

Overview of HOME Consortium Funding

2008 - Present

Background: In August 1992, the Orange County HOME Consortium was formed in a mutual agreement among the Town of Carrboro, Chapel Hill, Hillsborough, and Orange County. The goal is to pursue development of low- and moderate-income housing throughout the county. The Consortium is primarily funded through the Department of Housing and Urban Development's (HUD) HOME program funds. However, the four participating jurisdictions must provide matching funds. The four jurisdictions contribute based on Census population's figures. In the past two years, funding has decreased dramatically from HUD.

The highlighted areas are funded projects that directly impact the Town of Carrboro. The primary recipients of those funds include the Community Home Trust and EmPOWERment, Inc. Additionally, the Orange County Housing and Community Development Department receives program support funds.

2008 -2009

1. Housing Rehabilitation: \$435,225

Allocated \$435,225 to Community Alternatives for Supportive Abodes (CASA) for the renovation of ten one-bedroom apartments on Pritchard Avenue Extension in Chapel Hill. The units would be rented to very low income individuals who may have disabilities or be formerly homeless.

2. Homeownership Assistance: \$100,000

Allocated \$100,000 to Orange Community Housing and Land Trust to assist first time homebuyers earning less than 80% of the area median income to purchase Land Trust homes throughout Orange County. The majority of homes would be located in the Chapel Hill/Carrboro area.

3. Second Mortgage Assistance: \$120,000

Allocated \$120,000 to Habitat for Humanity to provide deferred payment zero-interest second mortgages on six homes throughout Orange County. The homes would be built in 2008 and 2009 and would be sold to households earning between 30% and 80% of the area median income.

4. Sewer Construction: \$56,250

Allocated \$56,250 to the Town of Hillsborough to construct infrastructure to provide sewer service to six new homes in partnership with Habitat for Humanity.

5. Operational Support: \$33,000

Allocated \$33,000 to the Orange Community Housing and Land Trust for administrative expenses related to implementing its HOME Program funded projects. As a designated Community Housing

Development Organization for the HOME Program, the Land Trust is eligible to receive funds for administration of a housing program.

6. Administration: \$66,176

Allocated to the Orange County Housing and Community Development Department for administration of the HOME program.

Total: \$810,651

Carrboro's contribution: \$20,845

2009 – 2010

1. Infrastructure/Pre Development Costs: \$393,534

Allocated \$185,000 to the InterFaith Council for Social Services for infrastructure and predevelopment costs related to the development of a 50 plus bed transitional housing facility for homeless men. The facility would be located on a 1.66-acre of property located on Martin Luther King, Jr. Boulevard.

Allocated \$208,534 to Habitat for Humanity for a portion of the infrastructure costs for the Phoenix Place subdivision located in the Rogers Road neighborhood. Habitat intends to build fifty single-family homes for households earning less than 80% of the area median income on this site. The Committee also recommended that any additional HOME funds received above the anticipated grant amount would be allocated to Habitat.

2. Housing Rehabilitation: \$162,000

Allocated \$153,000 to Orange Person Chatham Area Program to rehabilitate twenty-three properties currently owned by the Chrysalis Foundation for Mental Health, Inc. The properties serve individuals with disabilities, particularly disabilities related to mental health, substance abuse, and developmental disabilities. The Committee also proposes to allocate \$9,000 to provide a cash match for a HUD Supportive Housing Program grant.

3. Homeownership Assistance: \$100,000

Allocated \$100,000 to Orange Community Housing and Land Trust to assist first time homebuyers earning less than 80% of the area median income to purchase Land Trust homes throughout Orange County. The majority of homes would be located in the Chapel Hill/Carrboro area.

4. Second Mortgage Assistance: \$60,000

Allocated \$60,000 to Habitat for Humanity to provide deferred payment zero-interest second mortgages for three homes in the Fairview Community in Hillsborough. The homes would be sold to households earning less than 60% of the area median income.

5. Rental Assistance: \$50,000

Allocated \$50,000 to Housing for New Hope to provide fair market rent (approximately \$700 per month) for 25 individuals for three months. Rental assistance will be supplemented by significant in-kind contributions from the community to support clients' housing needs.

6. Operational Support: \$30,000

Allocated \$30,000 to the Orange Community Housing and Land Trust for administrative expenses related to implementing its HOME Program funded projects. As a designated Community Housing Development Organization for the HOME Program, the Land Trust is eligible to receive funds for administration of a housing program.

7. Administration: \$66,176

The remaining \$66,176 would be allocated to the Orange County Housing and Community Development Department for administration of the HOME program.

Total: \$861,711

Carrboro's contribution: \$20,845

2010- 2011

1. New Construction: \$150,000

Funds would be allocated to the ARC of North Carolina to construct a six-unit apartment building for adults with developmental disabilities. The building would be located in the Meadowmont development and would consist of four one-bedroom/one-bathroom apartments and two, two-bedroom/two-bathroom apartments.

2. Second Mortgage Interest: \$150,000

Allocated \$150,000 to Habitat for Humanity to provide deferred payment, zero interest second mortgages for homebuyers in the Phoenix Place Subdivision in Chapel Hill. The homes would be sold to households earning less than 60% of the area median income.

