly below the nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it (such as a flagpole, etc.). Setbacks for berms shall be measured from the property line or street centerline to the point on the berm where it exceeds three feet in height. **(AMENDED 05/19/98)**
- (e) Whenever a private road that serves more than three lots or more than three dwelling units or that serves any nonresidential use tending to generate traffic equivalent to more than three dwelling units is located along a lot boundary, then:
 - (1) If the lot is not also bordered by a public street, buildings and freestanding signs shall be set back from the centerline of the private road just as if such road were a public street.
 - (2) If the lot is also bordered by a public street, then the setback distance on lots used for residential purposes (as set forth above in the column labeled "Minimum Distance from Lot Boundary Line") shall be measured from the inside boundary of the traveled portion of the private road.
- (f) Notwithstanding any other provision of this section, on lots in residential zones used for residential purposes, a maximum of one accessory building may be located in the rear yard of such lot without regard to the setback requirements otherwise applicable to the rear lot boundary line if such accessory building does not exceed fifteen feet in height or contain more than 150 square feet of gross floor area. **(AMENDED 5/26/81)**
- (g) Reserved. **(REPEALED 3/24/09)**
- (h) Reserved. **(REPEALED 3/24/09)**
- (i) Notwithstanding any other provision of this section, no setback requirement shall apply to bus shelters erected by or at the direction of the town. **(AMENDED 1/22/85)**

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

- (j) Notwithstanding any provision in (a), no minimum distance from a lot boundary line for buildings or freestanding signs shall be required from any railroad right-of-way or other railroad property being used principally as a track bed or corridor. **(AMENDED 2/4/86)**
- (k) In addition to the overall density restrictions of the underlying zone, each mobile home unit in any mobile home community (use classification 1.122 or 1.123) must be placed such that it is at least 10 feet in any direction from any other mobile home unit within the community, in order to reduce the likelihood of the spread of fire. **(AMENDED 10/20/87)**
- (l) Notwithstanding the provisions of subsections (a) or (b), properties located in Carrboro's Transition Area II, and zoned R-R shall be required to maintain a 100-foot undisturbed, naturally vegetated setback along any common boundary line with Properties in Orange County's planning jurisdiction that are designated both Rural Buffer and Public/Private Open Space on the Joint Planning Area Land Use Plan. No structures or associated clearing shall be permitted within this setback. Utilities and associated clearing shall be permitted within this setback only to the extent that no reasonable alternative exists. **(AMENDED 06/05/89)**
- (m) When the neighborhood preservation district commission determines that an application for a permit under this ordinance involves a proposed authentic restoration, new construction or reconstruction in the same location and in the original conformation of a structure within a neighborhood preservation district that has architectural or historic significance, but that such proposed restoration, construction or reconstruction cannot reasonably be accomplished in conformity with the setback requirements set forth in this section, the neighborhood preservation district commission may recommend, and the permit issuing authority may allow, a deviation from these requirements to the extent reasonably necessary to accommodate such restoration, construction or reconstruction. **(AMENDED 09/26/89)**
- (n) Signs erected in connection with elections or political campaigns, as described in subsection 15-273(a)(5), shall not be subject to the setback requirements of this section. However, as provided in subsection 15-273(a)(5), such signs may not be attached to any natural or man-made permanent structure located within a public right-of-way, including without limitation trees, utility poles, or traffic control signs. **(AMENDED 08/25/92)**
- (o) When the appearance commission determines that (i) any new construction or any repair, renovation, or reconstruction of a pre-existing building is proposed within any commercial zoning district; and (ii) the appearance of the building would be substantially improved by the addition of or extension of an architectural feature; and (iii) the feature proposed by the appearance commission would violate the

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

setback provisions of this section, then, subject to the following requirements, the commission may recommend, and upon such recommendation the applicant may amend his plans to propose and the permit issuing authority may authorize, an encroachment of such architectural feature into the required setback area.

- (1) For purposes of this subsection, the term “architectural feature” includes any part of a building other than a building wall or mechanical appurtenance.
 - (2) The maximum encroachment that can be authorized under this subsection is two feet.
 - (3) The encroachment may be allowed when the appearance commission and permit issuing authority both conclude that authorization of the encroachment would result in a building that is more compatible with the surrounding neighborhood than would be the case if the encroachment were not allowed. **(AMENDED 11/09/93)**
- (p) Notwithstanding the other provisions of this section, in the historic district, no portion of any new dwelling unit on a flag lot may be located any closer than fifteen (15) feet from any property line or any closer than thirty (30) feet from any existing dwelling unit located on the lot from which the flag lot was created (see Section 15-175.10). **(AMENDED 11/21/95)**
- (q) Notwithstanding the other provisions of this section, the base of a use classification 18.200 tower shall be set back from a street right-of-way line and a lot boundary lane a distance that is not less than the height of the tower. **(AMENDED 02/18/97)**
- (r) Notwithstanding any provision in this section with respect to use classification 1.340, single-room occupancy buildings may be set back from a street right-of-way line a distance that is consistent with the setbacks of other nearby buildings that front the same street. **(AMENDED 01/11/00)**



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, APRIL 3, 2014

LAND USE ORDINANCE TEXT AMENDMENT MODIFYING SETBACK PROVISIONS RELATING TO ROOF OVERHANGS

Motion was made by **R. Baptista** and seconded by **D. Clinton** that the Planning Board recommends that the Board of Aldermen **adopt** the draft ordinance with the following changes and comments:

Changes:

- That the language of the revised ordinance be amended to apply only to internal setbacks of new major subdivisions.
- That the proposed language for subdivision (5) further be revised in the following manner, for clarity:

Notwithstanding the foregoing, the first three feet of roof overhang on a residential structure constructed in a residential zoning district is ~~not considered a building for the purposes of this section and is~~ not subject to the building setback requirements.

Comments:

- The Planning Board notes that property owners in existing neighborhoods should have equal opportunity to have the same design and scale of house as new homes in their neighborhoods.
- The Planning Board notes that there are only a limited number of designs for which all four sides of a house would require an extended overhang of three feet.
- The Planning Board further notes that there is only one side of a house that is effective for solar mitigation, and that is the south side.

VOTE:

AYES: C. Adamson, R. Baptista, M. Barton, B. Chaney, D. Clinton

ABSENT/EXCUSED: D. Davis, B. Foushee, S. Poulton

NOES: H. Hunt, A. Cohen

ABSTENTIONS:

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, motion was made by **C. Adamson** and seconded by **R. Baptista** that the Planning Board of the Town of Carrboro finds the proposed text amendment consistent with Carrboro Vision 2020 regarding development taking place in a manner that is consistent with adopted town values, minimizes negative impacts and promotes energy conservation such as protecting solar access, specifically the following provisions:

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

5.41 The town should encourage the reduction of waste materials in the course of new construction or renovation. The town should promote, be a leader in, and require, where practical, the use of recycled building materials, recycling plans for construction and demolition materials, and the extent to which "green building" techniques are being employed.

5.51 The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets should include passive and active solar, and composted waster co-generation to fuel public vehicles and the heating of town facilities.

VOTE:

AYES: C. Adamson, R. Baptista, M. Barton, B. Chaney, D. Clinton

ABSENT/EXCUSED: D. Davis, B. Foushee, S. Poulton

NOES: H. Hunt, A. Cohen

ABSTENTIONS:



Bethany Chaney, Chair

April 3, 2014



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, APRIL 3, 2014

LAND USE ORDINANCE TEXT AMENDMENT MODIFYING SETBACK PROVISIONS RELATING TO ROOF OVERHANGS

Motion was made by Matthew Arnsberger and seconded by Michelle Holder that the EAB has no concerns with the draft ordinance as presented.

VOTE:

AYES: Matthew Arnsberger, Bruce Sinclair, Michelle Holder

ABSENT/EXCUSED: Gabe Rivins, Rob Crook, Sheila Reddy

NOES: None

ABSTENTIONS: None

Associated Findings

By a unanimous show of hands, the EAB membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, the EAB of the Town of Carrboro finds the proposed text amendment consistent with Carrboro Vision 2020 regarding development taking place in a manner that is consistent with adopted town values, minimizes negative impacts and promotes energy conservation such as protecting solar access, specifically the following provisions:

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

5.41 The town should encourage the reduction of waste materials in the course of new construction or renovation. The town should promote, be a leader in, and require, where practical, the use of recycled building materials, recycling plans for construction and

demolition materials, and the extent to which "green building" techniques are being employed.

5.51 The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets should include passive and active solar, and composted waster co-generation to fuel public vehicles and the heating of town facilities.

VOTE:

AYES: Matthew Arnsberger, Bruce Sinclair, Michelle Holder

ABSENT/EXCUSED: Rob Crook, Gabe Rivins, Sheila Reddy

NOES: None

ABSTENTIONS: None

for Rob Crook 4/9/14
(Chair) (Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



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



TRANSMITTAL DELIVERED VIA EMAIL

April 16, 2014

Christina Moon, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on March 20, 2014 and proposed for town public hearing on April 22, 2014:

- *Modifying Setback Provisions Relating to Roof Overhangs.*

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Perdita Holtz". The signature is written in a cursive style.

Perdita Holtz, AICP
Planning Systems Coordinator



SOLAR CENTER INFORMATION

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Passive Solar Home Design Checklist

Good passive solar homes are not difficult to design or expensive to build. However, they do require the use of basic, common-sense methods of working with the climate rather than against it. When you build a solar home that responds well to the climate in which it is built, you can count on it being:

- 1 **Comfortable** – warm in the winter and cool in the summer;
- 2 **Economical** – homeowners receive a positive cash flow or excellent return on their investment;
- 3 **Durable** – often built from locally available, long-lasting, low-maintenance materials;
- 4 **Attractive** – full of light and well connected to the outdoors; and
- 5 **Environmentally Responsible** – passive solar homes make efficient use of our energy resources and provide a healthy space for owners.

Passive solar concepts are not difficult to apply, but require consideration from the preliminary stages of design to be most effective. This checklist is presented as a planning tool, with references to other, more complete sources. The *Passive Solar Options for North Carolina Homes* fact sheet is another, more comprehensive fact sheet that works well in tandem with this checklist.

✓ **The longest wall of the home should face within 15 degrees, plus or minus, of true south to receive the most winter solar heat gain and reduce summer cooling costs (Figures 1 and 4).** At 30 degrees east or west of south, winter heat gain is reduced by 15 percent from the optimum. Minimizing east and west facing walls and windows reduces excessive summer

heat gain. See fact sheet *Siting of Active Solar Collectors and Photovoltaic Modules* for more information on determining true south.

✓ **Size south-facing windows and thermal mass appropriately.**

♦ *Suntempered* homes with no internal solar thermal mass should have south facing windows with a glass area of no more than 7 percent of the floor area .

♦ *Direct gain systems* can have south-facing window glass area which is 7-12 percent of the floor area. Every 1 square foot of south-facing glass over the 7 percent suntempering allowance must be accompanied by 5-6 square feet of 4-inch-thick masonry.

♦ *Sunspaces* should include only vertical glass. Sloped glazing can cause serious overheating. Every 1 square foot of south-facing glass must be accompanied by 3 square feet of 4-inch-thick masonry.

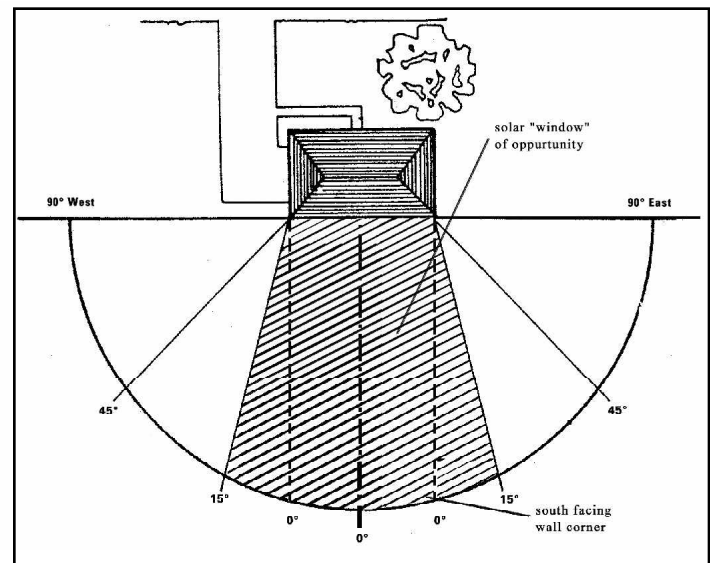


Figure 1. A house can be angled as much as 15 degrees east or west of true south and still collect useful solar heat.

