

ORANGE COUNTY HOME CONSORTIUM

*300 W. Tryon Street
Hillsborough, North Carolina 27278*



REVISED DRAFT

PROGRAM YEAR 2018 ANNUAL ACTION PLAN

*Consortium Members: Orange County,
the Town of Carrboro, the Town of Chapel Hill,
and the Town of Hillsborough*



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AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Orange County, North Carolina, is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) HOME Investment Partnerships Program (HOME). It is the representative member of the Orange County HOME Consortium. Under the HOME Program, local governments are able to join together to form a consortium in order to receive HOME funding for affordable housing. The Orange County HOME Consortium is made up of four (4) members: Orange County, the Town of Carrboro, the Town of Chapel Hill, and the Town of Hillsborough. The Town of Chapel Hill also receives Federal Community Development Block Grant (CDBG) funding each year. Orange County is the Participating Jurisdiction (PJ) for the HOME Consortium.

As an entitlement community, the Orange County is required to complete an annual application for the use of the HOME Investment Partnerships Program (HOME) funds to the U.S. Department of Housing and Urban Development (HUD). The Annual Action Plan is a guide to how the County will allocate its resources for specific activities that support the Goals and Objectives of the HOME Consortium's Five Year Consolidated Plan. This is the HOME Consortium's fourth Annual Action Plan of the FFY 2015-2019 Five Year Consolidated Plan. The Five Year Plan describes the housing and non-housing needs of County residents and presents a five-year strategy to address those needs. The FFY 2018 Annual Action Plan for the Orange County HOME Consortium includes the Consortium's HOME Program and outlines which activities the Consortium will undertake during the program year.

The Federal Fiscal Year begins October 1st and ends September 30th of each year. The Orange County Fiscal Year begins July 1st and ends June 30th of each year. The Federal Fiscal Year is abbreviated as "FFY" and the Orange County Program Year is abbreviated as "PY." This Annual Action Plan is for funds from Federal Fiscal Year (FFY) 2018 which began on October 1, 2018 and which will end on September 30, 2019. Therefore, the Annual Action Plan is FFY 2018. However, it is for the Orange County Program Year of 2019.

The FFY 2018 Annual Action Plan outlines the actions to be undertaken in Federal Fiscal Year 2018 with the Federal resources to be received by the Orange County HOME Consortium. The FFY 2018 Annual Action Plan excludes the Town of Chapel Hill's CDBG program since the Town is a Federal Entitlement that receives its own CDBG allocation from HUD.

The Orange County HOME Consortium will receive approximately \$401,340 from HOME funds for the FFY 2018 program year. The Orange County HOME Consortium also anticipates receiving approximately \$13,306 in program income and the Consortium members will provide \$90,302 in HOME Match.

FFY 2018 Budget:

Orange County proposes to undertake the following activities with the FFY 2018 HOME funds:

- **Habitat for Humanity - Second Mortgage Assistance:** \$60,000.00
- **Community Home Trust - Homeownership Assistance:** \$60,201.00*
- **EmPOWERment, Inc. - Acquisition:** \$145,000.00
- **Inter-Faith Council for Social Services - TBRA:** \$25,000.00
- **Orange County - Housing Rehabilitation:** \$49,211.00
- **Orange County - County-wide TBRA:** \$125,402
- **Administration:** \$40,134.00
- Total: \$504,948.00**

* Denotes Orange County HOME Consortium's CHDO Set-Aside Project.

Five Year Consolidated Plan:

The Five Year Consolidated Plan relied upon efforts of many individuals, organizations and citizens, in the development of a comprehensive strategy to address the needs of the County. The goal of Orange County is to improve the quality of life for County residents by funding improvements to public facilities, infrastructure, public services, and by retaining and increasing the stock of affordable owner and rental housing units.

This planning process also involves an analysis of HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs. To prepare its estimates and projections, the 2007-2011 American Community Survey Estimates and the 2010 U.S. Census were used. This data is the most current information available to assess housing needs, homeless needs, special needs, social service needs, economic development needs, and other related needs.

In HUD's assessment of Consortia across the country, those who truly meet the HOME program goals to address the most pressing affordable housing needs look less at geographic boundaries

in their operations. Those Consortia allocate funding according to local needs, the capacity to use the funds, and a regional strategy that addresses the broader housing needs of the Consortium as a whole—for the success and betterment of the whole—for a better quality of life and economic vitality for all the communities individually and collectively.

