



# Town of Carrboro

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

## Meeting Agenda Town Council



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Tuesday, April 21, 2020

7:00 PM

Remote Meeting - View Livestream or Cable TV

18

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### 7:00-7:05

#### A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

### 7:05-7:10

#### B. ROLL CALL

### 7:10-7:15

#### C. PUBLIC COMMENTS

*Comments are limited to three minutes per speaker. If you wish to make a public comment during an online meeting, please contact the Town Clerk's office via email at [publiccomment@townofcarrboro.org](mailto:publiccomment@townofcarrboro.org) or by phone at (919) 918-7310 no later than 5PM on Monday.*

### 7:15-7:25

#### D. CONSENT AGENDA

1. [20-184](#) Approval of Minutes from April 7, 2020
2. [20-178](#) Consideration of Increasing the Maximum Grant for Rental Assistance and Authorizing the Town Manager to Approve Changes to the Rental Assistance Program  
**PURPOSE:** The purpose of this item is for the Town Council to consider raising the maximum grant award for rental assistance from its current \$1,000 to \$2,000 and authorize the Town Manager to consider changes in the program to regionally align the process.

**Attachments:** [ATTACHMENT A AHSRF Rental Assistance RESOLUTION 042120 - Edits RCB](#)  
[ATTACHMENT B Rental Assistance Applications Over Time.docx](#)  
[ATTACHMENT C Comparison of Rental Assistance Programs.docx](#)  
[ATTACHMENT D AHAC Rental Assistance Recommendation April 15 2020](#)

3. [20-182](#) Consideration of Approving the Five-Year Orange County Consolidated Plan and FY2021 HOME Activities  
**PURPOSE:** The purpose of this item is for the Town Council to consider approving the draft FY20-21 through FY24-25 Orange County Consolidated Plan and FY21 HOME Activities.  
**Attachments:** [Attachment A Resolution Approving Consolidated Plan 042120](#)  
[Attachment B - Resolution HOME 2020-2021.docx](#)  
[Attachment C Orange County NC Consolidated Plan - Summary](#)  
[Attachment D Orange County NC Consolidated Plan - Published Draft\\_1](#)  
[Attachment E - HOME Summary 2020-2021](#)
4. [20-180](#) Affordable Housing Advisory Commission Funding Recommendations  
**PURPOSE:** The purpose of this item is for the Town Council to consider approving recommended funding for five nonprofit affordable housing applications to the Affordable Housing Special Revenue Fund.  
**Attachments:** [ATTACHMENT A RESOLUTION for AHSRF awards](#)  
[ATTACHMENT B AHAC Recommendation 4152020.doc](#)  
[ATTACHMENT C AHSRF Application Summaries](#)
5. [20-183](#) Update of the Town's Emergency Ordinance  
**PURPOSE:** The purpose of this item is to update the Town's Emergency Ordinance. This update does not change the powers that already existed for the Town but it does update the language to more closely mirror the state language.  
**Attachments:** [Attachment A - AN ORDINANCE AMENDING CHAPTER 9 OF THE CARRBORO TOWN CODE Emergency Ordinance](#)  
[Attachment B - Chapter 9 State of Emergency marked](#)
6. [20-189](#) Update on Response Rates for Census 2020  
**PURPOSE:** The purpose of this agenda item is to provide the Town Council with an update on the response rates to Census 2020 since mailed notice was released in early March.  
**Attachments:** [A - 2020 Response Orange County 13 Apr 2020](#)  
[Attachment B, Map of Census Tract Response Rates](#)

## E. OTHER MATTERS

7:25-7:40

1. [20-187](#) Update from Chief Schmidt on COVID-19

7:40-7:55

2. [20-188](#) Report on Carrboro Small Business and Non-Profit COVID-19 Emergency Loan/Grant Fund and Discussion Regarding Next Steps for Remaining Funds

**PURPOSE:** The purpose of this agenda item is to provide the Town Council with the requested information on the Carrboro Small Business and Non-Profit COVID-19 Emergency Loan/Grant Fund and allow them to discuss the possible next steps for the remaining funds.

**Attachments:** [Attachment A - Resolution](#)  
[Attachment B - Program Guidelines](#)  
[Attachment C - Adopted March 24, 2020 Resolution - Emergency COVID-19 Loan Fund](#)  
[Attachment D - Personal Credit Scores](#)  
[Attachment E - Revised Revolving Loan Criteria](#)

#### **7:55-8:30**

3. [20-181](#) Request-to-Set a Public Hearing on Text Amendments to the Land Use Ordinance relating to residential uses in the B-1(c) District
- PURPOSE:** The purpose of this agenda item is to consider setting public hearing on text amendments relating to residential uses in the B-1(c) District, subject to specific criteria. A draft ordinance has been prepared. Text amendments are legislative decisions; the Town Council must receive public input prior to making a decision.

**Attachments:** [Attachment A - Resolution Cobb Street](#)  
[Attachment B - Draft LUO Ordinance Relating to Residential Uses in the B-1\(c\) District 04-14-2020](#)  
[Attachment C - LUO AME 104 COBB Application](#)

#### **8:30-9:00**

4. [20-186](#) Update on Planning Projects
- PURPOSE:** The purpose of this agenda item is to provide the Town Council with an update on active Planning projects, including the Comprehensive Plan and The 203 Project.

**Attachments:** [A - Project summary table](#)

#### **F. MATTERS BY COUNCIL MEMBERS**







# Town of Carrboro

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## Agenda Item Abstract

**File Number:**20-184

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**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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Approval of Minutes from April 7, 2020





# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**20-178

**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Consideration of Increasing the Maximum Grant for Rental Assistance and Authorizing the Town Manager to Approve Changes to the Rental Assistance Program

**PURPOSE:** The purpose of this item is for the Town Council to consider raising the maximum grant award for rental assistance from its current \$1,000 to \$2,000 and authorize the Town Manager to consider changes in the program to regionally align the process.

**DEPARTMENT:** Housing and Community Services

**CONTACT INFORMATION:** Rebecca Buzzard, Housing and Community Services Director, 919-918-7438, [rbuzzard@townofcarrboro.org](mailto:rbuzzard@townofcarrboro.org) <<mailto:rbuzzard@townofcarrboro.org>> Anne-Marie Vanaman, Management Assistant, 919-918-7321, [amvanaman@townofcarrboro.org](mailto:amvanaman@townofcarrboro.org) <<mailto:amvanaman@townofcarrboro.org>>

**INFORMATION:** On March 5, 2019, the Town Council approved the pilot application process for the Affordable Housing Special Revenue Fund.

<<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3875185&GUID=B29FF1CD-DC0B-4627-B6E8-0DDCC1205A46&Options=&Search>>=

At that time, the Council also expanded eligibility for rental and utility deposit assistance to households at risk for, or experiencing, homelessness and who are being assessed through the coordinated entry process. Coordinated entry is a process developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and other assistance based on their strengths and needs.

Prior to the expansion to coordinated entry, eligibility for rental assistance in the Town's Affordable Housing Special Revenue Fund was limited to voucher holders. Most households assessed through coordinated entry lack these subsidies. Subsequently, both the number of applications and the amount of funds requested has increased. Attachment B compares rental and utility assistance requests from June 30, 2018-December 31, 2019.

In the Fall of 2019, Community Empowerment Fund (CEF), the nonprofit administering rental and utility deposit assistance applications on behalf of the Town (as well as for the Towns of Chapel Hill and Hillsborough), requested the AHAC consider recommending increasing the maximum grant award based on current fair market rents and estimated utility deposits to better meet the community need. The AHAC

evaluated cost increase projections and compared the Town's rental and utility assistance program with the other jurisdictions. A comparison of the jurisdictional programs can be found as Attachment C. The AHAC supported an increase in the maximum award.

Since then, CEF has decided to stop administering the program for non-members and, in partnership with CEF, the staffs of Orange County and the Towns of Carrboro, Chapel Hill and Hillsborough have been in discussions about the path forward. Orange County is now taking the lead on coordinated entry and has increased staffing to do so. The County is well positioned to connect individuals assessed through coordinated entry to additional services. To smooth the process for residents who will apply to the respective rental assistance programs, staff of the Towns and County are working to develop a uniform application and to align Town and County programs as much as possible.

To better align the Town of Carrboro's rental and utility assistance program with the other jurisdictions, and to better reflect the true cost of housing stabilization, the AHAC recommended on April 15, 2020, that the maximum grant award for rental and utility deposit assistance be raised from the current \$1,000 to \$2,000. This would be one time assistance per household. Their recommendation can be found in Attachment D.

On June 19, 2018, the Town Manager was authorized to approve requests to the Affordable Housing Special Revenue Fund of \$5,000 or less.

[<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3531581&GUID=C9F2A538-DFA1-4232-8651-D7E56FE388A4&Options=ID|Text|&Search=town+manager+grants+%245%2c000>](https://carrboro.legistar.com/LegislationDetail.aspx?ID=3531581&GUID=C9F2A538-DFA1-4232-8651-D7E56FE388A4&Options=ID|Text|&Search=town+manager+grants+%245%2c000>)

To maximize the rental and utility assistance program's response to the community need, the Town Council is asked to consider authorizing the Town Manager to make changes to the rental assistance program based on community need and regional consensus. Orange County, Chapel Hill, Hillsborough, and Carrboro Housing Departments are currently discussing how to best align the various rental assistance programs. Possible changes include expanded eligibility to include rent and utility arrears, and emergency housing-related costs such as hotel stays (to be reviewed and approved on a case-by-case basis) that will help prevent homelessness and move households toward stable housing.

Current eligible uses are rental and utility deposits, application and connection fees and rental payments. Aligning eligibility requirements with the region and allowing the Town Manager to approve the process will provide the flexibility needed to assist the Town in its goal of stabilizing housing for households facing homelessness, especially in this time of increased need.

**FISCAL & STAFF IMPACT:** The Affordable Housing Special Revenue Fund has a budget balance of \$132,239 for the remainder of the fiscal year and the AHAC has recommended allocating \$15,000 for rental assistance and \$10,500 in reserves, which can be transferred to rental assistance if needed.

**RECOMMENDATION:** Staff recommends the Council approve raising the maximum grant award for rental and utility deposit assistance from \$1,000 to \$2,000 and authorizing the Town Manager to approve

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**Agenda Date:** 4/21/2020

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changes in the rental assistance program. A resolution for approval is provided in Attachment A.

**A RESOLUTION APPROVING CHANGES TO  
AFFORDABLE HOUSING SPECIAL REVENUE FUND**

April 21, 2020

WHEREAS, the Town Council on, June 27, 2007, by the adoption of resolution no. 244/2006-07 created the Affordable Housing Special Revenue Fund; and

WHEREAS, the creation of the fund is another way in which the Council can advance its goal of increasing and maintaining the stock of affordable housing within the Town and its planning jurisdiction; and

WHEREAS, the Affordable Housing Advisory Commission (AHAC) considered changes to rental and utility deposit assistance through the Affordable Housing Special Revenue Fund on April 15, 2020; and

WHEREAS, the AHAC determined that the request was consistent with the goals of the Affordable Housing Special Revenue Fund; and

WHEREAS, the AHAC made the following recommendations:

- (1) raise the maximum grant award for rental and utility deposit assistance from \$1,000 to \$2,000; and
- (2) expressed support for the alignment of rental assistance programs in Chapel Hill, Hillsborough and Orange County; and

WHEREAS, authorizing the Town Manager to approve changes in rental assistance furthers alignment with the Towns and County;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CARRBORO:

Section 1. Approves the recommended changes to the Affordable Housing Special Revenue Fund.

Section 2. Authorizes the Town Manager to make changes to the rental assistance program to support community need in alignment with the region.

Section 3. This resolution shall become effective upon adoption.

## Rental and Utility Deposit Assistance

*Maximum award \$1,000*

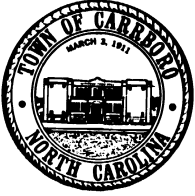
| <b>FY 2017-2018</b>              |           |                      |               |                                 |
|----------------------------------|-----------|----------------------|---------------|---------------------------------|
| Applicant Type                   | Number    | Total Amount Awarded | Average Award | # of requests exceeding \$1,000 |
| Housing Voucher                  | 2         | \$1,150              | \$575         | 0                               |
| <b>Total as of June 30, 2018</b> | <b>2</b>  | <b>\$1,150</b>       | <b>\$575</b>  | <b>0</b>                        |
| <b>FY 2018-2019</b>              |           |                      |               |                                 |
| Applicant Type                   | Number    | Total Amount Awarded | Average Award | # of requests exceeding \$1,000 |
| Housing Voucher                  | 6         | \$4,490              | \$698         | 1                               |
| Coordinated Entry                | 3         | \$2,625              | \$875         | 2                               |
| <b>Total as of June 30, 2019</b> | <b>9</b>  | <b>\$7,115</b>       | <b>\$787</b>  | <b>3</b>                        |
| <b>FY 2019-2020</b>              |           |                      |               |                                 |
| Applicant Type                   | Number    | Total Amount Awarded | Average Award | # of requests exceeding \$1,000 |
| Housing Voucher                  | 2         | \$1,405              | \$703         | 0                               |
| Coordinated Entry                | 11        | \$10,693             | \$972         | 9                               |
| <b>Total as of Dec. 31, 2019</b> | <b>13</b> | <b>\$12,098</b>      | <b>\$838</b>  | <b>9</b>                        |

## Comparison of Rental and Utility Deposit Assistance Programs

|  | CARRBORO  | CHAPEL HILL   | ORANGE COUNTY   | HILLSBOROUGH   |
|--|---|---|---|--|
| <b>ELIGIBILITY</b>   |   |   |   |  |
| <b>Coordinated Entry/Extenuating Circumstances</b>                     | Yes   | Considering   | Yes   | Considering  |
| <b>Section 8/Housing Choice, HUD-VASH, HOPWA, PSH, Rapid Rehousing</b> | Yes   | Yes   | Yes   | Yes  |
| <b>GRANT REQUIREMENTS</b>  |   |   |   |  |
| <b>Current Maximum Grant(s)</b>  | \$1,000<br>(one-time only)  | \$1480 – 2 bedroom<br>\$1860 – 3 bedroom<br>\$2,050 – 4 bedroom<br>(one-time only)  | No maximum grant or limits on repeat applications.  | \$2,000<br>(once per 18 months)  |
| <b>Request Attachments</b>   | OC Request for Tenancy Approval Form or copy of a signed lease<br><br>Housing Choice or other Voucher<br><br>Official documentation of deposits and fees<br><br>Proof of income | OC Request for Tenancy Approval Form<br><br>Housing Choice or other Voucher<br><br>Official documentation of deposits and fees<br><br>Proof of income | OC Request for Tenancy Approval Form or copy of a signed lease<br><br>Housing Choice or other Voucher<br><br>Official documentation of deposits and fees<br><br>Proof of income | OC Request for Tenancy Approval Form<br><br>Housing Choice or HUD VASH Voucher<br><br>Official documentation of deposits and fees<br><br>Proof of income |

Orange County, Chapel Hill, Hillsborough, and Carrboro Housing Departments are currently discussing how to align these programs so the application process is streamlined and simplified. Final eligibility requirements are still being developed. The intent is to be as responsive and flexible as possible to our community, while ensuring fiscal responsibility.





## TOWN OF CARRBORO

### Affordable Housing Advisory Commission

*301 West Main Street, Carrboro, North Carolina 27510*

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

**APRIL 15, 2020**

### **Affordable Housing Special Revenue Fund Rental and Utility Deposit Assistance Recommendation**

Motion was made by Cain Twyman, and seconded by Terri Buckner, that the AHAC recommends that the Town Council consider the following changes to the Rental and Utility Deposit Assistance guidelines:

1. Increase the maximum grant award from \$1,000 to \$2,000 to better reflect the true costs of current market rents, deposit fees and housing stabilization.

The AHAC also stated support for changes to the rental assistance program to be streamlined and consistent with our neighboring jurisdictions.

#### **VOTE:**

YES: (Quinton Harper, Cain Twyman, Amy Singleton, Terri Buckner, Pamela Atwood)

ABSENT/EXCUSED: (Betty Curry, Gabe Vinas)

NOES: (-)

ABSTENTIONS: (-)

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

Quinton Harper  
(Chair)

4/17/2020  
(Date)





# Town of Carrboro

Town Hall  
301 W. Main St.  
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## Agenda Item Abstract

**File Number:**20-182

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**Agenda Date:** 4/21/2020

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### **TITLE:**

Consideration of Approving the Five-Year Orange County Consolidated Plan and FY2021 HOME Activities

**PURPOSE:** The purpose of this item is for the Town Council to consider approving the draft FY20-21 through FY24-25 Orange County Consolidated Plan and FY21 HOME Activities.

**DEPARTMENT:** Housing and Community Services

**CONTACT INFORMATION:** Rebecca Buzzard, Director of Housing and Community Services, 919-918-7438, [rbuzzard@townofcarrboro.org](mailto:rbuzzard@townofcarrboro.org) <<mailto:rbuzzard@townofcarrboro.org>>

### **INFORMATION:**

#### Consolidated Plan

Every five years, state and local governments (“Participating Jurisdictions”) that receive HOME Investment Partnerships Program funds from the U.S. Department of Housing and Urban Development (“HUD”) are required to complete a Consolidated Plan that assesses the housing and community development needs of their jurisdiction, analyzes market conditions, and lays out a strategic plan that identifies priority needs and associated goals and anticipated allocations of federal and other funds.

The Orange County HOME Consortium (also called the Local Government Affordable Housing Collaborative) is comprised of the Towns of Carrboro, Chapel Hill, and Hillsborough and Orange County. The Consortium completed the Consolidated Plan through extensive data analysis and community engagement conducted in partnership with Apiary Community Consulting and University of North Carolina researchers.

The Consolidated Plan must be approved by the governing bodies of the HOME Program Consortium before it can be submitted to HUD on May 15, 2020. A two-page summary of the Consolidated Plan is included as Attachment C and the full draft of the Consolidated Plan is included as Attachment D.

#### FY21 HOME Activities

For FY 2020-2021, Orange County anticipates receiving the following HOME resources:

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**Agenda Date:** 4/21/2020

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**In Control:** Board of Aldermen

**Version:** 1

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|                           |                   |
|---------------------------|-------------------|
| FY 2020-2021 HOME Funds   | \$ 374,851        |
| HOME Program Income       | \$ 13,000         |
| Local Match (25% of HOME) | \$ 93,712         |
| <b>Total</b>              | <b>\$ 481,563</b> |

The above amounts are estimates and may be adjusted according to the actual allocation received from HUD. Each jurisdiction's contribution of the local match is based on its population. The Town's contribution to the matching funds is 15% of the total match, or \$14,057 (estimated).

The HOME Consortium, comprised of one (1) elected official and staff members from Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough, reviewed the received applications for the FY 2020-2021 HOME Program on March 26, 2020 and made the following funding recommendations for consideration by each of the jurisdictions' elected bodies:

|   |                   |
|---|-------------------|
| Habitat for Humanity - Homeownership Assistance | \$ 94,138         |
| CASA - Rental Development                       | \$ 200,000        |
| EmPOWERment - Rental Development                | \$ 56,228         |
| Local Match - Rental Assistance                 | \$ 93,712         |
| Administration                                  | \$ 37,485         |
| <b>Total</b>                                    | <b>\$ 481,563</b> |

The above amounts may still be adjusted according to the actual allocation received from HUD.

In accordance with the Orange County HOME Consortium Agreement, approved in May 2011, the HOME Program Design for each year must be approved by all jurisdictions prior to submission to HUD. A summary of the FY2021 HOME Program Activities is included as Attachment E.

**FISCAL & STAFF IMPACT:** Submission of the Five-Year Consolidated Plan will allow Orange County to continue to receive federal HOME Program funds through the Orange County HOME Consortium. Carrboro's portion of the required HOME matching funds is estimated to be \$14,057, 15% of the total local match.

**RECOMMENDATION:** Staff recommends the Council approve:

- The draft 2020-2025 Consolidated Plan for Orange County for submission to HUD. A resolution for approval is provided as Attachment A; and
- The proposed FY2020-2021 HOME Activities and authorization of this plan to be incorporated into the Annual Update to the 2015-2020 Consolidated Plan for Orange County. A resolution for approval is

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**Agenda Date:** 4/21/2020

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**Version:** 1

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provided as Attachment B.

**A RESOLUTION APPROVING THE SUBMISSION OF THE 2020-2025  
CONSOLIDATED PLAN FOR ORANGE COUNTY TO THE U.S. DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT**

WHEREAS, A Five-Year Consolidated Plan for Housing and Community Development Programs in Orange County is required by the U.S. Department of Housing and Urban Development in order for Orange County to receive HOME funds through the Orange County Home Consortium; and

WHEREAS, the Town of Carrboro is a member is the Orange County Home Consortium; and

WHEREAS, it is necessary to have approval of the Consolidated Plan from all four member jurisdictions of the Orange County Home Consortium before the document is submitted to the Department of Housing and Urban Development on May 15, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Carrboro Town Council approves the submittal of the 2020-2025 Consolidated Plan to the U.S. Department of Housing and Urban Development, including all understandings, assurances, and certifications required therein, for federal HOME Program funds by May 15, 2020.

This the 21<sup>st</sup> day of April, 2020.

**RESOLUTION AUTHORIZING THE FY 2020 - 2021 HOME PROGRAM  
REVIEW COMMITTEE FUNDING RECOMMENDATION**

WHEREAS, the Town of Carrboro is a member of the Orange County Local Government Affordable Housing Collaborative (the Collaborative); and

WHEREAS, the Collaborative reviewed applications for HOME funding on March 26, 2020 and

WHEREAS, the Collaborative agreed by consensus on the following final funding recommendations:

|                           |                            |                  |
|---------------------------|----------------------------|------------------|
| Habitat for Humanity      | Second Mortgage Assistance | \$ 94,138        |
| Empowerment               | Pre-development Loan       | \$ 56,228        |
| CASA                      | Rental Development         | \$200,000        |
| Local Match               | Rental Assistance          | \$ 93,712        |
| Administration            |                            | <u>\$ 37,485</u> |
| <b>Total FY 2020-2021</b> |                            | <b>\$481,563</b> |

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

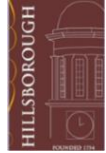
Section 1. Approves the recommended funding activities for the FY 2020-2021 HOME Program.

Section 2. 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.

Section 3. This resolution shall become effective upon adoption.



## Orange County, North Carolina HOME Consortium



# 2020 – 2025 Consolidated Plan Summary

## Background

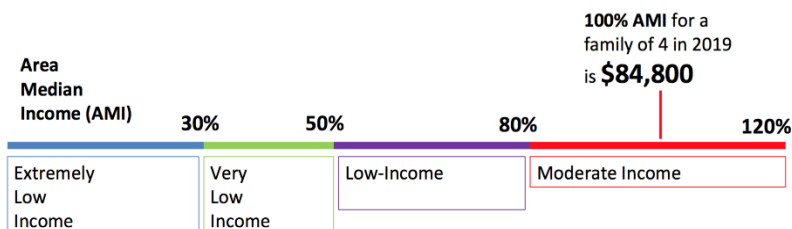
The Orange County HOME Consortium (or, the Local Government Affordable Housing Collaborative) receives federal funds for affordable housing through the HOME Investment Partnerships Program (HOME). The Consortium has four members: Orange County (the lead entity) and the Towns of Carrboro, Chapel Hill, and Hillsborough. Chapel Hill also receives federal Community Development Block Grant (CDBG) funding. Like HOME, CDBG funds can be used for affordable housing, and also broader community development activities.

The Consolidated Plan lays out how the Consortium and Chapel Hill will use HOME and CDBG funds over the next five years. The Plan is required to include three main components: Needs Assessment, Market Analysis, and Strategic Plan.

Summaries of each component are on the back of this page. See the infographics below from the North Carolina Housing Coalition for more context on the term “affordable housing.”

## What is Affordable Housing?

### Rent/Mortgage + Utilities < 30% of income



**1,082** families in Orange County faced an eviction filing this year...

**11.6%** of all cost-burdened renters.



To afford a modest two-bedroom apartment at:  
**\$990/month**

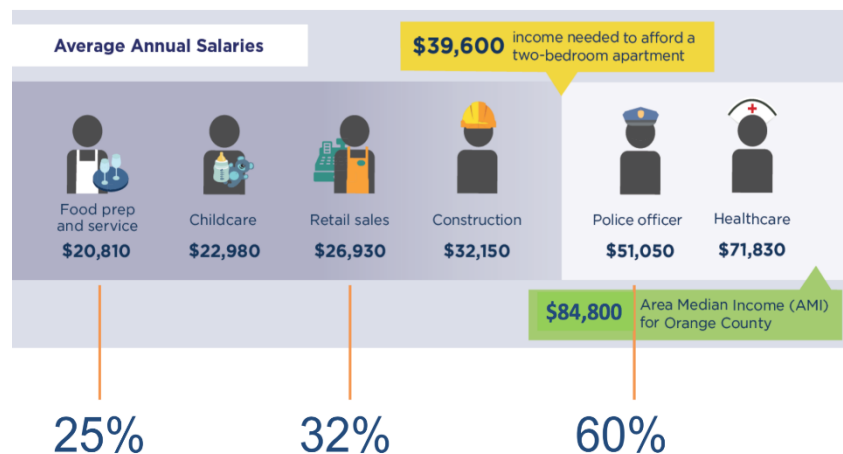


A family needs to earn:  
**\$39,600/year**



But the average renter can only afford a rent of:  
**\$711/month**

## Average Orange County Salaries





## Needs Assessment

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### **Cost burden is the most common housing problem**

- 21% of homeowners and 43% of renters pay more than 30% of their income for housing
- 40% of households with cost burden are elderly
- 69% of households earning below 30% AMI are cost burdened
- Within certain income groups, Hispanic and Asian households are disproportionately cost burdened, and black households are more likely to be cost-burdened than any other racial/ethnic group

### **Homelessness in Orange County remains stubbornly high**

- Black households are disproportionately likely to experience homelessness (they make up 11.6% of the population as a whole and 54% of people experiencing homelessness)
- The following homeless system gaps exist: (1) a best practice, fully funded rapid re-housing program; (2) income-based rental housing; (3) drop-in day center with integrated services; (4) street outreach program; (5) 24-hour bathrooms; (6) coordinated entry staff; (7) medical respite beds; (8) memorial service funding; and (9) youth host homes

### **Orange County has many people with unique housing needs, such as the elderly and people with disabilities**

- Quality of life for these groups is harmed by a lack of quality, affordable housing near transit options
- There is a need for ADA accessibility in public facilities and infrastructure

## Market Analysis

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### **The housing market in Orange County is high-cost**

- A substantial proportion of housing stock was built since 2000
- Housing costs have increased 15% since the previous Consolidated Plan
- Only 5% of units are affordable to households at 30% AMI

### **There are some, but not enough, subsidized units**

- Public Housing: 336 units in Chapel Hill and Carrboro, targeted to households earning below 50% AMI
- Housing Choice Vouchers (Section 8): 623 vouchers issued by the Orange County Housing Authority, targeting households earning below 50% AMI
- Low-Income Housing Tax Credits: 11 properties in the county with 680 units; two properties (200 total units) are reserved for elderly/disabled households
- HOME: 23 developments in Orange County constructed with HOME funding
- Community Home Trust: 318 permanently affordable homes, targeted to households below 80% AMI
- Inter-Faith Council for Social Services: 52-bed facility for men experiencing homelessness

### **Orange County's economic base lies in healthcare, education, and professional services, in addition to retail and service sectors that accommodate them**

- As such, the county's workforce has high educational attainment and low unemployment
- The greatest shortages of jobs are in lower-paying sectors that rely on less-trained workers
- These workers are likely unable to afford the high cost of housing in Orange County

## Strategic Plan

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Based on the Needs Assessment, Market Analysis, and community and stakeholder input, the Strategic Plan establishes the following priorities:

- Housing for People Experiencing Homelessness
- Housing for Low- and Moderate-Income Households
- Integrated Housing for People with Service Needs
- Community Development and Services **(CDBG only)**

Activities to address these priority needs will be: rental construction, rental assistance, housing rehabilitation/preservation, home ownership construction, and home buyer assistance. With CDBG funds, additional activities may be pursued: supportive and youth services, code enforcement and neighborhood revitalization, and infrastructure.

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Orange County, North Carolina  
HOME Consortium

300 W. Tryon Street  
Hillsborough, NC 27278

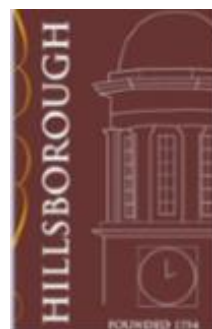
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**2020 – 2025**  
**Consolidated Plan**

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Orange County, Town of Carrboro, Town of  
Chapel Hill, and Town of Hillsborough

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## Table of Contents

|   |    |
|---|----|
| Executive Summary.....  | 4  |
| ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....                                 | 4  |
| The Process .....   | 7  |
| PR-05 Lead & Responsible Agencies - 91.200(b) .....   | 7  |
| PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....     | 8  |
| PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c) .....                 | 19 |
| Needs Assessment .....  | 24 |
| NA-05 Overview .....  | 24 |
| NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c) .....                 | 25 |
| NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2).....        | 31 |
| NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)..... | 33 |
| NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2).....    | 35 |
| NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2) .....                     | 36 |
| NA-35 Public Housing - 91.405, 91.205 (b) .....   | 37 |
| NA-40 Homeless Needs Assessment - 91.405, 91.205 (c) .....                                  | 41 |
| NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d).....                     | 43 |
| NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) .....                    | 45 |
| Housing Market Analysis.....  | 46 |
| MA-05 Overview .....  | 46 |
| MA-10 Number of Housing Units - 91.410, 91.210(a) & (b)(2).....                             | 47 |
| MA-15 Cost of Housing - 91.410, 91.210(a).....  | 49 |
| MA-20 Condition of Housing - 91.410, 91.210(a) .....  | 51 |
| MA-25 Public and Assisted Housing - 91.410, 91.210(b) .....                                 | 54 |
| MA-30 Homeless Facilities and Services - 91.410, 91.210(c).....                             | 56 |
| MA-35 Special Needs Facilities and Services - 91.410, 91.210(d).....                        | 58 |
| MA-40 Barriers to Affordable Housing - 91.410, 91.210(e) .....                              | 59 |
| MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f) .....                    | 60 |

|  |     |
|--|-----|
| MA-50 Needs and Market Analysis Discussion .....   | 65  |
| MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households -<br>91.210(a)(4), 91.310(a)(2) ..... | 66  |
| MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) .....   | 67  |
| Strategic Plan .....   | 68  |
| SP-05 Overview .....   | 68  |
| SP-10 Geographic Priorities - 91.415, 91.215(a)(1) .....   | 69  |
| SP-25 Priority Needs - 91.415, 91.215(a)(2) .....  | 71  |
| SP-30 Influence of Market Conditions - 91.415, 91.215(b) .....   | 75  |
| SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2) .....  | 76  |
| SP-40 Institutional Delivery Structure - 91.415, 91.215(k) .....   | 79  |
| SP-45 Goals - 91.415, 91.215(a)(4) .....   | 83  |
| SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c).....  | 86  |
| SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h).....   | 87  |
| SP-60 Homelessness Strategy - 91.415, 91.215(i).....   | 88  |
| SP-65 Lead-based Paint Hazards - 91.415, 91.215(i) .....   | 90  |
| SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) .....  | 91  |
| SP-80 Monitoring - 91.230 .....  | 92  |
| Attachments.....   | 107 |
| Summary of Public Comments.....  | 107 |
| Summary of Resident Questionnaire Responses.....   | 109 |
| Maps .....   | 112 |

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### Introduction

The Orange County, North Carolina, HOME Consortium (known locally as the Local Government Affordable Housing Collaborative) is a Participating Jurisdiction in the U.S. Department of Housing & Urban Development's (HUD) HOME Investment Partnerships Program (HOME). Under the HOME program, local governments can join together to form a consortium to receive HOME funding for affordable housing. The Orange County HOME Consortium is made up of four members: Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough. Orange County serves as the lead entity for the Consortium. The Town of Chapel Hill also receives federal Community Development Block Grant (CDBG) funding each year.

The primary purpose of the HOME program is to increase the supply of affordable housing. Participating Jurisdictions have the opportunity to identify and choose the housing activities that best meet local housing needs. To ensure HOME-assisted housing increases the supply of affordable housing, an affordability period, during which a property must remain affordable to low-income households, is required for assisted properties and income limits are required for eligible households.

HUD requires jurisdictions that receive HOME and CDBG funds to prepare and submit a Five Year Consolidated Plan to define an approach to creating affordable housing opportunities within the jurisdiction using federal and other funding sources. The Plan describes identified community needs, available resources, housing priorities, and proposed activities under the HOME program for the entirety of Orange County, as well as those specific to Chapel Hill for the CDBG program. The Plan establishes the Consortium's goals for the next five-year period and outlines the specific initiatives the Consortium and its member jurisdictions will undertake to address their needs and objectives by promoting the rehabilitation and construction of decent, safe, sanitary, and affordable housing, creating a suitable living environment, removing slums and blighting conditions, affirmatively furthering fair housing, improving public services, expanding economic opportunities, and other activities principally benefitting low- and moderate-income persons.

This Consolidated Plan is a collaborative effort of the Consortium members, the community at large, social service agencies, County and Town officials, housing providers, community development agencies, and other relevant groups. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of previous community development plans. The planning process has also involved analysis of HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs, to prepare its estimates and projections, 2007-2011 American Community Survey Estimates, and the 2010 U.S. Census. This data is the most current information available to assess housing needs, homeless needs, social service needs, economic development needs, and other related needs.

The Federal Fiscal Year begins October 1st and ends September 30th of each year. The Orange County Fiscal Year, and HOME Program Year, begin July 1st and end June 30th of each year. The Federal Fiscal

Year is abbreviated as “FFY” and the Orange County Program Year is abbreviated as “PY.” The Five Year Consolidated Plan covers FFY 2020-2024 and PY 2021-2025.

The Orange County HOME Consortium is receiving \$374,851 in HOME funds for FFY 2020 / PY 2021. This is an increase from \$311,832 received at the start of the previous five-year planning period, but a substantial reduction from \$728,277 received in FFY 2010.

### **Summary of the objectives and outcomes identified in the Plan**

The Consolidated Plan is a guide for the Orange County HOME Consortium and the Town of Chapel Hill to use for its housing and community development initiatives. Based on the Housing Needs Assessment, Market Analysis, and community and stakeholder input received during the planning process, the Strategic Plan portion of the Plan establishes the following priorities:

- Housing for People Experiencing Homelessness
- Housing for Low- and Moderate-Income Households
- Integrated Housing for People with Service Needs
- Community Development and Services

The goals and outcomes associated with each of these priorities are detailed in the Strategic Plan.

### **Evaluation of past performance**

Orange County has a relatively good performance record with HUD, but there are definitely areas for improvement. The Town of Chapel Hill has regularly been in compliance with required expenditure and drawdown ratios for the CDBG program. The Orange County HOME program has regularly met the performance standards established by HUD, including submission of its Consolidated Annual Performance Evaluation Report (CAPER) each year, which assesses the degree to which the County met the goals established in the prior year, and meeting the applicable HOME activity limitations, set-asides, and match requirements. However, a routine on-site monitoring visit by HUD in August 2019 revealed several areas for improvement for the Orange County HOME program, most notably the need for more robust policies and procedures to govern the administration of the Orange County HOME program and improved fund reconciliation between the County's accounting system and the HUD reporting and accounting system. The Orange County HOME Consortium is actively addressing these issues and working diligently to improve the overall effectiveness and efficiency of its HOME program.

### **Summary of citizen participation process and consultation process**

The Orange County HOME Consortium, beyond compliance with its Citizen Participation Plan, advertised and held three Public Hearings and two virtual (webinar) meetings that provided residents an opportunity to discuss the County's HOME Program and affordable housing needs in general:

- February 14, 2020, 1:00 pm: First Public Input Webinar (online)
- February 19, 2020, 7:00 pm: First Public Hearing at the Carrboro Town Hall
- February 23, 2020, 2:00 pm: Second Public Hearing at the Hillsborough Police Substation
- February 25, 2020, 1:00 pm: Second Public Input Webinar (online)
- February 26, 2020, 6:30 pm: Third Public Hearing at the Hargraves Center in Chapel Hill

These meetings were held in conjunction with the Town of Chapel Hill's CDBG program to create a streamlined mechanism for community input on both HUD programs. In addition, the Consolidated Plan Questionnaire, a survey soliciting resident and stakeholder input, was distributed widely throughout the County. The Questionnaire was available in four languages (English, Spanish, Burmese, and Karen) and included opportunities for both online and hard copy submission.

A Draft Plan was published on March 15, 2020 and posted on the County's website (<http://orangecountync.gov/2337/HOME-Consolidated-Plan>), on the Town of Chapel Hill's website (<https://www.chapelhillaffordablehousing.org/>), on the Town of Hillsborough's website (<https://www.hillsboroughnc.gov/>), and on the Town of Carrboro's website (<https://www.townofcarrboro.org/2280/Orange-County-Consolidated-Plan>). Summaries of the draft plan were available for review at the following locations:

- **Orange County Department of Housing and Community Development:** 300 W. Tryon Street, Hillsborough, NC 27278
- **Town of Carrboro Town Hall:** 301 W. Main Street, Carrboro, NC 27510
- **Town of Hillsborough Town Hall:** 101 East Orange Street, Hillsborough, NC 27278
- **Town of Chapel Hill Town Hall:** 405 Martin Luther King Jr. Blvd, Chapel Hill, NC 27514

An additional Public Hearing was held on March 19, 2020 to receive comments on the Draft Plan.

### **Summary of public comments**

Comments received in the three Public Hearings held before the publication of the Draft Plan, and the one Public Hearing held after its publication to discuss the Draft Plan, are included in the Attachments at the end of the Consolidated Plan.

### **Summary of comments or views not accepted and the reasons for not accepting them**

All comments that were received have been accepted and incorporated into the draft Plan.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### **Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role        | Name                | Department/Agency                               |
|--------------------|---------------------|---|
| CDBG Administrator | Town of Chapel Hill | Office of Housing and Community                 |
| HOME Administrator | Orange County       | Department of Housing and Community Development |

**Table 1 – Responsible Agencies**

#### **Narrative**

Orange County is the lead entity for the HOME Consortium. The other member jurisdictions of the Consortium in addition to the County are the Towns of Carrboro, Chapel Hill, and Hillsborough. Orange County's Department of Housing and Community Development is the administrating agency for the HOME program. The Department prepares the Five Year Consolidated Plan, Annual Action Plans, Environmental Review Records, Consolidated Annual Performance Evaluation Reports (CAPER), as well as monitoring contracts, processing pay requisitions, contracting, and overseeing the HOME program on a day-to-day basis.

The Town of Chapel Hill's Office of Housing and Community is the administrating agency for the Town's CDBG program. The Housing and Community Office prepares the Annual Action Plans, Environmental Review Records, and coordinates the Consolidated Annual Performance Evaluation Reports (CAPER) with the County, as well monitoring contracts, processing pay requisitions, contracting, and overseeing the CDBG program on a day-to-day basis.

#### **Consolidated Plan Public Contact Information**

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## PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

### Introduction

Consultation with community stakeholders was a critical component in the development of the FFY 2020-2024 Consolidated Plan. Consultation helped the Orange County HOME Collaborative identify and prioritize community needs, develop strategies, and coordinate subsequent action plans. This process also facilitated information sharing regarding community resources and promotes coordination with the Collaborative and its member jurisdictions.