♦ **Thermal storage or Trombe walls** should be 8 to 12-inch-thick masonry. The outside of the masonry should be coated with a selective surface and the inside surface should be free of coverings. The outside of the glass should be covered or shaded in summer. In NC, these walls require the least operator involvement in our colder climates.

✓ **Size overhangs properly.**

As a rule of thumb in North Carolina to prevent summer gains, the angle " " between a line "S" from edge of the overhang to the bottom of the window and a vertical line "V" should be approximately equal to the latitude minus 18.5 degrees. To prevent winter shading, the angle " " between a line "W" from the edge of the overhang to the top of the window and a vertical line should be approximately equal to the latitude plus 18.5 degrees. An overhang designed with this formula will provide shade all summer and full sun in the coldest part of the winter (Figures 2 and 4). For more detailed calculations, use computer simulation software or procure services of a professional solar designer.

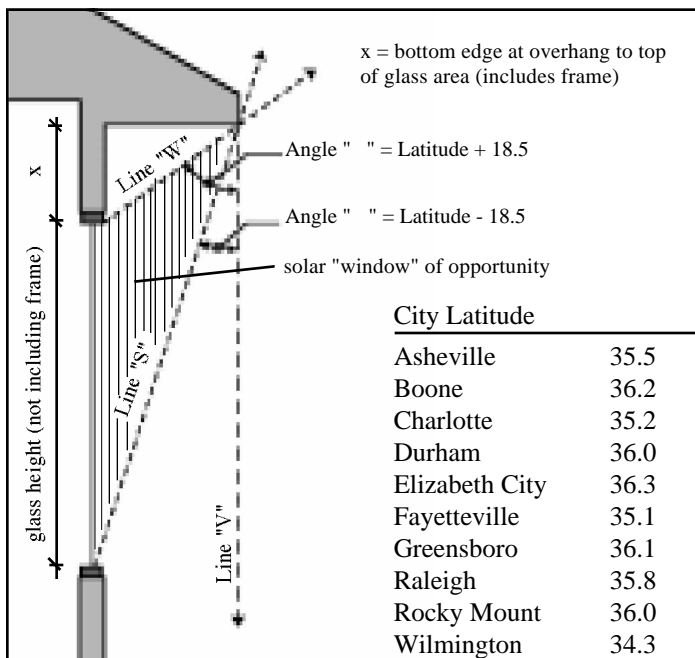


Figure 2. Diagram for sizing overhang

✓ **Match the solar heating system to the room use.**

What are the heating, lighting and privacy needs after sunset? A Trombe wall might be a logical choice for a room requiring privacy. A living room, on the other hand, which needs daytime and early evening heat and has a higher lighting requirement, might benefit from a direct gain system or sunspace.

✓ **Buffer the north side of the building.**

Place rooms with low heating, lighting, and use requirements, such as utility rooms, storage rooms and garages, on the north side of the building to reduce the effect of winter heat loads. This can reduce the normally higher heat loss through northern walls while not interfering with solar access. Rooms that generate their own internal heat, such as the kitchen, should also be placed on the north side (Figure 3). Landscaping elements, such as evergreen trees on the north and west sides of the house, can buffer against the cold winter winds and strong afternoon summer sun.

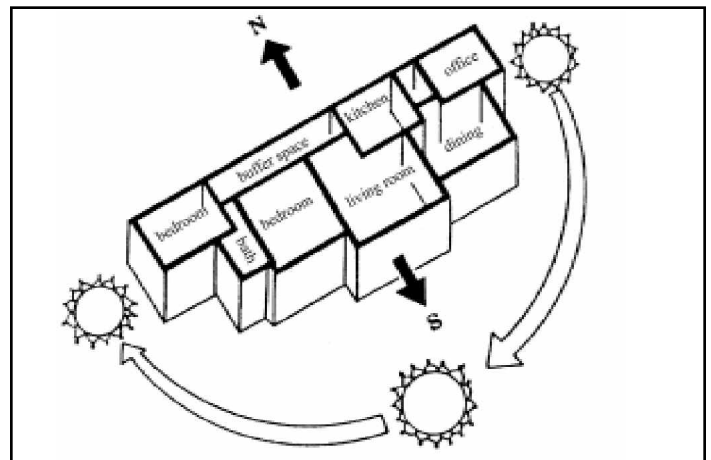


Figure 3. Place rooms where they are compatible with the sun's path. Buffer spaces should be placed to the north.

✓ **Lightweight materials should be lighter in color.**

Lighter colors absorb less energy (sunlight) and are more reflective. When light energy is absorbed, it is transferred into heat energy. If the material does not have sufficient storage mass, the material may heat up too quickly and release the excess heat to the room air, causing overheating.

✓ **Masonry walls can be any color in direct gain system,** but... actually, it is best to use colors in the middle range of the absorptivity scale to diffuse the solar energy over all the storage mass in the room.

(The absorptivity range of concrete masonry falls in this range without paints or special treatment being necessary). Colors for dense materials such as brick and concrete, need to be somewhat darker than lighter weight materials; however, if the storage mass is too dark, surfaces exposed to the direct rays of the sun will soon reach high temperatures. This can lead to overheating of the air, while other surfaces in the room may receive very little of the day's solar energy.

Trombe walls should always be very dark to increase solar absorption.

✓ ***Do not cover the storage mass with furniture.***

Rugs and wall tapestries can also reduce the effect of storage mass. It is wise to plan in advance to match the system to room use. See fact sheet *Decorating Your Passive Solar Home* for additional information.

✓ ***Distribute the mass throughout the room.***

In direct gain systems, performance is fairly insensitive to the locations of mass in the room. It is relatively the same whether the mass is located on the floor or on the east, west, or north walls. It is important to put some mass in direct sun, but rarely is it possible to expose all the required thermal mass because of furniture and floor coverings. Comfort is improved if the mass is distributed evenly in the room because the increased surface area reduces localized hot or cold spots. Light colored, lightweight materials “bounce” the sun to more massive materials as long as they are in a room with lots of sun. Also, vertical mass surfaces not in direct sunlight can reduce temperature swings by absorbing excess heat in the air.

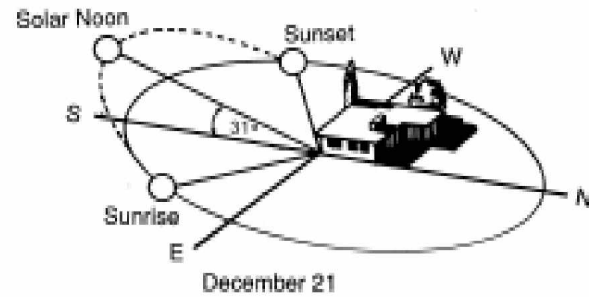
✓ ***Consider night window insulation.***

Generally R-9 night insulation over double pane windows provides an approximate 20 to 30 percent increase in annual solar performance over systems using double pane windows without night insulation.

✓ ***Integrate ventilation for cooling.***

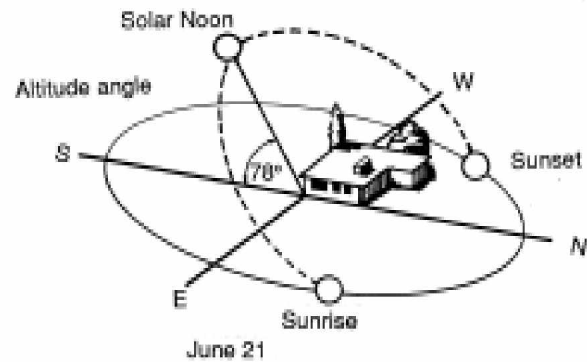
In most parts of North Carolina, just as much energy, if not more, may be used for cooling in summer. Thus, a properly designed home in North Carolina, whether it is solar or not, should require a minimum amount of energy for cooling in the summer. Ventilation, or the movement of air, is one of the most powerful means of achieving a cool home. Ventilation has two goals: to remove heat from the house and to provide air movement within the house to cool its occupants. See the fact sheet *Passive Cooling for your North Carolina Home*, for more detailed information on ventilation and also interior and exterior shading.

Winter Sun



For 36 degrees Northern latitude, the angle of winter sun is 31 degrees from horizon at solar noon.

Summer Sun



For 36 degrees Northern latitude, the angle of summer sun is 78 degrees from horizon at solar noon.

Figure 4. Seasonal path of the sun in horizon in Raleigh, NC.

Once these preliminary design issues are addressed, it is time to consider the finer details. The NC Solar Center has several fact sheets that deal with these issues in a more detailed manner. These are available by mail, via the internet, or by visiting the NCSU Solar House in Raleigh. The Center also offers a free plan review service for people designing or retrofitting a solar home. For more information, or to set up an appointment to talk about your plans, call us at (919) 515-3480 or toll-free in North Carolina at 1-800-33 NC SUN

Other Sources of Information

Computer Simulation Software

The Sustainable Buildings Industry Council offers workshops around the country for builders and architects on guidelines for passive solar building and remodeling and the easy-to-use computer software program, **BuilderGuide**. SBIC developed the “*Passive Solar Design Strategies: Guidelines for Home Builders*” workshops and the *BuilderGuide* software with the National Renewable Energy Laboratory and the US Department of Energy. Climate-specific guidelines are available for more than 2,000 cities and towns around the United States. SBIC also provides the building industry with practical, useful information on passive solar and sustainable technologies for commercial buildings. They distribute a Windows version of BuilderGuide and an advanced

energy simulation program for commercial buildings called Energy-10.

Sustainable Buildings Industry Council

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For additional resources, see the fact sheet *Recommended Reading List for Solar and Renewable Energy Technologies*.

This publication is available for download and printing from the list of information factsheets on the NC Solar Center's web-site at www.ncsc.ncsu.edu. To reduce paper waste, this publication was not mass reproduced in hardcopy. Printed copies can be mailed to those who do not have access to the Internet.



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SOLAR CENTER INFORMATION

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Passive Cooling for Your North Carolina Home

As energy costs rise, and the public becomes more aware of the environmental damage arising from current energy use patterns, more people are looking into passive or active solar heating as a way of reducing the amount of energy used in their home. In most of North Carolina, just as much energy, if not more, may be used for cooling in summer. Thus, a properly designed home in North Carolina, whether it is solar or not, should be designed to require a minimum amount of energy for cooling in the summer.

This factsheet will discuss the major passive and low-energy cooling methods applicable to North Carolina homes. In general, the strategy for reducing cooling energy in the home is as follows:

- *Block heat from entering*
- *Minimize heat generated*
- *Ventilate to remove heat and move air*
- *Air condition only when needed as a supplement to low-energy cooling strategies.*

There are two factors which determine summertime comfort: temperature and humidity. Although passive cooling measures can be very effective in controlling temperature, they are generally incapable of removing the moisture from humid air. Therefore, it may be necessary to use an air conditioner from time to time for dehumidification. Humidity control is important not just for comfort reasons, but to prevent moisture problems such as mildew growth in closets.

Remember that the goal of air conditioning is to provide comfort for the occupants of the house, not to maintain a particular temperature setting to appease the thermostat on the wall. If a breeze is passing through the room, your perception of the temperature will be lower than that measured by the thermostat because the movement of air allows your body to

lose heat more effectively. Follow the common-sense dictum of dressing appropriately for the season, too; when you're dressed in short-sleeved, loose-fitting clothing, you'll be able to feel more comfortable at a higher thermostat setting than the one you use in your office when you're dressed in a suit.

BLOCK HEAT FROM ENTERING

INSULATE, CAULK, AND WEATHER-STRIP

One of the top cooling strategies is one that you should already be using in your house to provide savings in heating energy. By making sure your home is well-insulated, you will not only lose less heat to the outdoors in winter, but also reduce unwanted heat gains in summer. Caulking and weather-stripping will reduce the infiltration of cold air in winter and the exfiltration of air-conditioned air in summer. Though ventilation is important for your home, it should come from the planned ventilation of fans, open doors and windows rather than the uncontrollable leakage of air through cracks and gaps in the house's structure.