Greatest Needs:

According to the 2012-2016 American Community Survey 5-Year Estimates the elderly population of Orange County (age 62 and above) is 20,272 persons which represents 14.5% of the total County's population. As the County's population ages in place, there will be less available elderly units and a higher demand for those units.

As part of the Master Aging Plan, Orange County aims to offer an array of housing options that reflects the diverse preferences and abilities of an older adult population. Orange County needs to conceptualize a continuum of housing types to accommodate rapid growth in its senior population and invest in the development of preferred housing models.

There is a great need for housing rehabilitation in the existing housing stock occupied by low- and moderate-income persons. The housing stock is old and the rental housing units range from fair to poor. Many of the higher quality rental housing units are located in the urban centers and close to the universities. The lower quality rental housing units are located in the rural areas. Improved code enforcement is needed to address these housing deficiencies.

There is also a lack of "accessible" housing units in the County that serve the needs of the physically disabled. Presently, there are 104 accessible housing units for the disabled in LIHTC Projects in Orange County.

There is a continuing need for "affordable" and "accessible" housing in Orange County. The existing housing is generally sound and there appears to be an adequate supply of market-rate housing. However, there is a lack of affordable housing. The County has a growing population, and new construction and rehabilitation work is increasing again as evidenced by the number of building and renovation permits issued throughout the County. Real estate values continue to rise, which benefits property owners and most homeowners. However, these rising real estate values negatively impact very low-, low-, and moderate-income households who are increasingly cost-overburdened in their homes by 30 to 50 percent or greater; additionally, this hurts those who cannot find affordable housing and are having to increasingly seek housing outside of the County or live in substandard conditions not by choice, but by necessity.

Housing values (both rental and owner-occupied) have increased with the rise in the number of households to the area. This increase has been especially burdensome on low- and moderate-income renter households. A decrease in the quality and the quantity of affordable rental housing has placed many of the very low-income households at imminent risk of becoming homeless.

It is estimated that there are approximately 1,600 owner and renter occupied housing units that are suitable for rehabilitation work in Orange County. However, the cost of rehabilitation exceeds the income and assets of many low- and moderate-income persons. Therefore, many of these housing units will remain vacant and or, in substandard, deteriorating conditions since the financial resources are not available to rehabilitate the housing units. There is a need for increased local, State, Federal, and private funds to provide financial assistance to lower income families to rehabilitate properties for more affordable housing.

In addition, 21,663 housing units (38.38%) were built before 1980, and therefore have a potential to be a lead-based paint hazard. For Orange County, it is estimated that 15% of low or moderate income families living in owner-occupied units are at risk of lead-based paint hazards and that 25% of low or moderate income families living in rental units are at risk of lead-based paint hazards.

There is a lack of affordable housing for the very-low income in Orange County. Unfortunately, there are no new funding sources for permanent housing that replaces Public Housing to meet the housing needs of the very-low income. The County should encourage and support private and non-profit development entities to build more LIHTC high quality affordable housing developments throughout the County, especially in the urban areas (though in urban areas cost and the lack of available land make this almost prohibitive). Therefore, opportunities for infill development and acquisition and or rehabilitation in these areas should be encouraged to meet affordable housing needs and opportunities for access to transportation, services and employment.

Orange County has approximately 100 registered mobile home parks that are spread throughout the County. These parks vary in quality, size, amenities, and condition of the mobile homes in each mobile home park. Many of these mobile home parks are in poor condition. It is estimated that there are approximately 2,017 mobile home units in these parks. These units account for most of the affordable housing in Orange County. Of these units: 378 (18.74%) are in sound condition; 990 (49.08%) are in need of minor repairs; 580 (28.76%) are in need of major repairs; and 69 (3.42%) are economically infeasible to repair.

The areas impacted with cost overburdened households are located in and around the urban areas of the County. These areas contain the largest concentration of employment opportunities and public and private amenities, but lack affordable housing.

The urban areas of the County have the most public and community facilities. These areas also contain the majority of available public transportation. The urban neighborhoods contain many of the County's employment opportunities and existing housing stock. However, these areas are cost prohibitive for low- and moderate-income persons.