The Consortium consulted with social services agencies, service providers, community-based organizations, housing providers, local government agencies and boards, neighborhoods leaders, and elected officials. Two questionnaires were created and distributed to both residents and stakeholders to help identify needs, gaps, and priorities for the next five years. The resident questionnaire was available online in three languages (English, Spanish, and Burmese) and in hard copy in four languages (English, Spanish, Burmese, and Karen). Input from a series of in-person and online meetings as well as the questionnaires were used in the development of the strategies and priorities detailed in the Consolidated Plan.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Orange County works with the following agencies to enhance coordination:

- **Orange County Housing Authority:** Housed within the Department of Housing and Community Development, the Housing Authority operates the Section 8 Housing Choice Voucher Program for Orange County.
- **Town of Chapel Hill Office of Housing and Community:** The Town of Chapel Hill manages public housing communities in Chapel Hill.
- **Orange County Partnership to End Homelessness (OCPEH):** Housed within the County government, OCPEH acts as the Continuum of Care (Coc) lead for Orange County and coordinates among local governments and service providers (including those providing health services) to meet the housing and services needs of housing insecure Orange County residents.
- **Social Services Agencies:** The County provides funds to improve services to low- and moderate-income people.
- **Housing Providers:** The County provides funds to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.

Each year, as part of the HOME and CDBG application planning process, local agencies and organizations are invited to submit proposals for HOME and CDBG funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing surveys. Other entities, such as health service agencies were also engaged. The outreach process facilitated communication around affordable housing in Orange County and how public and private agencies and organizations can help address the most urgent needs.

**Describe coordination with the Continuum of Care and efforts to address the needs of people experiencing homelessness (particularly individuals and families experiencing chronic homelessness, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Orange HOME Consortium coordinates extensively with the Orange County Partnership to End Homelessness (OCPEH) that serves as the Continuum of Care (CoC) for Orange County. The four jurisdictions participating in the Orange County HOME Consortium – Orange County and the Towns of Chapel Hill, Hillsborough and Carrboro – fund OCPEH, sharing costs based on population. Elected officials from each jurisdiction serve on the CoC board, and staff from the two jurisdictions that have Public Housing Authorities also have ex officio board seats with full voting privileges. In this way, the jurisdictions direct all efforts to end homelessness, including funding decisions and policy priorities. OCPEH staff meet weekly with Orange County Housing and Community Development staff, and are co-located in this department. OCPEH staff meet regularly with all jurisdiction staff, and present annually to the four elected boards on the work of OCPEH. Starting in 2016, OCPEH created a system map and gaps analysis of homeless services in Orange County, and has updated this document annually with the latest update issued June 2019. OCPEH staff also serve with staff from the four jurisdictions on the Orange County Affordable Housing Coalition, a group of affordable housing developers, funders, advocates, and staff seeking to collaboratively increase affordable housing units in Orange County. OCPEH staff contribute information and ideas to the Consolidated Plan and to the Annual Action Plan updates.

OCPEH leads efforts, in conjunction with the HOME Consortium, to end homelessness in Orange County. OCPEH directs the work of the biannual Plan to End Homelessness and ongoing coordination among service providers through seven monthly standing meetings. In addition to the CoC board, HOME Consortium members participate regularly in these CoC workgroups, including care coordination using a by-name list.

OCPEH operates coordinated entry for people in housing crisis, directly people to appropriate resources including homelessness diversion, shelter/emergency response referrals, and permanent housing resources. Coordinated entry prioritizes permanent supportive housing for people experiencing chronic homelessness. OCPEH has a standing monthly meeting with veteran service providers to particularly address ending veteran homelessness, including care coordination using a veterans-only by-name list. As part of the gaps analysis, OCPEH seeks to increase the quality and availability of Rapid Re-housing for all people experiencing homelessness, including families. OCPEH coordinates the annual Point-in-Time count in conjunction with HOME Consortium members, and has not found unaccompanied youth in any year. OCPEH works closely with youth services providers and LGBTQ service providers and advocates to ensure no youth are going uncounted. One of the current ten system gaps is a youth host homes program to serve homeless youth. Overall, OCPEH coordinates with HOME Consortium members to continue to fill system gaps and make updates the homeless gaps analysis.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

HOME Consortium members serve on the OCPEH Leadership Team, the CoC board that determines ESG allocations each year. HOME Consortium members also serve on the CoC Project Review Committee that determines program performance standards, evaluates program outcomes, crafts funding priorities, and creates recommendations for CoC and ESG funding for Leadership Team approval. Project Review Committee members look at program data each quarter to keep eyes on program outcomes and help with funding decision-making during application periods. The Project Review Committee determines funding policies and procedures annually during the CoC and ESG grant competitions. The CoC contracts with the statewide Coalition to End Homelessness to serve as HMIS lead, and administers HMIS in consultation with the Leadership Team, as CoC board, inclusive of HOME Consortium members.

In 2016-2017 the Orange County Partnership to End Homelessness (OCPEH) gathered people with lived experience of homelessness, homeless service providers, community leaders, and state homeless experts to map the homeless service system in Orange County. This process created the Orange County homeless system map and the homeless system gaps analysis. OCPEH staff update the gaps analysis each year. The last update was completed in June 2019.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

|   |  |   |
|---|--|---|
| 1 | <b>Agency/Group/Organization</b>   | Habitat for Humanity of Orange County   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service-Fair Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment   |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Habitat was consulted to ascertain the housing needs of the County.   |
| 2 | <b>Agency/Group/Organization</b>   | Orange County Partnership to End Homelessness   |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless<br>Other government - County  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | OCPEH was consulted to ascertain the homeless needs of the County and align the Consolidated Plan's homelessness strategy with that of the CoC.   |
| 3 | <b>Agency/Group/Organization</b>   | Parent Advocates for Adult Children with IDD  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities<br>Service-Fair Housing  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | People with Service Needs   |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | PACID was consulted to ascertain the social service needs of the County.  |

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| 4 | <b>Agency/Group/Organization</b>   | Hope Renovations   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service-Fair Housing  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Hope Renovations was consulted to ascertain the housing needs of the County.                         |
| 5 | <b>Agency/Group/Organization</b>   | DHIC, INC  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service-Fair Housing  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | DHIC was consulted to ascertain the housing needs of the County.                                     |
| 6 | <b>Agency/Group/Organization</b>   | Orange County Board of Commissioners   |
|   | <b>Agency/Group/Organization Type</b>  | Other government - County<br>Civic Leaders   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Anti-poverty Strategy    |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Orange County Board of Commissioners was consulted to ascertain the housing needs of the County. |
| 7 | <b>Agency/Group/Organization</b>   | Compass Center   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Victims of Domestic Violence<br>Services - Victims  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | People with Service Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Compass Center was consulted to ascertain the social service needs of the County.                    |
| 8 | <b>Agency/Group/Organization</b>   | Caramore Community   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities<br>Service-Fair Housing   |

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|----|--|--|
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>People with Service Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Caramore Community was consulted to ascertain the social service needs of the County.  |
| 9  | <b>Agency/Group/Organization</b>   | UNC Chapel Hill HomeLink   |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-homeless  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>People with Service Needs<br>Market Analysis<br>Anti-poverty Strategy |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | UNC Chapel Hill HomeLink was consulted to ascertain the social service needs of the County.  |
| 10 | <b>Agency/Group/Organization</b>   | Community Empowerment Fund   |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-homeless<br>Services-Employment   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Anti-poverty Strategy   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | CEF was consulted to ascertain the housing and social service needs of the County.   |

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| 11 | <b>Agency/Group/Organization</b>   | Orange County DSS  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services-Employment<br>Service-Fair Housing<br>Services - Victims<br>Other government - County |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>People with Service Needs<br>Anti-poverty Strategy   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Orange County DSS was consulted to ascertain the social service needs of the County.   |
| 12 | <b>Agency/Group/Organization</b>   | Refugee Community Partnership  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Education<br>Services-Employment<br>Service-Fair Housing<br>Services - Victims  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>People with Service Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Refugee Community Partnership was consulted to ascertain the social service needs of the County.   |
| 13 | <b>Agency/Group/Organization</b>   | COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES (CASA)  |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service-Fair Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homelessness Needs - Veterans  |

|    |  |   |
|----|--|---|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | CASA was consulted to ascertain the housing needs of the County.  |
| 14 | <b>Agency/Group/Organization</b>   | Centre for Homeownership and Economic Development   |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Education<br>Service-Fair Housing                                       |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy                       |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Centre for Homeownership was consulted to ascertain the housing and economic development needs of the County. |
| 15 | <b>Agency/Group/Organization</b>   | UNC TEACCH Autism Program   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities<br>Service-Fair Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | People with Service Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | UNC TEACCH Autism Program was consulted to ascertain the social service needs of the County.                      |
| 16 | <b>Agency/Group/Organization</b>   | Friends of Residents in Long Term Care  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Education  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>People with Service Needs  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Friends of Residents in Long Term Care was consulted to ascertain the social service needs of the County.         |
| 17 | <b>Agency/Group/Organization</b>   | Club Nova   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities<br>Service-Fair Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>People with Service Needs  |



|    |  |  |
|----|--|--|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Club Nova was consulted to ascertain the social service needs of the County.                             |
| 18 | <b>Agency/Group/Organization</b>   | Orange County Department on Aging  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Elderly Persons<br>Services-Persons with Disabilities<br>Other government - County              |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>People with Service Needs<br>Anti-poverty Strategy                            |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Orange County Department on Aging was consulted to ascertain the social service needs of the County. |
| 19 | <b>Agency/Group/Organization</b>   | Rogers-Eubanks Neighborhood Association  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Elderly Persons<br>Service-Fair Housing                                    |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | RENA was consulted to ascertain the housing needs of the County.   |
| 20 | <b>Agency/Group/Organization</b>   | The Exchange Club's Family Center in Alamance County   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Education<br>Child Welfare Agency  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>People with Service Needs<br>Anti-poverty Strategy                            |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Exchange Club was consulted to ascertain the social service needs of the County.                         |
| 22 | <b>Agency/Group/Organization</b>   | Community Home Trust   |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service-Fair Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis   |

|    |  |  |
|----|--|--|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Community Home Trust was consulted to ascertain the housing needs of the County.                 |
| 23 | <b>Agency/Group/Organization</b>   | Triangle J. Council of Government  |
|    | <b>Agency/Group/Organization Type</b>  | Regional organization<br>Planning organization   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Market Analysis      |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Triangle J Council of Governments was consulted to ascertain the housing needs of the County.    |
| 24 | <b>Agency/Group/Organization</b>   | Self Help  |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service-Fair Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Self-Help was consulted to ascertain the housing needs of the County.                            |
| 25 | <b>Agency/Group/Organization</b>   | Weaver Community Housing Association   |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service-Fair Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Weaver Community Housing Association was consulted to ascertain the housing needs of the County. |

### **Identify any Agency Types not consulted and provide rationale for not consulting**

All relevant local agency types were consulted.

## Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan                                | Lead Organization                             | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|--|
| Continuum of Care                           | Orange County Partnership to End Homelessness | They are compatible.   |
| 2016-2020 Affordable Housing Strategic Plan | Orange County Board of Commissioners          | They are compatible.   |

**Table 3 – Other local / regional / federal planning efforts**

## Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Orange County Housing and Community Development Department is the administering agency for the HOME program. Close coordination is maintained with the other County departments, the Town of Chapel Hill, the Town of Carrboro, and the Town of Hillsborough. The Town of Chapel Hill Office of Housing and Community is the administering agency for the Town's CDBG program. Close coordination is maintained with the other Town departments, including the Economic Development Department, the Public Works Department, the Parks and Recreation Department, the Planning and Sustainability Department, local Police and Fire Departments.

### Narrative

The Orange County HOME Consortium is a cooperative venture of Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough. There is a good working relationship between all four jurisdictions. In addition, there is an excellent rapport with the Continuum of Care and its member organizations.

## PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

### **Summarize citizen participation process and how it impacted goal-setting**

Residents and community stakeholder were invited to provide input at a variety of public engagement sessions as well as a formal 30-day public comment period for the draft plan. These opportunities included three in-person sessions held at different locations throughout the county during evening hours; two online webinar meetings held during the daytime hours; a Resident Questionnaire available online and in hardcopy form that helped identify priority areas; and a Stakeholder Questionnaire that asked for feedback on those priority areas.

The Consortium complied with the County's Public Participation Policy and Citizen Participation Plan, which satisfies the requirements of 24 CFR 91.105. The Consortium was committed to improving the accessibility of services to persons with limited English proficiency (LEP) and to developing and implementing a system that gives LEP persons meaningful access to the Consolidated Plan engagement process. The Resident Questionnaire was offered in English, Spanish, Burmese, and Karen languages, and the materials on the website were offered in English and Spanish. During the in-person engagement sessions, simultaneous translation services were offered to Spanish-speaking participants.

The Outreach Plan was conducted using a “hub and spoke” model that consisted of developing a master list of contact information for service providers, community-based organizations, housing providers, local government agencies and boards, neighborhoods leaders, and elected officials. The Consortium relied on these individuals on the master outreach list to help spread the word through communication channels the Consortium would otherwise be unable to access alone. These individuals were also provided with the Stakeholder Questionnaire after the period of feedback for the Resident Questionnaire concluded.

The Resident Questionnaire was also made available online and on Orange County’s website, and in hardcopy form at the various Town Halls and public libraries. The Consortium member jurisdictions leveraged their social media platforms as well as word-of-mouth to inform residents of the survey. Property managers were also made aware of the questionnaire via leaflets and information sheets.

Participant comments and a summary of the questionnaire results can be found in the Attachment Section of the Consolidated Plan.

## Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance  | Summary of comments received  | Summary of comments not accepted and reasons                              |
|------------|------------------|------------------------------|---|---|---|
| 1          | Public Hearing   | Non-targeted/broad community | <p>Three Public Hearings were held before the publication of the Draft Consolidated Plan in order to receive community input.</p> <p>The first Public Hearing was held at the Carrboro Town Hall and attended by members of the Carrboro Affordable Housing Advisory Commission and a member of the general public. In addition to the Hearing, there was an outreach table stationed in the hallway to capture folks visiting Town Hall for other reasons, as there were several other events occurring at the same time.</p> <p>The second Public Hearing was held at the Hillsborough Police Substation and attended by members of the general public and law enforcement staff.</p> <p>The third Public Hearing was held at the Hargraves Community Center in Chapel Hill and attended by members of the general public. A Spanish interpreter was available at all three Hearings.</p> | A summary of comments is included in the Attachment Section of the Consolidated Plan. | All comments were accepted and considered in the development of the plan. |

| Sort Order | Mode of Outreach             | Target of Outreach  | Summary of response/attendance  | Summary of comments received   | Summary of comments not accepted and reasons  |
|------------|------------------------------|---|---|--|---|
| 2          | Public Participation Webinar | Non-targeted/broad community  | Two Public Participation Webinars were held before the publication of the Draft Consolidated Plan in order to receive community input. The Webinars had a few live attendees, and recordings of both Webinars were posted online, as were the slides, in order to serve as an informational resource for those unable to attend the Webinars or Public Hearings. The recordings had 54 total views. | The webinar included an input segment that consisted of three polls. The first poll collected input about housing needs; the second poll collected input about community needs; and the third poll gauged familiarity with Fair Housing laws in Orange County. | The results of the webinar poll were accepted and incorporated into the plan.           |
| 3          | Public Participation Webinar | Minorities<br>Non-English Speaking - Specify other language: Spanish, Burmese, Karen<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing | A Resident Questionnaire was disseminated to collect public input on housing and community needs and priorities. The questionnaire received 188 responses. Of these 163 respondents were from individual residents, and 22 were from representatives of a service provider or organization.   | A summary of questionnaire responses and comments is included in the Attachment Section of the Consolidated Plan.  | The results of the Resident Questionnaire were accepted and incorporated into the plan. |

| Sort Order | Mode of Outreach  | Target of Outreach   | Summary of response/attendance   | Summary of comments received | Summary of comments not accepted and reasons |
|------------|-------------------|--|--|------------------------------|--|
| 4          | Internet Outreach | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Burmese, Karen</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> | <p>All information pertaining to the Consolidated Plan (Public Hearing dates and times, links to the Questionnaire, etc.) was broadcast widely to an electronic mailing list including housing providers, social services providers, youth organizations, disability advocacy organizations, language justice organizations, and more.</p> |                              |  |

**Table 4 – Citizen Participation Outreach**



## Needs Assessment

### NA-05 Overview

#### Overview

This section primarily utilizes HUD’s Comprehensive Housing Affordability Strategy (CHAS) data to assess changes in housing, social service, and economic development needs in Orange County. For tables using CHAS data, 2005–2009 American Community Survey (ACS) estimates serve as the ‘base’ year, and 2011–2015 ACS estimates serve as the most recent year. The CHAS data automatically populates the tables with the relevant ACS estimates.

The Needs Assessment relies on two additional data sources beyond the CHAS data. Data pertaining to homelessness was provided by the Director of the Orange County Partnership to End Homelessness. Orange County is a part of the Orange County Partnership to End Homelessness Continuum of Care.

Data on public housing was provided by staff at the Orange County Housing Authority and Chapel Hill Department of Housing. This information was supplemented with figures from HUD’s Housing Authority Profiles data interface.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Between 2005–2009 and 2011–2015, Orange County’s population increased 11.85%, with the county adding 14,762 persons. The rate of household growth over the same time period was nearly 5%, and Orange County added 2,465 households between the two estimates. While median household income for Orange County residents rose nearly 19% between 2009 and 2015 without adjusting for inflation, the increase is much smaller (8.62%) when accounting for inflation.

| Demographics  | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|---------------|-----------------|------------------------|----------|
| Population    | 124,503         | 139,265                | 12%      |
| Households    | 50,010          | 52,475                 | 5%       |
| Median Income | \$54,584.00     | \$59,290.00            | 9%       |

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS, 2011-2015 ACS

### Number of Households Table

|   | 0-30%<br>HAMFI | >30-50%<br>HAMFI | >50-80%<br>HAMFI | >80-100%<br>HAMFI | >100%<br>HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households  | 7,725          | 5,450            | 8,690            | 4,410             | 26,205         |
| Small Family Households                                     | 1,549          | 1,615            | 3,030            | 1,810             | 14,055         |
| Large Family Households                                     | 323            | 279              | 559              | 185               | 1,410          |
| Household contains at least one person 62-74 years of age   | 973            | 940              | 1,364            | 664               | 5,485          |
| Household contains at least one person age 75 or older      | 527            | 705              | 879              | 329               | 2,014          |
| Households with one or more children 6 years old or younger | 791            | 787              | 1,292            | 433               | 3,024          |

**Table 6 - Total Households Table**

Data Source: 2011-2015 ACS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

|   | Renter       |                    |                    |                     |       | Owner        |                    |                    |                     |       |
|---|--------------|--------------------|--------------------|---------------------|-------|--------------|--------------------|--------------------|---------------------|-------|
|   | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total |
| NUMBER OF HOUSEHOLDS  |              |                    |                    |                     |       |              |                    |                    |                     |       |
| Substandard Housing - Lacking complete plumbing or kitchen facilities                 | 69           | 19                 | 30                 | 15                  | 133   | 24           | 0                  | 4                  | 0                   | 28    |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 55           | 45                 | 25                 | 40                  | 165   | 0            | 0                  | 50                 | 4                   | 54    |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems)          | 85           | 169                | 249                | 10                  | 513   | 119          | 39                 | 169                | 15                  | 342   |
| Housing cost burden greater than 50% of income (and none of the above problems)       | 3,745        | 1,179              | 250                | 15                  | 5,189 | 1,415        | 690                | 555                | 179                 | 2,839 |
| Housing cost burden greater than 30% of income (and none of the above problems)       | 254          | 1,315              | 1,685              | 330                 | 3,584 | 245          | 455                | 1,115              | 570                 | 2,385 |
| Zero/negative Income (and none of the above problems)                                 | 670          | 0                  | 0                  | 0                   | 670   | 164          | 0                  | 0                  | 0                   | 164   |

**Table 7 – Housing Problems Table**

Data Source: 2011-2015 ACS

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS  |           |             |             |              |       |           |             |             |              |       |
| Having 1 or more of four housing problems                             | 3,955     | 1,414       | 554         | 75           | 5,998 | 1,560     | 725         | 770         | 200          | 3,255 |
| Having none of four housing problems                                  | 769       | 1,780       | 4,375       | 2,145        | 9,069 | 590       | 1,530       | 2,995       | 1,985        | 7,100 |
| Household has negative income, but none of the other housing problems | 670       | 0           | 0           | 0            | 670   | 164       | 0           | 0           | 0            | 164   |

**Table 8 – Housing Problems 2**

Data Source: 2011-2015 ACS

**3. Cost Burden > 30%**

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |       |           |             |             |       |
| Small Related        | 672       | 758         | 479         | 1,909 | 435       | 400         | 748         | 1,583 |
| Large Related        | 178       | 94          | 19          | 291   | 95        | 28          | 68          | 191   |
| Elderly              | 267       | 263         | 277         | 807   | 673       | 526         | 628         | 1,827 |
| Other                | 3,035     | 1,482       | 1,235       | 5,752 | 554       | 213         | 213         | 980   |
| Total need by income | 4,152     | 2,597       | 2,010       | 8,759 | 1,757     | 1,167       | 1,657       | 4,581 |

**Table 9 – Cost Burden > 30%**

Data Source: 2011-2015 ACS

**4. Cost Burden > 50%**

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |       |           |             |             |       |
| Small Related        | 579       | 290         | 15          | 884   | 365       | 225         | 239         | 829   |
| Large Related        | 139       | 0           | 15          | 154   | 55        | 4           | 19          | 78    |
| Elderly              | 219       | 50          | 40          | 309   | 534       | 276         | 260         | 1,070 |

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Other                | 2,905     | 863         | 185         | 3,953 | 510       | 194         | 34          | 738   |
| Total need by income | 3,842     | 1,203       | 255         | 5,300 | 1,464     | 699         | 552         | 2,715 |

**Table 10 – Cost Burden > 50%**

Data Source: 2011-2015 ACS

## 5. Crowding (More than one person per room)

|                                       | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                                       | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS                  |           |             |             |              |       |           |             |             |              |       |
| Single family households              | 140       | 173         | 270         | 10           | 593   | 104       | 35          | 190         | 4            | 333   |
| Multiple, unrelated family households | 0         | 40          | 4           | 30           | 74    | 20        | 4           | 29          | 15           | 68    |
| Other, non-family households          | 0         | 0           | 0           | 10           | 10    | 0         | 0           | 0           | 0            | 0     |
| Total need by income                  | 140       | 213         | 274         | 50           | 677   | 124       | 39          | 219         | 19           | 401   |

**Table 11 – Crowding Information - 1/2**

Data 2011-2015 CHAS

Source:

Data Source: 2011-2015 ACS

## 5. Households with children present

|                                  | Renter    |             |             |       | Owner     |             |             |       |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                                  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 359       | 540         | 825         | 1,724 | 240       | 215         | 584         | 1,039 |

**Table 12 – Crowding Information – 2/2**

Data Source: 2012-2016 CHAS, Table 13 (Children under age 6)

## Describe the number and type of single person households in need of housing assistance.

According to the 2013-2017 American Community Survey (ACS), there were an estimated 7,274 one-person owner households and 7,403 one-person renter households in Orange County in 2017. These one-person households made up 23% of homeowner households and 37% of renter households, respectively. While most renters living alone (70%) are under 55, more than three-quarters of

homeowners living alone are age 55 or older. While the ACS does not reveal the housing costs for these senior homeowners living alone in Orange County, the Joint Center for Housing Studies of Harvard University has reported that, nationally, more than a third of adults over age 50 are housing cost-burdened (meaning they pay more than 30% of their income for housing). Therefore, it is likely that many of Orange County's older homeowners will struggle financially with home maintenance. The County can alleviate this challenge by funding home repairs for low-income homeowners, and can further support aging in place by coordinating with service agencies to connect older residents with supportive services, programs, and activities.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

- **People with Disabilities:** Based on the 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) Data, an estimated 5,485 or 27% of renter households and 9,940 or 31% of homeowner households have a member with a disability. Among renters with a disability, 72% are considered low-income, meaning they earn no more than 80% of the County's area median income (AMI), and 45% of homeowners with a disability are low-income. The majority of these low-income households with a disability, both renters and owners, also have one or more housing problems, such as housing cost burden, substandard facilities, or overcrowding.
- **Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking:** According to the FBI Uniform Crime Reports, there were 17 reported cases of rape in Orange County in 2017. This is equivalent to a rate of 11.85 per 100,000 people; the statewide rate is 18.27 per 100,000 people.

**What are the most common housing problems?**

Housing cost burden is the most common housing problem among both renters and homeowners in Orange County. The 2012-2016 CHAS Data reveals that 21% of homeowners are housing cost-burdened, with 9% paying 30-50% of their income for housing and 12% paying more than half their income for housing. The rate of cost burden among renters is almost twice that of homeowners: 43% of renters are cost-burdened, with 19% paying 30-50% of their income for housing and 24% paying more than half.

**Are any populations/household types more affected than others by these problems?**

Senior households and households including a person with a disability are most affected by the high cost of housing in Orange County. As Tables 9 and 10 above show, about 40% of households experiencing housing cost burden are elderly. Elderly households and people with disabilities often subsist on fixed or limited incomes that cannot keep up with the rising cost of housing.

People experiencing homelessness or at risk of becoming homeless are also disproportionately impacted by high housing costs, as people in these circumstances often have limited income and/or excessive costs detracting from the proportion of their incomes that can be put toward housing, making it very difficult to afford housing.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of**

**either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The Orange County Partnership to End Homelessness (OCPEH) does not collect this data specific to Orange County's Continuum of Care (CoC). Orange County has seen success in implementing a homeless diversion program, and are currently diverting 25% of households presenting for a shelter bed using a mix of strengths-based guided conversation plus flexible funding.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

OCPEH has not developed a CoC-specific definition of an "at-risk group".

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

There is a great need for affordable housing units, particularly income-based rental units, which are another of the current gaps in the homeless service system.

### **Discussion**

The data above clearly show that Orange County's greatest housing challenge is the high cost of housing (and related lack of housing affordability) for extremely and very low-income households—those earning under 30% and between 30–50% of Area Median Income (AMI), respectively. While extremely low-income households only represent 15% of all households in the county, they constitute 44% of all households paying over 30% of their income toward rent/mortgage and 66% of all households paying over 50% of their income toward rent/mortgage. In fact, over two-thirds (69%) of all extremely low-income households pay over half of their income toward housing costs.

Similarly, very low-income households (those earning between 30–50% AMI) are also disproportionately cost-burdened. Sixty-nine percent of these households pay over 30% of their incomes toward housing costs, with over a third of them (35%) paying over half of their incomes toward housing costs.

## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

### Introduction

This section evaluates whether any racial/ethnic group in Orange County is disproportionately affected by housing problems—including lacking complete kitchen facilities, lacking complete plumbing facilities, having more than one person per room, or having a cost burden over 30%. We define "disproportionately greater need" as having a rate of severe housing problems that is more than ten percentage points greater than county-wide figures. Data for this analysis is sourced from the 2011–2015 CHAS. Results are divided by household income. For households in the 0–30% of Area Median Income (AMI) group, we exclude those who have no or negative income but none of the other housing problems. In all the tables below, the four housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than one person per room, and (4) cost burden greater than 30% of income.

### 0%-30% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 6,024                                    | 863                                   | 834  |
| White                          | 3,769                                    | 439                                   | 438  |
| Black / African American       | 1,090                                    | 298                                   | 63   |
| Asian                          | 320                                      | 0                                     | 270  |
| American Indian, Alaska Native | 53                                       | 4                                     | 15   |
| Pacific Islander               | 15                                       | 0                                     | 0  |
| Hispanic                       | 558                                      | 85                                    | 0  |

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

### 30%-50% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 3,920                                    | 1,530                                 | 0  |
| White                          | 2,674                                    | 919                                   | 0  |
| Black / African American       | 514                                      | 385                                   | 0  |
| Asian                          | 295                                      | 35                                    | 0  |
| American Indian, Alaska Native | 4  | 40                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 333                                      | 148                                   | 0  |

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS



### 50%-80% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 4,110                                    | 4,565                                 | 0  |
| White                          | 2,975                                    | 3,150                                 | 0  |
| Black / African American       | 488                                      | 735                                   | 0  |
| Asian                          | 245                                      | 205                                   | 0  |
| American Indian, Alaska Native | 4  | 15                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 374                                      | 379                                   | 0  |

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

### 80%-100% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 1,180                                    | 3,235                                 | 0  |
| White                          | 950                                      | 2,560                                 | 0  |
| Black / African American       | 64                                       | 448                                   | 0  |
| Asian                          | 75                                       | 104                                   | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 80                                       | 120                                   | 0  |

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

### Discussion

Overall, we find that the rates of housing problems for Orange County as a whole decrease as income rises, as expected: from 75.4% for households earning 0–30% AMI to 26.7% for households earning 80–100% AMI. Among the two largest racial/ethnic groups in Orange County, we find that neither Whites nor African-Americans are disproportionately affected by housing problems at any income level.

However, we do find that Hispanics are disproportionately affected by housing problems among households earning (1) below 30% AMI and (2) between 80–100% AMI. In addition, we find that Asian households are disproportionately affected by housing problems among households earning (1) between 30–50% AMI and (2) between 80–100% AMI.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

### Introduction

This section evaluates whether any racial/ethnic group in Orange County is disproportionately affected by severe housing problems—including lacking complete kitchen facilities, lacking complete plumbing facilities, having more than 1.5 persons per room, or having a cost burden over 50%. We define ‘disproportionately greater need’ as having a rate of severe housing problems that is more than 10 percentage points greater than county-wide figures.

Data for this analysis is sourced from the 2011–2015 CHAS. Results are divided by household income. For households in the 0–30% of AMI group, we exclude those who have no or negative income but none of the other housing problems. In all the tables below, the four housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than one person per room, and (4) cost burden greater than 30% of income.

### 0%-30% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 5,515                                    | 1,359                                 | 834  |
| White                          | 3,515                                    | 699                                   | 438  |
| Black / African American       | 970                                      | 423                                   | 63   |
| Asian                          | 300                                      | 20                                    | 270  |
| American Indian, Alaska Native | 53                                       | 4                                     | 15   |
| Pacific Islander               | 15                                       | 0                                     | 0  |
| Hispanic                       | 463                                      | 175                                   | 0  |

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

### 30%-50% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 2,139                                    | 3,310                                 | 0  |
| White                          | 1,513                                    | 2,085                                 | 0  |
| Black / African American       | 234                                      | 669                                   | 0  |
| Asian                          | 165                                      | 170                                   | 0  |
| American Indian, Alaska Native | 0  | 44                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 193                                      | 293                                   | 0  |

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

### 50%-80% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 1,324                                    | 7,370                                 | 0  |
| White                          | 805                                      | 5,305                                 | 0  |
| Black / African American       | 114                                      | 1,105                                 | 0  |
| Asian                          | 155                                      | 295                                   | 0  |
| American Indian, Alaska Native | 0  | 19                                    | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 239                                      | 519                                   | 0  |

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

### 80%-100% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 275                                      | 4,130                                 | 0  |
| White                          | 180                                      | 3,320                                 | 0  |
| Black / African American       | 10                                       | 498                                   | 0  |
| Asian                          | 40                                       | 139                                   | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 45                                       | 155                                   | 0  |

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

## Discussion

Overall, we find that the rates of severe housing problems for Orange County as a whole decrease as income rises, as expected: from 68.1% for households earning 0–30% AMI to 6.2% for households earning 80–100% AMI. Among the four largest racial/ethnic groups in Orange County, we find that neither Whites or African-Americans are disproportionately affected by severe housing problems at any income level. In fact, for all income categories, the rate of African-Americans being affected by any severe housing problem is lower than the county-side figure. Asian and Hispanic households, however, are disproportionately affected for both the 50–80% and 80–100% AMI categories.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205

(b)(2)

### Introduction

This section evaluates whether any racial/ethnic group is disproportionately housing cost burdened. We define a disproportionate burden as a racial/ethnic group having a rate of housing cost burden that is more than ten percentage points greater than the rate for Orange County as a whole. Households with no or negative income are excluded from this analysis.

Across Orange County as a whole, approximately 31.8% of households are cost burdened—meaning that they spend more than 30% of their income toward housing. None of the largest racial/ethnic groups in the county are disproportionately cost-burdened using the definition described above, though Native American and Alaska Native households are disproportionately more likely to be paying over 50% of their income toward rent—though the actual number of these families is small.

### Housing Cost Burden

| Housing Cost Burden            | <=30%  | 30-50% | >50%  | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole        | 35,195 | 7,854  | 8,548 | 875                                 |
| White                          | 27,605 | 5,719  | 6,109 | 463                                 |
| Black / African American       | 3,275  | 1,104  | 1,165 | 63                                  |
| Asian                          | 2,179  | 390    | 435   | 275                                 |
| American Indian, Alaska Native | 137    | 8      | 53    | 15                                  |
| Pacific Islander               | 0      | 0      | 15    | 0                                   |
| Hispanic                       | 1,675  | 503    | 508   | 0                                   |

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion

While we do not find that any of the major racial/ethnic groups in Orange County are disproportionately cost burdened, we note that over 30% of households in the County are paying over 30% of their income toward rent. Furthermore, African-Americans are more likely to be cost burdened than other racial/ethnic groups. White and Asian households are the least likely to be cost burdened in Orange County.

## NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As discussed above, we find the following racial/ethnic groups have disproportionately greater needs than Orange County's population as a whole (analysis limited to the four largest racial/ethnic groups in the county: Whites, African-Americans, Asians, and Hispanics):

- **Housing problems:** Hispanics earning (1) below 30% AMI and (2) 80–100% AMI and Asian earning (3) 30–50% AMI and (4) 80–100% AMI
- **Severe housing problems:** Hispanics earning (1) 50–80% AMI and (2) 80–100% AMI and Asians earning (3) 50–80% AMI and (4) 80–100% AMI.
- **Housing cost burden:** No racial/ethnic groups.

To reiterate, we defined a racial/ethnic group as "disproportionately burdened" if their incidence of a housing problem or cost burdened is more than 10 percentage points greater than the overall incidence of that issue within the county.

### **If they have needs not identified above, what are those needs?**

There are no additional needs not previously discussed in this section.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to the most recent American Community Survey estimates (2014–2018 ACS estimates), Orange County's racial composition is 75.5% White, 11.6% African-American, 7.8% Asian, and 8.4% Hispanic. We define a minority neighborhood as one where a racial or ethnic group's proportion of the population is greater than 20 percentage points more than their overall population proportion in the county, and we limit our analysis to the two racial/ethnic groups (Hispanics and Asians) identified as facing disproportionately greater housing need.

Hispanics are concentrated in four block groups in Orange County: in the Town of Carrboro and in three block groups located west and east of Hillsborough. Asians are concentrated in three block groups located southwest, north, and northeast of Chapel Hill.

We have included maps of racial/ethnic composition by block group attached to this plan.

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

Public housing in Orange County is provided by two entities—the Orange County Housing Authority (OCHA) and the Town of Chapel Hill’s Office of Housing and Community. OCHA oversees approximately 613 Housing Choice Voucher (HCV, commonly known as Section 8), of which 607 are tenant-based and six are project-based. OCHA does not manage any public housing units or special-purpose vouchers like Veterans Affairs Supportive Housing or Family Unification Program. OCHA is overseen by a seven-member Board of Commissioners. Attached to this plan is a map that shows the location of OCHA voucher holders in Orange County.

The Chapel Hill Office of Housing and Community manages 336 public housing units in Chapel Hill and Carrboro. It does not oversee any Housing Choice Vouchers.

### Totals in Use

|                            | Program Type |           |                |          |                 |                |                                     |                            |            |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|                            | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                            |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                            |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0            | 0         | 339            | 613      | 6               | 607            | 0                                   | 0                          | 0          |

**Table 22 - Public Housing by Program Type**

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Data Source:** OCHA and Town of Chapel Hill

## Characteristics of Residents

|   | Program Type |           |                |          |                 |                |                                     |                            |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
|   | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                | Special Purpose Voucher             |                            |
|   |              |           |                | Total    | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| # Homeless at admission                         | 0            | 0         | 12             | 12       | 0               | 12             | 0                                   | 0                          |
| # of Elderly Program Participants (>62)         | 0            | 0         | 75             | 154      | 1               | 153            | 0                                   | 0                          |
| # of Disabled Families                          | 0            | 0         | 74             | 273      | 5               | 268            | 0                                   | 0                          |
| # of Families requesting accessibility features | 0            | 0         | 9              | 613      | 6               | 607            | 0                                   | 0                          |
| # of HIV/AIDS program participants              | 0            | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |
| # of DV victims                                 | 0            | 0         | 12             | 0        | 0               | 0              | 0                                   | 0                          |

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: OCHA and Town of Chapel Hill

## Race of Residents

| Program Type                  |             |           |                |          |                 |                |                                     |                            |            |
|-------------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Race                          | Certificate | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                               |             |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                               |             |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White                         | 0           | 0         | 24             | 257      | 4               | 253            | 0                                   | 0                          | 0          |
| Black/African American        | 0           | 0         | 159            | 349      | 2               | 347            | 0                                   | 0                          | 0          |
| Asian                         | 0           | 0         | 139            | 3        | 0               | 3              | 0                                   | 0                          | 0          |
| American Indian/Alaska Native | 0           | 0         | 10             | 4        | 0               | 4              | 0                                   | 0                          | 0          |
| Pacific Islander              | 0           | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          | 0          |
| Other                         | 0           | 0         | 7              | 0        | 0               | 0              | 0                                   | 0                          | 0          |

**Table 24 – Race of Public Housing Residents by Program Type**

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Data Source:** OCHA and Town of Chapel Hill

## Ethnicity of Residents

| Ethnicity    | Certificate | Mod-Rehab | Public Housing | Program Type |                 |                |                                     |                            |            |
|--------------|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|              |             |           |                | Vouchers     |                 |                |                                     |                            |            |
|              |             |           |                | Total        | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|              |             |           |                |              |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic     | 0           | 0         | 10             | 17           | 0               | 17             | 0                                   | 0                          | 0          |
| Not Hispanic | 0           | 0         | 329            | 596          | 6               | 590            | 0                                   | 0                          | 0          |

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Data Source:** OCHA and Town of Chapel Hill



**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Chapel Hill Office of Housing and Community reports that households on its waiting lists for accessible units request first floor units, handrails in bathrooms, accessible kitchens (maneuverable with wheelchair or walker, counters that residents in wheelchairs can reach), wider hallways, lower keyholes and eye holes on front doors.

Waitlist data for the Orange County Housing Authority are not available, but given the overlap between the populations served by the two agencies, needs are likely similar to those of the Chapel Hill Office of Housing and Community.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The Chapel Hill Office of Housing and Community report 409 households on the waiting list (176 for one bedroom, 124 for two-bedroom, 78 for three-bedroom, 25 for four-bedroom, and 6 for five-bedroom). They also report that they need additional one-bedroom units to meet the needs of those on the waiting lists.

Waitlist data for the Orange County Housing Authority are not available. However, the lack of affordable units in Orange County is likely felt by HCV clients, as they struggle to find affordable units to rent with their vouchers.