There are several excellent free publications available which discuss the details of insulating, caulking, and weather-stripping. "Energy: Saving is Having - Do it with Insulation" and "Do it with Weatherproofing" are part of a series of pamphlets on energy saving tips offered by the Energy Division of the North Carolina Department of Commerce (1830A Tillery Place; Raleigh, NC 27604). "Fixin' a Hole Where the Wind Gets In: Practical Information on Weatherproofing Your Home" is available from the Advanced Energy Corporation (909 Capability Drive; Raleigh, NC 27606-3870). "Caulking and Weather-Stripping" (FS 203) and "Insulation" (FS 142) are factsheets available from the Energy Efficiency and Renewable Energy Clearinghouse of the US Department of Energy, (P.O. Box 3048; Merrifield, VA 22116; 1-800-523-2929, www.eren.doe.gov/consumerinfo).

SHADING

One of the simplest and most effective methods of blocking heat from entering the home is shading. There are many different methods available to provide shading both inside and outside the house. Most are very simple and can easily be retrofitted to an existing structure. In general, exterior shading is more effective than interior because it blocks the heat before it enters the house. Interior shading, while effective at blocking sunlight from reaching the center of the room, still allows heat to enter the house, where it is trapped between the shade and the window. In addition, some types of exterior shading may be used to shade the walls and roof, as well as windows, thus reducing their temperature and heat transmission to the inside. Interior shading, however, has the advantages of being easily controlled by the occupants of the house while also not being exposed to wind and rain. A combination of both indoor and outdoor shading maximizes both heat reduction and controllability.

EXTERIOR SHADING

Landscaping

Landscaping is an effective and pleasant means of providing shading for your house. An effectively planned landscape will block out the hot summer sun, encourage warming sun to enter the house in winter, deflect the cold winter winds, and channel breezes for cooling in summer. In general, an "ideal" landscape plan for North Carolina would include trees to the east and west of the house to provide summer shading, with the area to the south of the house left relatively clear in order to allow solar heating in winter. Trees will be most effective if they shade east and west windows, where the most heat can enter, but shading east and west walls and the roof is also important. Even trees which do not directly shade the house, such as those planted to its north, are valuable because they reduce the temperature of the air surrounding the house. *Figure 1* shows an "ideal" site plan for most of North Carolina.

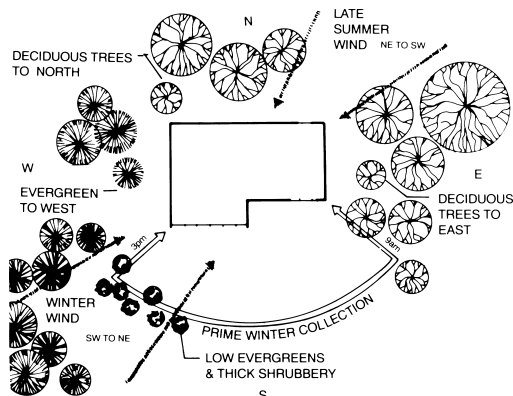


Figure 1. An Energy-saving site plan for central North Carolina.

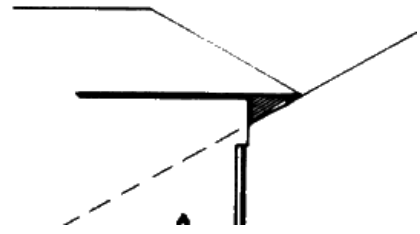


Figure 2. Overhang Shading in summer and winter

The subject of landscaping for a passive solar house is discussed in detail in *Energy-Saving Landscaping for Your Passive Solar Home (FS 109)*, a factsheet distributed by the NC Solar Center.

Roof Overhangs

A roof overhang is a simple architectural feature which can be used on the south side of the house to block direct sunlight in summer without reducing the available sunlight in winter. *Figure 2* illustrates how this is possible: because the sun travels a higher path in the sky in the summer than in winter, the overhang blocks direct sunlight from entering in summer, while the lower winter sun passes beneath the overhang. Overhangs do not work as effectively on orientations other than due south, however, because the sun is at lower angles in the sky when it shines from the east or west, thus bypassing the overhang.

Figure 3, taken from *Building with Passive Solar* by the Southern Solar Energy Center, illustrates how orientation affects overhang effectiveness. The chart is designed to size overhangs to provide shading for the five most severe sun hours on August 1. For example, consider Raleigh, which sits at a latitude of 36° . Find the point where 36° intersects the "south-summer" curve. Then draw a line vertically downward to determine the feet of vertical wall in shade per foot of eave overhang. For Raleigh, this figure is about 3.3; that is a 1 foot overhang would shade 3.3 feet down the wall; a 2 foot overhang would shade 6.6 feet, and so on.

Following the same procedure using the "East or West" curve, however, shows that each foot of an east or west overhang will only shade about 0.8 feet down the wall. Because an east or west overhang would have to extend out several feet to provide shade, which would require extra support, a simple roof overhang is rarely used at these orientations. A covered porch or carport on the east or west side may be used, however, to produce the same effect since it would extend out by several feet.

Overhangs may be a permanent part of the building's structure, or may be used seasonally. The sunspace of the NCSU Solar House uses overhangs as a permanent shading mechanism. The top portion of the sunspace is shaded by a permanent 3' roof overhang.

An important point to remember about overhangs is that they block direct sunlight. During the summer, only about 45 percent of the sunlight shining on a vertical

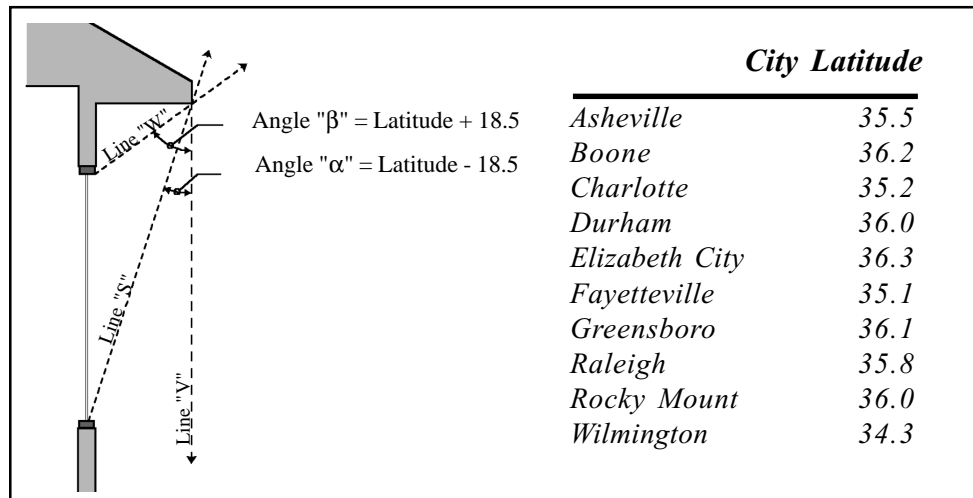


Figure 3. Calculating overhangs for sites in North Carolina

window in North Carolina is direct sunlight. The remaining 55 percent is made up of diffuse and reflected sunlight, which will not be blocked by overhangs. This does not imply that overhangs are not useful; it just means that they should be used in conjunction with some other cooling strategies, such as interior shading, to be fully effective.

A chart which illustrates the varying sun angles throughout the year, which may be helpful in determining overhang effectiveness, is contained in "Siting of Active Solar Collectors and Flat Plate Modules," a free factsheet (# 112) distributed by the North Carolina Solar Center.

Awnings

Awnings serve the same general function as an overhang, but are more flexible in their application. Made of lightweight materials such as aluminum, canvas, acrylic, or polyvinyl laminate, it is possible for them to span distances of several feet without the need of extra support, thus making it possible for them to provide adequate shade even on the east or west. They are also frequently designed to extend below the top of the window, increasing their shading effectiveness.

Awnings can be custom-made to match the home exterior, making them an attractive design feature for many homes. They may have open or closed sides. Sideless awnings can shade east and west windows effectively, but for south windows, awnings with sides will give better protection against the early morning and late afternoon sunlight. To avoid trapping heat underneath the awning next to the window, the awning must have some means of allowing heat to escape, either through open sides or from a vent at the top. To be most effective, awnings should be light in color.

Permanent awnings may be appropriate for use on the east or west side, but awnings on the south side need to be retractable or removable in winter in order to allow in sunlight for heating.

Exterior Shade Screens

Solar shade screens are a very effective shading option. Made of a thick fiberglass mesh which absorbs the sunlight, they are effective against diffuse and reflected, as well as direct, sunlight. Consequently, they are capable of blocking up to 70 percent of all incoming sunlight before it enters the windows. Because most varieties can also serve as insect screening, they also allow the use of natural ventilation, unlike some other shading options (such as interior or exterior shades) which block air flow.

Shade screens come in a variety of colors. From the outside, most shade screens appear darker than a standard window screen, however, from the inside, most people will not notice an appreciable difference in color.

Shade screens may be ordered to size for a particular window, or the mesh may be purchased by the roll and installed by the homeowner using special hardware that snaps in the window frame. In addition to fiberglass mesh, there is another type of shade screen which uses thin louvered metal fins to reflect the sunlight. This type is more expensive, however, and is used more frequently on commercial buildings than residences.

Shade screens should be removed in winter to allow full sunlight to enter the windows.

Shutters and Shades

Exterior shutters and shades, either hinged or of the rolling blind type, are another option for shading. Although they block sunlight very effectively, they have a few disadvantages: they obscure the view from the window, block daylighting, and may be inconvenient to operate on a daily basis. They are also subject to wear and tear, and may block air flow.

Exterior shutters may be operated manually or automatically. Automatic controls are more costly and difficult to maintain, but may be more practical than manual controls when the shutters are at inconvenient locations, such as behind shrubbery or on the second floor. Proper use of the

shutters is also more likely when they are automatically controlled rather than depending upon compliance by members of the household.

The lifestyle of the family needs to be considered in the decision of whether or not to use exterior shutters. If the house is unoccupied during the day, and the shutters can be easily closed by the homeowners as they leave for work and reopened on arriving home, exterior shutters can significantly reduce the amount of heat entering the house during the day. On the other hand, if some of the family is at home occupying those rooms during the day, they may be resistant to the loss of view. Similarly, there will be resistance from family members to opening and closing shutters which are inconvenient to operate.

Another variety of exterior shutter, the *Bahama shutter*, is hinged at the top and projects out from the window at an angle, held in place by a rod or wood strip. In practice, it shades more like an awning, allowing in daylight and ventilation. Unlike other exterior shutters, it may be operated from the inside.

INTERIOR SHADING

While interior shading is not as effective as exterior shading, since it is unable to block heat until it has already entered the building, it can still be a useful supplement to exterior shading. It should certainly be used where other shading options are unavailable. Interior window treatments are normally considered a necessity for privacy and as part of the house's decor. Proper selection of window treatments can make them an asset for cooling as well.

Draperies and curtains are most effective when made of tightly-woven, opaque material of a light or reflective color. The tighter the curtain fits to the window, the better its ability to trap heat and prevent it from entering the house.

Simple white roller shades shade quite effectively when fully drawn, but prevent light and air from entering. Venetian blinds, while not as effective at trapping heat, will allow air and light to pass through, while reflecting some of the sun's heat. Some newer blinds are coated with special reflective finishes.

The subject of interior and exterior window treatments is discussed in detail in "Summer Shading and Exterior Insulation for Windows," a free factsheet (# 103) distributed by the North Carolina Solar Center.

Reflective Films and Coatings

Reflective coatings which adhere to glass can block up to 85 percent of incoming sunlight. Some coatings may be applied seasonally; others are permanently affixed to the glass surface. Permanent films or coatings are not appropriate for south windows in passive solar homes, since they would block heat from entering all year round. However, they would be practical for unshaded east or west windows.

Window films are not recommended for windows which receive partial shading, because the film absorbs the sunlight and will cause the glass to heat unevenly and possibly crack. Some window manufacturers will invalidate their warranties if reflective films are used on the windows.

Radiant Barriers

For roofs which are unshaded, radiant barriers provide another way to block heat from entering your home. A radiant barrier is a layer of aluminum foil placed in an air space between a heat-radiating surface (the roof of your house) and a heat-absorbing surface (the insulation on the floor of your attic). It works to reduce the heat entering your house in two ways: its reflective surface reflects most of the radiant heat striking it, and it will itself emit very little heat.

Radiant barriers come in many different forms: single-sided or double-sided foils, foil-faced insulation, and multilayered foil systems with air spaces. Any of these products should perform equally well if properly installed, so the cost of the product and its ease of installation should guide your decision between them.