Orange County has a community health clinic and a County Health Department clinic that provides dental and health services, which are relatively inexpensive. The County is also served by the UNC Hospital System and the Duke Hospital System. However, there is still a need for more free or low-

cost healthcare for people experiencing homelessness or at risk of becoming homeless. There is a great need for mental health and substance abuse case management and treatment for people experiencing, or at risk of, becoming homeless. Orange County Employment Services need to increase its focus and resources to assist this population, including people with criminal histories and youth aging out of foster care.

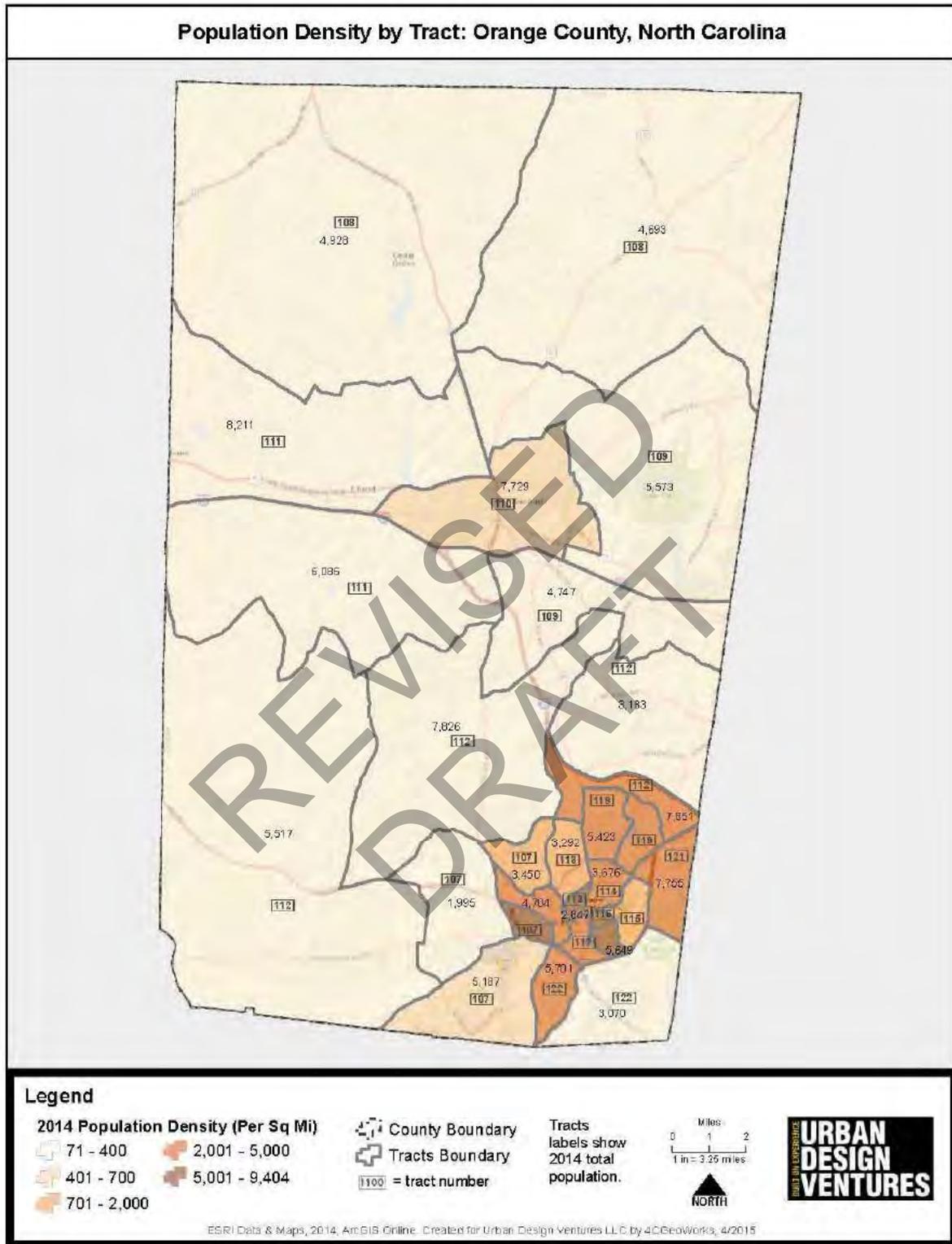
According to the 2012-2016 American Community Survey data, Orange County has an unemployment rate of 5.9% which is lower than the North Carolina unemployment rate of 8.3% for that same period. The unemployment rate is larger in the 16-29 age group as opposed to older age groups.