**How do these needs compare to the housing needs of the population at large?**

The needs of public housing and HCV clients are similar to the population at large in several ways, including the need for more accessible units and for more affordable units, especially in neighborhoods of opportunity.

**Discussion**

Public housing in Orange County is administered by two entities—the Orange County Housing Authority (Housing Choice Vouchers throughout the county) and the Chapel Hill Office of Housing and Community (public housing units in Chapel Hill and Carrboro). While waitlist data for OCHA are not available, Chapel Hill reports a need for additional accessible units on the first floor and additional one-bedroom units to meet their waitlist needs.

The needs of both public housing and HCV families mirror the needs of Orange County’s broader population with respect to the need for more accessible units and more affordable units.

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction

The Orange County Partnership to End Homeless (OCPEH) coordinates the Orange County Continuum of Care (CoC). The organization is jointly funded by four local governments: Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough. In its most recent report (dated June 2019), OCPEH identified the following gaps to addressing homelessness: best practice, fully funded rapid re-housing; income-based rental housing; drop-in day center with integrated services; street outreach program; 24-hour bathrooms; coordinated entry staff; medical respite beds; memorial service funding; and youth host homes.

### Homeless Needs Assessment

| Population   | Estimate the # of persons experiencing homelessness on a given night |             | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
|  | Sheltered  | Unsheltered |  |  |   |  |
| Persons in Households with Adult(s) and Child(ren) | 2  | 26          | 64   | 42   | 16  | 340  |
| Persons in Households with Only Children           | 0  | 0           | 0  | 0  | 0   | 0  |
| Persons in Households with Only Adults             | 27   | 76          | 234  | 155  | 58  | 340  |
| Chronically People experiencing homelessness       | 16   | 3           | 43   | 29   | 11  | 340  |
| Chronically Homeless Families                      | 0  | 5           | 11   | 8  | 3   | 340  |
| Veterans   | 2  | 8           | 23   | 15   | 6   | 340  |
| Unaccompanied Child                                | 0  | 0           | 0  | 0  | 0   | 0  |
| Persons with HIV                                   | 0  | 1           | 2  | 2  | 1   | 340  |

**Table 26 - Homeless Needs Assessment**

**Data Source:** Orange County 2019 Point in Time Count Data

**Indicate if there are people experiencing homelessness in rural areas (defined at the county level):**

Has No Rural Homeless

### Nature and Extent of Homelessness: (Optional)

| Race:                            | Sheltered: | Unsheltered (optional) |
|----------------------------------|------------|------------------------|
| White                            | 42         | 8                      |
| Black or African American        | 49         | 18                     |
| Asian                            | 1          | 2                      |
| American Indian or Alaska Native | 0          | 0                      |
| Pacific Islander                 | 0          | 0                      |
| Ethnicity:                       | Sheltered: | Unsheltered (optional) |
| Hispanic                         | 5          | 0                      |
| Not Hispanic                     | 97         | 29                     |

Data Source: Orange County 2019 Point in Time Count Data

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Per data provided by OCPEH, 28 individuals in families with children experience homelessness on a given night in Orange County. Of those, only two individuals are unsheltered while the remainder are sheltered. OCPEH data indicate that ten veterans experience homelessness on a given night in Orange County. Of those individuals, eight are sheltered while two are unsheltered.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the most recent point-in-time counts, African-Americans are numerically the largest racial/ethnic group to experience homelessness, with 67 individuals identified as homeless, and they constitute roughly 54% of all people experiencing homelessness. This means that they are disproportionately represented with respect to homelessness, as African-Americans as a whole only constitute 11.6% of Orange County's population.

Whites are the second largest group to experience homelessness, with 50 individuals identified as such. Other racial/ethnic groups represent a much smaller proportion of people experiencing homelessness in Orange County (five Hispanics and three Asians per the most recent PIT counts).

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the most recent point-in-time counts, there were 131 people experiencing homelessness in Orange County. Of those, 102 (78%) were sheltered while 29 (22%) were unsheltered.

### Discussion

Homelessness in Orange County remains stubbornly high, with the most recent estimates largely mirroring figures presented in the previous Consolidated Plan. Undoubtedly, the high (and rising) cost of housing in the County is a substantial contributor to homelessness. Other issues include the lack of services identified by OCPEH in its most recent report (and discussed earlier in this section). The County currently lacks a best practices Rapid Rehousing program and both the Orange County Housing Authority and Chapel Hill Office of Housing and Community have waitlists for income-based rental assistance (Housing Choice Vouchers and public housing units).

## NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

### Introduction

This section analyzes the housing needs for people who are not experiencing homelessness but have unique service and housing needs. Specifically, we analyze the presence and housing needs of four populations: elderly (aged over 65), the disabled, elderly disabled, and persons with HIV/AIDS. Data in this section come from the American Community Survey (2014–2018 estimates), North Carolina Department of Health and Human Services, Orange County Department on Aging, and other reports.

### Describe the characteristics of people with service/housing needs in your community:

- **Elderly:** According to 2014–2018 American Community Survey estimates, there are 18,364 individuals in Orange County over 65 years old. This comprises 12.8% of the population. In addition, there are 3,780 persons in Orange County over 80 years old, comprising 2.6% of the total population. According to data analyzed by the University of North Carolina at Chapel Hill's Partnerships in Aging Program, about 45% of adults over 65 in the county are low-income (earn less than 80% AMI). We have appended a map of Orange County's elderly population by block group to this plan.
- **People with disabilities:** According to 2014–2018 American Community Survey estimates, there are 12,546 disabled individuals living in Orange County. This constitutes roughly 8.8% of the population.
- **Elderly people with disabilities:** Within the disabled population, 5,203 are also elderly (over the age of 65). This figure represents 29% of the entire elderly population.
- **Persons with HIV/AIDS:** According to the North Carolina Department of Health and Human Services 2018 HIV/STD/Hepatitis Surveillance report, there are 302 known individuals diagnosed with HIV living in Orange County. Of those, 119 are diagnosed as having Stage 3 AIDS.

### What are the housing and supportive service needs of these populations and how are these needs determined?

- **Elderly:** According to the 2017–2022 Orange County Department of Aging Master Plan (p. 2), the following are key goals to "improve choice, quality, and affordability of housing" for elderly adults:
  - Develop new affordable senior housing
  - Modify and repair existing housing for safety and accessibility
  - Educate the public about housing options in later life
  - Activate the community to support and improve quality of life for older adults living in long-term care settings
  - Support Orange County residents to age in community

These goals suggest the needs for elderly adults include (1) providing additional affordable units specifically for the elderly, (2) retrofitting existing units to make them accessible, and (3) increasing support to change non-housing conditions in the community (e.g., transportation) to allow Orange County adults to age in place.

- **People with disabilities:** The 2018 report "Improving Access to Affordable and Accessible Housing in the Triangle Region" highlights that the lack of affordable housing in the region (which includes Orange County) exacerbates challenges faced by persons with disabilities in searching for housing. It identifies lack of affordability as the primary challenge for disabled persons in finding housing, and identifies recommendations that will allow local governments to streamline the construction of additional housing.
- **Elderly people with disabilities:** Per 2014–2018 ACS estimates, the most common disabilities for the elderly disabled population are ambulatory difficulty (17.7% of total elderly population), hearing difficulty (10.5%), and independent living difficulty (9.2%). These difficulties suggest the need for additional supportive services related to daily assistance, such as help grocery shopping and taking care of other errands that require movement. They also suggest the need for additional accessible units in the County.
- **Persons with HIV/AIDS:** According to North Carolina’s Integrated HIV Preventing and Care Plan (2017–2021), key housing-related needs for Persons Living with HIV (PLWH) include "assistance in locating housing[,] affordable [housing] stock and landlords willing to accept HOPWA or other types of assistance."

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Orange County is part of the Durham-Chapel Hill Metropolitan Statistical Area, which comprises five counties. According to the 2018 North Carolina Department of Health and Human Services HIV/STD/Hepatitis Surveillance report, the number of individuals living in those counties diagnosed with HIV is:

- Chatham County: 130
- Durham County: 1,845
- Granville County: 206
- Orange County: 318
- Person County: 94

**Discussion:**

The figures cited in this section show that Orange County has a substantial population of people who are not experiencing homelessness but have unique housing needs, including the elderly, disabled, elderly disabled, and persons with HIV/AIDS. While these individuals have unique housing and supportive service needs, they are all exacerbated by a lack of quality, affordable housing near transit options that allow them to get where they need to go in a reasonable amount of time.

## NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

### **Describe the jurisdiction's need for Public Facilities:**

The following were identified as needs related to public facilities:

- School facilities need to be modernized and made ADA-accessible.
- More public facilities need to be made ADA-accessible.
- Public facilities should be made more resilient for climate change.
- Additional public facilities should be provided to accommodate the county's growing population.
- Public facilities should operate on hours beyond standard business hours (e.g., later in the evenings or on weekends).

### **How were these needs determined?**

These needs were determined through analysis of plans from jurisdictions in Orange County and public comments on facility needs.

### **Describe the jurisdiction's need for Public Improvements:**

The following were identified as needs for public improvements:

- Intersections, public buildings, and facilities should be made ADA-compliant and handicap accessible.
- Roads, curbs, and sidewalks should be improved where needed.
- Additional sidewalks and bike lanes should be provided.
- Additional bus shelters should be provided.
- Storm water management systems should be improved.

### **How were these needs determined?**

These needs were determined through analysis of plans from jurisdictions in Orange County and public comments on facility needs.

### **Describe the jurisdiction's need for Public Services:**

The following were identified as needs for public services:

- Fire protection should be improved for residents in more rural parts of the county.
- Public safety services should be improved in more rural parts of the county.
- Communities in Orange County should support affirmatively further fair housing for their residents.
- A fully-funded, best practice Rapid Re-Housing program should be established for individuals experiencing homelessness.

### **How were these needs determined?**

These needs were determined through analysis of plans from jurisdictions in Orange County and public comments on facility needs.

## Housing Market Analysis

### MA-05 Overview

#### **Housing Market Analysis Overview**

Orange County lies within central North Carolina—a region known as the Piedmont—and is part of the Durham-Chapel Hill Metro Area and the Raleigh-Durham-Cary Combined Statistical Area. This region is known as the "Triangle" as the three cities of Raleigh, Durham, and Chapel Hill (and their universities of North Carolina State University, Duke University, and the University of North Carolina-Chapel Hill) form a geographic triangle.

Orange County comprises extensive rural land and three urban centers—Chapel Hill, Carrboro, and Hillsborough. In recent years, residential development has extended beyond these urban centers into previously-rural land as the population of the county expands. These developments not only cater to Orange County's growing population, but to commuters to jobs in surrounding counties, especially in Research Triangle Park.

This section presents an analysis of the Orange County housing market. In it, we rely on CHAS and ACS data.

We find that a substantial proportion of Orange County's housing stock has been constructed since 2000, and that the cost of both owner-occupied and renter-occupied housing has increased about 15% since the previous Consolidated Plan. While it appears that the supply of market-rate housing is adequate for the county's population, there is a need for quality affordable housing, especially in the urban centers of the county.

## MA-10 Number of Housing Units - 91.410, 91.210(a) & (b)(2)

### Introduction

According to the 2011-2015 ACS data, there are 56,882 total housing units, of which an estimated 52,472 are occupied (31,655 owner-occupied and 20,817 renter-occupied). This corresponds to a vacancy rate of about 8% (4,410 units). Most owner-occupied homes (83%) have three or more bedrooms, while the majority of rented units (69%) have one or two bedrooms.

We have appended a map to this plan that shows density of housing units by acre for each Census block group in the county in addition to the proportion of owner-occupied and vacant units in each block group.

### All residential properties by number of units

| Property Type                   | Number        | %           |
|---------------------------------|---------------|-------------|
| 1-unit detached structure       | 32,240        | 57%         |
| 1-unit, attached structure      | 4,379         | 8%          |
| 2-4 units                       | 3,314         | 6%          |
| 5-19 units                      | 8,860         | 16%         |
| 20 or more units                | 3,615         | 6%          |
| Mobile Home, boat, RV, van, etc | 4,474         | 8%          |
| <b>Total</b>                    | <b>56,882</b> | <b>100%</b> |

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

|                    | Owners        |             | Renters       |             |
|--------------------|---------------|-------------|---------------|-------------|
|                    | Number        | %           | Number        | %           |
| No bedroom         | 25            | 0%          | 439           | 2%          |
| 1 bedroom          | 515           | 2%          | 4,365         | 21%         |
| 2 bedrooms         | 4,840         | 15%         | 9,945         | 48%         |
| 3 or more bedrooms | 26,275        | 83%         | 6,068         | 29%         |
| <b>Total</b>       | <b>31,655</b> | <b>100%</b> | <b>20,817</b> | <b>100%</b> |

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

- **Public Housing:** 336 units in Chapel Hill and Carrboro. These are targeted toward households earning below 50% AMI, though some households earn more than that.
- **Housing Choice Vouchers:** 623 vouchers issued by the Orange County Housing Authority. These vouchers target households earning below 50% AMI, though some households earn more than that.
- **Low-Income Housing Tax Credits (LIHTC):** 11 LIHTC properties in Orange County with 680 known units. Two of those development with 200 total units are reserved for elderly/disabled households, the rest are not reserved for any participant population.



- **HOME:** 23 developments in Orange County constructed with HOME funding.
- **Community Home Trust:** 318 permanently-affordable homes in Orange County through a community land trust model. Units targeted to households earning below 80% of AMI.
- **Inter-Faith Council for Social Services:** 52-unit facility for homeless men.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There is one LIHTC development with a contract ending in the next five years. This development offers 55 units of subsidized housing (two- and three-bedrooms) in Chapel Hill. The housing is not reserved for any special populations.

**Does the availability of housing units meet the needs of the population?**

While it appears that the number of housing units is adequate for Orange County's population, there is a sharp need for quality, affordable, and accessible housing units throughout the county,

**Describe the need for specific types of housing.**

The need for quality, affordable, and accessible housing is especially strong in the urban centers of Chapel Hill, Carrboro, and Hillsborough. These are areas where public transit service is highest, and they present opportunities to expand the number of affordable units so that low-income households can live in these neighborhoods and not have to rely extensively on an automobile.

**Discussion**

While the number of market-rate housing units in Orange County appears adequate for the county's population, the number of affordable and subsidized housing units has not kept pace with the county's population growth. This is especially true in the urban centers of the county which contain the majority of employment opportunities and which also have the highest level of public transit service.

## MA-15 Cost of Housing - 91.410, 91.210(a)

### Introduction

As discussed throughout this plan, Orange County has seen increasing housing costs in recent years that has resulted in a shortage of affordable housing units for low- and moderate-income households. In fact, the cost of housing in Orange County has increased over the past five years, with the median home value rising nearly 14% and the median contract rent rising 16.5%. Only 5% of the housing units in the county are affordable to households earning below 30% of the area median income (AMI), and only 21% are affordable to household earning below 50% AMI.

### Cost of Housing

|                      | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value    | 239,500         | 272,600                | 14%      |
| Median Contract Rent | 683             | 796                    | 17%      |

**Table 29 – Cost of Housing**

Data Source: 2005-2009 ACS, 2011-2015 ACS

| Rent Paid       | Number        | %             |
|-----------------|---------------|---------------|
| Less than \$500 | 2,847         | 13.7%         |
| \$500-999       | 12,353        | 59.4%         |
| \$1,000-1,499   | 3,596         | 17.3%         |
| \$1,500-1,999   | 1,259         | 6.1%          |
| \$2,000 or more | 754           | 3.6%          |
| <b>Total</b>    | <b>20,809</b> | <b>100.0%</b> |

**Table 30 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

| % Units affordable to Households earning | Renter        | Owner         |
|--|---------------|---------------|
| 30% HAMFI                                | 919           | No Data       |
| 50% HAMFI                                | 4,142         | 1,992         |
| 80% HAMFI                                | 12,995        | 5,754         |
| 100% HAMFI                               | No Data       | 8,152         |
| <b>Total</b>                             | <b>18,056</b> | <b>15,898</b> |

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

### Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent  | 834                     | 902       | 1,055     | 1,435     | 1,624     |
| High HOME Rent    | 834                     | 902       | 1,055     | 1,399     | 1,541     |
| Low HOME Rent     | 742                     | 795       | 955       | 1,102     | 1,230     |

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

The data indicate that there are not sufficient housing units for extremely low-income (earning below 30% AMI) and very low-income (earning below 50% AMI) households. As discussed earlier in this report, a disproportionate number of these households are cost-burdened. Furthermore, only 5% of rental units in Orange County are affordable to households earning below 30% AMI.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Housing prices in recent years have increased at a faster rate than incomes, which compounds housing affordability problems. We expect this trend to continue in the next five years, resulting in a smaller number of housing units affordable to people who work in Orange County. As a result, we may see more individuals locating to surrounding, rural counties (Alamance and Chatham Counties) where housing is more affordable.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The most recent Fair Market Rents (FMR) for Orange County are \$834 for efficiencies, \$902 for one-bedroom units, \$1,055 for two-bedroom units, \$1,435 for three-bedroom units, and \$1,624 for four-bedroom units. These FMRs are for the Durham-Chapel Hill MSA. High HOME rents are roughly similar to FMRs while low HOME rents are considerably lower than FMRs.

According to the most recent American Community Survey (ACS) estimates, median *gross* rents for Orange County are \$972 for efficiencies, \$929 for one-bedroom units, \$1,051 for two-bedroom units, \$1,257 for three-bedroom units, and \$1,789 for four-bedroom units. Gross rent amounts include utilities; contract rents are not available from the ACS by bedroom size.

Thus, it appears that FMRs and HOME rents are lower than median rents for efficiencies (even assuming utility costs), roughly the amount for one- and two-bedroom units, more than typical rents for three-bedroom units, and roughly the same as four-bedroom units.

### **Discussion**

One problem the county has faced, though, is that even when FMRs are competitive at market rates, many landlords refuse to accept Housing Choice Vouchers due to the perceived bureaucratic headaches associated with participating in the program. Thus, even having FMRs be competitive with market rents may not be enough.

## MA-20 Condition of Housing - 91.410, 91.210(a)

### Introduction

On the whole, Orange County's housing stock is relatively young. Over 10,500 housing units have been built since 2000, which comprises slightly over 20% of the county's entire housing stock. In contrast, only 3,554 of the county's housing units were built before 1950. This comprises only 6.8% of the county's housing stock.

Given the relatively new construction of much of Orange County's housing stock, we would expect much of it to be in relatively good condition. In this section, we analyze data pertaining to the condition of housing in Orange County, including the presence of lead paint hazards and the number of vacant units suitable for rehabilitation.

We have included maps that show the proportion of housing built in Orange County both before 1950 and after 2000.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation."

The following definitions are used in Orange County:

- **Selected Condition:** Over-crowding (1.01 or more persons per room); lack of complete kitchen, plumbing facilities, and/or other utilities; and housing cost over-burden.
- **Substandard Condition:** The unit does not meet code standards or has one of the selected conditions.
- **Suitable for Rehabilitation:** The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.
- **Not Suitable for Rehabilitation:** The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

### Condition of Units

| Condition of Units             | Owner-Occupied |             | Renter-Occupied |             |
|--------------------------------|----------------|-------------|-----------------|-------------|
|                                | Number         | %           | Number          | %           |
| With one selected Condition    | 7,270          | 23%         | 9,509           | 46%         |
| With two selected Conditions   | 125            | 0%          | 414             | 2%          |
| With three selected Conditions | 4              | 0%          | 0               | 0%          |
| With four selected Conditions  | 0              | 0%          | 0               | 0%          |
| No selected Conditions         | 24,275         | 77%         | 10,875          | 52%         |
| <b>Total</b>                   | <b>31,674</b>  | <b>100%</b> | <b>20,798</b>   | <b>100%</b> |

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

## Year Unit Built

| Year Unit Built | Owner-Occupied |             | Renter-Occupied |             |
|-----------------|----------------|-------------|-----------------|-------------|
|                 | Number         | %           | Number          | %           |
| 2000 or later   | 7,509          | 24%         | 3,055           | 15%         |
| 1980-1999       | 13,790         | 44%         | 8,268           | 40%         |
| 1950-1979       | 8,665          | 27%         | 7,615           | 37%         |
| Before 1950     | 1,699          | 5%          | 1,855           | 9%          |
| <b>Total</b>    | <b>31,663</b>  | <b>100%</b> | <b>20,793</b>   | <b>101%</b> |

**Table 34 – Year Unit Built**

Data Source: 2011-2015 ACS

## Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard                       | Owner-Occupied |     | Renter-Occupied |     |
|---|----------------|-----|-----------------|-----|
|   | Number         | %   | Number          | %   |
| Total Number of Units Built Before 1980               | 10,364         | 33% | 9,470           | 46% |
| Housing Units build before 1980 with children present | 4,806          | 15% | 3,198           | 15% |

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units), 2011-2015 CHAS (Units with Children present)

## Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Per 2011–2015 American Community Survey estimates, there are 4,417 vacant housing units in Orange County. This comprises 7.8% of the county's total housing stock. Per Census categories, the most common reasons for vacancy are "Other vacant" (1,654 units), "For rent" (1273 units), and "For sale only" (640 units).

Data do not exist regarding the suitability of renovation for all of these units. However, we know that for many owner-occupied housing units, the owners do not have the financial resources to rehabilitate them, and there are not enough local, state, and federal programs to fund their rehabilitation. The programs that do exist often have many hurdles to qualify for them.

For renter-occupied housing units, many of them have institutional owners or owners who live out of state and are not responsive to tenant concerns about the condition of the unit.

## Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The total number of housing units in Orange County with possible lead paint is 19,834, which represents 38% of the county's total housing stock. Within that number, it is estimated that approximately 8,000 of these housing units have children present.

Approximately 41.7% of Orange County's population earns below 80% of AMI. Assuming that this population is evenly distributed across all housing units by age of construction, we would assume that there are approximately 3,333 housing units constructed before 1980 that have a low- or moderate-income family with children present residing in them.

## **Discussion**

A substantial proportion of Orange County's housing stock has been constructed since 2000, and rates of physical deterioration and substandard conditions in the county's housing are relatively low. Despite this, nearly 8% of housing units in the County are vacant, and rehabilitation may be out of the financial means of their owners.

While rates of reported lead poisoning in the county are low, we estimate that 3,333 low- and moderate-income households with children reside in housing that may contain lead-based paint hazards. This figure may be an under-representation of that risk, as low- and moderate-income households may be more likely to reside in older housing that has not undergone lead-based paint mitigation.

## MA-25 Public and Assisted Housing - 91.410, 91.210(b)

### Introduction

Public housing in Orange County is provided by two entities—the Orange County Housing Authority (OCHA) and the Town of Chapel Hill’s Office for Housing and Community. OCHA oversees approximately 613 Housing Choice Voucher (HCV, commonly known as Section 8), of which 607 are tenant-based and six are project-based. OCHA does not manage any public housing units or special-purpose vouchers like Veterans Affairs Supportive Housing or Family Unification Program. The OCHA is overseen by a seven-member Board of Commissioners. Attached to this plan is a map that shows the location of OCHA voucher holders in Orange County.

The Chapel Hill Office of Housing and Community manages 336 public housing units in Chapel Hill and Carrboro. It does not oversee any Housing Choice Vouchers.

We have included maps with this plan that show the addresses of Housing Choice Voucher clients in Orange County served by OCHA.

### Totals Number of Units

|                               | Program Type |           |                |          |                 |                |                                     |                            |            |
|-------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|                               | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                               |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                               |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0            | 0         | 336            | 623      | 24              | 599            | 0                                   | 0                          | 0          |
| # of accessible units         |              |           |                |          |                 |                |                                     |                            |            |

**Table 36 – Total Number of Units by Program Type**

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Data Source:** PIC (PIH Information Center)

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

The Town of Chapel Hill Office of Housing and Community provides 336 public housing units in Orange County at 13 developments. Of these, 12 are located in Chapel Hill and one is in Carrboro. For HUD’s purposes, these are divided into two AMPs. Both AMPs were inspected in 2018 and scored relatively low amounts on their physical inspections. Notably, both scores represented significant decreases from their previous inspections in 2016.

### Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| AMP1 (161 units)           | 53                       |
| AMP2 (175 units)           | 42                       |

Table 37 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction.

While the Town of Chapel Hill has conducted comprehensive renovations on much of their public housing stock in the last decade, recent inspection scores underscore the need for a more complete modernization of the Town's public housing stock. Included in this need (and as discussed earlier in this plan) is the need to provide more accessible units.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

The Town of Chapel Hill intends to improve its public housing management and the physical conditions of its public housing developments. Included in this are efforts to increase the number of accessible units to disabled populations and to deconcentrate poverty within its developments.

### Discussion

As stated throughout this plan, there is a need for more affordable housing in Orange County. Unfortunately, the number of public housing and Housing Choice Voucher units offered in the County have remained the same since the previous Consolidated Plan as a result of no new federal funding. Further, inspection scores suggest that the quality of public housing in the County has decreased since the previous Consolidated Plan.

While a number of nonprofit entities provide affordable housing in the community, there is a need for additional public housing units and Housing Choice Vouchers to meet the needs of extremely low-income households—that is, those earning below 30% AMI. These households are often the hardest-to-house for nonprofit groups.



## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

The Orange County Partnership to End Homelessness (OCPEH) is the lead entity for Orange County's Continuum of Care (CoC). In addition to coordinating efforts to preventing and combatting homelessness, OCPEH collects and analyzes data from the Point in Time Counts in addition to HMIS data to monitor and evaluate the performance of funded projects. The key elements reviewed include number served, cost per outcome, leveraged funds in the project, expenditure rates and housing stability outcomes.

### Facilities Targeted to People Experiencing Homelessness

|   | Emergency Shelter Beds          |                                    | Transitional Housing Beds | Permanent Supportive Housing Beds |                   |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
|   | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New             | Current & New                     | Under Development |
| Households with Adult(s) and Child(ren) |                                 |                                    |                           |                                   |                   |
| Households with Only Adults             |                                 |                                    |                           |                                   |                   |
| Chronically Homeless Households         |                                 |                                    |                           |                                   |                   |
| Veterans                                |                                 |                                    |                           |                                   |                   |
| Unaccompanied Youth                     |                                 |                                    |                           |                                   |                   |

**Table 38 - Facilities Targeted to People Experiencing Homelessness**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to people experiencing homelessness**

Health services are available through UNC Healthcare hospitals in Chapel Hill and Hillsborough, as well as through clinics operated by Piedmont Health Services. Piedmont Health Services also operates a clinic inside IFC Community House, available for all emergency shelter guests, including single men, single women, and families. Orange County Health Department operates in Chapel Hill and Hillsborough, offering low-cost services. The Formerly Incarcerated Transition (FIT) program connects people who have both a history of incarceration and chronic illness with needed services. Mental Health services are provided at UNC Healthcare and Freedom House Recovery Center. Behavioral health needs are coordinated by Cardinal Innovations LME/MCO. Victim service providers Orange County Rape Crisis Center and Compass Center for Women and Families both offer free therapy programs for survivors. Employment services are offered through the Orange County Department of Social Services (DSS), including job training, vocational training, job referrals, and regular job fairs. The Community Empowerment Fund offers one-on-one employment assistance for their members. Financial education, and connections to other needed services. NC Works Career Center/Job Link offers information on getting a GED, education and job training, help with resumes, job search, and computer access. All of the above agencies coordinate monthly or more often with homeless and other service providers to case conference high need homeless households through a by-name list and are used extensively to complement services targeted to people experiencing homelessness.

**List and describe services and facilities that meet the needs of people experiencing homelessness, particularly individuals and families experiencing chronic homelessness, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Orange County has two emergency shelters: 39 beds at IFC HomeStart for women and families, and 52 beds at IFC Community House for single men. There are also cold weather cots available when the temperature is projected to be below 40 degrees: 3 beds for single women at IFC HomeStart and 17 beds for single men at IFC Community House. The Community Empowerment Fund (CEF) offers one-on-one, client directed help for their members, many of whom are experiencing chronic homelessness. CEF facilitates access to income (jobs and disability benefits) and housing. Families with children are served at IFC HomeStart and Orange County DSS. Mothers in recovery are served at UNC Horizons, who offers residential and outpatient substance use recovery for pregnant women and their children. The Durham VA Medical Center covers Orange County and operates the HUD VASH program for veterans experiencing homelessness with high service needs. Volunteers of America operates SSVF, among other veterans' programs. The veterans' groups meet monthly to coordinate veteran-specific services for people experiencing homelessness. Orange County has never counted any unaccompanied youth, despite concerted efforts. Regardless, OCPEH coordinates with youth-serving organizations and LGBTQ organizations who also serve youth to monitor youth population needs.

## MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

### Introduction

Orange County has identified the following populations as priorities for services and facilities: elderly, frail elderly, people with disabilities, people with HIV/AIDS and their families, and public housing residents.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, behavioral), people with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs**

- **Elderly:** Rehabilitation of existing units with accessibility features, construction of new affordable units with accessibility features
- **Frail elderly:** Construction of new units with accessibility features and supportive services
- **People with disabilities:** Funding for rehabilitation of existing homes with accessibility accommodations, enhanced enforcement of reasonable accommodations for rental housing units, new construction of affordable units with accessibility features.
- **People with substance use disorder:** Increasing the number of supportive housing options
- **People with HIV/AIDS and their families:** Increasing the number of supportive housing options
- **People residing in public housing:** Supportive services to increase economic self-sufficiency, assistance in finding affordable rental housing, construction of new affordable rental housing

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Orange County Partnership to End Homelessness coordinates the Continuum of Care for Orange County. It has implemented a Coordinated Entry System to assess the needs of persons returning from mental and physical institutions and to prioritize them for Permanent Supportive Housing.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

N/A

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The Orange County HOME Consortium intends to address the housing and supportive services needs of people who are not experiencing homelessness but have other service needs by:

- Increasing the number of accessible housing units through repair and rehabilitation of existing housing units and construction of new housing units that are affordable and accessible.
- Facilitating rehabilitation and development of housing options for older adults to age in place.
- Providing support for services, programs, and facilities for the elderly, peoples with disabilities, people with substance use disorder, and other populations with service needs.

## MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

### **Describe any negative effects of public policies on affordable housing and residential investment**

The Orange County HOME Consortium is in the process of completing its Analysis of Impediments to Fair Housing. This report will analyze local laws and regulations in addition to administrative policies and procedures that impact the construction and rehabilitation of affordable housing in Orange County.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Orange County has experienced economic growth over the past few decades. The county is home to a number of employers that rely on a highly educated and skilled workforce, including UNC-Chapel Hill, UNC Health Care, and two local school districts. In addition, there are a number of retail businesses that serve this educated workforce and rely on a workforce with somewhat lower educational attainment.

### Economic Development Market Analysis

#### Business Activity

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 538               | 191            | 1                  | 0               | -1                  |
| Arts, Entertainment, Accommodations           | 6,990             | 6,638          | 10                 | 10              | 0                   |
| Construction                                  | 3,411             | 1,426          | 5                  | 2               | -3                  |
| Education and Health Care Services            | 27,638            | 36,285         | 39                 | 55              | 16                  |
| Finance, Insurance, and Real Estate           | 3,577             | 1,593          | 5                  | 2               | -3                  |
| Information                                   | 1,451             | 786            | 2                  | 1               | -1                  |
| Manufacturing                                 | 4,178             | 1,936          | 6                  | 3               | -3                  |
| Other Services                                | 2,548             | 3,913          | 4                  | 6               | 2                   |
| Professional, Scientific, Management Services | 8,829             | 3,080          | 13                 | 5               | -8                  |
| Public Administration                         | 2,173             | 2,240          | 3                  | 3               | 0                   |
| Retail Trade                                  | 6,452             | 6,290          | 9                  | 10              | 1                   |
| Transportation and Warehousing                | 1,353             | 599            | 2                  | 1               | -1                  |
| Wholesale Trade                               | 1,126             | 1,062          | 2                  | 2               | 0                   |
| Total   | 70,264            | 66,039         | --                 | --              | --                  |

**Table 39 - Business Activity**

## Labor Force

|  |         |
|--|---------|
| Total Population in the Civilian Labor Force   | 114,029 |
| Civilian Employed Population 16 years and over | 75,085  |
| Unemployment Rate                              | 6.40    |
| Unemployment Rate for Ages 16-24               | 12.10   |
| Unemployment Rate for Ages 25-65               | 5.40    |

**Table 40 - Labor Force**

| Occupations by Sector                            | Number of People |
|--|------------------|
| Management, business and financial               | 38,454           |
| Farming, fisheries and forestry occupations      | 538              |
| Service  | 11,330           |
| Sales and office                                 | 12,623           |
| Construction, extraction, maintenance and repair | 3,729            |
| Production, transportation and material moving   | 3,635            |

**Table 41 – Occupations by Sector**

## Travel Time

| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| < 30 Minutes       | 14,803        | 45%         |
| 30-59 Minutes      | 15,907        | 49%         |
| 60 or More Minutes | 1,940         | 6%          |
| <b>Total</b>       | <b>32,650</b> | <b>100%</b> |

**Table 42 - Travel Time**

## Education

### Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---|-------------------|------------|--------------------|
|   | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 3,155             | 401        | 1,575              |
| High school graduate (includes equivalency) | 6,598             | 703        | 2,574              |
| Some college or Associate's degree          | 10,203            | 809        | 2,789              |
| Bachelor's degree or higher                 | 33,263            | 1,108      | 6,277              |

**Table 43 - Educational Attainment by Employment Status**

### Educational Attainment by Age

|                               | Age       |           |           |           |         |
|-------------------------------|-----------|-----------|-----------|-----------|---------|
|                               | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade           | 127       | 692       | 887       | 988       | 686     |
| 9th to 12th grade, no diploma | 1,380     | 582       | 664       | 1,318     | 881     |

|   | Age       |           |           |           |         |
|---|-----------|-----------|-----------|-----------|---------|
|   | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| High school graduate, GED, or alternative | 6,199     | 1,823     | 2,164     | 5,888     | 3,284   |
| Some college, no degree                   | 13,729    | 2,779     | 2,393     | 4,368     | 2,169   |
| Associate's degree                        | 640       | 975       | 866       | 2,445     | 738     |
| Bachelor's degree                         | 3,546     | 5,703     | 4,038     | 9,005     | 2,679   |
| Graduate or professional degree           | 342       | 4,850     | 5,681     | 11,391    | 4,422   |

**Table 44 - Educational Attainment by Age**

#### **Educational Attainment – Median Earnings in the Past 12 Months**

| <b>Educational Attainment</b>               | <b>Median Earnings in the Past 12 Months</b> |
|---|--|
| Less than high school graduate              | 18,520                                       |
| High school graduate (includes equivalency) | 26,653                                       |
| Some college or Associate's degree          | 32,211                                       |
| Bachelor's degree                           | 43,778                                       |
| Graduate or professional degree             | 68,864                                       |

**Table 45 – Median Earnings in the Past 12 Months**

#### **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The largest employment sector for Orange County is education and health care, with over 50% of jobs in this sector. This is not surprising as Orange County is home to both UNC-Chapel Hill and UNC Hospitals, in addition to two school districts serving the youth of the county.

Two other economic sectors have approximately 10% each of total employment: (1) arts, entertainment, and accommodations, and (2) retail trade.

#### **Describe the workforce and infrastructure needs of the business community:**

The three economic sectors with the greatest shortage of workers relative to jobs are education and healthcare services; other services; and retail trade. As discussed throughout this plan, Orange County has a shortage of affordable housing units that could accommodate workers in these sectors.

#### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Economic development continues to occur across the Triangle Region, with many firms either looking to expand their existing operations or relocate to the region. Many of these firms rely on heavily-educated workers and are choosing to locate in the Triangle due to the high educational attainment of its population.

UNC Health Care is currently constructing a new surgical hospital tower that will increase the need for health care workers in the county, and Duke Hospitals has several projects both in construction and in the planning stages. As Orange County's population continues to age, we may also see the construction of additional supportive living facilities that have health care workers on staff.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Orange County's workforce is highly educated, with 61% of people in the labor force having a Bachelor's degree or higher. This corresponds to the workforce needs of the county, as the largest employment sector (education and healthcare) demands a highly-educated workforce.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

An office of the State of North Carolina's "NC Works" job training and employment program is located in Chapel Hill. NC Works provides job search assistance, resume writing assistance, career information, and job education and training opportunities.

Durham Technical Community College has a campus just south of Hillsborough that offers both academic credit and continuing education programs. The campus also offers a "Health Care Core Pathways" curriculum that provides students with a baseline from which to complete a number of healthcare-related degrees, including an Associate's Degree in Nursing or Respiratory Therapist certification.

Given the substantial amount of employment opportunities—both currently-available and forecasted—within the healthcare field, it seems that the community college's focus on healthcare careers is well-justified and supports the Consolidated Plan.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth?**

Orange County is part of the Triangle J Council of Governments (TJCOG), which coordinates economic development planning for a seven-county region (Moore, Lee, Chatham, Orange, Durham, Wake, and Johnston). The goals of the TJCOG's CEDS are to:

- Build on the Region's Competitive Advantage and Leverage the Marketplace
- Establish and Maintain a Robust Regional Infrastructure
- Create Revitalized and Vibrant Communities
- Develop Healthy and Innovative people



Furthermore, the TJCOG has identified the following priorities for 2019-2020:

- CEDS Strategy Refinement and Outreach
- Technical Assistance
- Housing
- Resiliency
- Workforce Development

Given that housing is one of the priorities for TJCOG, it appears that there are many areas for potential coordination between the Orange County HOME Consortium and the TJCOG.

### **Discussion**

Orange County's economic base lies in the healthcare, education, and professional services sectors, in addition to retail and other service sectors that accommodate them. As such, the county's workforce has a very high educational attainment and the unemployment rate is low. The greatest shortcoming of workers vis-à-vis jobs are in lower-paying sectors that rely on less-trained workers. It is possible that these workers are unable to afford the high cost of housing in Orange County.

## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")?**

We expect that households with multiple housing problems live throughout the county, concentrated in areas where there are substantial numbers of extremely-low and very-low income households. We expect that cost burdened status is highest in urban parts of the county where housing costs are highest.

We have included maps with this plan that show the imputed distribution of extremely low (<30% AMI), very low (<50% AMI), and low (<80% AMI) households in Orange County. All of these figures are imputed for a household earning the area median income for a family of four.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")?**

We have included a map that overlays areas of racial/ethnic minority concentration (block groups where racial/ethnic minorities comprise 10 percentage points or greater over the county's racial/ethnic minority population proportion—i.e., greater than 35%) on percentage of households earning below 80% AMI for a family of four.

There appear to be three block groups where there is a concentration of racial/ethnic minorities and low-income households:

- One lies immediately northwest of Hillsborough
- One lies west of Carrboro
- One lies northeast of Chapel Hill along US Route 15/501

### **What are the characteristics of the market in these areas/neighborhoods?**

The housing market in the urban centers of the county, especially Chapel Hill and Carrboro, is very competitive due to the large number of employment opportunities, commercial businesses, and entertainment opportunities in those towns. This also applies to more suburban and quasi-rural areas surrounding the urban centers which have seen substantial residential development in recent years.

### **Are there any community assets in these areas/neighborhoods?**

The urban centers of the county have the most recognized community and public facilities, including public transit, formal entertainment opportunities, shopping opportunities, and parks. The rural areas of the county have many environmental assets and numerous community organizations as well.