To work properly, the shiny side of the radiant barrier must face an air space. In an attic, this is done by stapling the radiant barrier, shiny side down, to the underside of the roof decking or the roof trusses. Although this may seem counter to what your intuition tells you, this is the preferred position. The orientation of the shiny surface itself does not matter; it will reflect heat equally well whether it points up or down. What is important is that the surface remain shiny. Hanging the radiant barrier with its shiny side down prevents dust from accumulating on its surface and reducing its ability to reflect heat. Some dealers recommend laying the radiant barrier on the floor of the attic for ease of installation. This is not a good idea, however, because of the dust accumulation problem, damage from possible traffic and, most important, the possibility of moisture problems being caused by water vapor trapped beneath the radiant barrier.

The Florida Solar Energy Center has prepared a factsheet on radiant barriers entitled "Radiant Barriers: A Question and Answer Primer." This factsheet is available free of charge from the North Carolina Solar Center.

MINIMIZE HEAT GENERATED

Not all of the heat in our homes in summer comes from the sun; much of it comes from the occupants of the home and the appliances they use. By carefully selecting appliances and the times when they are used, members of the household can help keep the house cooler.

SELECT ENERGY-EFFICIENT APPLIANCES

The first step in minimizing heat generated within the home is choosing energy-efficient appliances throughout the house, from the large appliances like refrigerators down to the smaller ones, like light bulbs. The less efficient an appliance is, the more waste heat it generates: thus, its inefficiency costs in two ways: the extra energy it costs to run the appliance, and the cooling penalty that comes with having to remove the extra heat it generates.

Most major appliances come with energy-guide labels that show how much energy the appliance will use, and compare its energy use to that of similar products. Use these labels to guide your purchases. Remember that you will continue paying for the appliance long after its purchase due to the energy it consumes, so that the one that appears least expensive at first may not be so in the long run.

This is especially true in lighting. Consider a 60 Watt incandescent light bulb. It will provide light for about 1000 hours before burning out. To get 10,000 hours worth of lighting, you would pay about \$6.80 (for 10 bulbs, at \$0.68 each) plus \$45.60 for the electricity to run them (assuming electricity costs \$0.076 per kWh) for a grand total of \$52.40. Compare this to a single 15 Watt compact fluorescent "lamp", or light bulb, which produces a similar amount of light and has a lifetime of 10,000 hours. Its initial purchase cost would be higher, about \$15, but the cost of electricity to run it is one-quarter that of the incandescent, or \$11.40, making the total cost of lighting from the compact fluorescent only \$26.40. This is roughly half the cost of the incandescent, even without considering the extra costs imposed by the effect of the incandescents on the house's cooling load.

In general, incandescent light bulbs are the least energy-efficient source of lighting for the home. Better alternatives include fluorescent lights and daylighting. If there are windows in the home, and if they have been shaded with trees, overhangs, awnings, or venetian blinds as discussed in the previous section, daylighting can be an effective source of diffuse sunlight. Diffuse light entering from the side is a pleasant and effective source of lighting for the house during the day. Direct sunlight tends to cause problems with glare and introduces too much heat along with it to be a sensible source of summer lighting. Skylights are generally not considered an energy-saving source of daylighting because of the increase in the house's cooling load caused by the heat that they admit.

USE APPLIANCES WISELY

Kitchen and laundry appliances, by design, produce heat. By substituting less-heating alternatives or scheduling their use for the cooler morning or evening hours, however, their effect on the house's load can be minimized.

In the kitchen, use a microwave oven or a smaller toaster oven rather than the large oven whenever possible. Serving

cold dishes in summer is a good idea because lunch and dinner time occur during the hottest part of the day. Cold dishes will be refreshing and cut down on the amount of heat added to the house at mealtimes. Cooking dishes in the evening to be served later (either cold or reheated in the microwave) shifts the added heat of cooking away from the already warm dinner hour and also fits well into the schedules of many two-income families. Consider grilling foods outdoors. Although this can be a pretty hot way to cook a meal, the heat that is produced stays outside your house.

When cooking on the stovetop, be sure to cover pots and pans. Less energy will be needed to cook the foods, and less heat and humidity will be added to the house. If boiling in an open pot is necessary, be sure to turn on the kitchen exhaust fan so that it can help remove the humidity introduced by the steam.

When doing laundry, wash only full loads and use cold water whenever possible. It will save the energy needed to heat the water, and lessen the addition of warm, moist air in your laundry room. If the schedules of family members permit, consider using a "solar clothes dryer," or a clothes line, instead of an electric or gas clothes dryer since they produce large amounts of heat. Moving laundry tasks to the morning or evening hours is helpful, too.

VENTILATE TO REMOVE HEAT AND MOVE AIR

Ventilation, or the movement of air, is one of the most powerful means of achieving a cool home. Ventilation has two goals: (1) to remove heat from the house and (2) to provide air movement within the house to cool its occupants. There are several different types of ventilation, both natural and mechanical, which meet these goals in different ways. Though mechanical ventilation measures are not strictly passive, they are a much less energy-intensive method of achieving a cool home than air conditioning.

NATURAL VENTILATION

Natural ventilation, or relying upon summer breezes to generate air movement within the house, is the simplest of passive cooling strategies. Due to the variability of wind speed and direction, though, it can also be the least reliable. However, careful selection of windows and their positioning can help enhance the natural ventilation possibilities of your house.

When determining the type of windows to be used in your home, appearance should not be the only factor; the summer ventilation and winter infiltration potential of the window should also be considered. With the standard double-hung window, where the window is opened by pushing one half of the window in front of the other half,

slightly less than half, or about 45 percent, of the total window area is available for ventilation purposes. The same is true of single-hung and horizontal sliding windows. With awning windows, this percentage is 75 percent; with casement windows, the percentage of free vent area is 90 percent. Casement and awning windows are also superior to the single-hung, double-hung, and sliding windows in winter, since they are better able to achieve a tight fit which reduces infiltration.

In planning the layout of windows in the house, the important point to remember is that for natural ventilation to succeed, there must be both an inlet and an exit for the air. In other words, windows on both the windward side and the leeward side of the house need to be open to promote air flow. If there is not an exit for the air, the house will become pressurized by the addition of incoming air. Once the house is pressurized, the wind will see the open windows of the house as just another obstacle to be bypassed, rather than an inviting gate to enter.

Pathways for airflow within the house also need to be left open. For example, if the door to the bedroom on the windward side of the house is normally left closed, the room will quickly become pressurized and lose its potential to help cool itself and the rest of the house.

Rooms with two exterior walls should have windows on both walls, with as much distance between the windows as possible, to maximize the potential for cross-ventilation. Of course, this guideline needs to be considered at the same time as the recommendation to minimize windows on the east and west side. If your family is unlikely to use natural ventilation, your cooling needs would be better met by minimizing the east/west window area. On the other hand, if your family rarely uses air conditioning and the east or west windows would be well shaded by trees or by other means, the windows could be a cooling asset.

WHOLE HOUSE FANS

Whole house fans allow your house to use outdoor air for cooling even when no breezes are blowing. Whole house fans remove hot room air from the ceiling and exhaust it out through the vents in the attic. At the same time, it pulls in cooler supply air through the windows.

A general rule of thumb for sizing whole house fans is that the fan should be able to provide between 0.5 and 1 air changes per minute. For example, consider a 2000 square foot house with 8 foot ceilings. The house volume equals the floor area times the ceiling height, or 16,000 cubic feet. Thus, this house would need a fan that provides between 8000 and 16,000 cubic feet per minute (CFM). You may find it worthwhile to choose a fan rated toward the upper end of this range. This way, you will frequently be able to operate the fan at low speed, where it will run more quietly. The installation of a 12-hour timer switch is also convenient, so that the fan can be set to turn off automatically during the night.

CEILING FANS

Whole house fans move large volumes of air at moderate speeds in order to exhaust heat from the house. Ceiling fans, on the other hand, don't remove heat. Instead, they provide localized breezes which blow past your body and help it lose heat more efficiently, giving you the perception that the temperature is about 4 degrees cooler than it actually is. Accordingly, in a house with strategically located fans, the air conditioner thermostat setting may be raised from 2 to 6 degrees above what would otherwise be considered comfortable.

To be most effective, fans need to be located throughout the house. If located only in the family room and master bedroom, family members in other rooms are likely to lower the thermostat setting to a point where they are comfortable, too. Portable fans are useful to have around to provide air movement in rooms that are only intermittently occupied. *Ceiling Fans for Cooling Comfort*, an article reprint, is available free of charge from the North Carolina Solar Center.

EXHAUST FANS

The kitchen and bathroom come equipped with exhaust fans designed to remove the hot, humid air produced in these areas. Their proper operation is important not just for comfort, but to help prevent the growth of mold and mildew.

Install a timer control switch on the bathroom vent fan, so that when the fan is turned on after a shower or bath, it will run only long enough to remove the excess moisture from the room, without having to depend on having someone remember to turn it off. When selecting a fan, choose a quiet fan (one with a rating of 3 sones or less), because experience has shown that people tend to avoid using noisier fans.

Exhaust fans need to vent to the outdoors, rather than into the attic, to avoid moisture damage to the insulation or mold growth.

ATTIC AND ROOF VENTILATION

Proper ventilation between the roof and the insulation is important all year round. In winter, it helps prevent moisture buildup which could damage the insulation and other building materials; in summer, it reduces roof and ceiling temperatures, thus saving on cooling costs and lengthening the life of the roof.

Figure 4 shows some of the variety of vent types to choose from are ridge, gable, soffit, static mushroom, and turbines. There are also electrically powered attic ventilators. In general, however, electric attic ventilators consume as much electricity to operate as they would save in air conditioning costs, and are recommended only in cases where the required ventilation cannot be met by passive means. (Note: this type of attic ventilation fan should not be confused with the whole house fan discussed earlier; they are different technologies).

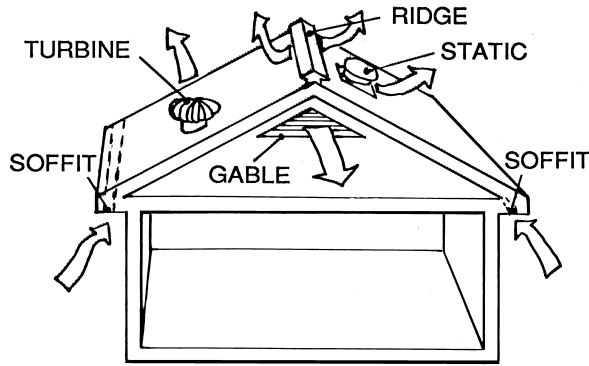


Figure 4. Types of roof vents.

To achieve proper ventilation, the vent area needs to be divided equally between low vents, at the eave or soffit, and high vents, at the roof ridge or gable. The most effective ventilation strategy is to combine continuous ridge and soffit vents. The amount of ventilation depends upon the floor area of the attic and the amount of moisture entering it. The general guideline is that there must be one square foot of attic vent for every 150 square feet of attic floor area.

AIR CONDITION ONLY IF NEEDED

In most of North Carolina, even after following all of these passive cooling guidelines, there will still be days when air conditioning is required to provide the comfort level to which most of us are accustomed. In a house designed for passive cooling, however, air conditioning will be required in lesser amounts and on fewer days.

Make sure that your central air-conditioning unit is properly sized for your house, using air conditioning industry standard “ASHRAE” or “Manual J” sizing procedures rather than a rule of thumb. Do not buy an oversized unit because it will actually be less effective in making your house comfortable. Part of your air conditioner’s job is to dehumidify the air in your home. If the unit is oversized, the unit will lower the air temperature before it has a chance to dehumidify the air. To get to a comfortable humidity level, homeowners tend to lower the thermostat setting, thus consuming more energy than is necessary and sometimes ending up with a cold, clammy house.

Make sure that your ductwork has been adequately sealed and insulated. Even though it sounds as if it’s the right tool for the job, duct tape does not do an adequate job of sealing ductwork from leaks. A sealing compound, known as *mastic*, will do a much better job of sealing the ducts.

Continue to use your ceiling fans even when the air conditioning is on. They will allow you to raise the thermostat set point and, for every one degree that the thermostat is raised, air conditioning costs will drop by 3 to 8 percent.

WHAT ABOUT....?

EARTH TUBES

The earth tube, or earth cooling tube, was a concept that gained popularity for a while in the late seventies and early eighties. It consists of pipes buried several feet below ground, where temperatures are lower. Air is drawn into the house through the underground tubes, which allow it to be cooled before entering.

