Orange County, North Carolina
HOME Consortium

300 W. Tryon Street
Hillsborough, NC 27278

2020 – 2025 Consolidated Plan

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

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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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OMB Control No: 2506-0117 (exp. 06/30/2018)

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

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

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

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

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

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

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

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

OMB Control No: 2506-0117 (exp. 06/30/2018)

Citizen Participation Outreach

OMB Control No: 2506-0117 (exp. 06/30/2018)

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	Three Public Hearings were held before the publication of the Draft Consolidated Plan in order to receive community input. 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. The second Public Hearing was held at the Hillsborough Police Substation and attended by members of the general public and law enforcement staff. 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.	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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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 Non-English Speaking - Specify other language: Spanish, Burmese, Karen Persons with disabilities Non-targeted/broad community 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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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	Minorities Non-English Speaking - Specify other language: Spanish, Burmese, Karen Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	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.		

Table 4 – Citizen Participation Outreach

OMB Control No: 2506-0117 (exp. 06/30/2018)

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% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% 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

OMB Control No: 2506-0117 (exp. 06/30/2018)

Housing Needs Summary Tables

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

	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										
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

OMB Control No: 2506-0117 (exp. 06/30/2018)

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 Source: 2011-2015 CHAS

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

OMB Control No: 2506-0117 (exp. 06/30/2018)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							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

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	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

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

OMB Control No: 2506-0117 (exp. 06/30/2018)

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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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%
Total	**56,882**	**100%**

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%
Total	**31,655**	**100%**	**20,817**	**100%**

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%
Total	**20,809**	**100.0%**

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
Total	**18,056**	**15,898**

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

OMB Control No: 2506-0117 (exp. 06/30/2018)

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%
Total	**31,674**	**100%**	**20,798**	**100%**

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

OMB Control No: 2506-0117 (exp. 06/30/2018)

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%
Total	**31,663**	**100%**	**20,793**	**101%**

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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

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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

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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%
Total	**32,650**	**100%**

Table 42 - Travel Time

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
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

OMB Control No: 2506-0117 (exp. 06/30/2018)

	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

Educational Attainment	Median Earnings in the Past 12 Months
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, Durha, 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

1	**Area Name**	**Housing for People Experiencing Homelessness**
	Area Type	Local Target area
	Other Target Area Description	Low and Moderate Income Qualifying Areas throughout Orange County
	HUD Approval Date	July 1, 2015
	Revital Type	Comprehensive
	Other Revital Description	Low and Moderate Income Qualifying Areas throughout Orange County
	Identify the neighborhood boundaries for this target area	The target area is the entire county.
	Include specific housing and commercial characteristics of this target area	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.
	How did your consultation and participation process help you to identify this neighborhood as a target area?	Residents and stakeholders were consulted through surveys, public hearings, webinars, and in-person and virtual correspondence to determine the needs in Orange County.
	Identify the needs in this target area	The needs for Orange County include: affordable housing, homelessness and other social services, economic development, increased code enforcement, fair housing education, and affordable healthcare.
	What are the opportunities for improvement in this target area?	Orange County is home to a large university, substantial hospital system, employment centers, research facilities, active social service organizations, and an educated workforce.
	Are there barriers to improvement in this target area?	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

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

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

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

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4	**Priority Need Name**	**Community Development and Services**
	Priority Level	Low
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Public Housing Residents Rural Homelessness Chronic Homelessness Individuals Experiencing Homelessness Veterans Experiencing Homelessness Unaccompanied Youth Experiencing Homelessness Frail Elderly People with Disabilities People with HIV/AIDS and Their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	County-wide
	Associated Goals	Supportive and Youth Services Code Enforcement and Revitalization Infrastructure Grant Administration
	Description	Undertake community development activities and provide services for residents.
	Basis for Relative Priority	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

OMB Control No: 2506-0117 (exp. 06/30/2018)

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).

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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 Admin and Planning Economic Development Housing Public Improvements 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 Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership 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

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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.

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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 Planning Public Housing Rental	Jurisdiction
Chapel Hill	Government	Economic Development Housing for People with Service Needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Orange County Partnership to End 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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
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

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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 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 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

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

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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.

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 of 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.

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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

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