### **Are there other strategic opportunities in any of these areas?**

Neighborhoods in the urban centers are closest to many of the county's formal community assets (entertainment like theaters, shopping, and public transit). However, housing in many of these neighborhoods is quite expensive, especially for low- and moderate-income households. Thus, there is an opportunity to increase the supply of affordable and accessible housing in these neighborhoods. Neighborhoods in the rural portions of the county feature more affordable housing but many lack opportunities for quality rental housing.

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Per 2014-2018 5-year American Community Survey estimates, 89.6% of people in Orange County live in a household with a broadband internet subscription. However, subscriptions to broadband internet is lower for some racial/ethnic minorities: 75.9% for African-Americans, and 84.1% for Hispanics. Among the four most populous racial/ethnic minorities in Orange County, Asians have the highest rates of broadband internet subscriptions at 94.5%.

Subscriptions to broadband internet is lower for low-income populations as well: 71.8% of households earning below \$10,000 per year have broadband internet access and 70.9% of households earning \$10,000–19,999 have broadband internet access. It is possible that some, if not many, persons in these income categories instead access the internet through a mobile device.

The high rates of broadband internet access, even for lower-income populations, indicates that the vast majority of Orange County is wired for broadband internet. Areas with lower access to broadband internet include more rural portions of Orange County furthest from urban centers.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There are several broadband internet providers in Chapel Hill and Carrboro, including Spectrum (formerly Time Warner), AT&T, and Google Fiber. There are fewer broadband internet providers in other areas of Orange County. Orange County is currently in the middle of a 3-year pilot project with Open Broadband, LLC, to bring broadband access to more households in rural Orange County.

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Four local governments—Orange County, Chapel Hill, Hillsborough, and Carrboro—have formed the Orange County Climate Council to address and coordinate responses to climate change concerns. This council was formed in September 2019 and has adopted a vision statement that "Orange County is a vibrant, inclusive community that meets urgent, science-based greenhouse gas emissions and resilience goals. We unite through action, build community, equitably share resources, and collaborate with other to create a healthy, sustainable place to live for all residents and future generations."

Risks to Orange County resulting from climate change include the potential for more extreme weather events (both flood and droughts) leading to greater flooding or crop shortages, poorer air quality exacerbated by higher temperatures, and the potential for more adverse tropical weather events.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Much of the low- and moderate-income housing in the County is located in flood-prone areas. If climate change exacerbates extreme weather events and leads to both a greater occurrence of flooding and more severe flooding, it is possible that low- and moderate-income households will be displaced from their housing. Flooding could also contribute to the loss of affordable housing units from the county's housing stock.

We have included a map of 100- and 500-year flood zones with his plan.

## Strategic Plan

### SP-05 Overview

The Consolidated Plan is a guide for the Orange County HOME Consortium and the Town of Chapel Hill to use for its housing and community development initiatives. Based on the Housing Needs Assessment, Market Analysis, and community and stakeholder input received during the planning process, the Strategic Plan portion of the Plan establishes the following priorities:

- Housing for People Experiencing Homelessness
- Housing for Low- and Moderate-Income Households
- Integrated Housing for People with Service Needs
- Community Development and Services

The Consortium and the Town of Chapel Hill will direct resources appropriately to address these priorities and the specific goals associated with them, and each entity will measure and report on its progress each year in the Consolidated Annual Performance Evaluation Report (CAPER).

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

**Table 46 - Geographic Priority Areas**

|          |   |   |
|----------|---|---|
| <b>1</b> | <b>Area Name</b>  | <b>Housing for People Experiencing Homelessness</b>   |
|          | <b>Area Type</b>  | Local Target area   |
|          | <b>Other Target Area Description</b>  | Low and Moderate Income Qualifying Areas throughout Orange County   |
|          | <b>HUD Approval Date</b>  | July 1, 2015  |
|          | <b>Revital Type</b>   | Comprehensive   |
|          | <b>Other Revital Description</b>  | Low and Moderate Income Qualifying Areas throughout Orange County   |
|          | <b>Identify the neighborhood boundaries for this target area</b>  | The target area is the entire county.   |
|          | <b>Include specific housing and commercial characteristics of this target area</b>                                  | The housing stock in Orange County is largely unaffordable to low- and moderate-income households. Many housing units are also in poor condition. The county has many economic development opportunities, and is home to a large university and hospital system, among other employers.           |
|          | <b>How did your consultation and participation process help you to identify this neighborhood as a target area?</b> | Residents and stakeholders were consulted through surveys, public hearings, webinars, and in-person and virtual correspondence to determine the needs in Orange County.   |
|          | <b>Identify the needs in this target area</b>   | The needs for Orange County include: affordable housing, homelessness and other social services, economic development, increased code enforcement, fair housing education, and affordable healthcare.   |
|          | <b>What are the opportunities for improvement in this target area?</b>  | Orange County is home to a large university, substantial hospital system, employment centers, research facilities, active social service organizations, and an educated workforce.  |
|          | <b>Are there barriers to improvement in this target area?</b>   | In rural areas, much of the housing stock is in disrepair and there is a lack of services provided to those areas. Throughout the county, property taxes are high and there is a lack of developable land with adequate utility service, due both to actual land availability and current zoning. |

### General Allocation Priorities

The Town of Chapel Hill will allocate its CDBG funds to geographic areas where the population is over 51% low- and moderate-income. At least 70% of all the Town's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used to ensure low- and moderate-income households are reached:

- Housing activities have income eligibility criteria, therefore the income requirement directs funds to low- and moderate-income households throughout the County.
- Public services activities are for social service organizations whose clientele have a low income or in certain cases, clientele with a presumed low- and moderate-income status.
- Public facilities activities will either be located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.

- Acquisitions and demolition of structures will either be located in a low- and moderate-income census area or these activities will prevent or eliminate slums and blight on a spot basis or area basis.
- Economic development activities will either be located in a low- and moderate-income census tract/block group, or a poverty tract greater than 20%, or part of a redevelopment plan, or making 51% of the jobs available to low- and moderate-income population.

HOME funds will be used for housing activities. These funds will be targeted to low-income persons and projects designed to provide affordable housing to low-income persons.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

**Table 47 – Priority Needs Summary**

|          |                                    |  |
|----------|------------------------------------|--|
| <b>1</b> | <b>Priority Need Name</b>          | <b>Housing for People Experiencing Homelessness</b>  |
|          | <b>Priority Level</b>              | High   |
|          | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Large Families<br>Families with Children<br>Elderly<br>Rural Homelessness<br>Chronic Homelessness<br>Individuals Experiencing Homelessness<br>Families with Children Experiencing Homelessness<br>People with Disabilities Experiencing Homelessness<br>Veterans Experiencing Homelessness<br>Persons with HIV/AIDS Experiencing Homelessness<br>Victims of Domestic Violence Experiencing Homelessness<br>Unaccompanied Youth Experiencing Homelessness |
|          | <b>Geographic Areas Affected</b>   | County-wide  |
|          | <b>Associated Goals</b>            | Rental Construction<br>Rental Assistance<br>Housing Rehabilitation/Preservation<br>Grant Administration  |
|          | <b>Description</b>                 | Provide affordable rental housing for households experiencing homelessness.  |
|          | <b>Basis for Relative Priority</b> | This need emerged as a top priority based on the Housing Needs Assessment, Market Analysis, and stakeholder and resident input.  |



|          |                                    |  |
|----------|------------------------------------|--|
| <b>2</b> | <b>Priority Need Name</b>          | <b>Housing for Low- and Moderate-Income Households</b>   |
|          | <b>Priority Level</b>              | High   |
|          | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Moderate Income<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural Homelessness<br>Chronic Homelessness<br>Individuals Experiencing Homelessness<br>Veterans Experiencing Homelessness<br>Unaccompanied Youth Experiencing Homelessness<br>Frail Elderly<br>People with Disabilities<br>People with HIV/AIDS and Their Families<br>Victims of Domestic Violence |
|          | <b>Geographic Areas Affected</b>   | County-wide  |
|          | <b>Associated Goals</b>            | Rental Construction<br>Rental Assistance<br>Housing Rehabilitation/Preservation<br>Home Ownership Construction<br>Home Buyer Assistance<br>Grant Administration  |
|          | <b>Description</b>                 | Provide affordable housing (both rental and ownership) for households with moderate and low incomes, especially those with extremely low incomes.  |
|          | <b>Basis for Relative Priority</b> | This need emerged as a top priority based on the Housing Needs Assessment, Market Analysis, and stakeholder and resident input.  |

|          |                                    |  |
|----------|------------------------------------|--|
| <b>3</b> | <b>Priority Need Name</b>          | <b>Integrated Housing for People with Supportive Service Needs</b>   |
|          | <b>Priority Level</b>              | High   |
|          | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Moderate Income<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural Homelessness<br>Chronic Homelessness<br>Individuals Experiencing Homelessness<br>Veterans Experiencing Homelessness<br>Unaccompanied Youth Experiencing Homelessness<br>Frail Elderly<br>People with Disabilities<br>People with HIV/AIDS and Their Families<br>Victims of Domestic Violence |
|          | <b>Geographic Areas Affected</b>   | County-wide  |
|          | <b>Associated Goals</b>            | Rental Construction<br>Rental Assistance<br>Housing Rehabilitation/Preservation<br>Home Ownership Construction<br>Home Buyer Assistance<br>Grant Administration  |
|          | <b>Description</b>                 | Provide affordable, accessible housing that is integrated in the community for households with supportive service needs.   |
|          | <b>Basis for Relative Priority</b> | This need emerged as a moderately high priority based on the Housing Needs Assessment, Market Analysis, and stakeholder and resident input.  |

|   |                                    |   |
|---|------------------------------------|---|
| 4 | <b>Priority Need Name</b>          | <b>Community Development and Services</b>   |
|   | <b>Priority Level</b>              | Low   |
|   | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Moderate Income<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural Homelessness<br>Chronic Homelessness<br>Individuals Experiencing Homelessness<br>Veterans Experiencing Homelessness<br>Unaccompanied Youth Experiencing Homelessness<br>Frail Elderly<br>People with Disabilities<br>People with HIV/AIDS and Their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
|   | <b>Geographic Areas Affected</b>   | County-wide   |
|   | <b>Associated Goals</b>            | Supportive and Youth Services<br>Code Enforcement and Revitalization<br>Infrastructure<br>Grant Administration  |
|   | <b>Description</b>                 | Undertake community development activities and provide services for residents.  |
|   | <b>Basis for Relative Priority</b> | This need emerged as a lower priority based on the Housing Needs Assessment, Market Analysis, and stakeholder and resident input.   |

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

| Affordable Housing Type               | Market Characteristics that will influence the use of funds available for housing type  |
|---------------------------------------|---|
| Tenant Based Rental Assistance (TBRA) | The most recent Fair Market Rents for Orange County are \$834 for efficiencies, \$902 for one-bedroom units, \$1,055 for two-bedroom units, \$1,435 for three-bedroom units, and \$1,624 for four-bedroom units. Considering that almost half of renters in the county are cost burdened, and that about 70% of both very low-income (50% AMI) and extremely low-income (30% AMI) households are cost burdened, these rents may be too high for many people seeking affordable housing, indicating a market need for tenant-based rental assistance (TBRA). Furthermore, the Orange County Housing Authority administers a Housing Choice Voucher program, and a locally-funded rental assistance program, both of which are over-subscribed. Using HOME funds for TBRA could help fill this gap. |
| New Unit Production                   | There is a dire market need for production of more affordable units in Orange County, especially for people with the lowest incomes. Only about 5% of existing units are affordable for households earning less than 30% AMI. Using HOME funds for construction of new affordable rental and home ownership units is a top priority, demonstrated by both the market analysis and the results of citizen and stakeholder engagement in the development of the Consolidated Plan.  |
| Rehabilitation                        | Although much of the county's housing stock has been built within the last 20 years, there is a significant need for repair of older units and modifications to facilitate aging in place for elderly people and other people with mobility impairments. Furthermore, it is estimated that about 38% of units in the county contain lead-based paint, and are thus more likely to be in need of remediation. Using HOME funds for rehabilitation of existing homes and apartments could extend the life of these units and help keep the county's housing stock more affordable.  |
| Acquisition, including preservation   | Orange County faces very high housing costs. Since the development of the previous Consolidated Plan five years ago, housing costs have increased 15%. While this increases the expense of acquiring housing, the HOME program and other local programs and policies have mechanisms for preserving the long-term affordability of units, beyond the initial investment of subsidy.   |

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The Orange County HOME Consortium anticipates receiving \$374,851 in HOME funds for FFY 2020/PY 2021. Based on funding from the past five years, we expect the Orange County HOME Consortium will receive about \$350,000 each year over the next five-year period. The following represents the County's anticipated resources for future years:

- FFY 2020 = \$374,851 HOME Funds + \$13,000 Program Income
- FFY 2021 = \$350,000 HOME Funds + \$13,000 Program Income
- FFY 2022 = \$350,000 HOME Funds + \$13,000 Program Income
- FFY 2023 = \$350,000 HOME Funds + \$13,000 Program Income
- FFY 2024 = \$350,000 HOME Funds + \$13,000 Program Income
- Total = \$1,774,851 HOME Funds + \$65,000 Program Income = \$1,839,851

The Town of Chapel Hill anticipates receiving \$417,655 in CDBG funds for FFY 2020. Based on funding from the past five years, we expect the Town will receive about \$400,000 each year over the next five-year period. The following represents the Town's anticipated resources for future years:

- FFY 2020 = \$417,655 CDBG Funds + \$7,000 Program Income
- FFY 2021 = \$400,000 CDBG Funds + \$7,000 Program Income
- FFY 2022 = \$400,000 CDBG Funds + \$7,000 Program Income
- FFY 2023 = \$400,000 CDBG Funds + \$7,000 Program Income
- FFY 2024 = \$400,000 CDBG Funds + \$7,000 Program Income
- Total = \$1,774,851 CDBG Funds + \$35,000 Program Income = \$2,052,655

The accomplishments of these projects/activities will be reported in the FFY 2020 Consolidated Annual Performance and Evaluation Report (CAPER).

## Anticipated Resources

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services  | 417,655                          | 7,000              | 0                        | 424,655   | 1,628,000   | Five years of funding at about the current funding level each year. |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 374,851                          | 13,000             | 0                        | 387,851   | 1,452,000   | Five years of funding at about the current funding level each year. |

**Table 49 - Anticipated Resources**

## Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Orange County HOME Consortium will leverage additional funds from a variety of sources to address the needs identified in this plan. Orange County is the recipient of the North Carolina Housing Finance Agency Essential Single-Family Rehabilitation Loan Pool (ESFRLP) and Urgent Repair Program (URP) funds. Each recipient of SFRLP funds is awarded \$190,000 to conduct moderate rehabilitation for owner-occupied

homes belonging to households earning below 80% AMI. For URP, the County has typically received \$80,000 each year to provide emergency repairs to address threats to life, health, and safety for owner-occupied homes belonging to households earning below 50% AMI.

The Town of Chapel Hill uses its CDBG funds in conjunction with local funds and funds granted from other entities, such as nonprofit and philanthropy organizations, to support housing and community development efforts.

The Orange County HOME Consortium uses cash as its local match for HOME funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Some of the Consortium's member jurisdictions own surplus land and regularly evaluate their inventory to identify sites suitable for affordable housing activities, including the Town of Chapel Hill's public housing communities. All member jurisdictions actively collaborate with private and public entities to assist them in acquiring property for projects that address the needs identified in this plan. For example, the jurisdictions are involved in the Northside Neighborhood Initiative, a land bank in historically black neighborhoods in Chapel Hill and Carrboro that is funded in part by the University of North Carolina, the Center for Community Self-Help, and the Oak Foundation.

**Discussion**

Although there are limited resources available to address the needs identified in the Consolidated Plan, the Consortium and its member jurisdictions are continuously collaborating to maximize what resources are available and develop new ones.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

| Responsible Entity                                  | Responsible Entity Type | Role  | Geographic Area Served |
|---|-------------------------|---|------------------------|
| Orange County                                       | Government              | Ownership<br>Planning<br>Public Housing<br>Rental   | Jurisdiction           |
| Chapel Hill   | Government              | Economic Development<br>Housing for People with<br>Service Needs<br>Ownership<br>Planning<br>Public Housing<br>Rental<br>neighborhood<br>improvements<br>public facilities<br>public services | Jurisdiction           |
| Orange County<br>Partnership to End<br>Homelessness | Continuum of care       | Homelessness  | Jurisdiction           |

**Table 50 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

- **Counseling/Advocacy:** Local government services could adopt a more relationship-based, client-driven, and trauma-informed approach to housing and services delivery.
- **Legal Assistance:** UNC-Chapel Hill provides some pro bono services and NC Legal Aid serves this area, but is under-funded and unable to meet the need.
- **Rental Assistance:** There is an unmet need for rental subsidies in Orange County. Affordable rental housing development and rental subsidies for low-income households is a huge need.
- **Utilities Assistance:** Funds for utilities assistance are provided by the County and the Towns to eligible low-income households. These funds are heavily utilized, indicating the need for increased funding.
- **Law Enforcement:** Local law enforcement, particularly the Town of Chapel Hill, does a good job supporting the work of the Orange County Partnership to End Homelessness though community policing in the county should be expanded.
- **Substance Use:** Substance use services are provided by Freedom House Recovery Center but they are unable to meet the demand, particularly of people who need longer treatment and residential settings.



- **Transportation:** The Town of Chapel Hill bus system is free and provides a great service to people experiencing or at risk of homelessness. Free or low-cost affordable bus service needs to be expanded in Hillsborough and the rest of the county.

**Availability of services targeted to people experiencing homelessness and people with HIV and mainstream services**

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Counseling/Advocacy                     | X                          | X                    |                             |
| Legal Assistance                        | X                          |                      |                             |
| Mortgage Assistance                     |                            |                      |                             |
| Rental Assistance                       | X                          | X                    |                             |
| Utilities Assistance                    | X                          |                      |                             |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         | X                          |                      |                             |
| Mobile Clinics                          | X                          |                      |                             |
| Other Street Outreach Services          | X                          | X                    |                             |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    |                            |                      |                             |
| Child Care                              | X                          |                      |                             |
| Education                               | X                          |                      |                             |
| Employment and Training                 | X                          |                      |                             |
| Healthcare                              | X                          |                      |                             |
| HIV/AIDS                                | X                          |                      |                             |
| Life Skills                             | X                          |                      |                             |
| Mental Health Counseling                | X                          |                      |                             |
| Transportation                          | X                          |                      |                             |

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of people experiencing homelessness (particularly individuals and families experiencing chronic homelessness, families with children, veterans and their families, and unaccompanied youth)**

Orange County has a community health clinic at the UNC Hospital System that addresses the healthcare needs of many low-income and housing insecure residents. However, there is still a need for free healthcare for people experiencing homelessness or at risk of homelessness, and a need for mental health and substance use case management and treatment for people experiencing and at risk of homelessness.

The Community Empowerment Fund (CEF), a local nonprofit service provider, fills a great need for relationship-based, client-centered job readiness, job search, and life skills services. CEF has an integrated service center in Chapel Hill where clients can access these services. From 2018 to 2020, a Housing Access Coordinator position, funded jointly by the County and the Towns of Carrboro, Chapel Hill and Hillsborough, was hosted at CEF, which provided housing navigation services to low-income households in need of affordable housing or at risk of losing their housing.

**Describe the strengths and gaps of the service delivery system for people with service needs and persons experiencing homelessness, including, but not limited to, the services listed above**

The Orange County Partnership to End Homelessness (OCPEH) is a strong lead agency for the Orange County Continuum of Care (CoC). The CoC's strengths include:

- There has been a 37% decrease from 2010 to 2019 in chronic homelessness, and a 16% decrease in the number of people experiencing homelessness for the first time from 2016 to 2019.
- Coordinated intake is underway for families and individuals experiencing homelessness.
- The CoC prioritizes people with disabilities, illness, and experiencing chronic homelessness for openings in permanent supportive housing units using the Vulnerability Index-Service Prioritization Assistance Tool (VI-SPDAT).
- The Orange County Department of Housing and Community Development has a preference in its Housing Choice Voucher (HCV) program for certain especially vulnerable subpopulations of people experiencing homelessness
- In 2020, the County plans to implement a "Move On" program, in which people with Permanent Supportive Housing Vouchers (PSHVs) whose service needs have lowered considerably and/or no longer need services are transitioned to HCVs, freeing up PSHVs for more vulnerable individuals with higher service needs.
- Regular outreach to people living unsheltered helps build trust and helps some of these people move into permanent supportive housing.
- The CoC has implemented a Homeless Management Information System (HMIS), coordinated through the North Carolina Coalition to End Homelessness (NCCEH). Performance data from HMIS help drive program decision-making and is used to monitor, evaluate, and report program and system-wide performance.
- OCPEH and the Community Empowerment Fund (CEF) have created OC Connect, a free online database that lists all services and resources offered by government and/or nonprofit organizations in Orange County. For local social service partners, OC Connect also hosts a tool for coordinated assessment to route individuals at risk of or facing homelessness to solutions that meet their needs and administers an assessment tool to prioritize and coordinate care for vulnerable people experiencing homelessness in Orange County.

According to the gap analysis done in 2019 by OCPEH, there are ten current system gaps preventing the County from effectively ending homelessness. The total annual cost to fill these gaps is estimated at about \$1.7 million per year. The identified gaps are:

- Rapid Re-Housing
- Coordinated Entry Staffing
- Medical Respite Beds
- Memorial Service Funding
- Youth Host Homes Program
- Income-Based Rental Units
- Day Center with Services
- Street Outreach
- 24-Hour Bathrooms
- Accessible, Housing-Focused Shelter

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

OCPEH has thoroughly analyzed the institutional structure and service delivery system, identified ten gaps in the system, and calculated the costs of filling those gaps. OCPEH has either identified existing programs and partners, or worked to set up the necessary infrastructure, through which to fill most of these gaps, and some funding has already been secured. Of the estimated \$1.7 million yet to be secured, OCPEH has approached Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough to ask each jurisdiction to contribute a portion of the funds. In addition to filling the homeless system gaps, OCPEH also aims to improve existing projects and processes and improve the quality of homeless service delivery.

SP-45 Goals - 91.415, 91.215(a)(4)

**Goals Summary Information**

| Sort Order | Goal Name                            | Start Year | End Year | Category  | Geographic Area | Needs Addressed   | Funding         | Goal Outcome Indicator  |
|------------|--------------------------------------|------------|----------|---|-----------------|---|-----------------|---|
| 1          | Rental Construction                  | 2020       | 2024     | Affordable Housing, Housing for People Experiencing Homelessness, Housing for People with Service Needs | County-wide     | Housing for People Experiencing Homelessness, Housing for Low- and Moderate-Income Households, Integrated Housing for People with Service Needs | HOME: \$533,557 | Rental units constructed: 5 Household housing units   |
| 2          | Rental Assistance                    | 2020       | 2024     | Affordable Housing, Housing for People Experiencing Homelessness, Housing for People with Service Needs | County-wide     | Housing for People Experiencing Homelessness, Housing for Low- and Moderate-Income Households, Integrated Housing for People with Service Needs | HOME: \$515,158 | Tenant-based rental assistance/ Rapid Rehousing: 110 Households assisted                        |
| 3          | Housing Rehabilitation/ Preservation | 2020       | 2024     | Affordable Housing, Housing for People with Service Needs   | County-wide     | Housing for Low- and Moderate-Income Households, Integrated Housing for People with Service Needs   | HOME: \$143,685 | Homeowner housing rehabilitated: 25 Household housing units                                     |
| 4          | Home Ownership Construction          | 2020       | 2024     | Affordable Housing  | County-wide     | Housing for Low- and Moderate-Income Households, Integrated Housing for People with Service Needs   | HOME: \$164,212 | Homeowner housing added: 16 Household housing units   |
| 5          | Home Buyer Assistance                | 2020       | 2024     | Affordable Housing  | County-wide     | Housing for Low- and Moderate-Income Households, Integrated Housing for People with Service Needs   | HOME: \$662,346 | Direct financial assistance to homebuyers: 22 Households assisted                               |
| 6          | Supportive and Youth Services        | 2020       | 2024     | Non-Housing Community Development   | County-wide     | Community Development and Services  | CDBG: \$307,898 | Public service activities for low- and moderate-income housing benefit: 250 Households assisted |

| Sort Order | Goal Name                           | Start Year | End Year | Category  | Geographic Area | Needs Addressed   | Funding                            | Goal Outcome Indicator   |
|------------|-------------------------------------|------------|----------|---|-----------------|---|------------------------------------|--|
| 7          | Code Enforcement and Revitalization | 2020       | 2024     | Affordable Housing, Non-Housing Community Development | County-wide     | Housing for Low- and Moderate-Income Households, Community Development and Services   | CDBG: \$1,026,328                  | Housing code enforcement/foreclosed property care: 59 Households housing units<br>Other: 26 Other                |
| 8          | Infrastructure                      | 2020       | 2024     | Non-Housing Community Development                     | County-wide     | Community Development and Services  | CDBG: \$0                          | Public facility or infrastructure activities for low- and moderate-income housing benefit: 0 Households assisted |
| 9          | Grant Administration                | 2020       | 2024     | Other   | County-wide     | Housing for People Experiencing Homelessness, Housing for Low- and Moderate-Income Households, Integrated Housing for People with Service Needs, Community Development and Services | HOME: \$410,531<br>CDBG: \$183,985 | Other: 1 Other   |

**Table 52 – Goals Summary**

### Goal Descriptions

|   |             |  |
|---|-------------|--|
| 1 | Goal Name   | Rental Construction  |
|   | Description | New construction of rental units that are affordable to people with low incomes. |
| 2 | Goal Name   | Rental Assistance  |
|   | Description | Provide rental assistance to low-income households.                              |
| 3 | Goal Name   | Housing Rehabilitation/Preservation  |
|   | Description | Repair and rehabilitation of existing rental and owned housing.                  |
| 4 | Goal Name   | Home Ownership Construction  |
|   | Description | New construction of units for ownership by low-income households                 |

|   |                    |  |
|---|--------------------|--|
| 5 | <b>Goal Name</b>   | Home Buyer Assistance  |
|   | <b>Description</b> | Provide direct assistance to buyers to help them purchase affordable homes.  |
| 6 | <b>Goal Name</b>   | Supportive and Youth Services  |
|   | <b>Description</b> | Services for people experiencing homelessness, people with other services needs, and youth.  |
| 7 | <b>Goal Name</b>   | Code Enforcement and Revitalization  |
|   | <b>Description</b> | Code enforcement and neighborhood revitalization activities (e.g., acquisition or improvements of housing or non-housing public facilities). |
| 8 | <b>Goal Name</b>   | Infrastructure   |
|   | <b>Description</b> | Provide infrastructure improvements to benefit areas that are mostly occupied by low- and moderate-income households.                        |
| 9 | <b>Goal Name</b>   | Grant Administration   |
|   | <b>Description</b> | Administration, planning, and policy setting for CDBG and HOME funds.  |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The Orange County HOME Consortium estimates that over the five-year period of this Consolidated Plan, more than 500 low- to moderate-income households will benefit from HOME and CDBG funds. Of these, we estimate that about 215 will be assisted with securing or maintaining affordable housing.

## SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Town of Chapel Hill owns 45 units reserved specifically for tenants who are elderly or have a disability at two properties: Caldwell/Church Street (30 units) and South Roberson Street (15 units). Additionally, there are three accessible units (out of 11 units total) at North Columbia Street and two accessible units (out of 44 units total) at South Estes Drive.

### **Activities to Increase Resident Involvements**

The Chapel Hill Office of Housing and Community provides programs and services for public housing residents, as well as the broader neighborhood and community. These include community clean-ups, neighborhood pop-ups, a weekly food bank program, a Reading Partners program, National Night Out, senior bingo (in conjunction with the Hargraves Community Center), an International Potluck, and a 2020 Census Information Center.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

## SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

### **Barriers to Affordable Housing**

The Orange County HOME Consortium is in the process of completing its Analysis of Impediments to Fair Housing. This report will analyze local laws and regulations in addition to administrative policies and procedures that impact the construction and rehabilitation of affordable housing in Orange County.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Once barriers are identified through the Analysis of Impediments to Fair Housing, the Consortium will develop appropriate strategies to address these barriers.



## SP-60 Homelessness Strategy - 91.415, 91.215(i)

### **Describe how the jurisdiction's strategic plan goals contribute to:**

#### **Reaching out to people experiencing homelessness (especially unsheltered) and assessing their individual needs**

The Orange County Partnership to End Homelessness (OCPEH) is the lead for the Orange County Continuum of Care (CoC). OCPEH's HOME Committee (no relation to the HOME Investment Partnerships Program) consists of about 20 housing and service providers that interact with people who are experiencing chronic and/or particularly vulnerable homelessness, many of whom have disabilities. Service providers involved include nonprofits, DSS and other county departments, UNC Hospitals, veterans' organizations, law enforcement, private attorneys, and more. The Committee meets monthly to collaborate on finding housing and services (e.g., medical, mental health, substance use, and legal services) for these people. The CoC uses its Coordinated Entry system to assess people's needs, score their level of need, and prioritize them for permanent supportive housing, and conducts street outreach program to reach people who are living unsheltered. However, OCPEH has identified street outreach as an area in the county's homeless services system in need of more funding.

#### **Addressing the emergency shelter and transitional housing needs of people experiencing homelessness**

Orange County's only emergency shelter is run by the Inter-Faith Council for Social Service (IFC). IFC also offers a transitional housing program for men. The Freedom House Recovery Center provides residential mental health and substance use services for men, women, children, and families (in addition to outpatient and crisis services), and there are several Oxford Houses in the county that provide transitional housing for people in recovery from substance use disorder. The county does not have a domestic violence shelter.

#### **Helping people experiencing homelessness (especially people and families experiencing chronic homelessness; families with children; veterans and their families; and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The CoC operates a Rapid Re-Housing program for veterans with state ESG money, but OCPEH has identified this area as a gap in need of increased funding and better alignment with best practice (i.e., flexible, individualized mix of services, financial assistance, and housing navigation). From January to April 2019, there were 105 people on the waiting list for Rapid Re-Housing compared with 65 people during the same time period in 2018, and there is currently no Rapid Re-Housing program for non-veterans.

Service providers, such as IFC, Community Empowerment Fund (CEF), and Cardinal Innovations (the LME/MCO for Orange County), provide case management services to clients experiencing homelessness and can help connect them to housing. Orange County has also seen success in implementing a

homeless diversion program, and currently diverts about 25% of households presenting for a shelter bed using a mix of strengths-based guided conversation plus flexible funding.

However, there is a great need for affordable housing units in the county, particularly income-based rental units that can be accessed by people experiencing or at risk of homelessness. This gap presents a continuous challenge for connecting people experiencing homelessness with permanent housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The CoC partners with UNC Hospitals and the Orange County Department of Social Services (DSS) Foster Care division, and has developed discharge policies with local and regional institutions. The CoC also assisted in the creation of the Outreach Court, now known as the Community Resource Court (CRC), North Carolina's first specialty court for people experiencing homelessness who are offered mental health evaluations and treatment plans in lieu of going to jail for misdemeanor crimes. CRC is a collaboration between the UNC Center for Excellence in Community Mental Health and the 15B District Court Judge's Office. Defendants are typically referred to CRC by their attorney or by the district attorney's office, although anyone is able to make a recommendation for a referral. Court requirements include monthly attendance to a therapeutic court session and compliance with recommended mental health or substance use treatment. Upon graduation from the court, the participant is given some type of legal benefit such as dismissal of criminal charges.

The County also administers a Housing Stabilization Fund for people who self-refer or are referred by service providers (including IFC, CEF, DSS, and the Orange County Criminal Justice Resource Department) and are experiencing housing insecurity. The fund can pay for rent/utility arrears, security/utility deposits, first month's rent, and certain other one-time expenses to help households at risk of homelessness become or remain stably housed. The Towns of Carrboro, Chapel Hill, and Hillsborough also offer similar resources.

## SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead-Based Paint (LBP) hazards are a concern for low-income households living in older, substandard housing and who may not have the financial resources to make their homes lead-safe. To address this concern, the Orange County HOME Consortium has developed the following strategy to increase the number of homes that are made lead-safe and reduce the number of child lead poisoning cases:

- Ensuring that County rehabilitation staff and the contractors they work with are knowledgeable about LBP requirements of all federal housing programs
- Distributing information on LBP hazards to all households that participate in County housing programs
- Conducting LBP inspections and assessments as necessary
- Implementing environmental control or abatement measures (for both LBP and asbestos) as applicable in all federally-funded projects

This strategy will allow Orange County to: be in full compliance with all applicable LBP regulations; control or reduce, to the extent feasible, all LBP hazards in housing rehabilitated with federal funds; and reduce the number of incidences of elevated blood lead levels in children.

### **How are the actions listed above related to the extent of lead poisoning hazards?**

Data from 2017 from the North Carolina Department of Public Health indicated that Orange County tested 1,119 youth from infancy to age six; of those tested, 0.72% tested positive for elevated blood lead levels. However, some of these cases are not due to LBP in the home, but old toys, vinyl mini-blinds, and other sources of lead.

### **How are the actions listed above integrated into housing policies and procedures?**

In Orange County, LBP risk assessments in housing units are conducted by on a case-by-case basis. Any home built before 1978 that is purchased or rehabilitated with federal funding assistance must complete an Environmental Review that includes LBP assessment. Lead abatement is prescribed as needed for these dwellings. In addition, all assisted housing tenants will be informed of the hazards of lead-based paint. The Orange County Health Department provides consultation to County housing staff.

## SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

In addition to housing problems, people living in poverty often have other social service needs. Some people lack access to the resources and skills needed to obtain and hold living-wage jobs; some are single mothers who need affordable childcare while they seek or maintain jobs; some need treatment for physical or behavioral health problems; some are children who would benefit from programs designed to enhance their education, recreational opportunities, and self-esteem.

The Orange County Family Success Alliance (FSA), modeled after proven national programs such as the Harlem Children's Zone and the Promise Neighborhoods Institute, is founded on the understanding that no one organization or individual can single-handedly change the way poverty harms our children and our communities. FSA is dedicated to building a comprehensive system of engagement on education and health, with built-in family and community support. It is staffed by the Orange County Health Department and supported by work groups made up of staff members of participating advisory council organizations. Initial funding for FSA was awarded by the Orange County Board of County Commissioners through the Social Justice Fund.

FSA's 2019-2022 Strategic Plan outlines three goals: (1) children are healthy and prepared for school, (2) children and youth are healthy and succeed in school, and (3) families, neighborhoods, and institutions support the healthy development of children. These goals are approached through four strategic areas. The first is family empowerment. Over the 2019-2022 period, FSA is evolving its current "navigator" model, in which peer leaders build trusting relationships with families living in poverty, into a more comprehensive family empowerment model that will bring families together to learn, build on strengths and knowledge, and together work to better navigate systems and to uncover their personal and collective power to affect systems change. The second strategic area is partnership. FSA collaborates with cross-sector agencies to center parent expertise and priorities and aims to shift more power into the hands of parents to co-create programs and initiatives in the community. The third area is systems change, by involving community members whose lives are most directly and deeply affected by poverty in leadership and decision making in order to dismantle institutionalized racism and other oppressive systems. The final strategy area is foundational work. This means building internal infrastructure in FSA to support strategic goals.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The high costs of housing in Orange County continue to be major challenges for low-income families. Renter households, in particular, face serious challenges with high cost, inadequate supply, and competition with university students for limited housing stock. Walkability and access to transportation are also challenges, particularly outside of Chapel Hill and Carrboro. Orange County and the Town of Chapel Hill have targeted significant resources, including HOME and CDBG funds, within low-income neighborhoods to alleviate poverty by increasing housing security. In addition to increasing the quantity and quality of affordable housing, these resources may also catalyze additional public and private investment of capital and services.

## SP-80 Monitoring - 91.230

### **Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To ensure that the Orange County HOME Consortium and the Town of Chapel Hill, as recipients of HOME and CDBG funds, operate in compliance with applicable federal laws and regulations, the Consortium and the Town of Chapel Hill implement a monitoring strategy that closely reviews subrecipient activities and provides technical assistance to avoid compliance issues.

The Orange County HOME Consortium will implement a risk analysis matrix for monitoring all appropriate HOME subrecipients each Program Year, based on guidance in CPD Notice 04-01 and CPD 02-11, which outline factors by which to determine the risk level of subrecipients for the Consortium. Once projects have been approved and subrecipients have signed Written Agreements, the staff will use a scorecard to conduct a risk analysis of each project that considers project complexity, funding types and amounts, and recipient capacity (to include quality of documentation and past compliance problems). Based on its score, each subrecipient will be considered low risk (0-30 points), moderate risk (31-50 points), or high risk (51-100 points).

The Consortium will use these scores to determine its annual monitoring schedule. As a general rule, the staff will annually conduct on-site monitoring for all high risk subrecipients. Conversely, moderate and low risk subrecipients will be monitored on-site every other Program Year, and desk reviews will be conducted throughout the year. To facilitate desk reviews of subrecipients who are not monitored on-site, subrecipients will be required to submit regular reports that describe the progress of their programs, including rates of expenditure. Final reports include a summary of the program's accomplishments—including the actual number of beneficiaries—and a description of how funds were used. In certain situations, such as rental housing development, annual reports may be required after the project is completed for the duration of the HOME affordability period.

## Annual Action Plan

### AP-15 Expected Resources

#### Introduction

The Orange County HOME Consortium anticipates receiving \$374,851 in HOME funds for FFY 2020/PY 2021. Based on funding from the past five years, we expect the Orange County HOME Consortium will receive about \$350,000 each year over the next five-year period. The following represents the County's anticipated resources for future years:

- FFY 2020 = \$374,851 HOME Funds + \$13,000 Program Income
- FFY 2021 = \$350,000 HOME Funds + \$13,000 Program Income
- FFY 2022 = \$350,000 HOME Funds + \$13,000 Program Income
- FFY 2023 = \$350,000 HOME Funds + \$13,000 Program Income
- FFY 2024 = \$350,000 HOME Funds + \$13,000 Program Income
- Total = \$1,774,851 HOME Funds + \$65,000 Program Income = \$1,839,851

The Town of Chapel Hill anticipates receiving \$417,655 in CDBG funds for FFY 2020. Based on funding from the past five years, we expect the Town will receive about \$400,000 each year over the next five-year period. The following represents the Town's anticipated resources for future years:

- FFY 2020 = \$417,655 CDBG Funds + \$7,000 Program Income
- FFY 2021 = \$400,000 CDBG Funds + \$7,000 Program Income
- FFY 2022 = \$400,000 CDBG Funds + \$7,000 Program Income
- FFY 2023 = \$400,000 CDBG Funds + \$7,000 Program Income
- FFY 2024 = \$400,000 CDBG Funds + \$7,000 Program Income
- Total = \$1,774,851 CDBG Funds + \$35,000 Program Income = \$2,052,655

The accomplishments of these projects/activities will be reported in the FFY 2020 Consolidated Annual Performance and Evaluation Report (CAPER).

## Anticipated Resources

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services  | 417,655                          | 7,000              | 0                        | 424,655   | 1,628,000   | Five years of funding at about the current funding level each year. |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 374,851                          | 13,000             | 0                        | 387,851   | 1,452,000   | Five years of funding at about the current funding level each year. |

**Table 53 - Expected Resources – Priority Table**

### **Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The Orange County HOME Consortium will leverage additional funds from a variety of sources to address the needs identified in this plan. Orange County is the recipient of the North Carolina Housing Finance Agency Essential Single-Family Rehabilitation Loan Pool (ESFRLP) and Urgent Repair Program (URP) funds. Each recipient of SFRLP funds is awarded \$190,000 to conduct moderate rehabilitation for owner-occupied homes belonging to households earning below 80% AMI. For URP, the County has typically received \$80,000 each year to provide emergency repairs to address threats to life, health, and safety for owner-occupied homes belonging to households earning below 50% AMI.