Experience has shown earth tubes to be unfeasible in North Carolina for several reasons. The chief problem is the fact that the air introduced through the earth tubes is typically humid, with the result being that the occupants of the house are frequently left less comfortable than before due to the extra humidity. In some homes, they were found to be an entry way for insects, vermin, and sometimes water during heavy rain storms. Additionally, the fact that earth tubes increase the possibility of exposure to radon and other unhealthy soil gases has led to their falling into disfavor as public awareness of the dangers of these gases has grown.

SOLAR CHIMNEYS

Another concept that gained popularity during the seventies was the solar or thermal chimney. Basically, the thermal chimney is like a small, open solar collector on the roof that connects to the air inside the house through an opening in the ceiling or wall. As the air inside the chimney warms, it rises and exhausts through the top of the chimney, pulling air from inside the house to replace it, which in turn will be replaced by fresh air pulled in through the open windows of the house.

The biggest problem with the thermal chimney is that of timing. Unfortunately, the time when the solar chimney works its best is at mid-day when the sun is shining brightly, when the air temperature outside is high and outside air should not be brought indoors. In the cooler morning and evening hours, when outdoor air would be desirable, the chimney is not capable of producing a strong enough draft to effectively draw in the cooler air.

EVAPORATIVE COOLING

Evaporative cooling concepts have been known and successfully implemented for centuries. As water evaporates, it draws heat from the air passing by it, producing cool, damp air. While this is an attractive concept in arid climates, it is less appealing in areas like North Carolina which already have high humidity levels in summer.

FOR MORE INFORMATION

The North Carolina Solar Center has a reference library as well as other free fact sheets and information on solar energy, renewable energy, energy efficiency, and related subjects. For more information on these topics, or to learn more about the resources available, contact the Solar Center.

Written by:

Lib Reid-McGowan
Solar Engineering Specialist
North Carolina Solar Center

Take advantage of the state tax credit for solar energy!

North Carolina has revised and updated its renewable energy tax credits, effective January 1, 2000.

For residential applications, homeowners may now take a 35 percent tax credit for all renewable energy sources, with the maximum credit depending on the application. For passive and active solar space heating and cooling, the maximum credit is \$3,500. For solar water heating, the maximum credit is \$1,400. For photovoltaics and other renewable energy sources, the maximum credit is \$10,500. For commercial and industrial renewable energy applications, the tax credit is also 35 percent, with a maximum credit of \$250,000 for all sources and applications. For further information on these tax credits, contact the North Carolina Solar Center at 1-800-33-NC SUN or 919-515-3480, or visit our website at www.ncsc.ncsu.edu.

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Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Legislation Text

File #: 14-0124, **Version:** 1

TITLE:

CTDA Budget Report for FY 2013-14 and Set Priorities for 2014-2015

PURPOSE: The CTDA will report to the Board of Aldermen on expenditures and projects that have been made for FY 2013-14 and ask for feedback on the Board of Alderman's funding priorities for FY 2014-2015 feedback/comments for the Board CTDA upcoming budget FY 2014-15

DEPARTMENT: Economic and Community Development

CONTACT INFORMATION: Phaedra Kelly, Chairperson for the CTDA and Annette D. Stone, Economic and Community Development Director (919) 918-7319

INFORMATION: The CTDA is beginning the budgeting process for FY2014-15 and would like to update the Board on the projects and events that have been funded so far in 2013-14 and in addition receive comments back from the Board of types of projects and events that they may like to see funded in FY 2014-15. So far, as of February 2014 the CTDA has collected \$46,243.50 in occupancy tax revenues, the projected revenues for 2014-2015 are \$115,964.

FISCAL & STAFF IMPACT: All projects funded through the CTDA are from the 3% occupancy tax generated by the Hampton Inn and Suites.

RECOMMENDATION: Hear the presentation and provide feedback to the CTDA.

ANNUAL BUDGET ORDINANCE
Carrboro Tourism Development Authority
Town of Carrboro, North Carolina
FY 2013-14

WHEREAS, the Carrboro Tourism Development Authority is a public authority subject to the provisions of the Local Government Budget and Fiscal Control Act (LGBFCA); and,

WHEREAS, the Carrboro Tourism Development Authority developed its recommended budget on November 4, 2013 and made it available for public inspection; and,

WHEREAS, on January 6, 2014, the Carrboro Tourism Development Authority held a public hearing on the budget pursuant to G.S. 159-12;

BE IT ORDAINED BY THE CARRBORO TOURISM DEVELOPMENT AUTHORITY:

Section 1. The following amounts are hereby appropriated for the operation of the Carrboro Tourism Development Authority and its activities for the fiscal year beginning July 1, 2013 and ending June 30, 2014, according to the following schedules.

SCHEDULE A - GENERAL FUND		
Promote Travel and Tourism (2/3)		\$ 41,084
Local Projects and Events	21,084	
Maps, Way Finding & Signage	20,000	
Tourism Related		\$ 7,090
300 E Main Parking Contract – Town of Carrboro	7,090	
General & Administrative		\$ 8,494
Advertising	1,000	
Departmental Supplies	500	
Contractual Services (audit, legal, etc.)	3,000	
Dues and Subscriptions	494	
General Insurance	3,000	
Public Officials Liability Insurance	500	
Fund Balance Reserve (8%)		\$ 4,928
Total Expenditures		<u>\$ 61,595</u>

Section 2. It is estimated that revenues in the amount of \$61,595 from the hotel/motel occupancy tax levied at the rate of 3% of the gross receipts by the Town of Carrboro will be available during the fiscal year beginning July 1, 2013 and ending June 30, 2014 to meet the foregoing schedule.

Section 3. In accordance with G.S. 159-13, a copy of this ordinance shall be filed with the Finance Officer, and the Town Clerk.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this 3rd day of February 2014:

Ayes:

Noes:

Absent or Excused:

Chair, Carrboro Tourism Development Authority

April 7, 2014

To: Carrboro Tourism Development Authority

From: Arche L. McAdoo, Finance Officer

Subject: Budget for FY 2014-15

As a public authority, the Carrboro Tourism Development Authority (CTDA) governing board has responsibility to adopt a budget that complies with the provisions of the Local Government Budget and Fiscal Control Act (G.S. 159-7 through G.S. 159-17.1). Below is a proposed schedule for development of the budget for 1914-15.

Budget Development Schedule

Friday, April 18, 2014	Good Friday Holiday
Tuesday, April 22, 2014	CTDA meets with Carrboro Board of Aldermen to receive input on budget priorities
Monday, May 12, 2014	Public Notice of Public Hearing
Monday, May 12, 2014	FY 2013-14 Mid-Year Budget Status Report
Monday, June 02, 2014	CTDA holds Public Hearing on Recommended Budget
Monday, June 09, 2014	First Budget Work Session (if necessary)
Monday, May 26, 2014	Memorial Day Holiday
Monday, June 23, 2014	CTDA Adopts FY 2014-15 Budget

For the current fiscal year 2013-14 the CTDA has adopted a budget of \$61,595 with projected revenues from the hotel and motel room occupancy tax levied by the Town. This tax rate is 3% of the gross receipts derived from the rental of any room, lodging or accommodation furnished by a hotel, motel, inn, etc. The Town is required to remit to the CTDA on a quarterly basis, the net proceeds of the occupancy tax (gross proceeds less the cost to the town of administering and collecting the tax).

Revenues totaling \$31,113.23 have been distributed by the Town to the CTDA representing the net proceeds through December 31, 2013. Net proceeds in the amount of \$15,130.20 for the third quarter ending March 31, 2014 are due for distribution in April 2014. Thus, total revenues through March 31, 2014 total \$46,243.50. If the current trend continues through the fourth quarter, revenues may exceed the budget.

There have been no expenditures of funds so far this year. However, there are a number of expenses that will need to be paid in the fourth quarter. These expenses include payment to the Town for the 300 East Main Street Parking Deck, public official's liability, advertising, and support for local projects.

The CTDA is required to use at least two-thirds of the funds remitted to it to promote travel and tourism in Carrboro (see Section 8A-4). To comply with certain requirements of the Local Government Budget and Fiscal Control Act, funds are needed for administrative costs (such as audit, fidelity bonds, general liability insurance, advertising, etc.). Also, the Local Government Commission requires public entities to maintain a fund balance (or rainy day fund) equal to at least 8% of budget.

RECOMMENDATION

That the Carrboro Tourism Development Authority adopt the above schedule for development of the fiscal year 2014-15 budget.



Carrboro Tourism Development Authority

Dear Ms. Tremblay:

Thank you for your application for grant funds from the Carrboro Tourism Development Authority for the ArtsCenter event, Local Roots Craft Fair. The CTDA met on April 7, 2014 and voted on the following recommendation(s);

- Approved the request for \$1800.00 on the condition that the organizers re-submit an amended detailed budget of in-kind contributions of staff time and other resources, and of other participants' expenditures.

Again, thank you for your submission to the CTDA! We appreciate your interest in growing tourism in Carrboro.

Sincerely,

Phaedra Kelly, Chair



Carrboro Tourism Development Authority

Dear Ms. Mormino:

Thank you for your application for grant funds from the Carrboro Tourism Development Authority for the Merge Records 25th Anniversary event. The CTDA met on April 7, 2014 and voted on the following recommendation(s);

- Approve your request for \$7,000.00.

We will be sending you a contract for your consideration. Again, thank you for your submission to the CTDA. We appreciate your interest in growing tourism in Carrboro!

Sincerely,

Phaedra Kelly, Chair



Legislation Text

File #: 14-0137, **Version:** 1

TITLE:

Modification of the List of Preferred Projects for the Use of Sales Tax Revenues to Enhance Access to Transit

PURPOSE: The Board is asked to endorse a modification of its list of priority projects for which half-cent sales tax revenues for transit access improvements will be sought. The modification adds the Morgan Creek Greenway as a priority to supplement the S. Greensboro St. sidewalk and modifies the timing and scope of the request of funds for Estes Dr. improvements.

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Brubaker - 918-7329

INFORMATION:

Summary of changes the Board is asked to endorse

- Staff is authorized to request that the Morgan Creek Greenway be added as a bus capital project priority, to which half-cent sales tax revenues may be applied.
- Staff is authorized to request that the SWG modify the Estes Dr. project implementation details to include a transit access/corridor study with implementation occurring in future years.

Explanation

On September 17, 2013, the Board of Aldermen adopted a resolution establishing the following prioritization of capital projects to which sales tax revenues authorized for transit improvements, approved by Orange County voters on November 6, 2012, and allocated according to the Orange County Bus and Rail Investment Plan (OCBRIP), may be applied:

- a. South Greensboro Street
- b. Estes Extension
- c. West Main Street
- d. Old Fayetteville Road

The resolution came after review by advisory boards. The TAB and Planning Board made recommendations on August 22 and September 5, 2013, respectively.

In accordance with the resolution, Town staff have communicated with Chapel Hill Transit staff and the OCBRIP Staff Working Group (SWG) - composed of staff from Triangle Transit, Chapel Hill Transit, Orange County, and the MPO - on the funding amounts and implementation schedule for these projects. The SWG is developing OCBRIP amendments to be considered for approval by the respective governing boards of Triangle Transit, Orange County, and the MPO. This includes an updated schedule of FY15 (and future fiscal years')

allocations to the Durham-Orange LRT project, bus service expansion allocations to transit providers, the Hillsborough Train Station project, the MLK bus improvement project, and other priorities enumerated in the OCBRIP. The process for reviewing OCBRIP implementation progress, and updating the plan, is governed by an interlocal implementation agreement.

One of the funding priorities is enhancing transit stops and access to them (“bus capital” improvements - used interchangeably in this abstract with “half-cent sales tax revenues”, unless otherwise noted). The SWG seeks to fund an array of such improvements submitted by Orange County transit providers and municipalities, but also is encouraging them to identify other funding sources that can be combined with half-cent sales tax revenues.

At the present time, the total cost of submitted bus capital projects is slightly over \$7 million. The total amount of funding expected to be available via the OCBRIP until its horizon is \$7.2 million. The most recent assumption from the SWG is that \$513,000 will be available in FY15. This assumes a 54%/8%/34% local/state/federal split.