3. Comprehensive Rehabilitation: \$124,312

Funds used to provide deferred loans to rehabilitate low-income owner-occupied housing in Orange County. The program is administered by the Orange County Department of Housing and Community Development.

4. Predevelopment Costs: \$115,000

Allocated \$115,000 to the Inter-Faith Council for infrastructure and predevelopment costs related to the development of a 50-plus bed transitional housing facility for homeless men. The facility is proposed to be located on a 1.66-acre of property located on Martin Luther King, Jr. Boulevard. The preliminary Community Development plan also includes \$100,000 for this request.

5. Rehabilitation of Rental Property: \$100,000

Allocated funds to the Inter-Church Council Housing Corporation (InChuCo) to renovate the Elliott Woods and Chase Park affordable rental apartments. The preliminary Community Development Program plan also includes \$80,000 for this project.

6. Acquisition of Rental Property: \$75,000

Allocated \$75,000 to EmPOWERment to purchase a property in the Northside neighborhood that was preserved for affordable rental housing.

7. Home ownership Support: \$105,000

Funds used to help the Community Home Trust assist first time homebuyers earning less than 80% of the area median income to purchase Land Trust homes throughout Orange County. The preliminary Community Development plan also includes \$90,000 for this request.

8. Operational Support: \$30,000

Allocated \$30,000 to the Community Home Trust for administrative expenses related to implementing its HOME Program funded projects.

9. Administration: \$72,827

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

Total: \$892,139

Carrboro's Contribution: \$22,941

2011- 2012

1. Homeownership Assistance:

\$185,000 to the Community Home Trust

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

\$175,000 to the Orange County Habitat for Humanity

Funds will be allocated to Orange County Habitat for Humanity to provide deferred payment zero interest second mortgages for ten (10) homes throughout Orange County. Homes will be sold to households earning between 30 percent and 65 percent of the area median income.

2. Operational Support: \$30,000

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

3. Predevelopment and Acquisition: \$75,000

Funds would be provided to Orange County Habitat for Humanity for predevelopment costs and acquisition costs for a nine (9) acre tract located in Efland Cheeks Township in Orange County.

4. New Construction:

Inter-faith Council for Social Services \$125,000

Funds allocated to Inter-Faith Council for Social Services towards construction of Project Community House, a men's transitional housing facility. The facility will have the capacity to serve fifty two (52) homeless men.

TBLF, LLC: \$81,335

Funds were allocated to TBLF, LLC during construction and remain as part of the permanent financing sources for the 44-unit rental apartment complex serving families earning less than 80 percent of the area median income.

5. Homeless Outreach: \$50,000

Homeless Outreach Funding was provided to Housing for New Hope to support homeless outreach and increased housing support that assist the homeless of Orange County into permanent housing.

6. Program Administration \$64,119

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

Total: \$ \$785,454

Carrboro's Contribution: \$21,941

2012 -2013

Note: The Orange County HOME Consortium received a 40% decrease in HOME program funding in FY 2012 compared to FY 2011 funding.

1. Homeownership Assistance

Community Home Trust \$171,590

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

Orange County Habitat for Humanity \$75,000

Funds will be allocated to Orange County Habitat for Humanity to provide deferred payment zero interest second mortgages for ten (10) homes throughout Orange County. Homes will be sold to households earning between 30 percent and 65 percent of the area median income.

2. Operational Support \$20,000

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

3. Predevelopment and Acquisition

Orange County Habitat for Humanity \$71,593

Funds would be provided to Orange County Habitat for Humanity for infrastructure related costs for Tinnin Woods, a subdivision of 28 affordable homes located in Efland Cheeks Township in Orange County. The homes will be sold to qualified first time home buyers earning 65 percent or less of the area median income.

EmPOWERment, Inc. \$90,000

Funds would be allocated to EmPOWERment Inc., for the acquisition of 2 condominiums at Abbey Court in Carrboro, NC, for \$40,000 each and to cover the cost of renovations and soft cost in the amount of \$5,000 for each unit.

4. Housing Rehabilitation \$37,500

Funding would be provided to Inter-Church Council Housing Corporation for the rehabilitation of Elliott Woods and Chase Park Apartments. Both properties house low to moderate income families, including special needs populations.

Program Administration \$38,349

Total: \$504,032

2013- 2014

1. Homeownership Assistance

Community Home Trust \$60,000

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

Orange County Habitat for Humanity \$300,000

Funds will be allocated to Orange County Habitat for Humanity to provide deferred payment zero interest second mortgages for ten (10) homes throughout Orange County. Homes will be sold to households earning between 30 percent and 65 percent of the area median income.

2. Operational Support \$20,000

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

3. Predevelopment and Acquisition

EmPOWERment, Inc. \$45,000

Funds would be provided to EmPOWERment, Inc. for acquisition and rehab of one condo unit in Collins Crossings in Carrboro for lease to households earning less than 50% of area median income.

EmPOWERment, Inc. \$140,000

Funds would be provided to EmPOWERment, Inc. for the acquisition of a duplex unit in Chapel Hill for lease to households earning less than 50% of area median income.

4. Tenant Based Rental Assistance \$52,010

Funds would be provided to Housing for New Hope Inter-Church Council to support homeless outreach and increased housing support that assist the homeless of Orange County acquire permanent housing.

Program Administration \$36,431

Total: \$653,441