The Town of Chapel Hill uses its CDBG funds in conjunction with local funds and funds granted from

other entities, such as nonprofit and philanthropy organizations, to support housing and community development efforts.

The Orange County HOME Consortium uses cash as its local match for HOME funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Some of the Consortium's member jurisdictions own surplus land and regularly evaluate their inventory to identify sites suitable for affordable housing activities, including the Town of Chapel Hill's public housing communities. All member jurisdictions actively collaborate with private and public entities to assist them in acquiring property for projects that address the needs identified in this plan. For example, the jurisdictions are involved in the Northside Neighborhood Initiative, a land bank in historically black neighborhoods in Chapel Hill and Carrboro that is funded in part by the University of North Carolina, the Center for Community Self-Help, and the Oak Foundation.



## AP-20 Annual Goals and Objectives

### Goals Summary Information

| Sort Order | Goal Name             | Start Year | End Year | Category  | Geographic Area | Needs Addressed   | Funding         | Goal Outcome Indicator   |
|------------|-----------------------|------------|----------|---|-----------------|---|-----------------|--|
| 1          | Rental Construction   | 2020       | 2024     | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs |                 | Housing for People Experiencing Homelessness<br>Housing for Low- and Moderate-Income Households<br>Integrated Housing for People with Service Needs | HOME: \$187,367 | Rental units constructed: 5 Household Housing Unit               |
| 2          | Home Buyer Assistance | 2020       | 2024     | Affordable Housing  |                 | Housing for Low- and Moderate-Income Households   | HOME: \$150,000 | Direct Financial Assistance to Homebuyers: 5 Households Assisted |

**Table 54 – Goals Summary**

### Goal Descriptions

|   |                  |  |
|---|------------------|--|
| 1 | Goal Name        | Rental Construction  |
|   | Goal Description | New construction of rental units that are affordable to people with low incomes. |
| 2 | Goal Name        | Home Buyer Assistance  |
|   | Goal Description | Provide direct assistance to buyers to help them purchase affordable homes.      |

## AP-35 Projects

### Introduction

The Orange County HOME Consortium proposes to undertake the following activities with the FFY 2020 HOME funds.

| # | Project Name |
|---|--------------|
|   |              |

**Table 55 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

## AP-38 Project Summary

### Project Summary Information

## AP-50 Geographic Distribution

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

### Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| County-wide | 100                 |

Table 56 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

### Discussion

## AP-55 Affordable Housing

### Introduction

The Orange County HOME Consortium will use its HOME funds to support second mortgage assistance for home buyers and as gap financing for an affordable rental development. The one-year goals for affordable housing in the county supported by FFY 2020 funds are as follows.

| One Year Goals for the Number of Households to be Supported |  |
|---|--|
| Homeless  |  |
| Non-Homeless  |  |
| Special-Needs   |  |
| Total   |  |

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |  |
|---|--|
| Rental Assistance   |  |
| The Production of New Units                                   |  |
| Rehab of Existing Units                                       |  |
| Acquisition of Existing Units                                 |  |
| Total   |  |

**Table 58 - One Year Goals for Affordable Housing by Support Type**

### Discussion

## AP-60 Public Housing

### Introduction

Public housing in Orange County is provided by two entities—the Orange County Housing Authority (OCHA) and the Town of Chapel Hill’s Office of Housing and Community. Housed within the Orange County Department of Housing and Community Development, OCHA oversees approximately 613 Housing Choice Voucher (HCV, commonly known as Section 8), of which 607 are tenant-based and six are project-based. OCHA does not manage any public housing units or special-purpose vouchers like Veterans Affairs Supportive Housing or Family Unification Program. OCHA is overseen by a seven-member Board.

### Actions planned during the next year to address the needs to public housing

The Orange County HOME Consortium will undertake the following to address the needs of HCV holders:

- In partnership with the Towns and local nonprofits, work to increase the number of landlords willing to participate in the HCV Program
- Work to streamline the design and administration of the housing stabilization funds (designed to help low-income renters, including HCV holders, secure and maintain stable housing) offered by the County and each of the Towns
- Ensure units in which households in the HCV Program live are safe and healthy, by conducting Quality Control inspections on a subset of units
- Implement a "Move On" program, in which people with Permanent Supportive Housing Vouchers (PSHVs) whose service needs have lowered considerably and/or who no longer need services are transitioned to HCVs, freeing up PSHVs for more vulnerable individuals with higher service needs

### Actions to encourage public housing residents to become more involved in management and participate in homeownership

OCHA does not own any public housing units. However, OCHA has HCV holder involvement on its Board and encourages HCV holders to become homeowners.

### If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

OCHA is not designated as troubled. It received a score of 93% in its 2019 SEMAMP rating.

### Discussion

There is a lack of housing in Orange County that is affordable to households with very low incomes, so rental assistance programs such as the HCV Program are essential in creating affordability for these households within the private market. OCHA will continue to engage landlords in order to create access to more units for HCV holders, and identify ways to maximize its federal and local resources for rental assistance and housing stabilization activities.

## AP-65 Homeless and Other Special Needs Activities

### Introduction

The Orange County Partnership to End Homeless (OCPEH) coordinates the Orange County Continuum of Care (CoC). The organization is jointly funded by four local governments: Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

OCPEH's HOME Committee (no relation to the HOME Investment Partnerships Program) consists of about 20 housing and service providers that interact with people who are experiencing chronic and/or particularly vulnerable homelessness, many of whom have disabilities. Service providers involved include nonprofits, DSS and other county departments, UNC Hospitals, veterans organizations, law enforcement, private attorneys, and more. The Committee meets monthly to collaborate on finding housing and services (e.g., medical, mental health, substance use, and legal services) for these people. The CoC uses its Coordinated Entry system to assess people's needs, score their level of need, and prioritize them for permanent supportive housing, and conducts street outreach program to reach people who are living unsheltered. However, OCPEH has identified street outreach as an area in the County's homeless services system in need of more funding.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Orange County's only emergency shelter is run by the Inter-Faith Council for Social Service (IFC). IFC also offers a transitional housing program for men. The Freedom House Recovery Center provides residential mental health and substance use services for men, women, children, and families (in addition to outpatient and crisis services), and there are several Oxford Houses in the County that provide transitional housing for people in recovery from substance use disorder. The County does not have a domestic violence shelter.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The CoC operates a Rapid Re-Housing program for veterans with state ESG money, but OCPEH has identified this area as a gap in need of increased funding and better alignment with best practice (i.e., flexible, individualized mix of services, financial assistance, and housing navigation). From January to April 2019, there were 105 people on the waiting list for Rapid Re-Housing compared with 65 people during the same time period in 2018, and there is currently no Rapid Re-Housing program for non-

veterans.

Service providers, such as IFC, Community Empowerment Fund (CEF), and Cardinal Innovations (the LME/MCO for Orange County), provide case management services to clients experiencing homelessness and can help connect them to housing. Orange County has also seen success in implementing a homeless diversion program, and currently diverts about 25% of households presenting for a shelter bed using a mix of strengths-based guided conversation plus flexible funding.

However, there is a great need for affordable housing units in the County, particularly income-based rental units that can be accessed by people experiencing or at risk of homelessness. This gap presents a continuous challenge for connecting people experiencing homelessness with permanent housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The CoC partners with UNC Hospitals and the Orange County Department of Social Services (DSS) Foster Care division, and has developed discharge policies with local and regional institutions. The CoC also assisted in the creation of the Outreach Court, now known as the Community Resource Court (CRC), North Carolina's first specialty court for people experiencing homelessness who are offered mental health evaluations and treatment plans in lieu of going to jail for misdemeanor crimes. CRC is a collaboration between the UNC Center for Excellence in Community Mental Health and the 15B District Court Judge's Office. Defendants are typically referred to CRC by their attorney or by the district attorney's office, although anyone is able to make a recommendation for a referral. Court requirements include monthly attendance to a therapeutic court session and compliance with recommended mental health or substance use treatment. Upon graduation from the court, the participant is given some type of legal benefit such as dismissal of criminal charges.

The County also administers a Housing Stabilization Fund for people who self-refer or are referred by service providers (including IFC, CEF, DSS, and the Orange County Criminal Justice Resource Department) and are experiencing housing insecurity. The fund can pay for rent/utility arrears, security/utility deposits, first month's rent, and certain other one-time expenses to help households at risk of homelessness become or remain stably housed. The Towns of Carrboro, Chapel Hill, and Hillsborough also offer similar resources.

## **Discussion**

## AP-75 Barriers to Affordable Housing

### Introduction

The Orange County HOME Consortium is in the process of conducting an Analysis of Impediments to Fair Housing Choice (AI). The AI includes an analysis of Orange County laws, regulations, and administrative policies, procedures, and practices that affect the location, availability, and accessibility of housing. The AI also includes an assessment of conditions, both public and private, that affect fair housing choice. Several Fair Housing events, such as workshops and trainings, are planned for the coming year.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### Discussion



## AP-85 Other Actions

### Introduction

The Orange County HOME Consortium has developed the following actions to address obstacles to meeting underserved needs, foster affordable housing, reduce lead-based hazards, reduce the number of families living in poverty, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

#### **Actions planned to foster and maintain affordable housing**

Using FFY 2020 HOME funds, the Consortium will help local nonprofit agencies undertake the following projects to foster affordable housing:

#### **Actions planned to reduce lead-based paint hazards**

The Consortium ensures that County rehabilitation staff and the contractors they work with are knowledgeable and up-to-date on lead-based paint (LBP) requirements of all federal housing programs, distributes information on LBP hazards to all households that participate in County housing programs, conducts LBP inspections and assessments as necessary, and implements environmental control or abatement measures for LBP hazards as applicable in all federally-funded projects. This strategy allows Orange County to: be in full compliance with all applicable LBP regulations; control or reduce, to the extent feasible, all LBP hazards in housing rehabilitated with federal funds; and reduce the number of incidences of elevated blood lead levels in children.

#### **Actions planned to reduce the number of poverty-level families**

The Orange County Family Success Alliance (FSA), modeled after proven national programs such as the Harlem Children's Zone and the Promise Neighborhoods Institute, is founded on the understanding that no one organization or individual can single-handedly change the way poverty harms our children and our communities. FSA is dedicated to building a comprehensive system of engagement on education and health, with built-in family and community support. It is staffed by the Orange County Health Department and supported by work groups made up of staff members of participating advisory council organizations. Initial funding for FSA was awarded by the Orange County Board of County Commissioners through the Social Justice Fund.

FSA's 2019-2022 Strategic Plan outlines three goals: (1) children are healthy and prepared for school, (2) children and youth are healthy and succeed in school, and (3) families, neighborhoods, and institutions support the healthy development of children. These goals are approached through four strategic areas. The first is family empowerment. Over the 2019-2022 period, FSA is evolving its current "navigator" model, in which peer leaders build trusting relationships with families living in poverty, into a more comprehensive family empowerment model that will bring families together to learn, build on strengths and knowledge, and together work to better navigate systems and to uncover their personal and collective power to affect systems change. The second strategic area is partnership. FSA collaborates with cross-sector agencies to center parent expertise and priorities and aims to shift more power into

the hands of parents to co-create programs and initiatives in the community. The third area is systems change, by involving community members whose lives are most directly and deeply affected by poverty in leadership and decision making in order to dismantle institutionalized racism and other oppressive systems. The final strategy area is foundational work. This means building internal infrastructure in FSA to support strategic goals.

#### **Actions planned to develop institutional structure**

OCPEH has thoroughly analyzed the institutional structure and service delivery system for homelessness in Orange County, identified ten gaps in the system, and calculated the costs of filling those gaps. OCPEH has either identified existing programs and partners, or worked to set up the necessary infrastructure, through which to fill most of these gaps, and some funding has already been secured. Of the estimated \$1.7 million yet to be secured, OCPEH has approached Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough to ask each jurisdiction to contribute a portion of the funds. In addition to filling the homeless system gaps, OCPEH also aims to improve existing projects and processes and improve the quality of homeless service delivery.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

#### **Discussion**

## AP-90 Program Specific Requirements

### Introduction

The Orange County HOME Consortium receives an annual allocation of HOME funds. The questions below related to the HOME program are applicable to the Consortium. Questions related to the CDBG program are applicable only to the Town of Chapel Hill and are addressed separately in Chapel Hill's Annual Action Plan.

### **HOME Investment Partnership Program (HOME)**

#### **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
  
  
  
  
  
  
  
  
  
  
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
  
  
  
  
  
  
  
  
  
  
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
  
  
  
  
  
  
  
  
  
  
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

## Attachments

### Summary of Public Comments

#### **First Public Hearing (Carrboro Town Hall, February 19, 2020)**

A member of the Carrboro Affordable Housing Advisory Commission expressed concern that the public input survey was too long and difficult to be completed by someone with limited literacy, and suggested that the Orange County Literacy Council should be consulted to maximize the accessibility and readability of future surveys.

#### **Second Public Hearing (Hillsborough Police Substation, February 23, 2020)**

Residents of Cedar Grove shared their experiences with affordable housing issues in rural Orange County. One resident discussed his work in the food service industry and the struggles many of his co-workers face with securing stable, affordable housing in addition to issues like transportation to and from work. Another resident discussed her work as a civil attorney working with tenant-landlord issues, and the challenges many low-income tenants face. For instance, North Carolina law only requires a few days' notice when a landlord wants to evict a tenant. For low-income renters, it is often very difficult to even appear in court for the eviction hearing due to the difficulty of getting to work, making childcare arrangements, finding transportation, etc. on such short notice. Another issue in rural areas of the County is the prevalence of substandard housing conditions that many low-income renters are forced to endure because of lack of other affordable options and fear of retaliation from landlords if a complaint is filed with code enforcement.

#### **Third Public Hearing (Hargraves Community Center, February 26, 2020)**

Several residents expressed concern that outreach around the Consolidated Plan has not done enough to reach relevant communities and stakeholders, particularly people of color and people with disabilities in Orange County. Residents shared their work organizing in and advocating for black communities in Carrboro and representing adult children with intellectual disabilities, and described the difficulty faced by both groups in accessing safe, affordable, quality housing.

Racist housing policies and practices by governmental and private actors created the unsafe and unstable housing conditions many black families are forced to face. In wealthy, predominantly white communities like Orange County, racial disparities in housing are even more intractable because communities of color are made to feel invisible and their needs are consistently ignored by the wealthy, white majority.

People with disabilities, including those with mobility impairments, also face huge challenges in finding housing that is both accessible in terms of affordability and proximity to needed services, as well as physically accessible. Many people with disabilities have limited housing choice due to a lack of housing stock that meets their needs, and often are unable to live in integrated, inclusive, and intentional settings. Transportation for this population is another significant barrier, not just for getting to school, work, and personal appointments, but for attending community meetings such as this one.

Because Orange County has such a high cost of living, many folks who work in the County cannot afford to live here and must commute from surrounding counties. The added expense of commuting—bus fare, gas costs, car maintenance—and the extra time constraints place significant burden on low-income households. Higher travel costs mean fewer financial resources available to spend on other necessities like housing, food, and medical care, and more time commuting means less time for meeting other needs.

Affordable housing strategies should take into account the impacts of climate change, especially since the same low-income communities and communities of color that have the greatest need for safe, quality, affordable housing are also disproportionately threatened by climate change. This includes direct threats like flooding, since low-income communities of color are more likely to live in low-lying, flood-prone areas, and more indirect threats like food insecurity, since climate disruptions to the food system are more likely to impact these communities, many of which are already in food deserts. Creative and more environmentally sustainable approaches to building and preserving affordable housing, such as earthen construction should also be explored.

## Summary of Resident Questionnaire Responses

**Date:** 2/12/20 - 2/26/20

**Web Link:** [www.surveymonkey.com/r/2020-Consolidated-Plan](http://www.surveymonkey.com/r/2020-Consolidated-Plan)

**Total Respondents:** 188 (163 individuals; 22 representatives of a service provider or organization)

### Background

The Consolidated Plan is the Orange County HOME Consortium's five-year strategic plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to support community development in Chapel Hill and affordable housing throughout Orange County. The Plan includes a needs assessment and market analysis, identifies community priority areas and goals, and earmarks CDBG and HOME resources to achieve these goals.

As part of the Collaborative's community engagement process, a questionnaire was developed to help gauge perceived needs and highest priority areas for residents.

### Questionnaire Format

The Resident Questionnaire consisted of 10 pages of 34 questions and could be completed in an average of 10 minutes. The questions addressed 1) housing and community needs; 2) fair housing; 3) demographic information and 4) outreach information. At the completion of the questionnaire, respondents were given the option to enter into a drawing for a \$100 Amazon gift card.

For the housing and community needs questions, respondents were asked to put broad need topics or categories in order of priority need. Since Chapel Hill administers the CDBG Program, there were questions that helped determine if respondents lived, worked, or used recreational services within town limits.

The fair housing section of the questionnaire aimed to determine if respondents were familiar with fair housing laws and how to report violations to the County. The questionnaire also asked about barriers to fair housing.

Finally, the questionnaire asked for demographic information and outreach information, which helped determine how respondents were hearing about and responding to the questionnaire. This information can help shape outreach strategy for future planning efforts.

### Summary of Input

Feedback from the questionnaire indicates that there is a preference to prioritize housing for Orange County's most vulnerable populations, including those experiencing homelessness and those households considered to be low-income (earning 30-50% AMI). High priority activities include building more affordable rental housing, preserving or improving existing affordable housing stock through repairs and maintenance, developing affordable units for low-to-moderate income households to purchase, and offering supportive services for those residents experiencing homelessness or with other service needs.

Respondents also raised concerns about a lack of affordable housing for residents with service needs, including seniors and those with intellectual or developmental disabilities (IDD) who live with a parent

or primary caretaker. The linkages between accessibility and affordability were mentioned, with calls for an increased focus on public transportation and a need for more sidewalks and bike lanes.

Familiarity with the County's fair housing practices and reporting processes was lacking, and most respondents indicated they never experienced housing discrimination within the County. For those individuals who have experienced discrimination, they either did not file a report or were unaware of how to go about doing so.

Respondents to the questionnaire were majority white and female, whose households earn more than \$100,000 annually and own their own home. In the timeframe we were operating under, an electronic survey was the most efficient method to achieve the largest quantity of responses, but may have missed an opportunity to reach communities and residents who would benefit most directly from funding priorities.

### **Housing and Community Needs**

- Respondents identified the following housing needs for the allocation of HOME funds in order of priority need:
  - housing for people experiencing homelessness (3.53 rank scoring);
  - housing for households that are low-income (30-50% AMI) (2.98 rank scoring);
  - housing for people (not experiencing homelessness) with service needs (2.95 rank scoring)
  - Respondents identified the following housing activities as highest need:
    - develop new affordable rental housing (63.30%);
    - preserve existing affordable housing (47.87%);
    - develop more housing for low-to-moderate income households to purchase (30-80% AMI) (47.34%)
- Notable comment topics on housing activities focused on HOME funding include:
  - Encourage different types of affordable housing (mobile homes, micro units, tiny homes, etc.)
  - Simplify development process; reduce regulatory barriers to development
  - Focus on accommodating populations with service needs, especially elderly singles or families with seniors, households with members with IDD (intellectual and developmental disability)
- Respondents identified the following housing and facility-related activities for the allocation of CDBG funds in order of priority need:
  - housing for people experiencing homelessness (3.77 rank scoring);
  - community-integrated housing targeted to serve people with service needs (3.73 rank scoring);
  - repairs, rehabilitation, or improvements to housing (3.34 rank scoring)
- Respondents identified the following community service activities as highest need:
  - services for people with special housing needs (61.17%);
  - supportive services for people experiencing homelessness (44.68%)

- Notable comment topics on housing & facility-related activities focused on CDBG funding include:
  - More opportunities for physical activity via bike lanes and sidewalks
  - Offer more racial equity training, direct action training, and fair housing education
  - For CDBG planning purposes: 57.39% of respondents live in Chapel Hill; 45.74% of respondents work or attend school in Chapel Hill; 51.06% of respondents use recreational services in Chapel Hill

### **Fair Housing**

- 66.49% of respondents were either not aware or unsure of how to report fair housing violations or concerns within Orange County
- 28.19% of respondents know someone or have experienced housing discrimination themselves since living in Orange County
- Of those respondents who have experienced discrimination or know someone who has, 47.17% of them did not file a report of discrimination in Orange County.
- Respondents indicated that the largest barriers to fair housing included 1) limited housing availability for low-income households; 2) lack of affordable housing options in certain areas; and 3) limited housing availability for moderate-income households
- Notable comment topics on barriers to fair housing:
  - Limited access to public transportation (buses, bike lanes)
  - Housing barriers for residents with experience in the justice system
  - Barriers stemming from regulatory and zoning restrictions

### **Demographic Information**

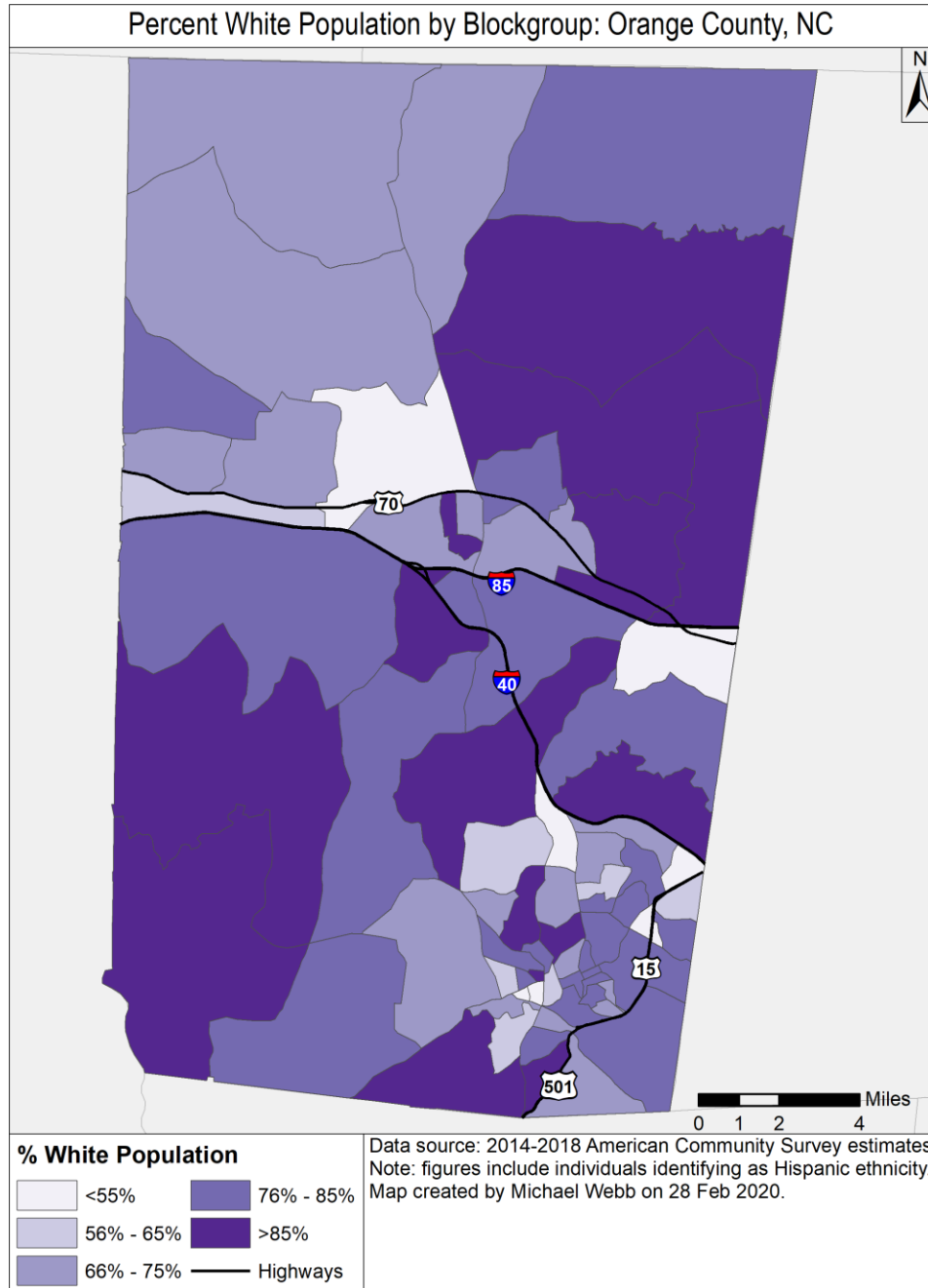
- 70.22% respondents identify as Female
- 73.45% of respondents identify as White or Caucasian
- 76.87% of respondents identify as Non-Hispanic / Latinx
- 35.96% of respondents live in two-person households
- The majority of respondents do not consider themselves cost-burdened and own their home

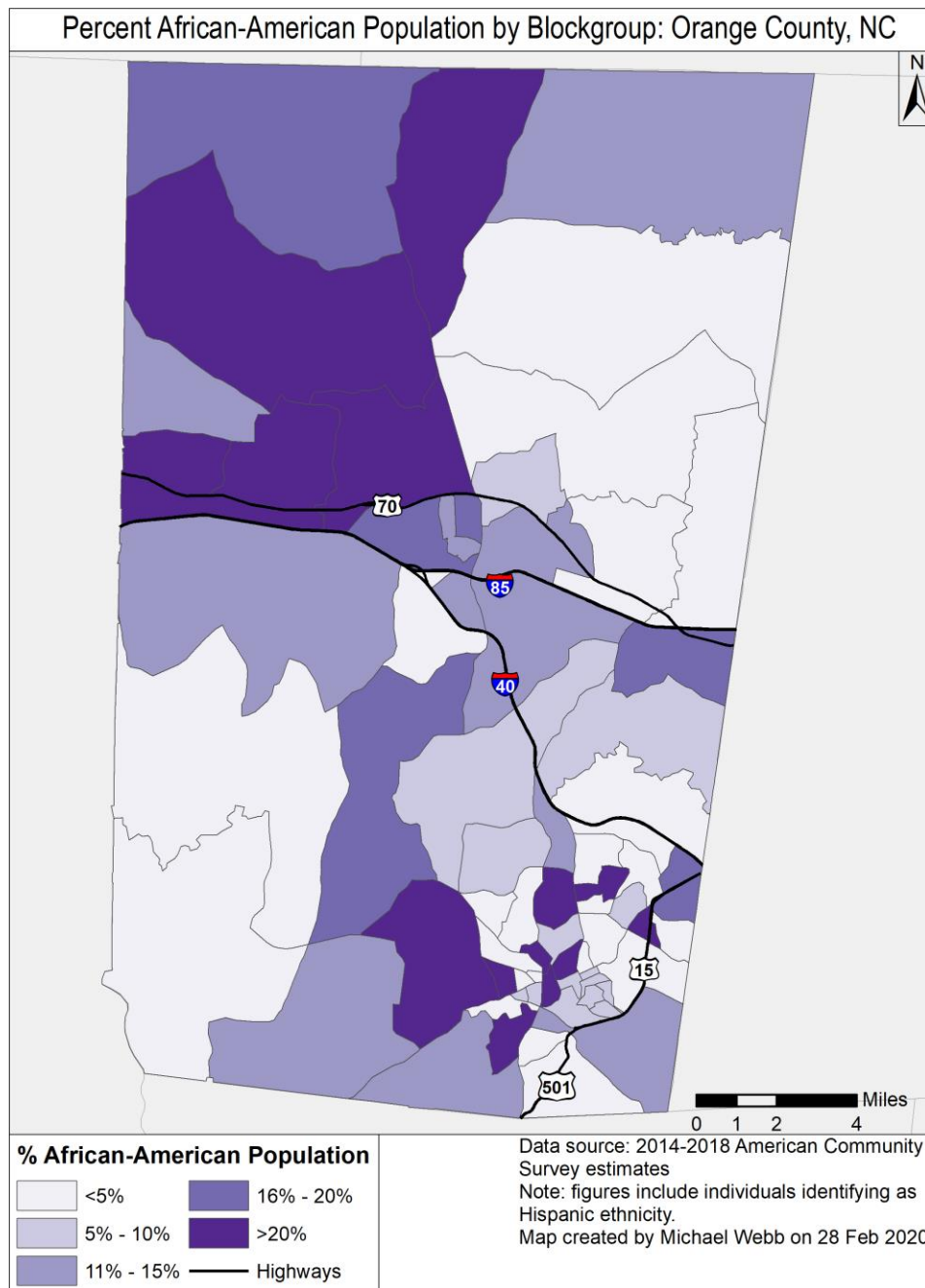
### **Outreach Information**

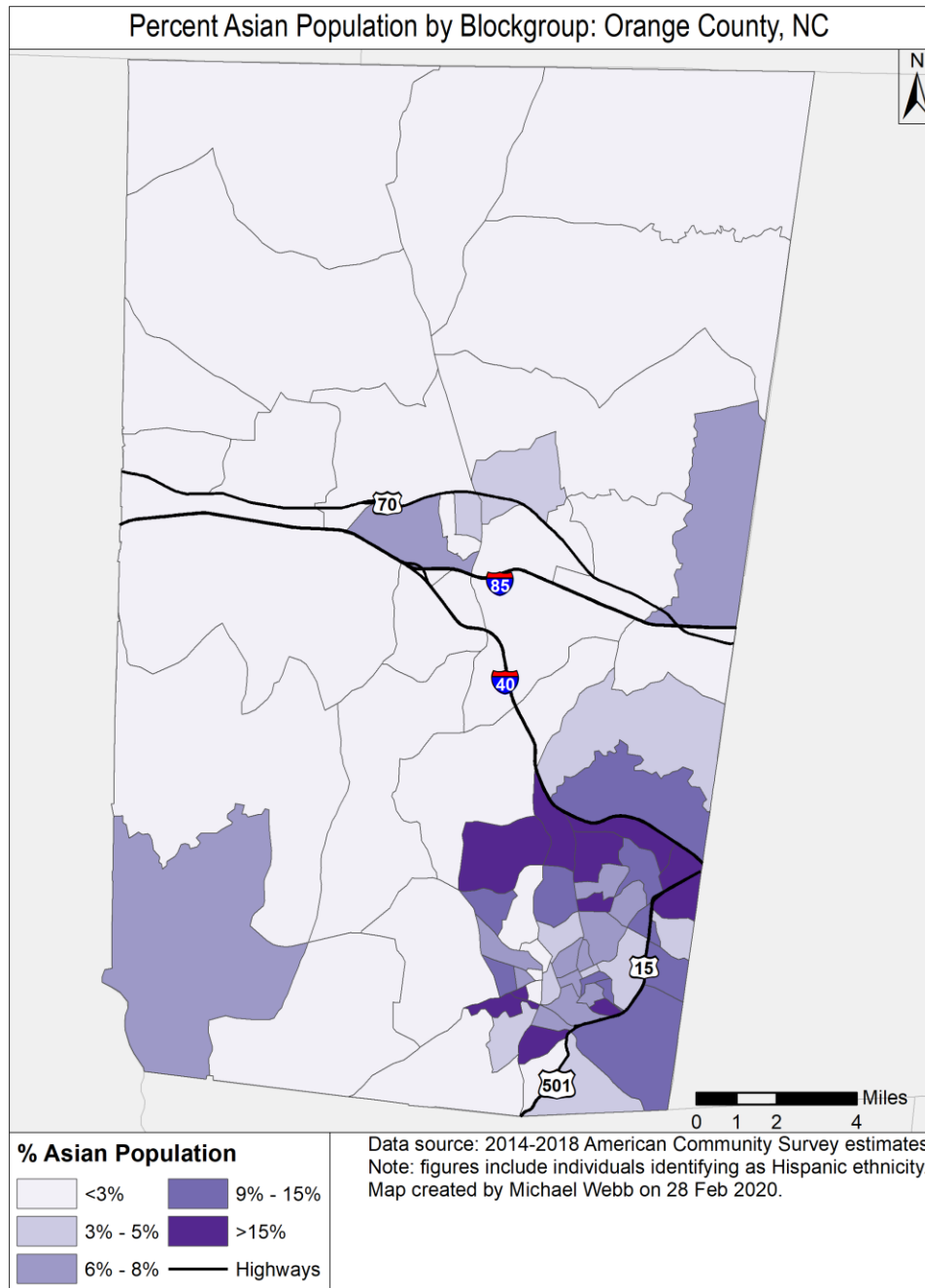
- 69.73% of respondents filled out the questionnaire via computer
- The majority of respondents heard about the questionnaire via email from a nonprofit agency or housing provider
- 163 respondents answered the questionnaire as an individual while 22 respondents answered the questionnaire as a representative of a service provider or organization
- 13 agencies or organizations participated in the questionnaire; 50% of them provide supportive services