The Board has made it a priority to begin a project to build a sidewalk on S. Greensboro St., and has adopted a resolution (1-28-2014) prioritizing FY15-16 STP-DA Local Discretionary funds for that project. The Morgan Creek Greenway project is at the 90 percent plan stage of the preliminary engineering phase, with construction expected to begin later this year. Both projects complement each other, would be geographically contiguous, and together complement NCDOT TIP Project U-2803, Smith Level Road, to provide remarkable improvements in bicycle and pedestrian transportation options to neighborhoods in the southern part of Carrboro.

The most recent engineer’s estimate provided by Coulter Jewell Thames indicates a total cost of Morgan Creek Phases 1 and 2 to be \$1,135,000, including contingency. The Town estimates that construction engineering will cost an additional \$147,750. With this in mind, and incorporating existing preliminary engineering costs and current federal STP-DA and local revenues, staff estimate that there is a funding shortage of \$919,224 to fully build the project from Smith Level Rd. to the Chapel Hill Tennis Club/Weatherhill Pointe.

To address this funding gap, the Town has requested allocation of STP-DA Regional Bicycle and Pedestrian funding. The MPO included its federal Transportation Alternatives Program (TAP) suballocation in this category. Since TAP funds must be awarded via a competitive process, the MPO evaluated all Regional Bike-Ped requests from members. The Morgan Creek Greenway request received the highest score and is recommended by MPO staff for funding. An allocation of \$730,876, combined with a local match of \$188,348, would address the funding gap. (The local portion also matches a small additional STP-DA allocation approved by the MPO in 2013 of \$22,516.)

Half-cent sales tax revenues are identified as a viable funding source for the identified local match. The Morgan Creek Greenway not only connects with the S. Greensboro St. sidewalk but also enhances neighborhood access to the Chapel Hill Transit J, D, and JN Saturday routes.

Staff also indicated to CHT and the SWG priorities b) through d). However, no federal funds have been identified for these projects. Although the Estes Dr. project was submitted for prioritization in the current STIP process, it is uncertain - and probably unlikely - that it will make it as a funded project on the STIP. The projected cost of adding both sidewalks and bike lanes to Estes Dr. is approximately \$1.2 million. Therefore this single project would use up a substantial portion of all half-cent sales tax bus capital revenues if funded 100 percent locally. With this in mind, staff would like to seek the Board’s endorsement to proceed first with a transit access/corridor study in FY16, with improvements scheduled for future years when funding and corridor

issues have been better explored.

With this in mind, the following is a summary of the changes the Board is asked to endorse:

- Staff is authorized to request that the Morgan Creek Greenway be added as a bus capital project priority, to which half-cent sales tax revenues may be applied.
- Staff is authorized to request that the SWG modify the Estes Dr. project implementation details to include a transit access/corridor study with implementation of improvements occurring in future years.

FISCAL & STAFF IMPACT: The ultimate fiscal impact of the modifications would include:

- * Identification of a local matching revenue source to address the funding gap for Morgan Creek Greenway Phases 1 and 2;
- * Change in the schedule, and possibly the amount, of half-cent sales tax revenues that could be used for transit access improvements on Estes Dr. It should be reiterated that, due to the cost of these improvements, it is unlikely that the bus capital allocation would be suitable to fund 100% without substantially impairing bus capital needs of transit providers and Orange County jurisdictions.

RECOMMENDATION: Staff recommend that the Board of Aldermen adopt the resolution in Attachment A.

**A RESOLUTION MODIFYING THE LIST OF PRIORITIES FOR CAPITAL PROJECTS TO
IMPROVE ACCESS TO TRANSIT STOPS**

WHEREAS, on September 17, 2013, the Board of Aldermen adopted a resolution establishing a following prioritization of capital projects to enhance access to transit; and,

WHEREAS, the Morgan Creek Greenway connects to the proposed South Greensboro Street sidewalk project, and both projects enhance access to transit stops; and,

WHEREAS, building multimodal improvements on Estes Drive has long been a priority of the Carrboro Board of Aldermen; and,

WHEREAS, the Orange County Bus and Rail Investment Plan (OCBRIP) makes available some half-cent sales tax revenues, approved by Orange County voters in 2012, for enhancing access to transit stops;

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board endorses the following changes in the list of priorities for transit access projects:

1. That the Morgan Creek Greenway be added as a bus capital project priority, to which half-cent sales tax revenues may be applied;
2. That the Estes Dr. project implementation details be modified to include a transit access/corridor study with implementation of improvements occurring in future years.

BE IT FURTHER RESOLVED that staff are directed to communicate these changes, and coordinate the details of them, with Chapel Hill Transit, the OCBRIP Staff Working Group, and other applicable stakeholders.

This is the 22nd day of April in the year 2014.



Legislation Text

File #: 14-0135, **Version:** 1

TITLE:

Follow-up to Update on Implementation Strategies and Discussion of Community Outreach Efforts for Historic Rogers Road Neighborhood

PURPOSE: The purpose of this agenda item is to provide the Board of Aldermen an opportunity to consider information requested in its recent update on implementation strategies for the Historic Rogers Road Neighborhood, particularly the extensive community engagement initiative that is proposed to engage stakeholders, affirm neighborhood interests and aspirations, clarify the vision for development in the area, and prepare for implementation of sewer installation.

DEPARTMENT: Planning

CONTACT INFORMATION: Patricia McGuire - 919-918-7327 - pmcguire@townofcarrboro.org

INFORMATION: On March 4th, the Board of Aldermen received an update on the status of implementation of sewer installation and community outreach planning for the Historic Rogers Road neighborhood (see minutes, Attachment B). The Board of Aldermen authorized the allocation of Town funds to be used to contribute to a 14 percent share of the cost of preliminary engineering of the sewer installation for the 86 parcels identified in the 2012 conceptual sewer layout and requested follow-up actions and additional information, primarily related to the proposed community outreach efforts. Staff has prepared and compiled responses to the specified requests, as presented in Attachments C - G.

FISCAL & STAFF IMPACT: On September 8, 2012, the Board of Aldermen expressed its commitment to contributing \$900,000 towards Rogers Road improvements. \$450,000 was appropriated from the Town's fund balance to support Rogers Road-related improvements on April 2, 2013; an additional \$450,000 appropriation will be needed to reach the \$900,000 contribution. The Town's share of the outreach effort under consideration at this time is estimated to be \$7,000.

RECOMMENDATION: Staff recommends that the Board of Aldermen review the information presented in this agenda item and consider directing the Town Manager to work with staff of Orange County and Chapel Hill to refine the scope of services for community outreach, to prepare appropriate agreements, and to sign relevant agreements on behalf of the Town. A resolution specifying this direction is provided as Attachment A. Prior to those details being finalized, staff will bring back a budget amendment for the Board's approval.

**A RESOLUTION SPECIFYING FOLLOW-UP ACTIONS RELATED TO COMMUNITY
OUTREACH EFFORTS FOR HISTORIC ROGERS ROAD SEWER PROJECT**

WHEREAS, the Board of Aldermen has supported efforts to make improvements in the Historic Rogers Road area, most recently evidenced by active participation in the work of the Historic Rogers Road Neighborhood Task Force; and

WHEREAS, the Board of Aldermen has previously adopted resolutions expressing its commitment to allocating \$900,000 towards Rogers Road improvements; and

WHEREAS, the Board of Aldermen appropriated \$450,000 from the Town's fund balance to support Rogers Road-related improvements on April 2, 2013; and

WHEREAS, The Town of Chapel Hill has also estimated the cost of a public outreach effort, a concept identified by the Managers that seeks to identify action steps to provide sewer service to the neighborhood.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen directs the Town Manager to work with staff of OWASA, Orange County and Chapel Hill to refine the scope of services for community outreach, prepare appropriate agreements, and sign relevant agreements on behalf of the Town.

This is the 22nd day of April in the year 2014.

Activity	Exempt	Allowable	Allowable with Mitigation
Non-electric utility, other than perpendicular crossings ^{3, 6, 5} : <ul style="list-style-type: none"> • Impacts greater than 50 feet from surface waters • Impacts within 30-50 feet of surface waters • Impacts within 30 feet of surface waters^{5, 8} 	X	X	X

This the 4th day of March, 2014

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Johnson, Alderman Gist, Alderman Seils, Alderman Haven-O'Donnell, and Alderman Slade

UPDATE ON IMPLEMENTATION OF IMPROVEMENTS IN THE HISTORIC ROGERS ROAD AREA - PRELIMINARY ENGINEERING AND OUTREACH EFFORTS

The purpose of this agenda item was to provide the Board of Aldermen an opportunity to consider information on the next phase of planning for the extension of sewer service to the Historic Rogers Road area, and on an outreach effort that will seek to clarify the vision for development in the area.

Trish McGuire, the Town's Planning Administrator, made the staff presentation.

Alderman Slade asked for the Town Managers to meet to further discuss the community outreach component and for the attorney to determine if there have been alternative methods identified that will allow the Town of Chapel Hill to financially participate. He expressed concern that the outreach proposal will address any future "changes that may occur in the Community" and stated that he does not want the effort to engage in any scare tactics with the citizens.

Rev. Robert Campbell asked the Board to move forward with the preliminary engineering study.

⁸ The width of the corridor that is maintained to exclude woody vegetation will not exceed 20 feet in width except to accommodate vehicle turnaround, preparedness for emergency situations, and state and federal regulatory standards. Permanently maintained areas will generally not exceed 20 feet in width. Occasional wider widths are allowable to accommodate vehicle turnaround.

Alderman Seils recommended that the Board discuss the community outreach further after a meeting between the managers. He also recommended that the County administer the agreement with the Jackson Center and be reimbursed by the Towns. He asked for the manager to confirm the \$130,000 - \$150,000 quoted amount from OWASA. He also asked that if a larger district is being considered, be clear that Carrboro is interested in financial contribution for only those 86 parcels.

It was requested that the Town Manager also suggest the concept of a utility district in the meetings.

Alderman Johnson asked for the Manager to make sure that RENA is included in future conversations and to note that they were left out of the conversations between the Town of Chapel Hill and the Jackson Center. She also asked for the manager to report back to the Board with additional timeline information regarding the public outreach portion of the work.

Alderman Haven-O'Donnell agreed that RENA should be involved in the conversations regarding community outreach. She also asked for staff to confirm that the preliminary engineering includes the original 86 parcels in the Historic Rogers Road Area and that Carrboro's previously agreed upon portion of 14%, to come from the \$900,000 pledged amount, is being used for that scope of work.

MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN JOHNSON FOR THE TOWN TO:

A RESOLUTION SPECIFYING FOLLOW-UP ACTIONS RELATED TO PRELIMINARY ENGINEERING AND OUTREACH EFFORTS FOR HISTORIC ROGERS ROAD SEWER PROJECT

WHEREAS, the Board of Aldermen has supported efforts to make improvements in the Historic Rogers Road area, most recently evidenced by active participation in the work of the Historic Rogers Road Neighborhood Task Force; and

WHEREAS, the Board of Aldermen has previously adopted resolutions expressing its commitment to allocating \$900,000 towards Rogers Road improvements; and

WHEREAS, the Board of Aldermen appropriated \$450,000 from the Town's fund balance to support Rogers Road-related improvements on April 2, 2013; and

WHEREAS, following the consensus from the November 21, 2013 Assembly of Governments meeting to move forward with further analysis of the mechanics/feasibility of the sewer alignments that were identified through preliminary investigations, OWASA staff has provided a preliminary scope of work and cost for this next step; and

WHEREAS, The Town of Chapel Hill has also estimated the cost of a public outreach effort, a concept identified by the Managers and also endorsed by the HRRTF that would seek to identify action steps to provide sewer service to the neighborhood.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen directe the Town Manager to work with staff of OWASA, Orange County and Chapel Hill to refine the scopes of services for sewer extension and outreach, prepare appropriate agreements, and sign relevant agreements on behalf of the Town with the following conditions:

1) PROCEED WITH THE PRELIMINARY ENGINEERING

2) FOR THE TOWN MANAGER TO SCHEDULE A MEETING WITH THE MANAGERS TO DISCUSS:

- a. OUTREACH PROPOSAL – MAKE SURE THE TOWN IS INVOLVED IN THE DISCUSSION TO DEFINE THE SCOPE OF WORK.
- b. MAKE SURE RENA IS INVOLVED IN THE DISCUSSIONS. POINT OUT THAT THEY WERE LEFT OUT OF PREVIOUS DISCUSSIONS B/W CH AND JACKSON CENTER
- c. ANSWER: WHO WILL ADMINISTER? WHO WILL DO THE WORK? WHO WILL PAY? THE BOARD EXPRESSED A DESIRE FOR OC TO ADMINISTER THE CONTRACT AND FOR THE TOWN’S TO REIMBURSE OC FOR THEIR PREVIOUSLY AGREED UPON PERCENTAGE.
- d. REPORT BACK TO THE BOARD WITH ADDITIONAL TIMELINE INFORMATION REGARDING THE PUBLIC OUTREACH PORTION OF THE WORK.

3) FOR THE TOWN MANAGER TO CONFIRM :

- a. THE \$130,000-\$150,000 QUOTED AMOUNT WITH OWASA AND REPORT BACK TO THE BOARD
- b. THAT PRELIMINARY ENGINEERING INCLUDES ORIGINAL 86 PARCELS IN THE HISTORIC ROGERS ROAD AREA AND THAT CARRBORO’S PREVIOUSLY AGREED UPON PORTION OF 14% (\$900,000) IS BEING USED FOR THAT SCOPE OF THE WORK. IF IT IS A LARGER DISTRICT THAT IS BEING CONSIDERED, BE CLEAR THAT CARRBORO IS INTERESTED IN FINANCIAL CONTRIBUTION FOR ONLY THOSE 86 ORIGINAL PARCELS.

4) FOR THE TOWN ATTORNEY TO DETERMINE FROM THE CHAPEL HILL ATTORNEY IF THE TOWN IS INTERESTED IN SEEKING ADDITIONAL MEASURES FOR PARTICIPATION. ARE THEY CONSIDERING A UTILITY DISTRICT?

This the 4th day of March, 2014

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Johnson, Alderman Gist, Alderman Seils, Alderman Haven-O'Donnell, and Alderman Slade



TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: ☐ HAND ☐ MAIL ☐ FAX ☒ EMAIL

To: David Andrews, Town Manager
Mayor and Board of Aldermen

From: Patricia J. McGuire, Planning Director

Date: April 17, 2014

Subject: Report on Follow-up to Questions from March 4, 2014 Update on Implementation of Historic Rogers Road Neighborhood Task Force Recommendations

The purpose of the agenda item on March 4th was to provide the Board of Aldermen an opportunity to consider information on the next phase of planning for the extension of sewer service to the Historic Rogers Road area, and on a proposed outreach effort for the area. The Board of Aldermen authorized the allocation of Town funds to be used to contribute to a 14 percent share of the cost of preliminary engineering of the sewer installation for the 86 parcels identified in the 2012 conceptual sewer layout and requested the actions and additional information listed below. Staff responses are noted in italic text:

1) For the Town Manager to schedule a meeting with the managers to discuss. *See Attachment D and additional comments provided for each question.*

a. Outreach Proposal, making sure that the Town is involved in the discussion to define the scope of work. *Town and County Managers met and discussed on Monday, April 7. The current draft of the Outreach Proposal (Attachment E) is still under review and comments are expected and welcome to refine its scope, timeline, and deliverables so that the process and products are beneficial to the implementation of sewer provision in the Historic Rogers Road neighborhood. Staff and HRRNTF members Aldermen Johnson and Slade have discussed and noted a few broad questions the Board may wish to consider in preparing comments or requesting changes to the proposal. These questions are:*

- 1. The scope seems rather large. Can the work be accomplished in 3.5 months?*
- 2. What is the anticipated structure of the oversight/partner role for the local governments? Would the members of the HRRNTask Force be expected to participate?*
- 3. How is the outreach expected to change the outcome of the implementation of the community center and sewer projects?*

Other comments on specific terms and outreach strategies are also anticipated as staff meet to discuss and refine the project scope. Hudson Vaughan and Robert Campbell have been invited to participate in the Board's discussion.

As part of its consideration of the draft scope of services, the Board of Aldermen may wish to review its comments on the Greene Tract and Rogers Road from March 5, 2013. See agenda materials at http://www.townofcarrboro.org/BoA/Agendas/2013/03_05_2013_D2.pdf and an excerpt of the meeting's minutes in Attachment F.

b. Make sure that RENA is involved in the discussions. Point out they were left out of the previous discussions between Chapel Hill and the Jackson Center. RENA is noted as a partner in the effort described in the Outreach Proposal.

c. Answer the following questions: Who will administer? Who will do the work? Who will pay? The Board expressed a desire for Orange County to administer the contract and for the Town to reimburse Orange County for previously agreed upon percentage. OWASA is handling the contractual arrangements for preliminary engineering. Orange County is positioned to take the lead on the Outreach Effort, and would contract with the Jackson Center for the services included in the proposal. The Board of County Commissioners is scheduled to consider authorizing contracts at its May 8th meeting. An interlocal agreement between the Towns and the County is expected to spell out cost-sharing consistent with the 43/43/14 structure agreed to previously.

d. Report back to the Board with additional timeline information regarding the public outreach portion of the work. The draft proposal includes a 3.5 month time frame for completing the work.

2) For the Town Manager to confirm:

a. The \$130,000 - \$150,000 quoted amount with OWASA and report back to the Board. This cost range was confirmed with OWASA staff.

b. That preliminary engineering includes original 86 parcels in the Historic Rogers Road area and that Carrboro's previously agreed upon portion of 14 percent (\$900,000) is being used for that scope of the work. If it is a larger district that is being considered, be clear that Carrboro is interested in financial contribution for only those 86 original parcels. These points have been shared with other partners. The preliminary engineering includes the original 86 parcels, as noted in the conceptual sewer layout.

3) For the Town Attorney to determine from the Chapel Hill Attorney if the Town is interested in seeking additional measures for participation. Are they considering a utility district? *Mike Brough has been in contact with Ralph Karpinos, Chapel Hill Town Attorney. An email included as Attachment F summarizes Mr. Karpinos' opinion on these questions.*

From: David Andrews
Sent: Friday, March 07, 2014 9:32 AM
To: 'Roger Stancil'; Donna Bell; Ed Harrison; George Ciancolo; Jim Ward; Jim Ward2; Lee Storrow (LeeStorrow.CH@gmail.com); Maria Palmer; Mark Kleinschmidt; Mark McCurry; Matt Czajkowski; Town Council; sally@ibiblio.org
Cc: Loryn Clark; Judy Johnson; JB Culpepper; Ed Kerwin; Michael Talbert (mtalbert@orangecountync.gov); Amy Harvey; Catherine Lazorko; Dwight Bassett; Flo Miller; Jason Damweber; John Richardson; Mary Jane Nirdlinger; Ralph Karpinos; Sabrina Oliver; Damon Seils; Jacquelyn Gist; Lydia Lavelle; Michelle Johnson; publicemail; Randee Haven-O'Donnell; Sammy Slade; Patricia J. McGuire; Matt Efird
Subject: RE: Rogers Road Efforts

Thanks Roger for this thorough and comprehensive response. I will send it to the Carrboro Board of Aldermen. I will be happy to coordinate the scheduling of the next group meeting.

Thanks again and have a great day.

David

David Andrews, ICMA-CM
Town Manager
Town of Carrboro
301 W. Main Street
Carrboro, NC 27510
Office: (919) 918-7315
Cellular: (919) 370-0319

From: Roger Stancil [<mailto:rstancil@townofchapelhill.org>]
Sent: Thursday, March 06, 2014 12:56 PM
To: Donna Bell; Ed Harrison; George Ciancolo; Jim Ward; Jim Ward2; Lee Storrow (LeeStorrow.CH@gmail.com); Maria Palmer; Mark Kleinschmidt; Mark McCurry; Matt Czajkowski; Town Council; sally@ibiblio.org
Cc: Loryn Clark; Judy Johnson; JB Culpepper; Ed Kerwin; David Andrews; Michael Talbert (mtalbert@orangecountync.gov); Amy Harvey; Catherine Lazorko; Dwight Bassett; Flo Miller; Jason Damweber; John Richardson; Mary Jane Nirdlinger; Ralph Karpinos; Roger Stancil; Sabrina Oliver
Subject: FW: Rogers Road Efforts

FYI

Design Chapel Hill 2020_smaller



Roger L. Stancil
Town Manager
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-5705
Phone: (919) 968-2743
Fax: (919) 969-2063

From: Roger Stancil
Sent: Thursday, March 06, 2014 12:55 PM
To: David Andrews; Michael Talbert (mtalbert@orangecountync.gov)
Cc: Ed Kerwin; Patricia J. McGuire; Matt Efird; Loryn Clark
Subject: RE: Rogers Road Efforts

Thank you for your questions, David. Please see information below (*italics*). If you need additional information, please let me know. I will also share this email with the Chapel Hill Town Council for their information since I assume you will share with the Board of Alderman.

First, our focus for this work has always been on the 86 parcels identified by the Task Force.

- a. Outreach Proposal – Make sure the Town is involved in the discussion to define the scope of work.

I would expect all of the partners (OWASA, Carrboro, County, Chapel Hill) will be part of defining the scope of work. We have begun putting something together for discussion by all. After we all met last year, along with staff and representatives from OWASA, the Jackson Center developed a draft scope of work for outreach into the Historic Rogers Road neighborhood. Their scope responded to questions raised by the Task Force (i.e. how was information being shared with the community? How many residents would be eligible for assistance based on income? How many of the 86 parcel owners would be interested in tapping on to the sewer line if constructed). We believe that the work of the Jackson Center, in partnership with RENA, will answer these and other important questions from a trusted third party and provide more information that would better inform decision making. We hope to have an updated draft scope of work soon and will forward to you as soon as possible.

- b. Make sure RENA is involved in the discussions.

Of course.

Apparently, they were left out of previous discussions between Chapel Hill and the Jackson Center.

We have not left them out of any discussions that I am aware of. In fact, I met with David Caldwell and Minister Campbell personally to discuss the recommendation the Managers developed prior to discussion of this recommendation at a Task Force meeting. In addition, we identified the Jackson Center because of their cross connections with RENA, David Caldwell and Minister Campbell. Our conversations with the Jackson Center staff also lead us to believe that they have been in regular contact with RENA and the leadership is aware of the outreach plans.

- c. The Board expressed a desire for Orange County to administer the contract and for the Towns to reimburse Orange County for their previously agreed upon percentages.

That is what we have discussed. Orange County would contract with both OWASA and the Jackson Center. Towns would have agreements with County for reimbursement of costs.

- d. Report back to the Board with additional timeline information regarding the public outreach portion of the work.

I assume this would be part of our ongoing communications. We expect the draft scope of work from the Jackson Center will provide a timeline, deliverables, and detailed information about tasks to be completed. Once received, I envision we would all share this information with our elected officials so they are aware of the detailed outreach work.

I hope that we can get together again soon to discuss the scope of work for the preliminary engineering design as well as clarify these outreach efforts.

I am happy to meet when the group is ready. Will you coordinate that time?

Roger

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Roger L. Stancil

Town Manager

Manager's Office

[Town of Chapel Hill](#)

405 Martin Luther King Jr Blvd

Chapel Hill, NC 27514-5705

Phone: (919) 968-2743

Fax: (919) 969-2063

From: David Andrews [<mailto:dandrews@townofcarrboro.org>]

Sent: Wednesday, March 05, 2014 4:21 PM

To: Michael Talbert (mtalbert@orangecountync.gov); Roger Stancil

Cc: Ed Kerwin; Patricia J. McGuire; Matt Efird

Subject: Rogers Road Efforts

Roger and Mike,

Last evening the Carrboro Board of Aldermen considered the Town of Carrboro's participation in the preliminary engineering design work and outreach efforts for Rogers Road. The Board approved the Town moving forward with participation in the preliminary design engineering efforts provided that preliminary engineering include the original 86 parcels in the Historic Rogers Road Area and that Carrboro's previously agreed upon portion of 14% (\$900,000) is being used for that scope of the work. If a larger district is being considered, Carrboro is interested in financial contribution for only those 86 original parcels.

However, the Board had some concerns and questions regarding the outreach efforts and did not approve the Town's participation at this point. I need to discuss the following items with you and then go back to the BOA for their consideration of Carrboro's participation in the outreach efforts.

- a. Outreach Proposal – Make sure the Town is involved in the discussion to define the scope of work.
- b. Make sure RENA is involved in the discussions. Apparently, they were left out of previous discussions between Chapel Hill and the Jackson Center.
- c. The Board expressed a desire for Orange County to administer the contract and for the Towns to reimburse Orange County for their previously agreed upon percentages.
- d. Report back to the Board with additional timeline information regarding the public outreach portion of the work.