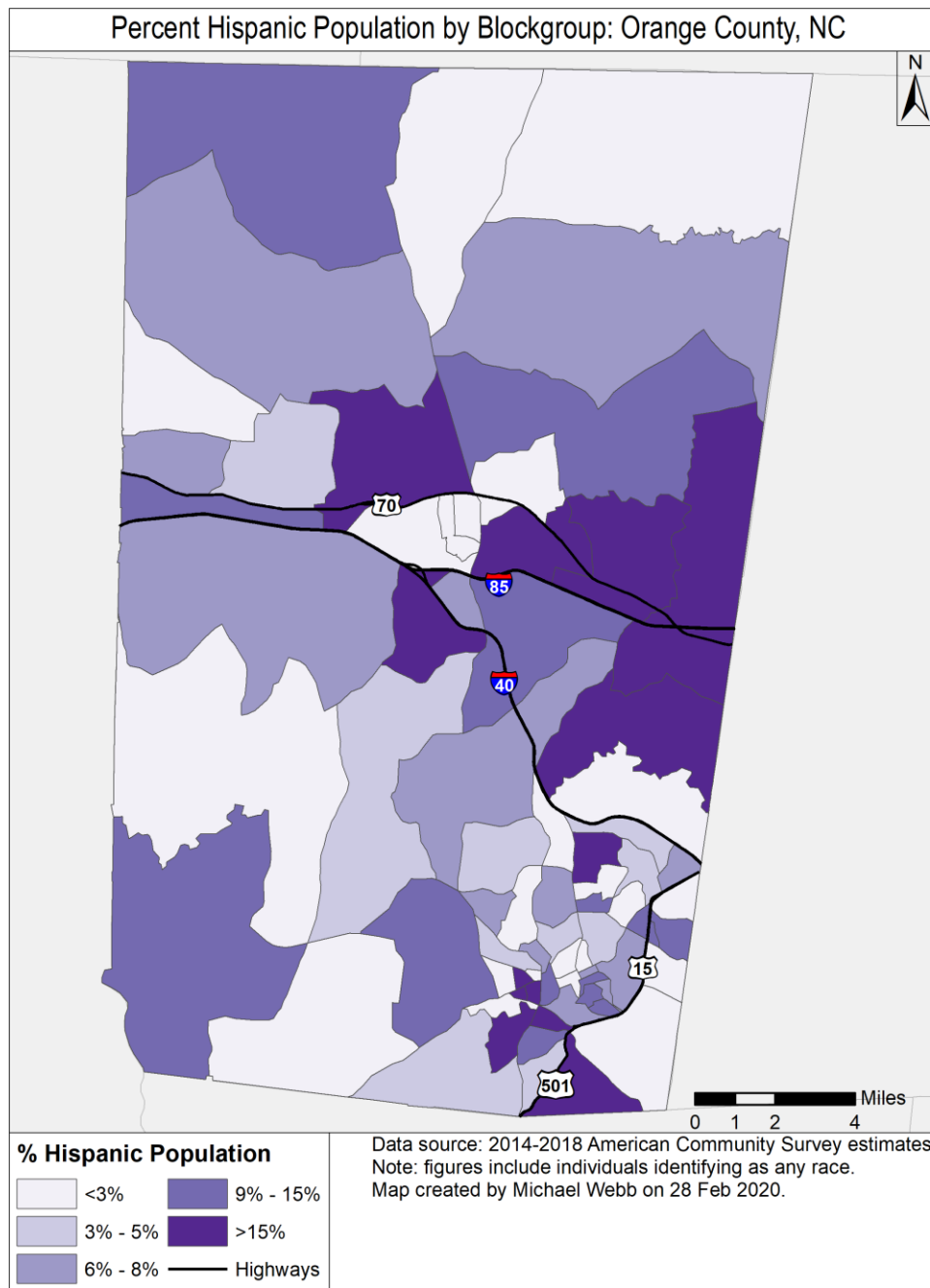


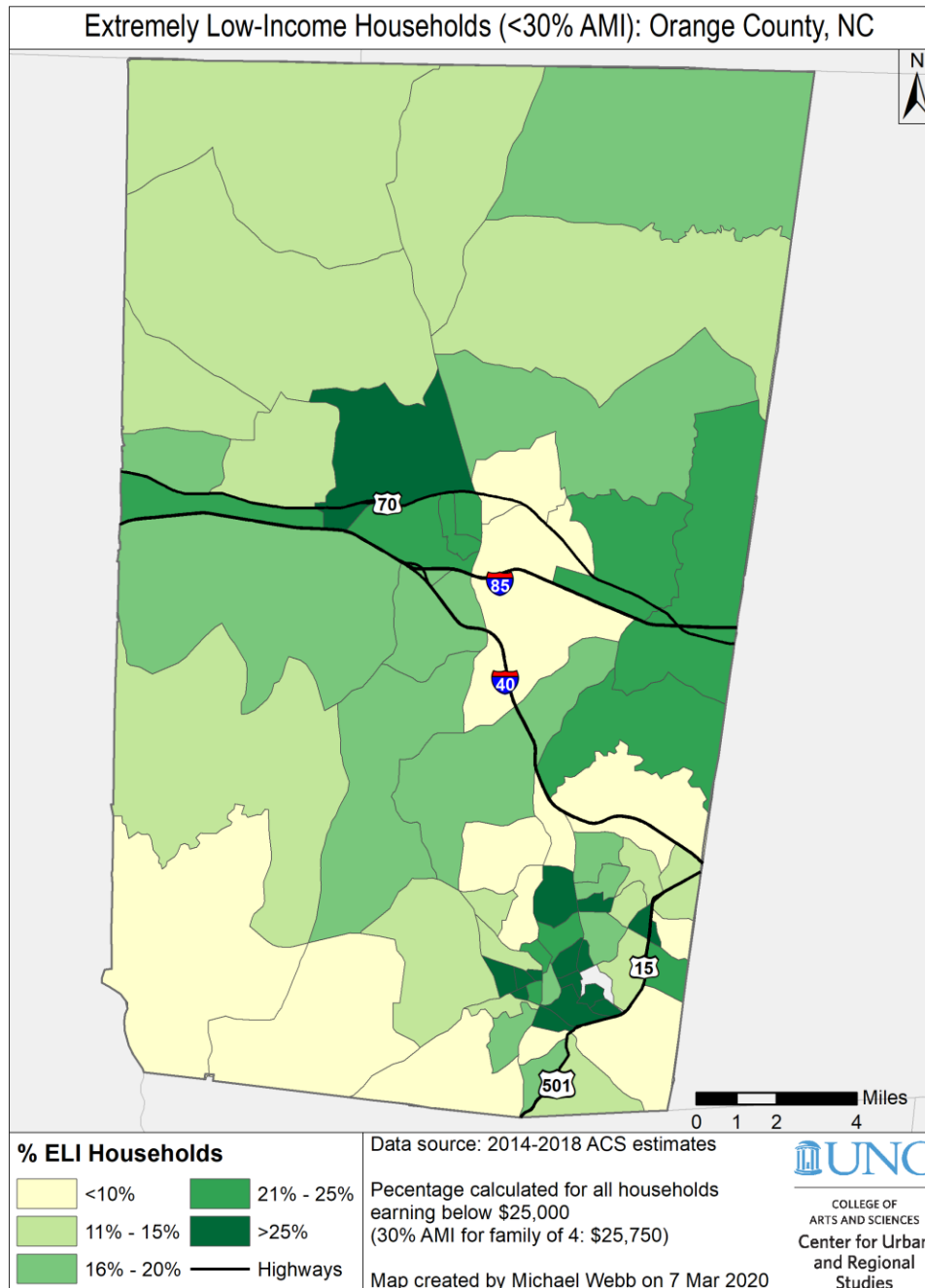
## Maps

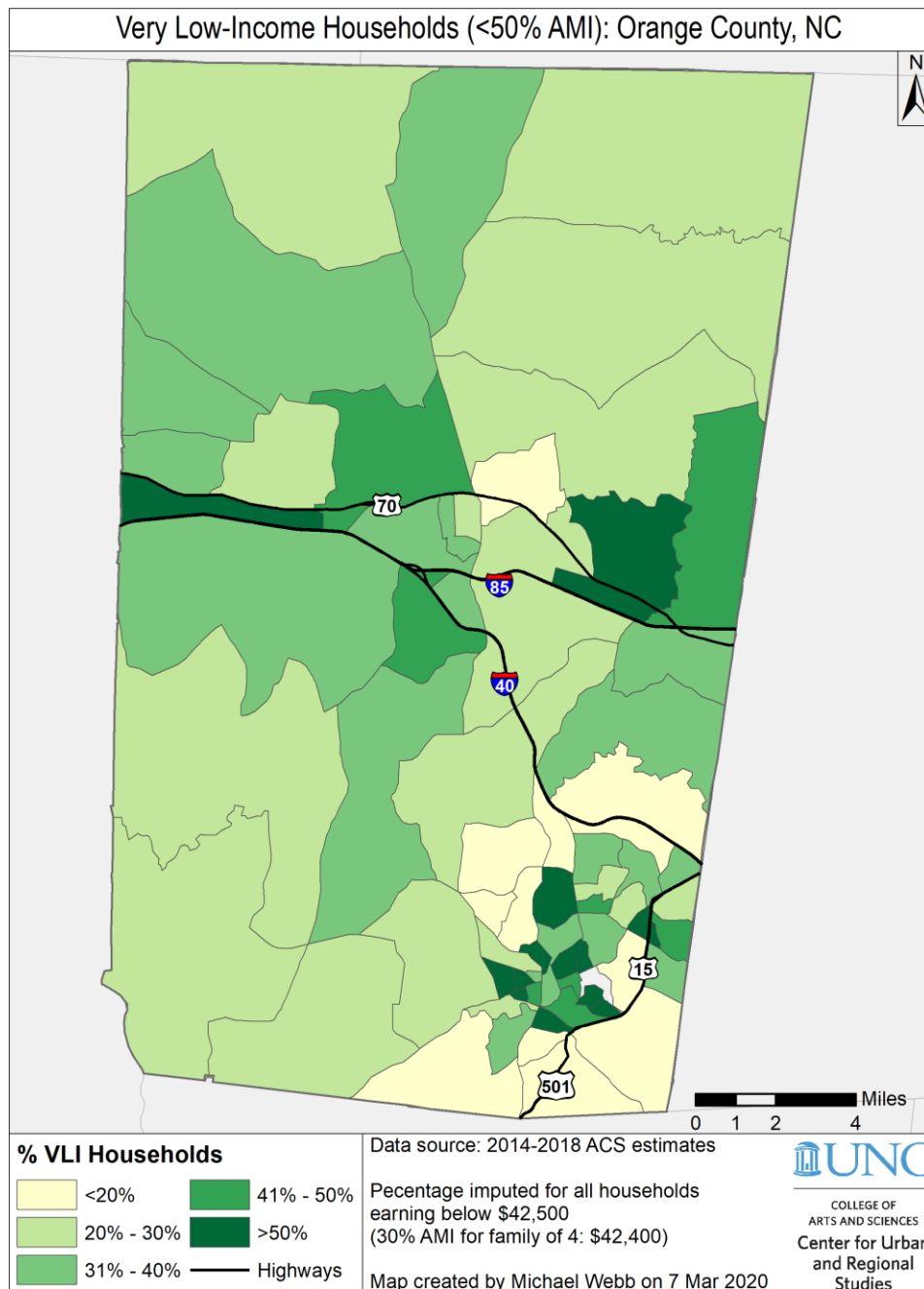


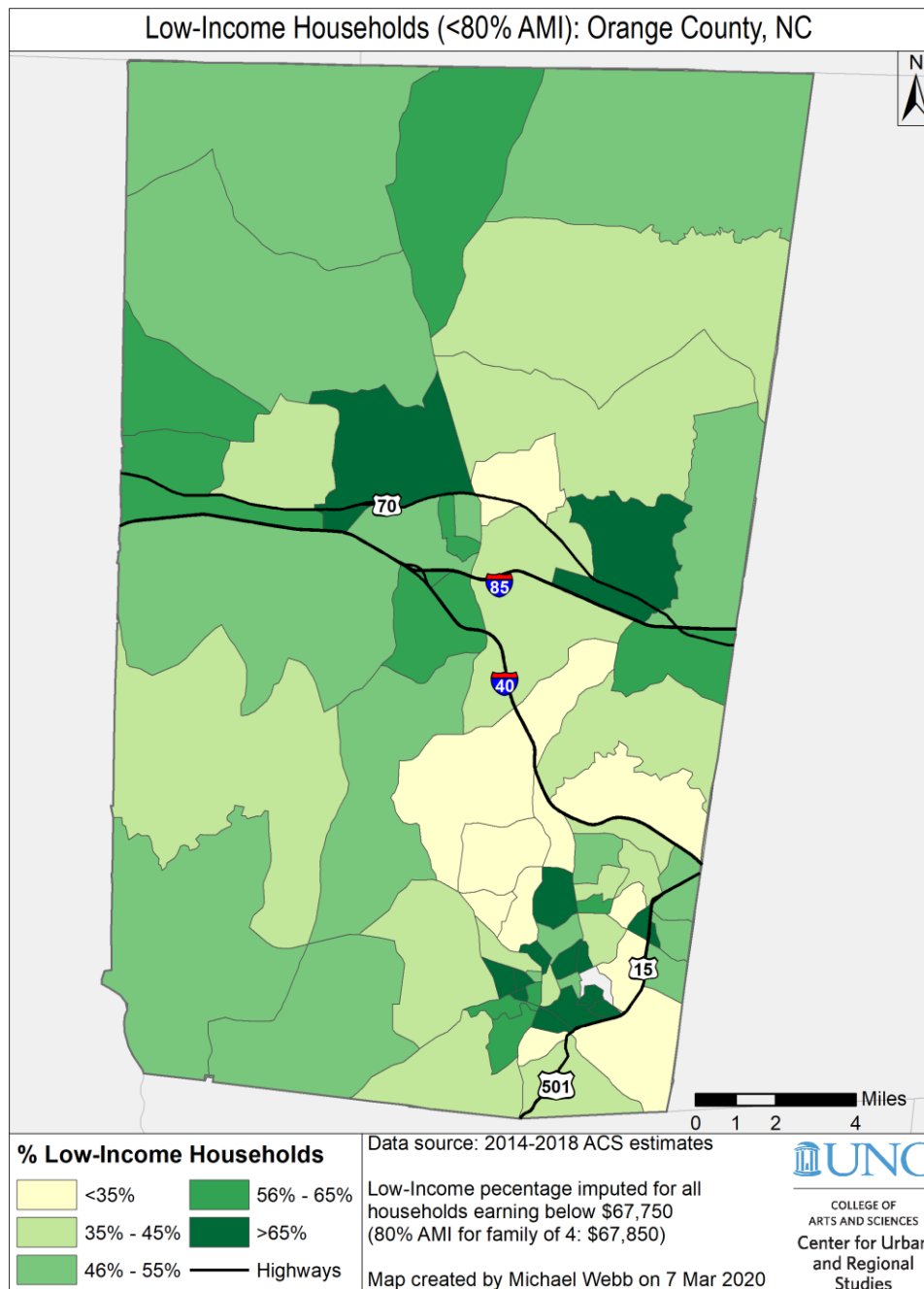


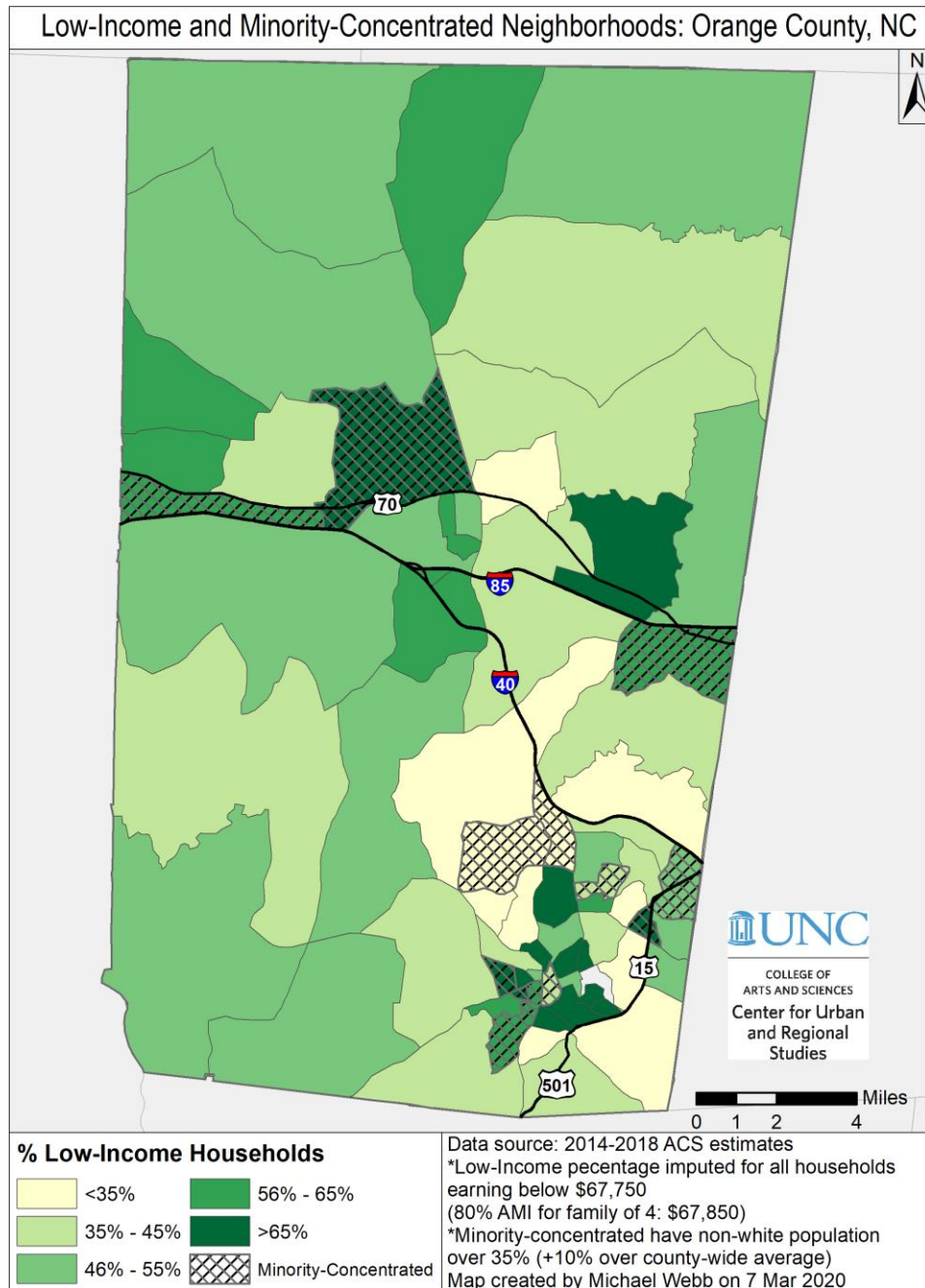




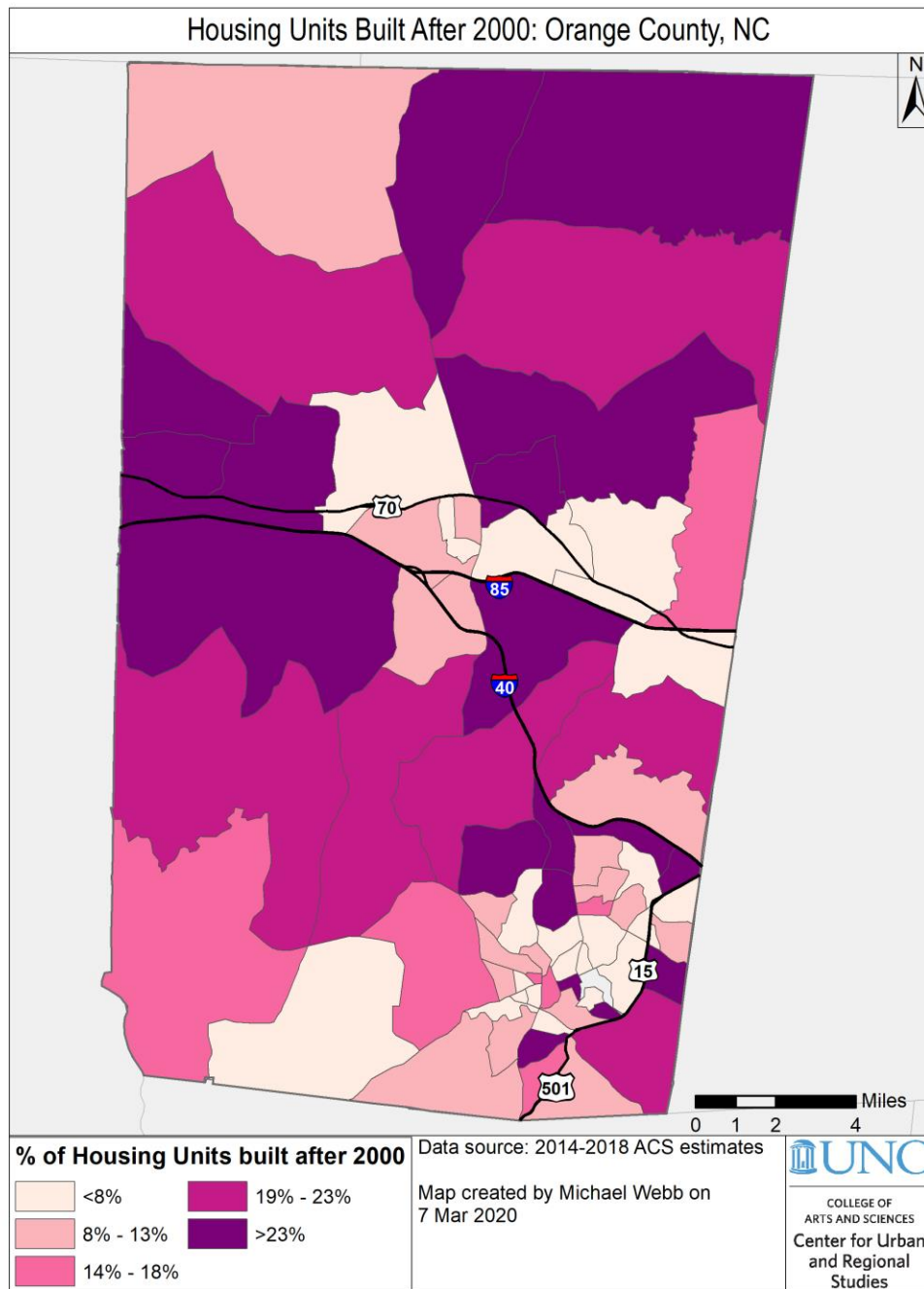


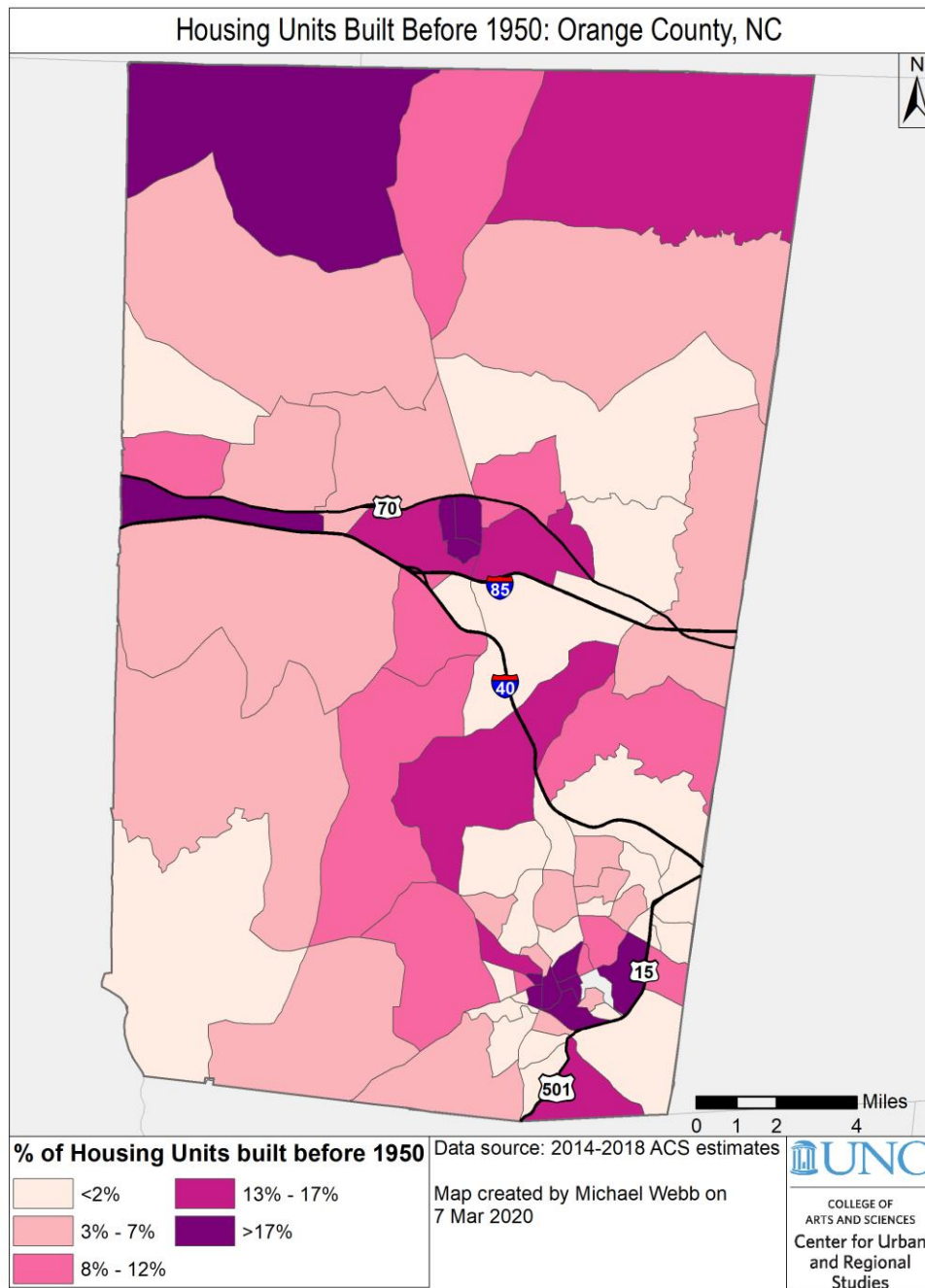


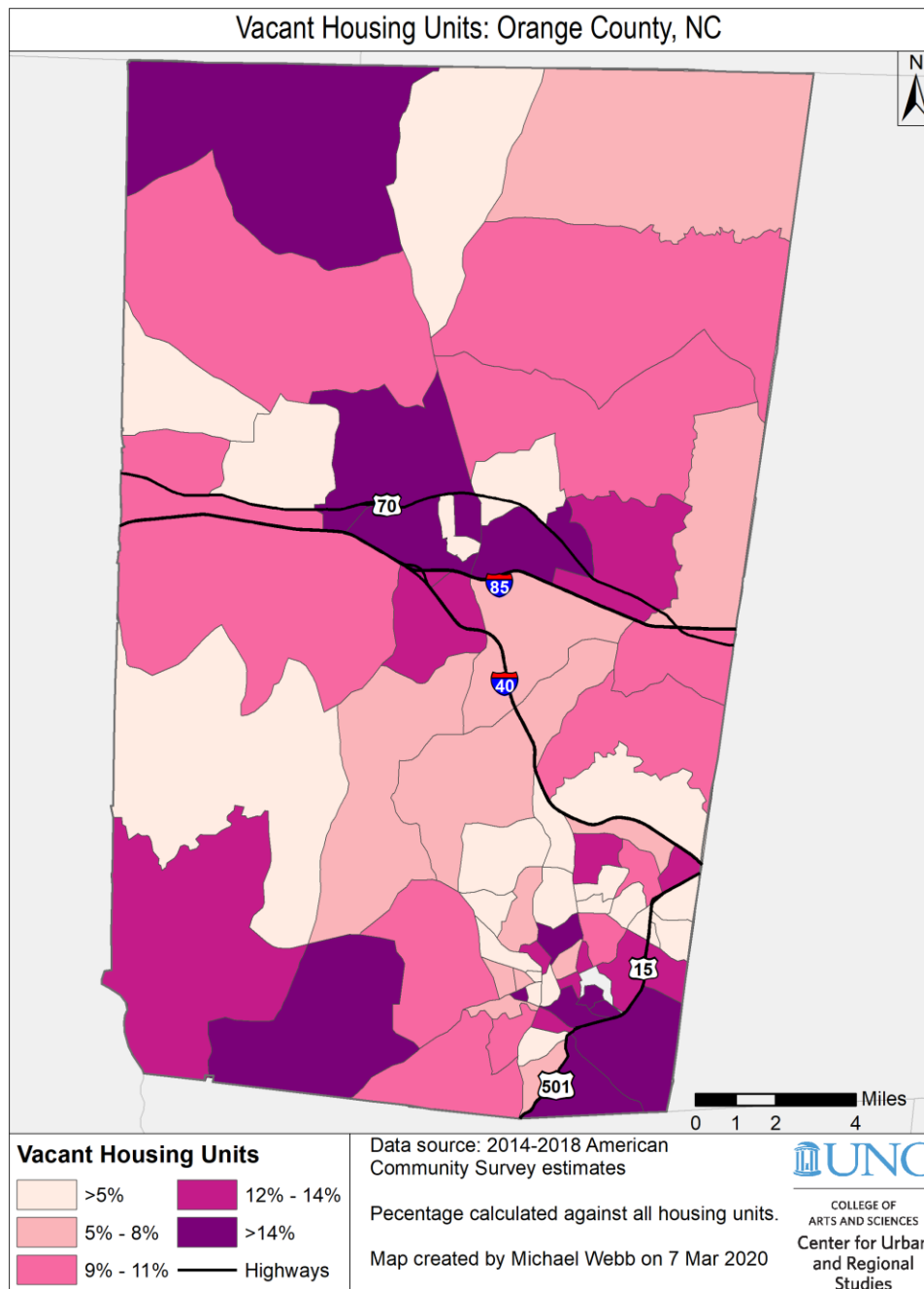


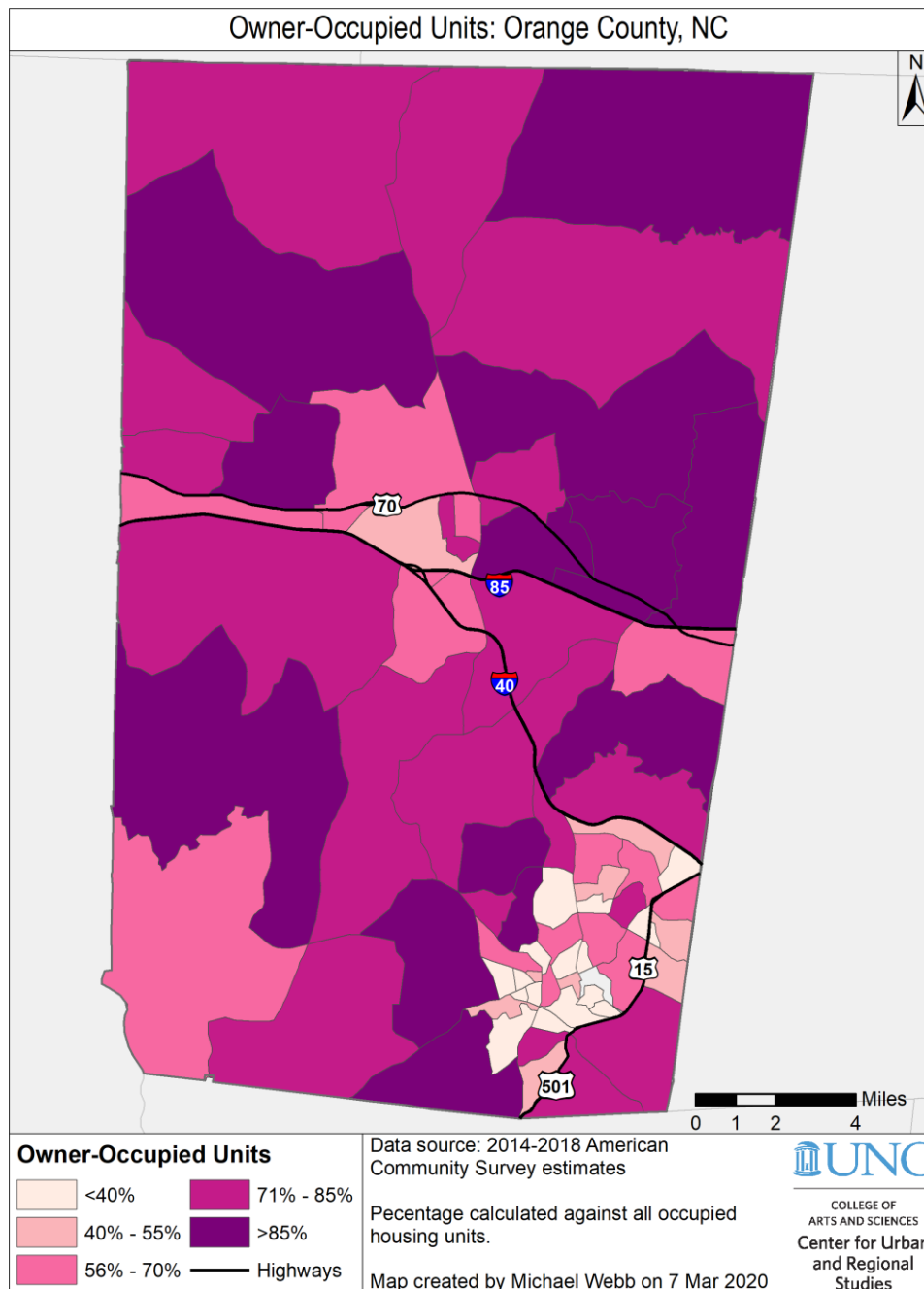


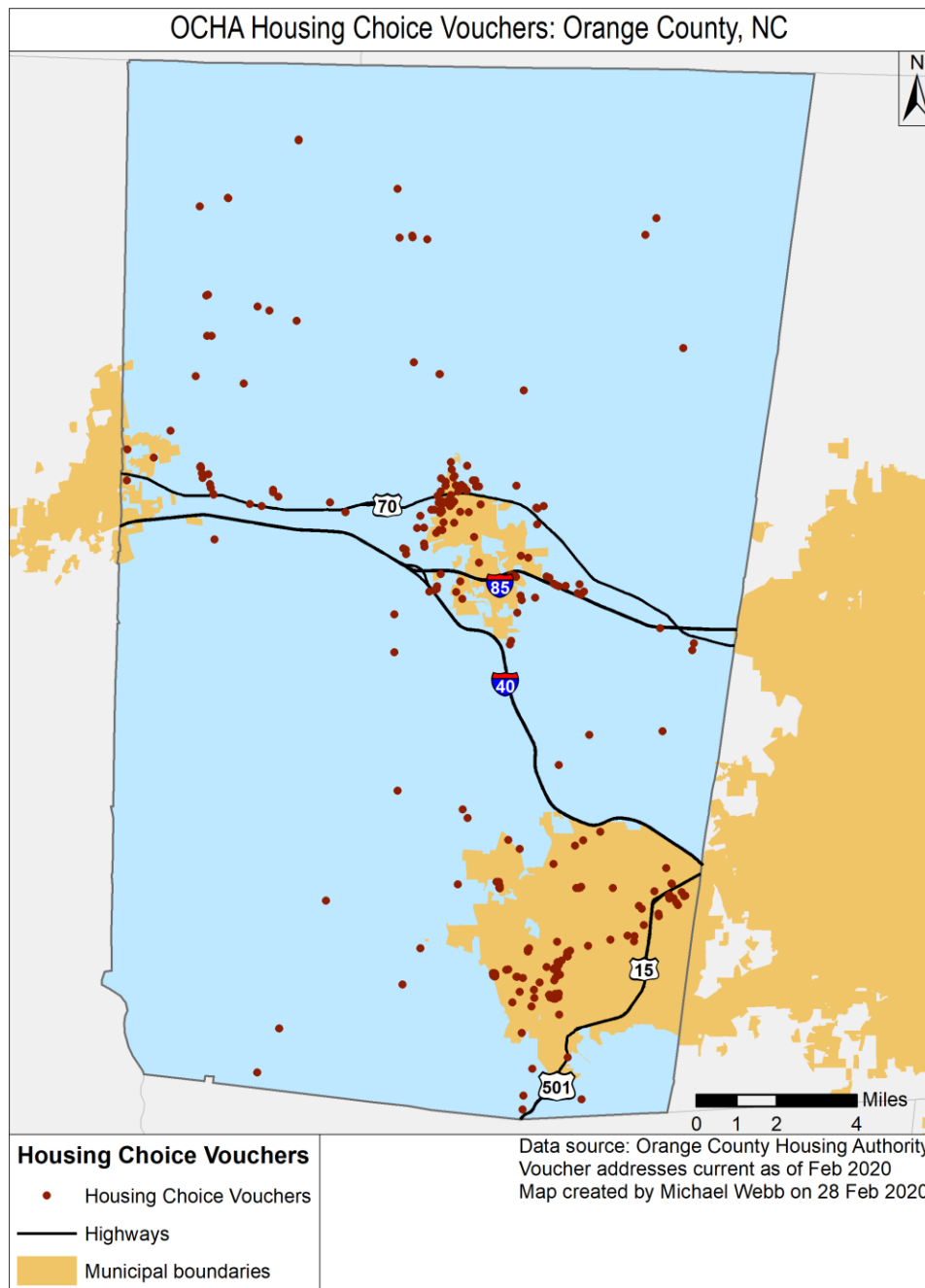


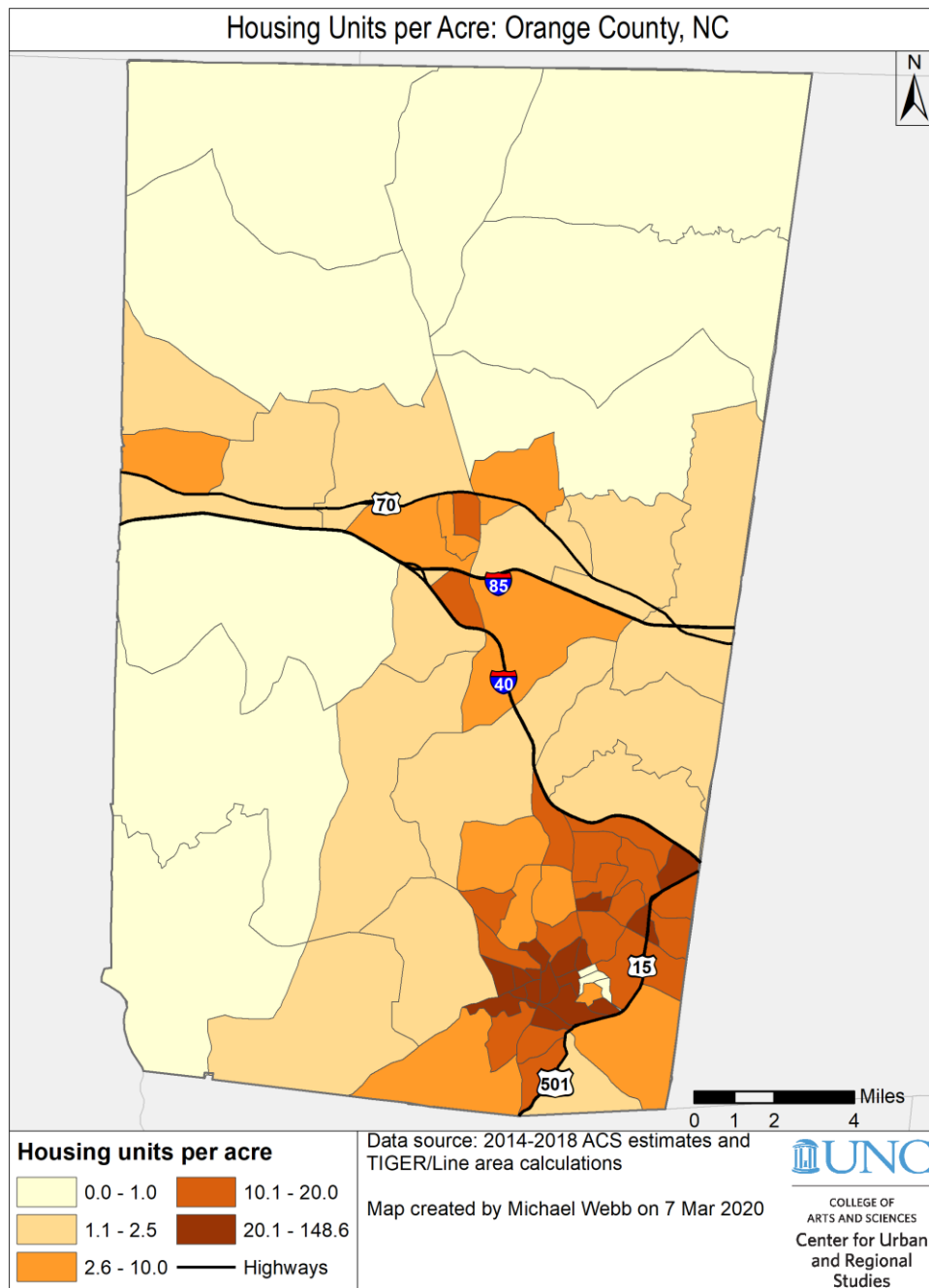


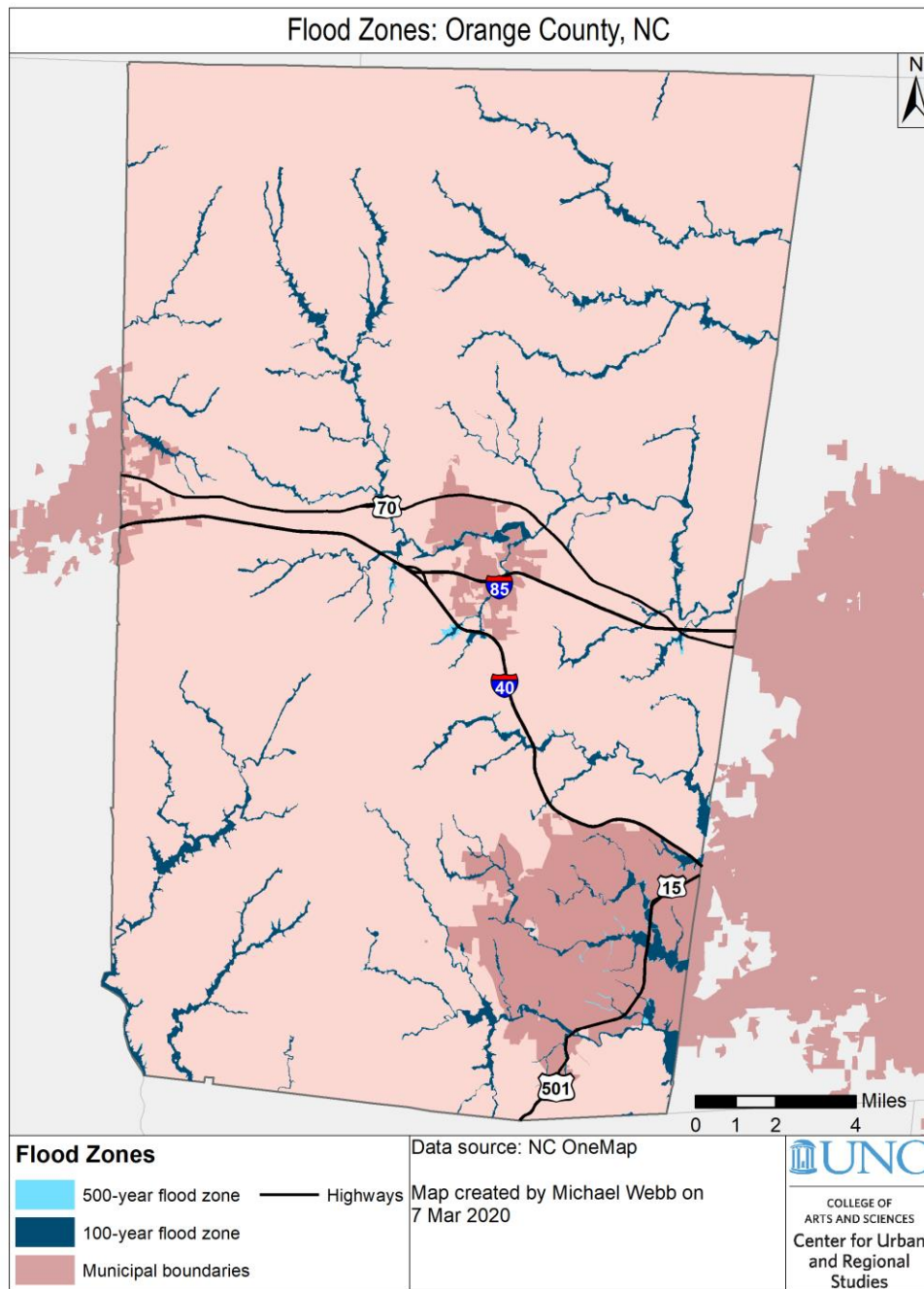












**FY21 Home Program Plan Summary**

The Orange County Local Government Affordable Housing Collaborative (the Collaborative) met on March 26, 2020 to review applications for HOME funding, and recommended a funding plan based on the anticipated HUD award:

**Summary of Recommendation**

|                               |                  |
|-------------------------------|------------------|
| Habitat for Humanity          | \$ 94,138        |
| EmPOWERment                   | \$ 56,228        |
| CASA                          | \$200,000        |
| Local Match-Rental Assistance | \$ 93,712        |
| Orange County Administration  | <u>\$ 37,485</u> |
| <b>Total</b>                  | <b>\$481,563</b> |

**1. Habitat for Humanity: \$94,138**

Habitat proposed using HOME funds as second mortgage assistance for homes in the Fairview community in Hillsborough and the Northside neighborhood in Chapel Hill, which will allow the homes to be affordable to buyers earning below 50% and between 50-80% of the Area Median Income (AMI).

**2. EmPOWERment: \$56,228**

EmPOWERment requested HOME funds for gap financing for a multi-unit rental project on Johnson Street in the Northside neighborhood. The units will be affordable to households earning up to 30% AMI, up to 50% AMI and one unit at 80% AMI.

**3. CASA: \$200,000**

CASA requested HOME funds for gap financing for the Merritt Mill rental project in Chapel Hill and Carrboro. Units will be affordable to households earning up to 30% AMI and households earning up to 80% AMI.

**4. Local Match: \$93,712**

Local matching funds to be used for housing stabilization such as rental and utility assistance.

**5. Program Administration: \$37,485**

Funds for administration of the HOME Program would be allocated to the Orange County Housing and Community Development Department.





# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**20-180

**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Affordable Housing Advisory Commission Funding Recommendations

**PURPOSE:** The purpose of this item is for the Town Council to consider approving recommended funding for five nonprofit affordable housing applications to the Affordable Housing Special Revenue Fund.

**DEPARTMENT:** Housing and Community Services

**CONTACT INFORMATION:** Rebecca Buzzard, Housing and Community Services Director, 919-918-7438, [rbuzzard@townofcarrboro.org](mailto:rbuzzard@townofcarrboro.org) <<mailto:rbuzzard@townofcarrboro.org>>; Anne-Marie Vanaman, Management Assistant, 919-918-7321, [amvanaman@townofcarrboro.org](mailto:amvanaman@townofcarrboro.org) <<mailto:amvanaman@townofcarrboro.org>>;

**INFORMATION:** On March 5, 2019, the Town Council approved the pilot application process for the Affordable Housing Special Revenue Fund. <<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3875185&GUID=B29FF1CD-DC0B-4627-B6E8-0DDCC1205A46&Options=&Search=&ID=3875185&GUID=B29FF1CD-DC0B-4627-B6E8-0DDCC1205A46&Options=&Search=>>= In the fourth application cycle of the pilot process (April 1, 2020), five requests were received and forwarded to the Affordable Housing Advisory Commission (AHAC) for review. Combined these requests totaled \$129,491. The AHSRF had \$132,239 remaining in its fiscal year budget. On April 15, 2020, the AHAC discussed the requests and voted to make the following funding recommendations for a total of \$106,739:

- 1. Center for Community Self Help - Recommend \$27,248**  
Requested \$30,000 to support eligible activities in the Northside Initiative.
- 2. Community Home Trust - Recommend \$0**  
Requested \$20,000 to help subsidize 1-2 affordable units in Carrboro in FY21. The AHAC recommended that CHT re-apply when a specific property is identified.
- 3. EmPOWERment - Recommend \$10,000**  
Requested \$10,000 to support the acquisition of two rental units in Hillmont and upgrades and repairs to an additional 8 Carrboro units.
- 4. Habitat for Humanity of Orange County - Recommend \$19,746**  
Requested \$19,746 to support critical repairs on 3 Carrboro homes.
- 5. Rebuilding Together of the Triangle - Recommend \$49,745**

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**Agenda Date:** 4/21/2020

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**Version:** 1

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Requested \$49,745 to support critical repairs on 8 Carrboro homes.

The AHAC also decided to allocate/preserve a total of \$15,000 in the fiscal year budget for rental assistance, and maintain \$10,500 in reserves in anticipation of a surge in need related to COVID-19. The recommendation can be found in Attachment B. Summaries of the funding requests can be found in Attachment C.

**FISCAL & STAFF IMPACT:** This recommended funding allocation will be drawn from the Town's Affordable Housing Special Revenue Fund FY19-20 budget allocation. This will leave \$25,500 in the Fund budget for the remainder of FY20. There is no staff impact.

**RECOMMENDATION:** Staff recommends the Council consider approving the funding recommendation. A resolution for approval is provided in Attachment A.

**A RESOLUTION APPROVING GRANT FUNDING FROM THE  
AFFORDABLE HOUSING SPECIAL REVENUE FUND**

April 21, 2020

WHEREAS, the Town Council on, June 27, 2007, by the adoption of resolution no. 244/2006-07 created the Affordable Housing Special Revenue Fund; and

WHEREAS, the creation of the fund is another way in which the Council can advance its goal of increasing and maintaining the stock of affordable housing within the Town and its planning jurisdiction; and

WHEREAS, the Affordable Housing Advisory Commission (AHAC) reviewed five funding applications for the Affordable Housing Special Revenue Fund on April 15, 2020; and

WHEREAS, the AHAC determined that the request met the criteria set forth in the Affordable Housing Special Revenue Fund; and

WHEREAS, the AHAC made the following funding recommendations:

|                                       |          |
|---------------------------------------|----------|
| Center for Community Self Help        | \$27,248 |
| Community Home Trust                  | \$0      |
| EmPOWERment                           | \$10,000 |
| Habitat for Humanity of Orange County | \$19,746 |
| Rebuilding Together for the Triangle  | \$49,745 |

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CARRBORO:

Section 1. Approves the recommended grant funding activity from the Affordable Housing Special Revenue Fund in FY2019-2020.

Section 2. Authorizes the Town Manager to develop and execute an agreement as necessary to carry out the Council's action.

Section 3. This resolution shall become effective upon adoption.



## TOWN OF CARRBORO

### Affordable Housing Advisory Commission

*301 West Main Street, Carrboro, North Carolina 27510*

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

**APRIL 15, 2020**

### **Affordable Housing Special Revenue Fund Funding Recommendations**

Motion was made by Amy Singleton, and seconded by Terri Buckner, that the AHAC recommends that the Town Council consider the following funding recommendation:

The AHAC received five applications for funding in the April 1, 2020 funding cycle. With \$132,239 available in the Affordable Housing Special Revenue Fund budget for the current fiscal year (FY19-20), the AHAC recommends to:

Fully fund the request from Rebuilding Together of the Triangle at \$49,745;  
Fully fund the request from EmPOWERment at \$10,000;  
Fully fund the request from Habitat for Humanity of Orange County at \$19,746;  
Partially fund the request from Center for Community Self-Help at \$27,248;  
Decline funding the request from Community Home Trust.

Comments:

#### **VOTE:**

YES: (5) Amy Singleton, Terri Buckner, Pam Atwood, Cain Twyman, Quinton Harper

ABSENT/EXCUSED: (2) Betty Curry, Gabe Viñas

NOES: (0)

ABSTENTIONS: (0)

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

Quinton Harper

4-15-2020

(Chair)

(Date)



## AHSRF Application Checklist (for requests over \$5,000)

**Applicant:** Center for Community Self-Help

**Funding Cycle:** April 1, 2020

**Type of Project:** Landbanking, Pre-Development, Construction, Rehab and Preservation

**Amount Requested:** \$30,000

| Eligibility Criteria Checklist   | Criteria Met? |
|--|---------------|
| The project is located within Town of Carrboro limits or ETJ.  | Yes           |
| The project addresses at least one funding priority area identified by the Town.   | Yes           |
| Requested funds will be used for at least one Town approved activity (permitted uses of funding).                        | Yes           |
| Project benefits households earning 115% AMI or less.  | Yes           |
| The application is complete, including all required attachments, and is submitted on or before the established deadline. | Yes           |

*Note: If application fails to meet all applicable criteria, the application is ineligible for consideration.*

| Income Group<br>(Area Median Income) | Number of Beneficiaries | % of Total Beneficiaries |
|--------------------------------------|-------------------------|--------------------------|
| <30% of the AMI                      | 10                      | 20%                      |
| 31%-60% of AMI                       | 36                      | 70%                      |
| 61-80% of AMI                        | 5                       | 10%                      |
| 81-100% of AMI                       |                         |                          |
| 101-115% of AMI                      |                         |                          |
| <b>TOTAL</b>                         | <b>51</b>               | <b>100%</b>              |

*Note: Priority is given to households earning 80% AMI or below for homeownership and to households earning 60% AMI or below for renters.*

**Summary of Request:** [Center for Community Self-Help](#) The nonprofit Center for Community Self-Help is the umbrella organization that encompasses all parts of Self-Help, including [Self-Help Credit Union](#), [Self-Help Federal Credit Union](#), [Self-Help Ventures Fund](#), and the [Center for Responsible Lending](#). Together, we provide financing, technical support, consumer financial services and advocacy for those left out of the economic mainstream.

The NNI, represented by Self-Help, seeks funding that can be used across the following eligible uses: - Land Banking - Construction - Predevelopment Costs - Rehabilitation & Preservation. Since the NNI addresses a wide range of housing needs, directing these funds within these four categories for the programmatic elements described herein during the performance period will support our comprehensive NNI work coordinating with multiple nonprofit partners on projects focused in the Carrboro portions of the targeted neighborhoods. Note that as a cross-jurisdictional project, the programs of the NNI reach residents in Chapel Hill and Carrboro, though project-specific funds from the municipalities are reserved for serving those with the particular jurisdiction (e.g., funds are requested for 105 Wesley, which is a Carrboro property). The Town of Chapel Hill also provides funding to support the NNI, as does Orange County, allowing for coordination across jurisdictional lines.

Predevelopment Costs - \$4,000. Pre-development studies related to Town-owned vacant land.

Construction - \$6,000. Project management for 104 Cobb St (proposed 4 units of affordable housing).

Land banking - \$4,000. To support the acquisition, renovation and management of 105 Wesley St affordable housing.

Rehab and Preservation - \$16,000. To support coordinated urgent repairs in the community and to develop associated legal, tax, and maintenance programs for low-income homeowners.

The project budget for the Northside Initiative is \$400,000, and the Town of Carrboro is asked to support these activities at \$30,000, or 7.5%.



## AHSRF Application Checklist (for requests over \$5,000)

**Applicant:** Community Home Trust

**Funding Cycle:** April 1, 2020

**Type of Project:** Acquisition-1 or 2 units in FY21

**Amount Requested:** \$20,000

| Eligibility Criteria Checklist   | Criteria Met? |
|--|---------------|
| The project is located within Town of Carrboro limits or ETJ.  | Yes           |
| The project addresses at least one funding priority area identified by the Town.   | Yes           |
| Requested funds will be used for at least one Town approved activity (permitted uses of funding).                        | Yes           |
| Project benefits households earning 115% AMI or less.  | Yes           |
| The application is complete, including all required attachments, and is submitted on or before the established deadline. | Yes           |

*Note: If application fails to meet all applicable criteria, the application is ineligible for consideration.*

| Income Group<br>(Area Median Income) | Number of Beneficiaries | % of Total Beneficiaries |
|--------------------------------------|-------------------------|--------------------------|
| <30% of the AMI                      |                         |                          |
| 31%-60% of AMI                       |                         |                          |
| 61-80% of AMI                        | 1                       | 100%                     |
| 81-100% of AMI                       |                         |                          |
| 101-115% of AMI                      |                         |                          |
| <b>TOTAL</b>                         | 1 household             | 100%                     |

*Note: Priority is given to households earning 80% AMI or below for homeownership and to households earning 60% AMI or below for renters.*

**Summary of Request:** [Community Home Trust](#) (CHT) seeks “to strengthen our community with permanently affordable housing opportunities.” This request is to help reduce the cost of acquiring 1-2 affordable homes in Carrboro. These homes may be resales of existing inventory that require subsidy to make them affordable to the next buyer (earning between 60-80% AMI), or new homes to be added to the inventory, including purchase and rehab, or new construction.



CHT uses funds from CDBG, HOME, CPLP, and local funds to purchase homes back from sellers and to provide soft second mortgage assistance to the new buyers. Many buyers also receive assistance from NCHFA in the form a no-payment, no-interest loan to help lower the costs of the home and make it more affordable. Buyers purchase the leasehold interest in the home using a 99-year renewable ground lease. This ground lease restricts appreciation and requires the home must remain the homeowner's primary residence. The ground lease also requires the buyer must sell their home back to the Community Home Trust once another qualified buyer is ready, willing, and able to purchase. This model keeps the home affordable in perpetuity.

Community Home Trust is requesting \$20,000 toward the purchase of one property, which is 11% of the home's anticipated purchase price, including closing and contingency costs.



## AHSRF Application Checklist (for requests over \$5,000)

**Applicant:** EmPOWERment

**Funding Cycle:** April 1, 2020

**Type of Project:** Acquisition and Preservation of Affordable Housing- Acquisition and renovations

**Amount Requested:** \$10,000

| Eligibility Criteria Checklist   | Criteria Met? |
|--|---------------|
| The project is located within Town of Carrboro limits or ETJ.  | Yes           |
| The project addresses at least one funding priority area identified by the Town.   | Yes           |
| Requested funds will be used for at least one Town approved activity (permitted uses of funding).                        | Yes           |
| Project benefits households earning 115% AMI or less.  | Yes           |
| The application is complete, including all required attachments, and is submitted on or before the established deadline. | Yes           |

*Note: If application fails to meet all applicable criteria, the application is ineligible for consideration.*

| Income Group<br>(Area Median Income) | Number of Beneficiaries | % of Total Beneficiaries |
|--------------------------------------|-------------------------|--------------------------|
| <30% of the AMI                      | 4                       | 40%                      |
| 31%-60% of AMI                       | 6                       |                          |
| 61-80% of AMI                        |                         | 60%                      |
| 81-100% of AMI                       |                         |                          |
| 101-115% of AMI                      |                         |                          |
| <b>TOTAL</b>                         | 10                      | 100%                     |

*Note: Priority is given to households earning 80% AMI or below for homeownership and to households earning 60% AMI or below for renters.*

**Summary of Request:** EmPOWERment works to empower individuals and communities to achieve their destiny through community organizing, affordable housing, and grass roots economic development. The funds requested will be used for the acquisition of two, occupied rental units in the Hillmont apartments located on Fidelity Street in Carrboro, Units # 24 and #45. Unit # 24 will be rehabbed.

The remainder of the funds will be used to renovate seven, occupied, one bedroom units owned by EmPOWERment in the Hillmont complex and one vacant, two bedroom unit in the Collins Crossing apartment complex located on Jones Ferry Road.

The amount requested from the Town of Carrboro is \$10,000 of the total project budget of \$161,201, or 6.2%. Other funding sources are: HOME and CHDO funds (\$145,201) and EmPOWERment (\$6,000).



## AHSRF Application Checklist (for requests over \$5,000)

**Applicant:** Habitat for Humanity of Orange County

**Funding Cycle:** April 1, 2020

**Type of Project:** Preservation of Affordable Housing-Critical Repairs/Rehabilitation

**Amount Requested:** \$19,746

| Eligibility Criteria Checklist   | Criteria Met? |
|--|---------------|
| The project is located within Town of Carrboro limits or ETJ.  | Yes           |
| The project addresses at least one funding priority area identified by the Town.   | Yes           |
| Requested funds will be used for at least one Town approved activity (permitted uses of funding).                        | Yes           |
| Project benefits households earning 115% AMI or less.  | Yes           |
| The application is complete, including all required attachments, and is submitted on or before the established deadline. | Yes           |

*Note: If application fails to meet all applicable criteria, the application is ineligible for consideration.*

| Income Group<br>(Area Median Income) | Number of Beneficiaries | % of Total Beneficiaries |
|--------------------------------------|-------------------------|--------------------------|
| <30% of the AMI                      |                         |                          |
| 31%-60% of AMI                       | 7                       | 100%                     |
| 61-80% of AMI                        |                         |                          |
| 81-100% of AMI                       |                         |                          |
| 101-115% of AMI                      |                         |                          |
| <b>TOTAL</b>                         | <b>7</b>                | <b>100%</b>              |

*Note: Priority is given to households earning 80% AMI or below for homeownership and to households earning 60% AMI or below for renters.*

**Summary of Request:** [Habitat for Humanity of Orange County](#) brings people together to build homes, communities, and hope so that everyone in Orange County has a decent place to live. This request is to conduct critical repairs on three Carrboro homes.

Habitat collaborates with the Towns, County, the Handy Helper Program of the Orange County Department on Aging, Jackson Center, Rebuilding Together of the Triangle, Central Piedmont

Community Action, and other nonprofits through the Orange County Home Preservation Coalition to provide assistance to low-income homeowners whose homes require modifications or repairs to remain safely in their homes and/or to age in place.

Habitat requests funding to conduct critical repairs and replacements on three, older Carrboro homes:

- Fowler St.- \$7,523. Replace rotting floors and repair any leaks that may cause additional damage.
- Eugene St. – \$5,000. Replace older portion of the roof and conducts repairs on the newer portion. Rebuilding Together of the Triangle is conducting other critical repairs on this home.
- Broad St. –\$7,223. Replace a leaking roof.

Of the total project budget of \$31,719, the Town of Carrboro is requested to fund \$19,746, or 62%. Other sources of funding are Orange County, Habitat for Humanity and the homeowners.



## AHSRF Application Checklist (for requests over \$5,000)

**Applicant:** Rebuilding Together of the Triangle

**Funding Cycle:** April 1, 2020

**Type of Project:** Preservation of Affordable Housing – Critical Repairs

**Amount Requested:** \$49,745

| Eligibility Criteria Checklist   | Criteria Met? |
|--|---------------|
| The project is located within Town of Carrboro limits or ETJ.  | Yes           |
| The project addresses at least one funding priority area identified by the Town.   | Yes           |
| Requested funds will be used for at least one Town approved activity (permitted uses of funding).                        | Yes           |
| Project benefits households earning 115% AMI or less.  | Yes           |
| The application is complete, including all required attachments, and is submitted on or before the established deadline. | Yes           |

*Note: If application fails to meet all applicable criteria, the application is ineligible for consideration.*

| Income Group<br>(Area Median Income) | Number of Beneficiaries | % of Total Beneficiaries |
|--------------------------------------|-------------------------|--------------------------|
| <30% of the AMI                      | 4                       | 29%                      |
| 31%-60% of AMI                       | 8                       | 57%                      |
| 61-80% of AMI                        | 2                       | 14%                      |
| 81-100% of AMI                       |                         |                          |
| 101-115% of AMI                      |                         |                          |
| <b>TOTAL</b>                         | 14                      | 100%                     |

*Note: Priority is given to households earning 80% AMI or below for homeownership and to households earning 60% AMI or below for renters.*

**Summary of Request:** [Rebuilding Together of the Triangle](#) (RTT) is a non-profit organization that “seeks to make a sustainable impact on preserving and revitalizing homes and communities, assuring that low-income homeowners, from the elderly and disabled to families with children, live in warmth, safety, and independence.” They work “to preserve affordable homeownership and revitalize neighborhoods by providing home repair and renovation services free of charge to those in need.”

RTT collaborates with the Towns, County, the Handy Helper Program of the Orange County Department on Aging, the Jackson Center, Habitat for Humanity, Central Piedmont Community Action and other nonprofits through the Orange County Home Preservation Coalition to provide assistance to low-income homeowners whose homes require modifications or repairs to remain safely in their homes and/or to age in place.

They request funding to conduct critical repairs and enhancements for accessibility (they partner with Central Piedmont Community Action for weatherization) on eight older, Carrboro homes (built between 1879-1988):

- Glosson Circle – \$9,745. A new roof, fascia, and gutters are needed on the exterior of the home. To improve the home's efficiency and reduce utility expenses, the home's ductwork and attic will be insulated. A new packaged HVAC unit will replace the older unit that is not functioning properly. The crawlspace also requires weatherization.
- Broad Street - \$7,675. The home is in need of new smoke detectors, structural repair to the subfloor in the bathroom, minor plumbing repairs to leaky faucets, attic and crawlspace weatherization. The home is also in need of a new roof and gutter downspouts to improve drainage away from the home.
- Broad Street - \$5,850. Extensive exterior repairs including a new roof, new window installation, and trim. The home also needs major electrical work, attic and crawlspace weatherization, and a new HVAC system.
- Jones Ferry Road - \$13,795. The home needs extensive interior work including new HVAC, ceiling work, and flooring repair. It also requires major bathroom modifications for accessibility to ensure the homeowner's safety. Due to the significant age of the home, much weatherization is needed. Exterior work will include metal roofing repair and window weatherization. Additional weatherization is needed in the attic and crawlspace.
- Eugene Street - \$6,135 The house needs a new roof, window repair, and ductwork repair. Extensive attic and crawlspace weatherization is required to reduce the home's energy burden and to lower utility expenses.
- Eugene Street - \$3,375. The home is currently not equipped with exterior vents for major appliances. New vents will be installed for both her dryer and range. The home is need of weatherization for the attic and crawlspace to increase the home's efficiency and utility costs. The home is also in need of minor carpentry work and painting. Habitat for Humanity is partnering to replace/repair the roof on this home.
- Starlite Drive - \$1,275. In order to improve the efficiency of the home, the attic and crawlspace require weatherization, the front and back doors need repair to reduce air leakage, and the HVAC needs evaluation and service by a licensed contractor. Minor repairs will include electrical, ceiling and drywall patching, and gutter cleaning.
- Lloyd Street - \$1,995. The home's kitchen requires subfloor repair, new flooring, a new range hood, and minor drywall repair. Additional tasks include stabilizing the front steps into the home for safety, electrical repairs, and repairs to the water leaks at the skylight.

Of the total project budget of \$141,880, the Town of Carrboro is requested to fund \$49,745, or 35%. Other sources of funding are Promise of Home, Climate Action Funds, CPCA Weatherization, and RTT.







# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**20-183

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**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Update of the Town's Emergency Ordinance

**PURPOSE:** The purpose of this item is to update the Town's Emergency Ordinance. This update does not change the powers that already existed for the Town but it does update the language to more closely mirror the state language.

**DEPARTMENT:** Town Attorney

**CONTACT INFORMATION:** Nick Herman

**INFORMATION:** Nick Herman prepared a comparison of the state's enabling emergency legislation and the Town's emergency ordinance. After that was received, Council Member Seils prepared the attached revision to the ordinance that broadens the scope and updates the language, as it relates to the enabling legislation. The revised ordinance shows the revisions in the text.

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** It is recommended that the Town Council adopt the ordinance amendment.

AN ORDINANCE AMENDING CHAPTER 9 OF THE CARRBORO TOWN CODE

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. The text of Chapter 9 of the Carrboro Town Code is repealed and replaced with the language attached hereto as “Attachment B” of the agenda item.

Section 2. This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this \_\_\_\_ day of \_\_\_\_\_, 2020.

Ayes:

Noes:

Absent or Excused:

## CHAPTER 9

### STATE OF EMERGENCY

|             |   |
|-------------|---|
| Section 9-1 | State of Emergency Defined  |
| Section 9-2 | State of Emergency Declared by Mayor  |
| Section 9-3 | Contents of Proclamation  |
| Section 9-4 | Publication of Proclamation   |
| Section 9-5 | Effect of Proclamation; <del>Curfew</del> <u>Prohibitions and Restrictions Authorized</u> |
| Section 9-6 | Termination of State of Emergency   |
| Section 9-7 | Penalties   |

#### **Section 9-1 State of Emergency Defined**

A state of emergency exists whenever, during times of public crisis, disaster, rioting, catastrophe, or similar public emergency, for any reason town public safety authorities are unable to maintain public order or afford adequate protection for lives, safety, or property, or whenever the occurrence of any such condition is imminent.

#### **Section 9-2 State of Emergency Declared by Mayor**

(a) Whenever the mayor finds ~~that~~, after consulting with the manager, that a state of emergency exists within all or a portion of the town, he ~~or she~~ shall issue a proclamation declaring such state of emergency in accordance with Sections ~~9-3~~ and 9-4.

(b) This proclamation, and any prohibitions and restrictions ~~made effective~~imposed by it, shall take effect immediately upon publication unless the proclamation sets a later time.

#### **Section 9-3 Contents of Proclamation**

The proclamation issued by the mayor shall declare to all persons that a state of emergency exists and shall set forth:

- (1) The area within which the state of emergency exists, which may be the entire town or a specifically described portion of it; and
- (2) The date and time from which the proclamation shall be effective; and
- (3) Any prohibitions and restrictions ~~and prohibitions~~ that shall be ~~effective~~ imposed during the state of emergency and the penalties for violations; and
- (4) The date and time when the state of emergency shall terminate, unless extended or earlier terminated in accordance with Section 9-6.

#### **Section 9-4 Publication of Proclamation**

(a) For the purpose of making effective the prohibitions and restrictions imposed by the proclamation, publication may consist of reports of the substance of the proclamation's contents, including such prohibitions and restrictions, in the mass communications media serving the affected area or other effective methods of disseminating the necessary information quickly.

(b) Notwithstanding subsection (a), appropriate distribution of the full text of the proclamation shall be made as soon as practicable~~the full text of the proclamation shall be published as soon as practicable in one or more newspapers serving the affected area and may be posted in various places or otherwise disseminated to give the clearest notice practicable of its contents.~~

#### **Section 9-5 Effect of Proclamation; ~~Curfew~~Prohibitions and Restrictions Authorized**

(a) A proclamation of a state of emergency shall activate any local civil preparedness plan and shall authorize the town to seek assistance from the county, state, and federal governments in accordance with the provisions of Chapter 166A of the General Statutes.

(b) A proclamation of a state of emergency may impose any or all of the following prohibitions and restrictions, as provided in G.S. 166A-19.31:

(1) Of movements of people in public places, including any of the following:

- a. imposing a curfew;
- b. directing and compelling the voluntary or mandatory evacuation of all or part of the population from any stricken or threatened area within the town's corporate limits;
- c. prescribing routes, modes of transportation, and destinations in connection with evacuation;
- d. controlling ingress and egress of an emergency area, and the movement of persons within that area;
- e. providing for the closure, within the emergency area, of streets, roads, highways, bridges, public vehicular areas, or other areas ordinarily used for vehicular travel, except to the movement of emergency responders and other persons necessary for recovery from the emergency.

(2) Of the operation of offices, business establishments, and other places to or from which people may travel or at which they may congregate.

- (3) Upon the possession, transportation, sale, purchase, and consumption of alcoholic beverages.
- (4) Upon the possession, transportation, sale, purchase, storage, and use of gasoline, and dangerous weapons and substances, except that this subdivision does not authorize prohibitions or restrictions on lawfully possessed firearms or ammunition. As used in this subdivision, the term “dangerous weapons and substances” has the same meaning as it does under G.S. 14-288.1. As used in this subdivision, the term “firearm” has the same meaning as it does under G.S. 14-409.39(2).
- ~~(4) — Upon other activities or conditions the control of which may be reasonably necessary to maintain order and protect lives or property during the state of emergency. The mayor is authorized in the proclamation to impose a curfew applicable to all persons within the area described in the proclamation. The curfew may be made effective during all or any portion of any day during the state of emergency. During such curfew, no person may, within the area affected by the curfew:~~
- ~~(2) —~~
- ~~(3) — Possess off his premises, buy, sell, give away, or otherwise transfer or dispose of any explosives, firearms ammunition, or dangerous weapon of any kind; or~~
- ~~(4) —~~
- ~~(5) — Sell beer, wines, or intoxicating beverages of any kind or possess or consume the same off his own premises; or~~
- ~~(6) —~~
- ~~(7)(5) Travel upon any public street or highway or upon public property unless such person is in search of medical assistance, food, or other commodity or service necessary to sustain the well-being of himself or his family or some member thereof or unless such person is engaged in the performance or some function necessary to preserve the public health or safety, such as police and fire officers, other emergency service personnel, utility employees, doctors and nurses, et cetera.~~

## **Section 9-6 Termination of State of Emergency**

(a) A proclamation declaring a state of emergency may be extended, altered, or repealed in any particular during the state of emergency by the issuance of a subsequent proclamation.

(b) ~~PA state of emergency and any rohibitions and~~ restrictions imposed ~~in connection therewith~~ pursuant to this chapter shall expire upon the earliest occurrence of any of the following~~automatically terminate at the end of five days after it becomes effective, except that the same:~~

- (1) ~~The prohibition or restriction is terminated by the mayor. May be continued for another five-day period by the publication of a new proclamation; or~~
- (2) ~~May be earlier~~ The state of emergency is terminated by the mayor, who may issue a proclamation declaring the state of emergency to be over at any time he or she concludes that to be the case, ~~and~~ who shall issue such a proclamation if the Board concludes that the state of emergency has ended.

## **Section 9-7 Penalties**

As provided in G.S. 14-288~~(e).~~20A, any person who violates any provision of Section 9-5(b) after a ~~curfew state of emergency~~ has been ~~imposed~~ declared pursuant to this chapter shall be guilty of a Class 2 misdemeanor ~~punishable by a fine of not more than fifty dollars (\$50.00) or imprisonment for not more than thirty (30) days, or both.~~



# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**20-189

**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Update on Response Rates for Census 2020

**PURPOSE:** The purpose of this agenda item is to provide the Town Council with an update on the response rates to Census 2020 since mailed notice was released in early March.

**DEPARTMENT:** Planning, Manager's Office

**CONTACT INFORMATION:** Patricia McGuire - 919-918-7327, [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org)  
<<mailto:pmcguire@townofcarrboro.org>>; Rachel Heggen - 919-918-7314, [rheggen@townofcarrboro.org](mailto:rheggen@townofcarrboro.org)  
<<mailto:rheggen@townofcarrboro.org>>

**INFORMATION:** Mailed notice of the decennial U.S. Census went out in early March and reporting on the level of responses began on March 20th. North Carolina is currently 36th in overall responses nationwide. Orange County has been leading the state in responses to date, with information available from several sources, starting first with Orange County's web resources on the count at <https://orangecountync.gov/2092/Census-2020>. Carolina Demography, based in the Carolina Population Center at the University of North Carolina at Chapel Hill is providing weekly updates for the state and counties at <https://www.ncdemography.org/2020-census-tracker/>. The report for April 13th is included as *Attachment A*. Chapelboro's ongoing reporting and archived items <https://chapelboro.com/category/news/2020-census> reveals the local general news and the NC Counts Coalition provides a more detailed view of actions being taken to maximize participation of all residents, <https://www.nccensus.org/updates>. Census tract response rates are available from the US Census website, <https://www.2020census.gov/en/response-rates.html>, with the attached map showing the current level of response. The highest reporting Census tract is 107.06, which lies between Estes Drive and Homestead Road. Focused outreach to tracts 107.08 and 107.09, showing less than 50 percent responses at this time, are anticipated as a next step.

**Background and Schedule.** Information on Census 2020 has been included in two previous agenda items: June 11, 2019 Board of Aldermen meeting, available at the following link: (<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3976631&GUID=0674CF6F-F6D9-4AD3-AF5F-08B14042612B&Options=ID|Text|&Search=census>) and January 21, 2020, available at: (<https://carrboro.legistar.com/LegislationDetail.aspx?ID=4310400&GUID=5C31C631-A831-4FBE-AC3F-523B01878B71&Options=&Search=>).

Council member Barbara Foushee and representatives from three Town departments have been participating in the Complete Count Committee, a collaborative effort, to organize and facilitate the upcoming 2020 census for

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**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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Orange County, North Carolina. The committee began meeting in the fall of 2019, to develop a comprehensive strategy that would ensure that residents understand the purpose of the census, how it is used, what to expect and, perhaps most important how to be counted.

The state of emergency and associated orders for sheltering in place resulted in the closure of census sites that were to be located throughout the county. The plan had been for twelve census sites to be located throughout the county, including one at McDougle Middle School in Carrboro. Computers were to be available at the various sites with sufficient assistance to help residents login.

The timeline that remains in place at this time is as follows:

- March 12-20, 2020 -- Census Bureau will [mail invitations to respond](https://www.census.gov/library/visualizations/2019/comm/2020-everyone.html) [<https://www.census.gov/library/visualizations/2019/comm/2020-everyone.html>](https://www.census.gov/library/visualizations/2019/comm/2020-everyone.html) to nearly every household in the country and activate the online response form.
- March 16-24, 2020 -- Reminder letters will be sent
- March 26-April 3, 2020 -- Reminder postcards sent to those who have not responded
- April 1, 2020 -- Census Day. You will fill out the questionnaire based on where you were living on this day.
- April 8-16, 2020 -- Reminder letter and paper questionnaire sent to those who have not responded
- April 20-27 -- Final reminder postcards sent before in-person follow-ups begin
- December 31, 2020 -- Final 2020 Census results will be delivered to the President of the United States

**FISCAL & STAFF IMPACT:** There is no fiscal impact with receiving this information.

**RECOMMENDATION:** Staff recommends that the Town Council receive the update and continue to encourage Carrboro residents to contribute their information to Census 2020.



## Orange County: Census 2020 Real-Time Response Rates – Week Ending April 12

### How is Orange County performing?

**54.8%** of households in Orange County have self-responded to the 2020 Census between March 12 and April 12, 2020, **above** the state response rate of **44.9%**. Orange County is currently ranked 1 out of 100 counties in NC.

### How are people responding to the 2020 Census in Orange County?

**54.4%** of Orange households responded to the census online versus 38.4% of all NC households.

**0.4%** of Orange households responded to the census by phone or mail versus 6.5% of all NC households.

### Where are people responding in Orange County? (Top 5 Tracts)

| Rank | Tract Number | Self-Response Rate |
|------|--------------|--------------------|
| 1    | 107.06       | 73.7%              |
| 2    | 119.01       | 63.5%              |
| 3    | 112.02       | 63.3%              |
| 4    | 119.02       | 62.3%              |
| 5    | 122.02       | 61.2%              |

### Where are people not responding in Orange County? (Bottom 5 Tracts)

| Rank | Tract Number | Self-Response Rate |
|------|--------------|--------------------|
| 27   | 116.02       | 35.2%              |
| 26   | 113          | 41.9%              |
| 25   | 117          | 43.0%              |
| 24   | 114          | 43.8%              |
| 23   | 108.01       | 47.8%              |

### How many households in Orange County self-responded in past census counts?

Historic census self-response rates for Orange County were 66.0% in 1990, 68.0% in 2000, and 73.0% in 2010.



CAROLINA  
DEMOGRAPHY

## How are target groups responding in Orange County?

### Young Children - 5.9% of NC population ages 0-4

| % Young Children | # of Tracts | Average Response Rate |
|------------------|-------------|-----------------------|
| Less than 4.1%   | 13          | 53.5%                 |
| 4% to 5.5%       | 6           | 55.3%                 |
| 5.5% to 7.2%     | 6           | 56.0%                 |
| 7.2% or higher   | 2           | 52.0%                 |

### Immigrant Population - 7.9% of NC population is foreign-born

| % Foreign-Born Residents | # of Tracts | Average Response Rate |
|--------------------------|-------------|-----------------------|
| Less than 2.9%           | 0           | n.a.                  |
| 2.9% to 5.7%             | 3           | 48.1%                 |
| 5.7% to 9.8%             | 6           | 52.0%                 |
| 9.8% or higher           | 18          | 56.2%                 |

### Minority Population - 34% of NC population is American Indian, Asian/Pacific Islander, Black, or Hispanic/Latinx

| % Minority Residents | # of Tracts | Average Response Rate |
|----------------------|-------------|-----------------------|
| Less than 14%        | 2           | 53.1%                 |
| 14% to 28%           | 15          | 56.5%                 |
| 28% to 50%           | 10          | 51.3%                 |
| 50% or higher        | 0           | n.a.                  |

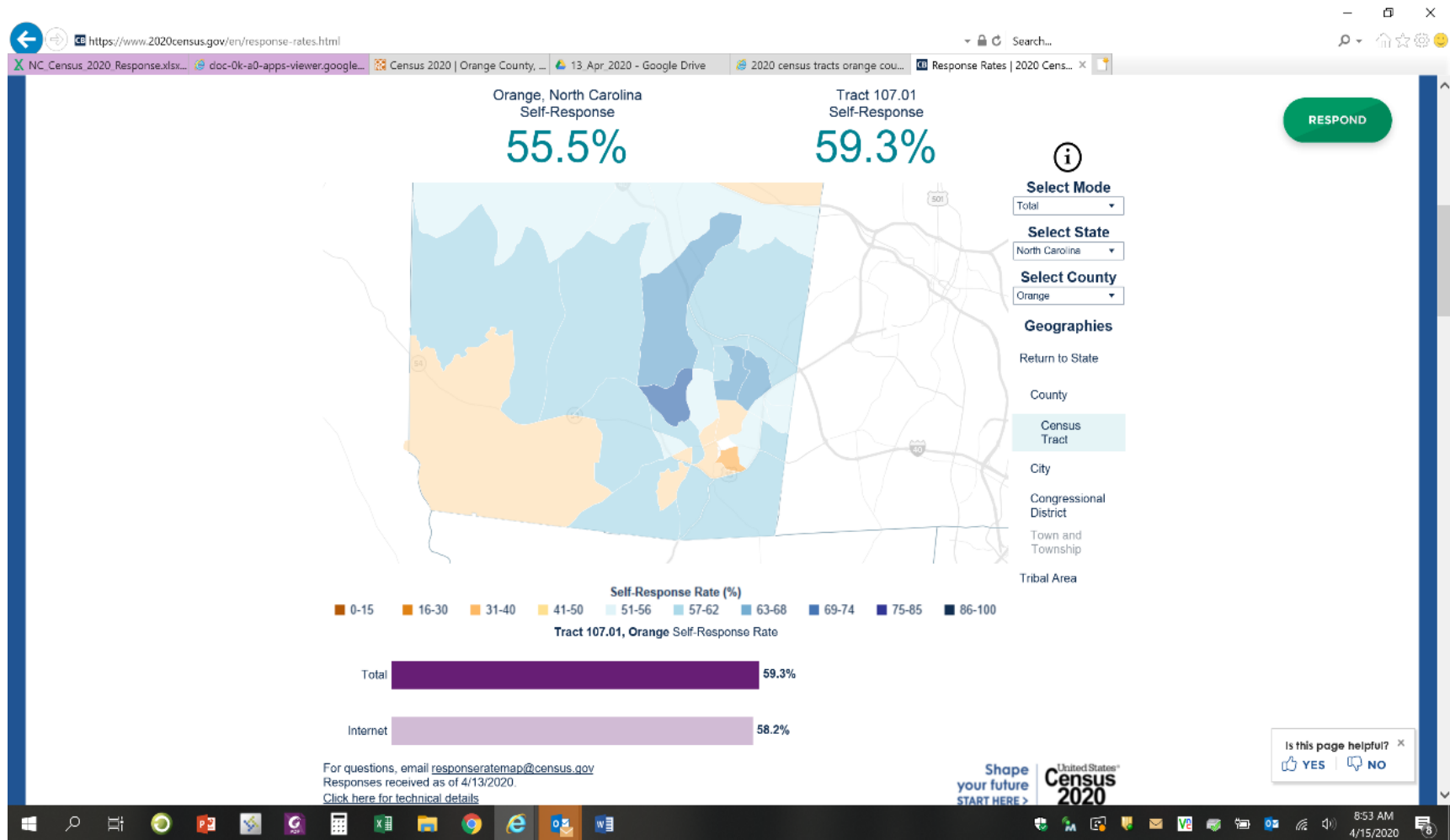
### No Internet - 21% of NC households do not have Internet at home

| % HH with no Internet | # of Tracts | Average Response Rate |
|-----------------------|-------------|-----------------------|
| Less than 12%         | 14          | 56.6%                 |
| 12% to 21%            | 11          | 54.2%                 |
| 21% to 31%            | 1           | 43.8%                 |
| 31% or higher         | 1           | 35.2%                 |



CAROLINA  
**DEMOGRAPHY**

## Attachment B, Map of Census Tract Response Rates







# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**20-187

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**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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Update from Chief Schmidt on COVID-19





# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**20-188

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**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 2

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### **TITLE:**

Report on Carrboro Small Business and Non-Profit COVID-19 Emergency Loan/Grant Fund and Discussion Regarding Next Steps for Remaining Funds

**PURPOSE:** The purpose of this agenda item is to provide the Town Council with the requested information on the Carrboro Small Business and Non-Profit COVID-19 Emergency Loan/Grant Fund and allow them to discuss the possible next steps for the remaining funds.