I hope that we can get together again soon to discuss the scope of work for the preliminary engineering design as well as clarify these outreach efforts.

Thanks for your consideration.

David

David Andrews, ICMA-CM

Town Manager

Town of Carrboro

301 W. Main Street

Carrboro, NC 27510

Office: (919) 918-7315

Cellular: (919) 370-0319

Town of Carrboro, NC Website - <http://www.townofcarrboro.org> E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

Implementation Strategy: Getting to YES

RENA/Jackson Center/Rogers Road Partnership Proposal

EXHIBIT A: Work Program

1. OVERVIEW

The objective of the Marian Cheek Jackson Center (MCJC) is to work in partnership with Rogers Eubanks Neighborhood Association (RENA) to undertake an extensive community engagement initiative in the Rogers Road Community. This initiative will connect to all 86 historic Rogers Road parcels and involve an even broader number of stakeholders in discussion about implications of potential development. This effort will be grounded in a collaborative and participatory process with the community. It will leverage RENA's strengths and connections, and it will utilize the experience that the Jackson Center has gained through the Northside Project and the Sustaining OurSelves coalition work. We will also collaborate with (and contract) mapmakers and technical support to ensure that the deliverables and synthesis documents last far beyond the Jackson Center's active role.

2. OBJECTIVES

The main objectives of this effort will be:

- 1) To affirm neighborhood interests and aspirations throughout the community in collaboration with RENA and other Rogers Road leaders.
- 2) To reach and engage owners of all 86 parcels identified in the historic Rogers Road plans in discussions about implications of upcoming development, as well as conglomerate and synthesize needed data for any proposed municipal plans.
- 3) To engage, preserve, and organize the history of the Rogers-Eubanks Community.
- 4) To help prepare for an implementation strategy for water and sewer installation and a broader community development framework with all municipal partners that is just, inclusive, and financially feasible
- 5) To lay the community groundwork for a master plan that explores the possibilities of the development of the Green Tract and proposes ways to protect existing residents from displacement
- 6) To provide technical support to RENA and the Town of Chapel Hill to meet broad-based goals in timely and comprehensive manner.
- 7) To synthesize data, feedback, and strategies in forms that will be useful for the community and all three municipalities moving forward.

3. SCOPE OF SERVICES

Concentration 1: Historical Research and Stakeholder Connection

Leaders from across Rogers Road have organized the community for decades. Our collaborative model builds on the history and strengths of their past and present organizing and community work. We will begin with an initial intensive review of historical efforts and archival documents. We will connect with key community and municipal stakeholders to understand interests and map existing networks. We utilize community-based oral history projects, interactive performance, and civil rights education to honor and mobilize history in ways that engage residents and other stakeholders and opens dialogue. We see this work as foundational to coalition-building and planning processes.

The scope of work will include the following:

- Review extensive historical documents from RENA and municipal archives
- Research past and current community organizing efforts to map networks and identify gaps in outreach efforts and household data sources
- Conduct a series of oral history interviews and host small group meetings with key stakeholders, municipal leaders, long-term, and newer neighbors to engage history of efforts and develop a clear sense of current interests, concerns, and aspirations of various stakeholders.
- Conglomerate most useful historical information and identified gaps as guide to engagement and communication efforts

Concentration 2: Broad-based community engagement and communication

This will be the primary focus of our effort: three months of intensive outreach, communication, and engagement. We will use broad-based communication (community newspapers, door-to-door conversations, small and large group community forums, church outreach), community-mapmaking, and data organization to deepen civic engagement, address identified outreach gaps, and ensure that all historical parcels are reached. We will focus conversations on implications of various development options and plans for prudent and equitable growth.

The scope of work will include the following:

- Support and implement broad-based communication strategies that have been successful in Northside. These efforts will allow us to reach and involve households across the neighborhood, with a particular focus on the 86 identified historical parcels.

- Gather and conglomerate household and community data into a community-owned database that also provides necessary information on all parcels for potential municipal plans.
- Initiate a community mapmaking initiative to utilize neighborhood expertise, assess potential options for development, and engage neighborhood interests (by contracting mapmaker with extensive expertise in coalition-building through mapping)

Concentration 3: Synthesis and groundwork for master planning

In our initial analysis, the key to moving forward is: 1) synthesis of community aspirations, feedback and strategies to address concerns, and data on parcels and households transparent for all municipalities, and 2) laying the community groundwork for a larger master plan. The primary goals of the Task Force was to identify ways to provide water and sewer and to support/sustain the community center. Neither of these goals will be fully possible without a master plan that makes these goals financially feasible for the municipalities, ensures inclusivity, and provides protections for the historic Rogers Road community. Self Help and other potential master planning partners will not get involved until the groundwork is laid and initial steps are taken by the municipalities that frame the parameters of a master plan. Our efforts will lay the groundwork for such a plan. It allow all three major municipalities to see that the “gives” and “gets” of all options are being discussed, considered, and clarified by neighbors as we all move toward implementation.

The scope of work will include the following:

- Provide weekly intensive technical assistance to RENA and other community leaders to clarify action steps and host conversations about the implications of different development
- Coordinate monthly meetings between community stakeholders and key staff of each of the municipalities to discuss ongoing efforts and lingering questions
- Consolidate partnerships in the Rogers-Eubanks community for more effective creation of an implementation strategy.
- Identify potential make-up of a future “compass” group, including key neighbors outside of the public eye willing to take a stake
- Create synthesis document that includes clear summary of interests and aspirations, community maps, relevant data of the historic neighborhood, and initial strategy plans for implementation
- Present synthesis document and groundwork planning to the municipalities before the summer session (mid/late June if possible). Incorporate feedback with Rogers Road leaders as basis for action plan.

EXHIBIT B: Timeline and Compensation

Timeline for 3 areas of concentration and intensive engagement:

March 15 – June 30*

Benchmarks will be decided on in collaboration with partners.

*We will provide additional technical support for RENA and the Town beyond scope of the contract but the deliverables will be completed by July.

Compensation:

Our model for compensation balances several pieces:

- 1) We will be utilizing our most experienced staff for nearly full-time intensive work over 3.5 months to ensure that work is completed in a timeline and comprehensive manner (over 700 hours of professional staff time).
- 2) We will be sub-contracting RENA for significant weekly neighborhood organizing and connection, historical exploration, and capacity building. Like our initiative with Self-Help, our subcontract with RENA will go beyond staffing time to include program support that enable their staff to fully participate in this effort and forward overall community goals.
- 3) We will be sub-contracting professional mapping and design services and other technical expertise that will be necessary for effective synthesis, neighborhood connections

Area 1: Historical Research and Stakeholder Connection	\$8,600
Area 2: Broad-based community engagement and communication	\$30,500
Area 3: Synthesis and groundwork for master planning	<u>\$10,850</u>

Total Compensation:	\$49,950
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*The total compensation includes all staff costs, sub-contracts (RENA, mapping, database, technical and design, etc) and program support that will enable this initiative to be successful.

164 Initial advance: We are requesting initial payment of at least \$13,175 (Area 1 plus
165 15% of area 2) to enable full immediate staffing commitment. The rest of
166 disbursements can be along the way as benchmarks are completed.
167

The motion carried by the following vote:

Aye: Mayor Chilton, Alderman Gist, Alderman Johnson, Alderman Lavelle and Alderman Slade

DISCUSSION OF GREENE TRACT/ROGERS ROAD

The purpose of this agenda item was for a Board discussion of the Greene Tract in relation to the work of the Historic Rogers Road Neighborhood Task Force.

Trish McGuire, the Town's Planning Director, made the presentation to the Board.

A motion was made by Alderman Johnson, seconded by Alderman Slade, that this resolution be approved.

A RESOLUTION SPECIFYING BOARD OF ALDERMEN COMMENTS REGARDING
DISPOSITION OF THE GREENE TRACT

WHEREAS, the Board of Aldermen participated in Historic Rogers Road Neighborhood Task Force Meetings and discussion of the Greene Tract at the December 6, 2012 Assembly of Governments; and

WHEREAS, the Board of Aldermen has previously adopted resolutions regarding the disposition of the Greene Tract; and

WHEREAS, possible alternative uses have been raised in discussions of the proposed utility district for the Rogers Road area and in relation to the Chapel Hill Small Area Plan for the Rogers Road area.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen specifies the following comments regarding uses of the Greene Tract

- 1.The Board of Aldermen is not interested in selling the Greene Tract in its entirety and supports open space and affordable housing uses, as desired and appropriate, with slight adjustments to the acreages previously specified in their 2002 resolution (85.9 open space/ 18.1 affordable housing) to allow for a public school site.
- 2.The Board stated their desire to see on the order of 60+ affordable housing units.
- 3.The Board supports conservation easements on open space areas.
- 4.The Board stated that some additional area should be reserved along the railroad right-of-way to accommodate future expansion of the rail corridor.
- 5.The Affordable Housing Taskforce should follow-up with professional community development corporation representatives to discuss the possibility of affordable housing and mixed use together.

The motion carried by the following vote:

Aye: Mayor Chilton, Alderman Gist, Alderman Johnson, Alderman Lavelle and Alderman Slade

**UPDATE ON THE TOWN'S SOLID WASTE OPERATIONS AND REQUEST TO
AUTHORIZE THE TOWN MANAGER TO ENTER INTO AN AGREEMENT FOR A SOLID
WASTE TRANSFER STATION**

The purpose of this agenda item was to update the Board of Aldermen on the selection of a disposal site for municipal solid waste as a result of the Orange County Landfill closing on June 30, 2013.

A motion was made by Alderman Lavelle, seconded by Alderman Johnson, that this resolution be approved.

**A RESOLUTION ACCEPTING THE TOWN'S SOLID WASTE OPERATIONS AND
AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AGREEMENT FOR A SOLID
WASTE TRANSFER STATION**

Section 1. The Board of Aldermen hereby accepts the town staff report updating the Board of Aldermen about proposed changes to the Town's solid waste operations in response to the closing of the Orange County Landfill on June 30, 2013.

Section 2. The Board of Aldermen hereby authorizes the Town Manager to negotiate and execute an agreement with Waste Industries for use of a Solid Waste Transfer Station; and execute amendments to or modifications of the contract, if necessary or appropriate, provided that such amendments or modifications are consistent with the general intent and purpose for which the contract is made.

Section 3. This resolution shall become effective upon adoption.

The motion carried by the following vote:

Aye: Mayor Chilton, Alderman Gist, Alderman Johnson, Alderman Lavelle and Alderman Slade

ROSSBURN WAY TRAFFIC CALMING REQUEST FOLLOW-UP REPORT

A follow-up report on traffic calming on Rossburn Way was presented to the Board of Aldermen.

A motion was made by Alderman Lavelle, seconded by Alderman Slade, that this resolution be approved.

A RESOLUTION RELATING TO TRAFFIC CALMING MEASURES ON ROSSBURN WAY

WHEREAS, the Board of Aldermen adopted the Residential Traffic Management Plan (RTMP) in June of 1996 to provide "a process for identifying and addressing existing problems related to speeding, excessive volumes, and safety on town-maintained residential streets"; and,

From: Michael Brough [brough@broughlawfirm.com]
Sent: Wednesday, April 16, 2014 4:11 PM
To: Patricia J. McGuire
Cc: Ralph Karpinos (rkarpinos@townofchapelhill.org)
Subject: Karpinos opinion

Trish:

I spoke with Ralph Karpinos again today about his opinion as to whether the proposed utility district for the Rogers Road area would provide an opportunity for Chapel Hill to participate in the funding of the extension of sewer lines within the district. I explained my thinking that, if the district includes properties that are within the corporate limits of Carrboro or Chapel Hill, the towns (and the County) could contribute to the district's cost of extending sewer lines into the district without attempting to go through some tortured analysis in an attempt to ensure that the funds contributed by the three local governments are somehow proportional to the customers or properties that the three local governments, respectively, could serve on their own if there were no district. Thus, assuming that there are some properties within the district that are also within Chapel Hill's corporate limits (as a result of the voluntary annexation of such properties), such as the Green Tract, all three local governments could contribute to the district's cost of extending sewer lines throughout this district. Furthermore, they could elect to make such contributions according to the 43/43/14% basis used in the past.

Ralph said that he was open to this as a possibility, but wanted to get more information about the specifics of the utility district proposal before providing a firmer opinion.

Mike