**DEPARTMENT:** Town Manager's Office

**CONTACT INFORMATION:** David Andrews, Town Manager, [dandrews@townofcarrboro.org](mailto:dandrews@townofcarrboro.org)

### **INFORMATION:**

#### **Background**

On March 24, 2020 the Carrboro Town Council approved the design and implementation of the Carrboro Small Business and Non-Profit COVID-19 Emergency Loan/Grant Fund (COVID-19 Fund). The purpose of the Fund was identified as moneys to assist Carrboro-based businesses and non-profits that serve Carrboro residents with short-term payroll and other recurring expenses during the State and Town declared COVID-19 Emergency in order to maintain and sustain operations for existing viable enterprises. Funding is intended to assist small local businesses and non-profits that are in current good standing with creditors, but are low on capital to maintain operations.

The COVID-19 Fund was funded with \$475,000 including \$300,000 from the Carrboro Revolving Loan Fund and \$175,000 in funds that were approved for COVID-19 Fund use by the Carrboro Tourism Development Authority (CTDA). The \$175,000 in CTDA Funds can only be used by applicants that qualify under North Carolina Statutes as tourism-related businesses.

The terms of the application, consistent with Council approval, provide for 90% of the funding to be a loan and 10% to be a grant. The loans are unsecured but a minimum credit score of 620 is required along with a personal guarantee by the individual that signs for the loan. Please refer to the Council-adopted resolution approving the COVID-19 Fund (Attachment C) as well as the program summary that identifies the minimum requirements to

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**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 2

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apply for funding, the loan terms, and application process description (Attachment B).

You will also find a credit legend from nerdwallet attached to this staff report as Attachment D. Credit scores range from 300-850. According to the chart, a credit score of 300-629 is classified as Bad. 630-689 is Fair. 690-719 is Good and 720-850 is Excellent.

For comparison, loan evaluation criteria for the Carrboro Revolving Loan Fund is also included in this staff report as Attachment E.

As part of its motion that evening, the Town Council appointed Mayor Pro-Tem Barbara Foushee and Council Member Randee Haven-O'Donnell to serve as liaisons to the Loan Review Committee which would serve to evaluate loan applications and award loans/grants.

### **COVID-19 Fund Loan Review Committee**

Ms. Foushee and Ms. Haven-O'Donnell collaborated to recruit a diverse group to serve on the 7-member Loan Review Committee including Vijay Silvaraman, Elmira Mangum, Betsey Elbogen, David Jessee, Anna Richards, Steven Winters, and Eliazar Posada.

The Loan Review Committee met in Closed Session on April 5, 2020 to review a total of 22 application packages. Applications were evaluated in Closed Session to protect the privacy of sensitive financial data and Committee Members signed non-disclosure agreements. Also, the names and addresses of the business were redacted and the Committee Members viewed the applications with the applicants as numbers rather than by name to further protect sensitive information.

The Committee approved or conditionally approved 12 applications and denied 10 applications. The applications that were denied were for various reasons related to the program's minimum requirements as identified in the program summary.

The COVID-19 Fund Loan Review Committee also voted unanimously for a "second round" of a loan application process.

### **Remaining Available Funding**

Ten applications were approved or conditionally approved for a total of \$196,400. This leaves a balance of \$103,600 in funds from the Carrboro Revolving Loan Fund.

Two applications totaling \$39,400 were approved or conditionally approved from the \$175,000 in CTDA funds leaving a remaining balance of \$135,600 in CTDA funds.

**In total, \$235,800 was disbursed, leaving a combined balance of funds of \$239,200.**



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**Agenda Date:** 4/21/2020

**File Type:**Agendas

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**Version:** 2

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**Next Steps**

The Town Council may wish to direct staff to conduct a “second round” of loan applications with available funding provided from the remaining funds of \$239,200.

**FISCAL & STAFF IMPACT:**

**RECOMMENDATION:** A resolution is provided as Attachment A.

A RESOLUTION RECEIVING THE REPORT ON THE SMALL BUSINESS AND NON-  
PROFIT COVID-19 EMERGENCY LOAN/GRANT FUND AND PROVIDING DIRECTION  
TO THE TOWN MANAGER REGARDING THE REMAINING FUNDS

WHEREAS, the Town Council has received the report from the Town Manager; and,

WHEREAS, ten applications were approved or conditionally approved for a total of \$196,400;  
and,

WHEREAS, this leaves a balance of \$103,600 in funds from the Carrboro Revolving Loan Fund;  
and,

WHEREAS, two applications totaling \$39,400 were approved or conditionally approved from  
the \$175,000 in CTDA funds leaving a remaining balance of \$135,600 in CTDA funds; and,

WHEREAS, in total, \$235,800 was disbursed, leaving a combined balance of funds of \$239,200.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF CARRBORO TOWN  
COUNCIL THAT STAFF IS DIRECTED TO TAKE THE FOLLOWING ACTION  
REGARDING THE REMAINING FUNDS:

- 1.
- 2.
- 3.

This resolution shall be effective immediately upon adoption.

## TOWN OF CARRBORO - COVID 19

### SMALL BUSINESS AND NON-PROFIT EMERGENCY LOAN/GRANT FUND

**Purpose of the fund is to assist Carrboro based businesses and non-profits with short term payroll and other reoccurring expenses during the State/Town declared COVID 19 Emergency in order to maintain and sustain operations for existing viable enterprises. The fund is intended to assist small local businesses and non-profits that are in current good standing with creditors, but are low on capital to maintain operations. Loan approval is at the discretion of the Town of Carrboro.**

#### **Minimum Requirements to Apply**

1. Carrboro based business or non-profit (must have a physical address in Carrboro corporate limits)
2. Preferred that the business have been in operation at least three (3) months
3. At least two (2) full-time equivalent employees (FTE)
4. Request loan amounts up to \$7200 per FTE and up to \$25,000 maximum
5. Applicant's Individual credit score of at least 620

**Step 1** – submit simple online application providing the following information:

1. Name of Business and Legal Entity Name (if different)
2. Ownership Structure
3. Fed Tax ID
4. Physical Business Address
5. How long have you been in operation at this location?
6. Number of full-time equivalent employees.
7. Amount of funds requested.
8. Describe how the pandemic has impacted your business and your mitigation plans for staying in operation with and without this loan

**Step 2** - Once the loan is applied for and an initial review by committee, which will include verification of business location and a virtual face to face interview, applicant will be asked to submit documentation including, but not limited to;

- 1) Full, current credit report
- 2) Most recent Year-end and quarterly financial statements including income statement and balance sheet
- 3) Current year tax-filing (if available) and previous year tax returns
- 4) Payroll reports for most recent 6 month period
- 5) Bank statements for most recent 6 month period
- 6) Lease agreements (for location, equipment, furnishings)/mortgage documents

## **TERMS**

- 1) 0% Interest
- 2) Deferred payback beginning 6 months after the State of Emergency has been lifted
- 3) Length of loan could be 3, 5 or 7 years based on committee recommendations
- 4) 90/10 Loan/Grant
- 5) Loan agreement includes a requirement to payback loan immediately upon receipt of SBA funding and automatic debit.

## **PROCESS**

Emergency review committee will immediately begin taking applications through online application process and schedule phone/video interviews with applicants as soon as possible. Frequency of review is yet to be determined and will be informed by need, but should occur at least weekly for the foreseeable future. Emergency review committee will make final decisions for funding.

Suggested make-up of the committee is ED Director, Town Attorney, Town Finance rep, SCORE representative, a TDA member, a representative from the Afro-American and/or Latinx community with a financial/banking background.

A motion was made by Council Member Haven-O'Donnell, seconded by Council Member Seils, that the following resolution be approved:

#### NON-PROFIT LOAN/GRANT COVID 19 EMERGENCY FUND

WHEREAS, a State of Emergency has been declared by Federal, State and Town of Carrboro related to COVID 19 outbreak; and,

WHEREAS, restrictions have been put in place to close certain businesses to limit human contact as a means of limiting the spread of COVID 19; and,

WHEREAS, numerous local businesses, non-profits and the tourism industry have been negatively affected; and,

WHEREAS, local businesses and non-profits are in need of operating capital for short term reoccurring expenses to maintain and sustain operations; and,

WHEREAS, the Town Council of the Town of Carrboro desires to provide financial assistance to local businesses and non-profits during this emergency;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CARRBORO THAT:

1. A Small Business & Non-Profit Loan/Grant COVID 19 Emergency Fund is hereby established for the purpose of providing financial assistance to local businesses and nonprofits in need of operating capital for short term reoccurring expenses to maintain and sustain operations as a viable business.
2. Funding for each applicant shall be limited to a maximum of \$25,000 at 0% interest.
3. Only businesses or non-profits that serve Carrboro residents shall be eligible to apply for these funds.
4. A Funding Committee shall be established. The Funding Committee shall be responsible for the review and evaluation of all applications. The Town Council authorizes the Funding Committee to render a decision to award or not award emergency funds to an applicant. The Funding Committee shall be diverse in makeup, include the Town Council liaisons as not voting members, strive for membership representation from the Carrboro Business Alliance, the Tourism Development Authority, someone from the banking industry, and other representation as deemed appropriate by the Town Manager.
5. Funds in the amount of \$300,000 are authorized for transfer from the Revolving Loan Fund to the Small Business & Non-Profit Loan/Grant COVID 19 Emergency Fund. Funding from other sources may also be used to support this Fund.

6. The Town Manager and Finance Officer are authorized to take the required actions to implement this Fund immediately, including any required inter-fund transfers. Further, the Town Manager is authorized to execute an agreement with each applicant that is provided emergency funds.

7. Town staff shall explore collateral, such as, freeing up privately held parking for public use.

8. The loan application shall have a stipulation that funds are to be used to support the employees.

9. This Resolution shall be effective upon adoption.

This the 24th day of March 2020.

Ayes: Mayor Lydia Lavelle, Council Member Barbara Foushee, Council Member Jacquelyn Gist, Council Member Randee Haven-O'Donnell, Council Member Susan Romaine, Council Member Damon Seils, Council Member Sammy Slade

**630-689**

**Fair**

**690-719**

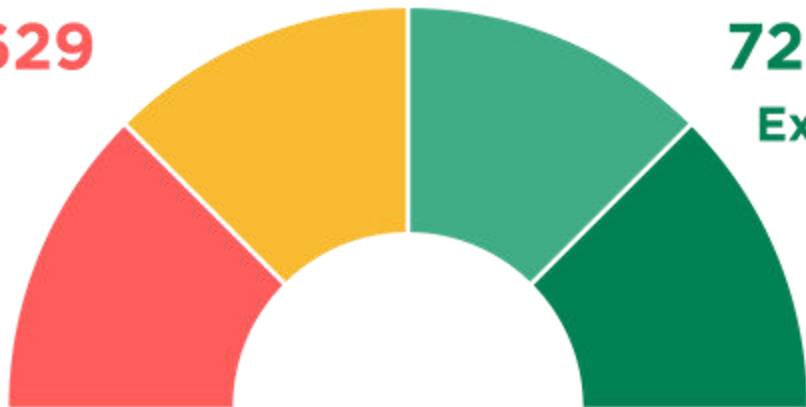
**Good**

**300-629**

**Bad**

**720-850**

**Excellent**



# TOWN OF CARRBORO – REVOLVING LOAN FUND CRLF-1

Adopted June 5, 2012

|   |
|---|
| 1. The project must be located within the town limits of Carrboro.  |
| 2. Project description; <ul style="list-style-type: none"><li>• Location , floor plans, and square footage</li><li>• Type of service, retail, technology or manufacturing business proposed</li><li>• First year's itemized initial start up cost</li><li>• Three to five years estimated cost/revenues</li><li>• Description of other sources of capital funding</li><li>• Financial need to include specific need for revolving loan funds in addition to or in lieu of private financing</li></ul> |
| 3. Project benefit: <ul style="list-style-type: none"><li>• Estimated annual sales</li><li>• Number of jobs created and annual salaries</li><li>• Improvement to Real Property</li></ul>  |
| 4. Describe how the project will serve the community, who are the targeted clients/customers, how are these needs not being met, and how will this project will satisfy those needs.  |
| 5. A detailed budget of startup cost and 3 to 5 years pro-forma cost/revenue analysis.  |
| 6. Applicants must comply with all applicable Fair Labor Wage laws. Jobs created should demonstrate living wage salaries ( <i>living wage salaries are defined as a wage sufficient to meet the basic necessities and comforts essential to an acceptable standard of living</i> ) and commitment to employee retention.  |
| 7. Project should be able to demonstrate commitment of at least 50% of start-up and 1 <sup>st</sup> year operating expenses.  |
| 8. Project must create or retain at least one full-time position for every \$25,000 in loan request. At least 51% of the jobs created must be filled by persons who earned less than 80% of the median income for the county they lived in the previous 12 months.  |
| 9. Documentation of commitment of other sources of capital.   |
| 10. The applicant must demonstrate an ability to repay loan with a personal credit report. Submitted with the application must be a personal (or business if existing business) financial statements and a deed for real property to adequately collateralize the loan.   |
| 11. Projects must be consistent with Town policies and ordinances. Although competition is not viewed as a negative impact for existing businesses, data must be presented as to the need for duplication in existing services or products.   |
| 12. The Town of Carrboro wishes to attract <b>locally owned</b> sustainable business enterprises that are environmentally and socially responsible. <b>Businesses</b> should demonstrate the ability to be economically viable within a three year timeframe. <b>Businesses that are locally owned and</b> that serve persons of low/moderate income, underserved and disadvantaged populations or that are mission driven and fulfill a social need are encouraged.                                  |
| 13. Loan funds may be allocated on a defined schedule, if after one year the applicant has not used the funds. A request for an extension of the loan would need to be reviewed by the Board of Aldermen.   |
| 14. Loans are made at the discretion of the Town Board of Aldermen and subject to loan pool availability.   |
| 15. <i>Loan recipients will not discriminate against any individual on the basis of race, color, religion, sex, gender, national origin, disability, sexual orientation or gender expression/identity in any of business activities or operations whether financed in whole or in part by funds received by the Town.</i>   |





# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**20-181

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**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Request-to-Set a Public Hearing on Text Amendments to the Land Use Ordinance relating to residential uses in the B-1(c) District

**PURPOSE:** The purpose of this agenda item is to consider setting public hearing on text amendments relating to residential uses in the B-1(c) District, subject to specific criteria. A draft ordinance has been prepared. Text amendments are legislative decisions; the Town Council must receive public input prior to making a decision.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333; Patricia McGuire - 919-918-7327; Nick Herman - 919-929-3905

**INFORMATION:** Jim Spencer Architects, PA, working as the agent for Self-Help Ventures Fund has submitted an application for text amendments to the Land Use Ordinance (LUO) to allow residential uses on the ground floor of the B-1(c) zoning district for an affordable housing proposal (*Attachment C*).

Self-Help Ventures Fund is working with Habitat for Humanity to redevelop two small lots at 104 Cobb Street to create a four affordable housing units. The subject property is zoned B-1(c). Section 15-160.1 of the LUO prohibits residential uses on the ground floor of the district. A draft ordinance has prepared to allow ground floor residential uses for affordable housing purposes under very specific circumstances (*Attachment B*). Staff is examining other provisions of the LUO, such as requirements for screening, and there may need to be another section added to the draft ordinance before the public hearing.

The Town Council must receive public comments before adopting amendments to the Land Use Ordinance. Orange County and Planning Board must also review; the Council may wish to include the Affordable Housing Advisory Commission and there has been discussion of asking the Economic Sustainability Commission to review because of the involvement of a commercial district.

**FISCAL & STAFF IMPACT:** Costs and staff time are associated with the review of text amendments for public hearings and advisory board review.

**RECOMMENDATION:** Staff recommends that the Town Council consider adopting the attached resolution (*Attachment A*) setting a public hearing for June 2<sup>nd</sup> and referring the item to Orange County and

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**Agenda Date:** 4/21/2020

**File Type:**Agendas

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**Version:** 1

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Town advisory boards for review.

**A RESOLUTION SETTING A PUBLIC HEARING ON AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO RESIDENTIAL USES IN THE B-1(C) DISTRICT**

WHEREAS, the Carrboro Town Council seeks to provide ample opportunities for the public to comment on proposed amendments to the Land Use Ordinance.

NOW, THEREFORE BE IT RESOLVED that the Town Council sets a public hearing on June 2, 2020, to consider adopting “An Ordinance Amending the Carrboro Land Use Ordinance Relating to Residential Uses in the B-1(c) District.”

BE IT FURTHER RESOLVED that the draft ordinance is referred to Orange County and the Town of Carrboro Planning Board for consideration and recommendation prior to the specified public hearing date.

BE IT FURTHER RESOLVED that the draft ordinance is also referred to the following Town of Carrboro advisory boards and commissions.

☐

Appearance Commission

☐

Recreation and Parks Commission

☐

Transportation Advisory Board

☐

Northern Transition Area Advisory Committee

☒

Affordable Housing Advisory Commission

☐

\_\_\_\_\_

☐

Economic Sustainability Commission

☐

\_\_\_\_\_

This is the 21<sup>st</sup> day of April in the year 2020.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO  
RESIDENTIAL USES IN THE B-1(C) DISTRICT

**\*\*DRAFT 04-14-2020\*\***

THE CARRBORO TOWN COUNCIL ORDAINS:

**Section 1.** Section 15-160.1 of the Carrboro Land Use Ordinance is rewritten to read as follows:

**Section 15-160.1 Residential Uses in B-1(c)**

- (a) Residential uses are not allowed on the ground floor of property within a B-1(c) district.
- (b) Notwithstanding the foregoing, residential uses are allowed on the ground floor in the B-1(c) district when (i) the property is less than 10,000 square feet, (ii) the preexisting land use is residential, (iii) the development creates no more than four dwelling units, and (iv) every dwelling unit is an affordable housing unit pursuant to Subsection 15-182.4(b) of this chapter. Residential developments permitted by this section, shall not be eligible for a density bonus for providing affordable units under 15-182.4(i).

**Section 2.** Section 15-185.1(c) (Downtown Neighborhood Protection Overlay District Requirements) is amended by adding a fourth provision to read as follows:

- (4) Notwithstanding the foregoing, if more than one building is constructed pursuant to Section 15-160.1(b) and the residentially zoned property is within the Lloyd/Broad Overlay District no separation between buildings shall be required.

**Section 3.** Section 15-204 (Downtown Livability Area and Urban Living Amenities) is amended by adding a new subsection (e) to read as follows:

- (e) Notwithstanding the foregoing, when property is developed pursuant to Section 15-160.1(b) the dollar value of urban amenities, required by Subsection 15-204(d)(2) may be reduced to 3.5 percent of the assessed value of the land that constitutes the development site.

**Section 4.** Section 15-178 (Architectural Standards for Downtown Development) is amended by adding a new subsection (c) to read as follows:

- (c) Notwithstanding the foregoing, applicants developing residential projects where every dwelling unit is an affordable unit pursuant to Section 15-182.4(b) in the B-2 district or the B-1(c) and B-1(g) districts subject to the DNP Overlay District in Section 15-185.1, may volunteer to adhere to the Village Mixed Use & Affordable Housing Vernacular Standards in Appendix L.

**Section 5.** Subsection 15-319(1)(b) is amended by adding a new subsection (b) to read as follows:

- (b) Modifications to Canopy Coverage Standards

- (1) The permit issuing authority may approve a development application that does not fully comply with the canopy coverage standards when it finds that the application substantially complies with these standards and that such a deviation enables the development to better achieve other Town objectives, such as the promotion of solar access to encourage active and passive solar technology for water and space heating and renewable energy generation, improved stormwater management, and the preservation of established managed landscapes, or established streetscapes, and the development of affordable housing under 15-161.1(b).
- (2) Modifications for canopy coverage standards may be approved for the development of affordable housing under Subsection 15-161.1(b) so long as the application provides for an increase in canopy coverage by at least double.

**Section 6.** All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed.

**Section 7** This ordinance is effective upon adoption.

## TOWN OF CARRBORO



## LAND USE ORDINANCE AMENDMENT REQUEST

*"Dear Potential Business Operator:*

*Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'*

**To the Town Council, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:**

**I (we), the undersigned do hereby respectfully make application and petition the Carrboro Town Council to amend the Land Use Ordinance. In support of this application, the following facts are shown:**

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**

See attached response.

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):**

See attached response.

- 3) State the reasons for the proposed amendment:**

See attached response.

**SIGNATURE:**

*Jim Spencer*

**applicant**

**Jim Spencer Architects**

**{print}**

**ADDRESS:**

109A Brewer Lane, Carrboro, NC 27510

**TELEPHONE NUMBER:**

919.960.6680



**JIM SPENCER ARCHITECTS, PA**  
 109A Brewer Lane | PO Box 385  
 Carrboro, NC 27510  
 919.960.6680

March 27, 2020

104 Cobb Street  
 Carrboro, NC 27510  
 PIN: 9778-96-7546, 9778-96-7518

### **Land Use Ordinance Amendment Request**

1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

The property at 104 Cobb Street in Carrboro is zoned B-1 (C) Town Center Business. As stated in section 15-136, 'This district is designed to encourage and accommodate a unified, compact, contiguous shopping and entertainment area focused around restaurants, specialty shops, arts and crafts. This area is intended for development around a theme or themes consistent with the Carr Mill, The Station, and historic or old Carrboro. The area is intended to accommodate the pedestrian user.'

Although B-1(C) allows for residential use under certain circumstances, per section 15-160.1 Residential Uses in B-1(C) Districts, 'Residential uses are not allowed on the ground floor of property within a B-1 (C) district.'

2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

The proposed amendment would allow residential uses on the ground floor in the B-1(C), if the following criteria are met:

- 1) Every unit is classified as affordable under 15-182.4
- 2) The maximum number of units is limited to 4

If the above criteria are met, the development would adhere to the following standards:

- a) In regards to the Downtown Livability and Urban Amenities Provisions, section 15-204, the dollar value of the urban amenities to be installed within the downtown livability area shall equal an amount to 3.5 percent of the assessed value of the land that constitutes the development site,



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determined as of the date the development permit is approved.

b) In regards to the architectural standards, the development be exempt from the Standards for Downtown Development, section 15-178, and instead adhere to the Vernacular Architectural Standards listed in 15-177 (d)(3).

c) Regarding the tree canopy, section 15-319, the development will adhere to a 15% tree canopy standard. The newly planted trees needed to meet this standard will be chosen from the list of North Carolina native tree canopy, provided in section 15-315.

### 3) State the reasons for the proposed amendment:

The proposed amendment creates an opportunity for small 100% affordable infill projects in the Town Center Business district that meets the Town's goals of increasing affordable housing stock, particularly housing for seniors, with access to public transit. Only permitting residential uses on the second or higher floors requires the installation of an elevator if units are to be accessible to seniors and persons with mobility issues. The cost of an elevator is cost-prohibitive to creating affordable housing that is accessible to seniors and provides access to transit.

The proposed development at 104 Cobb Street is a project of the Northside Neighborhood Initiative, a partnership between the Marian Cheek Jackson Center and Self-Help Ventures Fund. They are working with Habitat for Humanity of Orange County, and propose demolition of the existing structures and re-development of the site with four (4) affordable unit townhomes.

Self Help Ventures Fund has worked with the Jackson Center's Compass Group over the past two years to identify desired uses for the property by the residents of the neighborhood. The Compass Group identified the need for affordable housing, especially for elderly residents. Allowing residential on the ground floor would accommodate this identified need for the neighborhood.

The townhouses are designed with reverence to the architecture and scale of the Lloyd-Broad Neighborhood, which currently contains a mix of one and two story residences. Each unit will have a front porch, which will sit close to the street setback. The design proposes the use of gable dormers and will incorporate masonry accents, which are both elements found in the architecture of neighboring homes. The height of each unit is 11' above grade at the front porch. The second level is set back 5' off the footprint of the ground level and is 19' above grade at the spring line of the roof. The units are approximately 28' above grade at the ridge.

### **Regarding Consistency with Carrboro Vision 2020**





**JIM SPENCER ARCHITECTS, PA**  
 109A Brewer Lane | PO Box 385  
 Carrboro, NC 27510  
 919.960.6680

This project fully embodies the intent that Carrboro should, “interact with non-profit groups that work to provide affordable housing,” stated in Section 6.17 - Housing for a Diverse Population of Carrboro Vision 2020. Further, the proposed text amendment with the specified criteria is an example of how the “town should continue to advocate for inclusionary zoning techniques to increase the local stock of affordable housing,” as stated in Section 6.14 of Vision 2020.

The proposed development will be geared towards senior (age 55+) housing, with 2 units as fully ADA compliant and 2 units that can be easily converted to ADA. This would allow Northside Neighborhood elders to age in the neighborhood in which they live (where many of them grew up). It would also, “allow our senior citizens to interact fully with the larger community,” and have access to public transit, as stated in Section 6.16 of Vision 2020.

Please see referenced sections of Carrboro Vision 2020 below as well as other sections that support the conditional rezoning for this development.

#### *1.35 Human Services*

The town should consider the impact of its ordinances and policies on the well being of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

#### *2.52 Balanced and Controlled Development*

The town should continue to require the construction of a diverse housing stock.

#### *3.28 Downtown Vitality*

Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

#### *Housing for a Diverse Population*

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more nondetached housing, mixed-use development, and communal living options.

6.14 The town should continue to advocate for inclusionary zoning techniques to increase the local stock of affordable housing.

6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.



**JIM SPENCER ARCHITECTS, PA**

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Carrboro, NC 27510

919.960.6680

6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.

6.18 A minimum of 15 percent of the residential units in any residential development should meet the affordability criteria specified in Section 15-182.4 of the Carrboro Land Use Ordinance.



# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**20-186

**Agenda Date:** 4/21/2020

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Update on Planning Projects

**PURPOSE:** The purpose of this agenda item is to provide the Town Council with an update on active Planning projects, including the Comprehensive Plan and The 203 Project.

**DEPARTMENT:** Planning

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**INFORMATION:** Reporting on a number of active projects in the Planning Department has been delayed due to COVID-19 -related closures and orders. Despite the circumstances, a number of activities are underway and new questions and inquiries continue.

The attached table (*Attachment A*) provides an update on all projects that were previously scheduled for Town Council consideration prior to the summer break, 2020l, as well as other work. ]

**FISCAL & STAFF IMPACT:** There is no fiscal impact with receiving this information.

**RECOMMENDATION:** Staff recommends that the Town Council receive the update.

| PROJECTS SUMMARY- DEPARTMENT OF PLANNING, ZONING, AND INSPECTIONS |  |   |  |
|---|--|---|--|
| Item  | Status   | Anticipated Schedule  | Considerations   |
| <b><u>Major Projects</u></b>                                      |  |   |  |
| The 203 Project   | Routing DA amendment for signatures. Design to begin approximately 2 weeks following notice to proceed, with 12 weeks estimated for completion of schematic design.  | Approximately 128 weeks from NTP, estimated on April 22. Without delays for holidays or other matters, project could reach completion around October of 2022. | Two public meetings planned during schematic design. There is probably no perfect replacement for the in-person sessions that were done in the past. If general health conditions do not allow that to happen, P+W believes it will be able to develop alternative virtual session or series of sessions that would allow for public input and participation. Further information pending assembly of building users/launch of design steps. |
| Town-wide Comprehensive Plan                                      | Working with Teska staff on final scope and schedule. Scheduling advisory board meetings (virtual) for selection of Comprehensive Plan Task Force representatives in May. Anticipate contract execution – May 1 and work proceeding towards plan adoption in November 2021. Background research, individual and small group interviews to occur during COVID-19 (virtual) and summer 2020, with public meeting schedule to begin in September. | Council appointment of CP Task Force – June 16  | Adoption needed by July 1, 2022 in relation to applicability and enforceability of zoning regulations (part of 160D revisions, noted below).   |
| <b><u>Items on Agenda Calendar</u></b>                            |  |   |  |
| Census Update   | Periodic reports on status of Census 2020  | April 21- report on current level of  |  |

| PROJECTS SUMMARY- DEPARTMENT OF PLANNING, ZONING, AND INSPECTIONS          |   |   |  |
|--|---|---|--|
| Item   | Status  | Anticipated Schedule  | Considerations   |
|  |   | community participation/response rate   |  |
| LUO Amendments related to Cobb Street affordable housing                   | Draft ordinance completed for Town Council consideration  | Request-to-set – April 21<br>Advisory board review – May 7<br>Public Hearing – June 2 | Action by end of June needed in relation to one funding agency<br>Advisory board and council consideration currently expected to occur in virtual/video conference meetings                |
| LUO Amendments related to advisory board responsibilities/EAB to climate   | Duties outline prepared. Advisory board feedback to occur in early May  | Request-to-set – May 12<br>Advisory board review – June 4<br>Public Hearing – June 23 | Advisory board and council consideration currently expected to occur in virtual/video conference meetings  |
| CUP Extension for Chan Live/Work Units                                     |   | Proposed for council consideration on May 12  | Action by June 26 needed.  |
| LUO Amendment related to small wireless installations                      | Draft ordinance in preparation. Staff and cellular installer review anticipated mid-April to mid-May  | Request-to-set – May 12<br>Advisory board review – June 4<br>Public Hearing – June 16 | Advisory board and council consideration currently expected to occur in virtual/video conference meetings  |
| Lloyd Broad Overlay District Report  | Staff have reviewed permit activity since adoption of the district in 2018. One variance and two permits have been approved to allow three additions to existing homes. | Proposed for council consideration on May 12  | In advance of a report to the council, staff expects to reach out to neighbors so they may share views and experiences on the regulations that would then be included in the staff report. |
| <b><u>Under consideration- possible scheduling before summer break</u></b> |   |   |  |

| PROJECTS SUMMARY- DEPARTMENT OF PLANNING, ZONING, AND INSPECTIONS |   |  |   |
|---|---|--|---|
| Item  | Status  | Anticipated Schedule   | Considerations  |
| Traffic control and parking on Starlite Drive                     | <p>The first public meeting was held on March 7<sup>th</sup> at 10a, there were approximately 8 residents in attendance.</p> <p>Based on the concerns identified by residents, staff discussed potential treatments to address their concerns at that meeting and have since developed a conceptual level plan showing what modifications could be made to the street.</p> <p>Pending review of the concept at a Staff Traffic and Parking Committee, staff would look to schedule another public meeting with the residents of the Lloyd-Broad neighborhood to present the concept design.</p> <p>Conversations about other locations in the Lloyd-Broad neighborhood would likely be delayed until students are back in town as residents have indicated that there are a number of students in houses on streets in the neighborhood (other than Starlite Drive).</p> <p>Staff preparing concept plan and developing proposal for public outreach for Town Manager review regarding possibility of bringing forward traffic control improvements that respond to resident concerns, prior to breaking or the summer.</p> | Considering possible presentation on concept plan to council in June | <p>Student residents have been identified as important stakeholders. May have relocated due to COVID.</p> <p>Uncertainty related to scheduling items of particular interest to residents.</p> |
| Traffic calming in Plantation Acres                               | <p>A public meeting was held on March 7<sup>th</sup> with the residents in the Plantation Acres neighborhood, 37 residents were in attendance.</p> <p>Potential traffic calming treatments were discussed, to get a preliminary sense of the types of devices residents would be interested in.</p>   | TBD  | Exploring options for virtual engagement. Anticipate need for face-to-face meetings and break-out sessions to examine different locations in the neighborhood in detail. With summer schedule |

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|---|---|---|---|
| Item  | Status  | Anticipated Schedule  | Considerations  |
|   | There was identified a need for two potential follow up meetings:<br>First to discuss concept level traffic calming treatments and a formal discussion on what resident preference would be for modifying access to Old Fayetteville Street from Carol Street<br>Second to discuss the TIA developed for Lloyd Farm<br>Staff are currently working to develop a concept level traffic calming plan with both short term (using low cost treatments) and long term (improvements that would require more substantial construction) |   | approaching, fall is most likely for engagement and reporting. The project is detailed and coordination with other entities necessary (e.g. NCDOT) necessary in relation to some proposals. |
| Orange County Transit Plan  | Work is underway on existing plan's implementation and Orange County has engaged Renaissance Planning and Jarrett Walker & Associates as consultants for the update of the Orange County Plan in order to assess priorities, absent the Durham-Orange light rail project. Completion anticipated for 2021, but timeline may change due to Covid19.  | Anticipated schedule for review/consideration of items in existing work plan: DCHC MPO Board – May 13th, OC BOCC – May 19th, GoTriangle Executive Board for adoption. | Draft FY21 Work Plan for existing plans scheduled for 30-day public comment period beginning next week and ending on May 22nd.  |
| Bike Share  | Report prepared for March 17 meeting, postponed due to COVID pandemic.  | Consider for meeting in May or June   | Three month lead time on Gotcha order for bikes and equipment. Some slow-downs due to CoVid   |
| LUO Amendments and Rezoning related to Morgan Commons             | Application and petition in review related to proposal for conditional commercial rezoning of currently residential property on Smith Level Road near Culbreth Road.  | Request-to-set – June<br>Advisory board review – September<br>Public Hearing - September  | Schedule recognizes expectation that in-person meetings will resume in the fall.  |

| PROJECTS SUMMARY- DEPARTMENT OF PLANNING, ZONING, AND INSPECTIONS                      |   |   |   |
|--|---|---|---|
| Item   | Status  | Anticipated Schedule  | Considerations  |
| E. Main Street Reconfiguration   | Finalizing pavement marking details.  |   | Coordination with TOCH on signal timing and pavement marking  |
| CUP Major Modification for Club Nova   | Review of application for advancing to advisory board and council consideration nearly complete         | Request-to-set –<br>Advisory board review –<br>May/June<br>Public Hearing – June 16 | Advisory board and council consideration currently expected to occur in virtual/video conference meetings   |
| <b><u>Postponed until Fall 2020</u></b>  |   |   |   |
| Tree Ordinance Revisions   | Staff reviewing information from Council subcommittee meeting   | TBD   | Incorporate with comprehensive planning efforts.  |
| Update on parking situation on Laurel Avenue south of Jones Ferry Road                 | The Farmers' Market has 'no parking' signs to install on Laurel on market days.                         | TBD   | Town Code amendments to restrict parking on Saturday mornings has been discussed.   |
|  |   |   |   |
| LUO Amendments to establish the HRMU Provisions Public Hearing                         | Draft ordinance is ready for public hearing.  | TBD   |   |
| CUP Major Modification to add residential uses on civic lot in Winmore storefront area | Awaiting application materials.   | TBD   | Community interest and comments received to date. Anticipate interest in residents participating in advisory board and council consideration of proposal. |
| Lindsay Street/Cedar Rock Fire Lane Parking Restriction                                | Meeting with residents on December 9. Staff exploring approaches to propose for amendment to Town Code. | TBD   |   |
| Traffic calming on Lindsay Street  | Provided RTMP petition form to resident, awaiting return prior to collecting data.                      | TBD, pending return of completed petition   |   |



| PROJECTS SUMMARY- DEPARTMENT OF PLANNING, ZONING, AND INSPECTIONS                          |   |   |   |
|--|---|---|---|
| Item   | Status  | Anticipated Schedule  | Considerations  |
| Bike Plan Update   |   |   |   |
| <b>Other PZI Activities</b>  | (See departmental resources on Town website at <a href="https://www.townofcarrboro.org/133/Planning-Zoning-Inspections">https://www.townofcarrboro.org/133/Planning-Zoning-Inspections</a> )                        |   |   |
| Permit Applications/Active Projects  | See current report at <a href="http://www.townofcarrboro.org/DocumentCenter/View/221/Active-Projects-Report-PDF?bidId=">http://www.townofcarrboro.org/DocumentCenter/View/221/Active-Projects-Report-PDF?bidId=</a> | Varies from project to project  |   |
| LUO Amendments related to 160D   | Town Attorney memo on changes needed in relation to revision requirements. Staff assessing scope and workload associated with completion  | Report and schedule to be presented in early fall.  | Most amendments needed by January 1, 2021. Due to COVID, many local governments are suggesting /requesting GA extend deadline to July 2021. |
| SUP Minor Modification/insignificant deviation related to OWASA Clearwell and pipe upgrade | Project will add capacity to OWASA water treatment system in response to recent pipe failure.   | Anticipated review by Board of Adjustment, if needed, in May  | Work will involve excavations in Jones Ferry Road and along property frontage. Lane closures are anticipated.                               |
| Greene Tract Environmental Assessment  | Orange County released the RFQ in February (RFQ 5282; Environmental Assessment of the 164 Greene Tract). 6 vendors applied and 3 top rated vendors were virtually interviewed by staff on Thursday, April 3rd.      | Orange County is negotiating a contract with hopes that it will be in place the week of April 20; if possible, field work would commence April 30 and conclude July 1. Project completion is anticipated in late October. |   |
| Bike-Ped/Safety Improvements   | With Public Works, reporting provided in periodic Transportation updates and Project Reports,   | Ongoing   |   |

| PROJECTS SUMMARY- DEPARTMENT OF PLANNING, ZONING, AND INSPECTIONS |  |   |  |
|---|--|---|--|
| Item  | Status   | Anticipated Schedule  | Considerations   |
|   | <a href="http://carrboro.maps.arcgis.com/apps/Shortlist/index.html?appid=e7d72e31f43f427e95db86dc428904af">http://carrboro.maps.arcgis.com/apps/Shortlist/index.html?appid=e7d72e31f43f427e95db86dc428904af</a>  |   |  |
| Greenway and Sidewalk Projects                                    | Morgan Creek Greenway, Jones Creek Greenway, Phase IB MU Path, South Greensboro Sidewalk – see <a href="http://carrboro.maps.arcgis.com/apps/Shortlist/index.html?appid=e7d72e31f43f427e95db86dc428904af">http://carrboro.maps.arcgis.com/apps/Shortlist/index.html?appid=e7d72e31f43f427e95db86dc428904af</a>   | Ongoing/Noted in Active Projects Report at link   |  |
| HMGP- Elevation of homes at 400 and 403 Lorraine Street           | Foundations for both homes have been increased in height. Work continues. Additional funding has been approved. Project administration with Stormwater staff.  | Homeowners are expected to return to their homes by mid-May. Project closeout is projected for summer 2020. |  |
| ADA Transition Plan   | With other departments, plan requirements have been reviewed.  | TBD   | New safety officer joins staff on April 15, 2020. Opportunity to complete as part of comprehensive plan  |
| Title VI Plan   | With other departments, plan requirements have been reviewed   | TBD   | New safety officer joins staff on April 15, 2020. Opportunity to complete as part of comprehensive plan. |
| Energov   | Customer Service Portal, PIPER, active since mid-August for many planning, zoning and inspections functions. Transitioning to include applications for all permits and LUO-related amendments. Visit portal at <a href="https://piper.townofcarrboro.org/EnerGovProd/SelfService/Home#/home">https://piper.townofcarrboro.org/EnerGovProd/SelfService/Home#/home</a> | Target for remaining and LUO amendments in system – June 2021   |  |