According to the 2012-2016 American Community Survey data, there are job deficiencies in certain sectors (the number of qualified workers exceeds the number of jobs available). Conversely, Orange County is also experiencing an employment deficiency in other areas (the number of jobs available exceeds the number of qualified workers). The County needs to continue to support and encourage new job creation, job retention, employment, youth employment, job training services, and educational developmental opportunities, especially for low- and moderate-income persons that help to close these gaps.

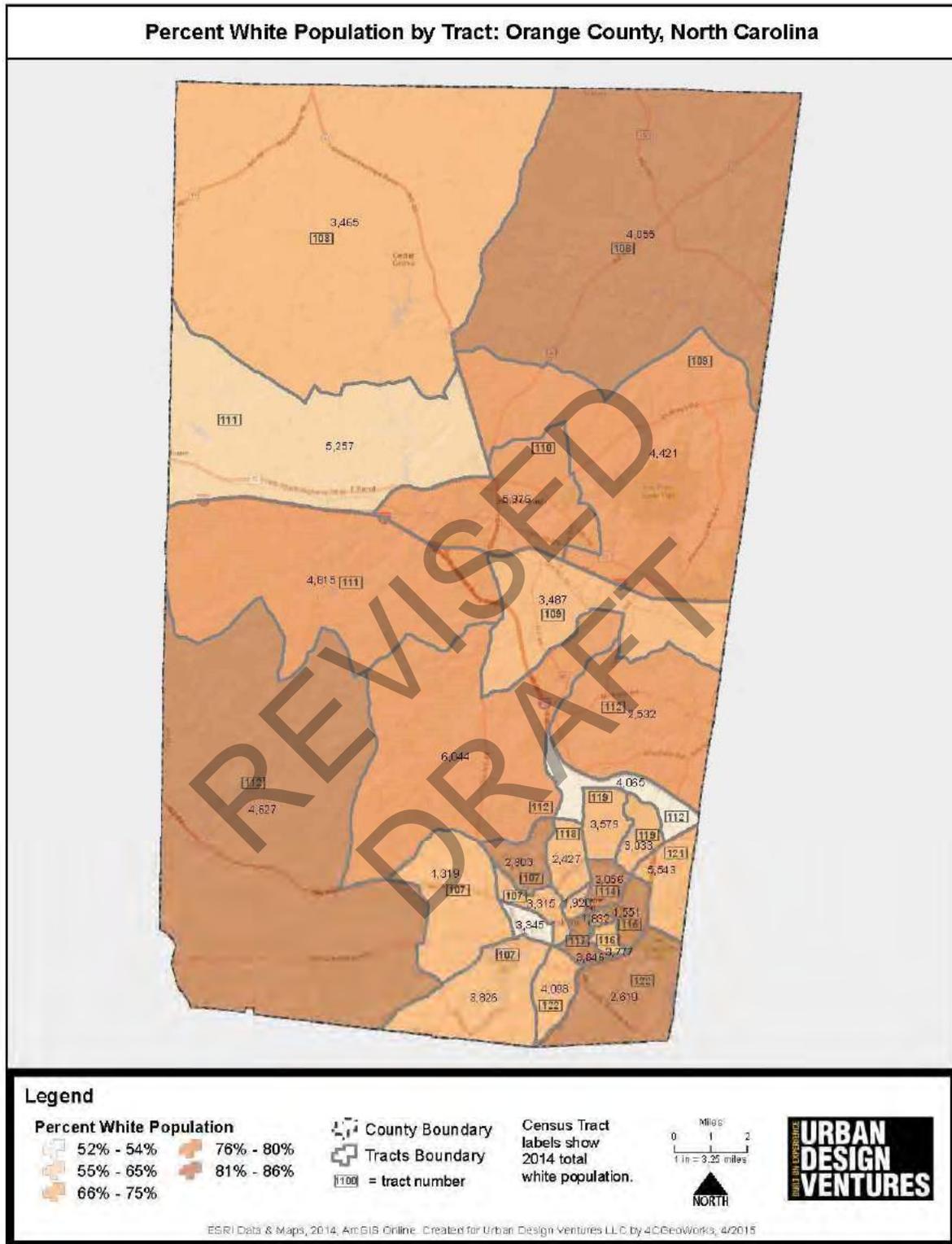
Maps:

The following maps illustrate the demographic characteristics of Orange County:

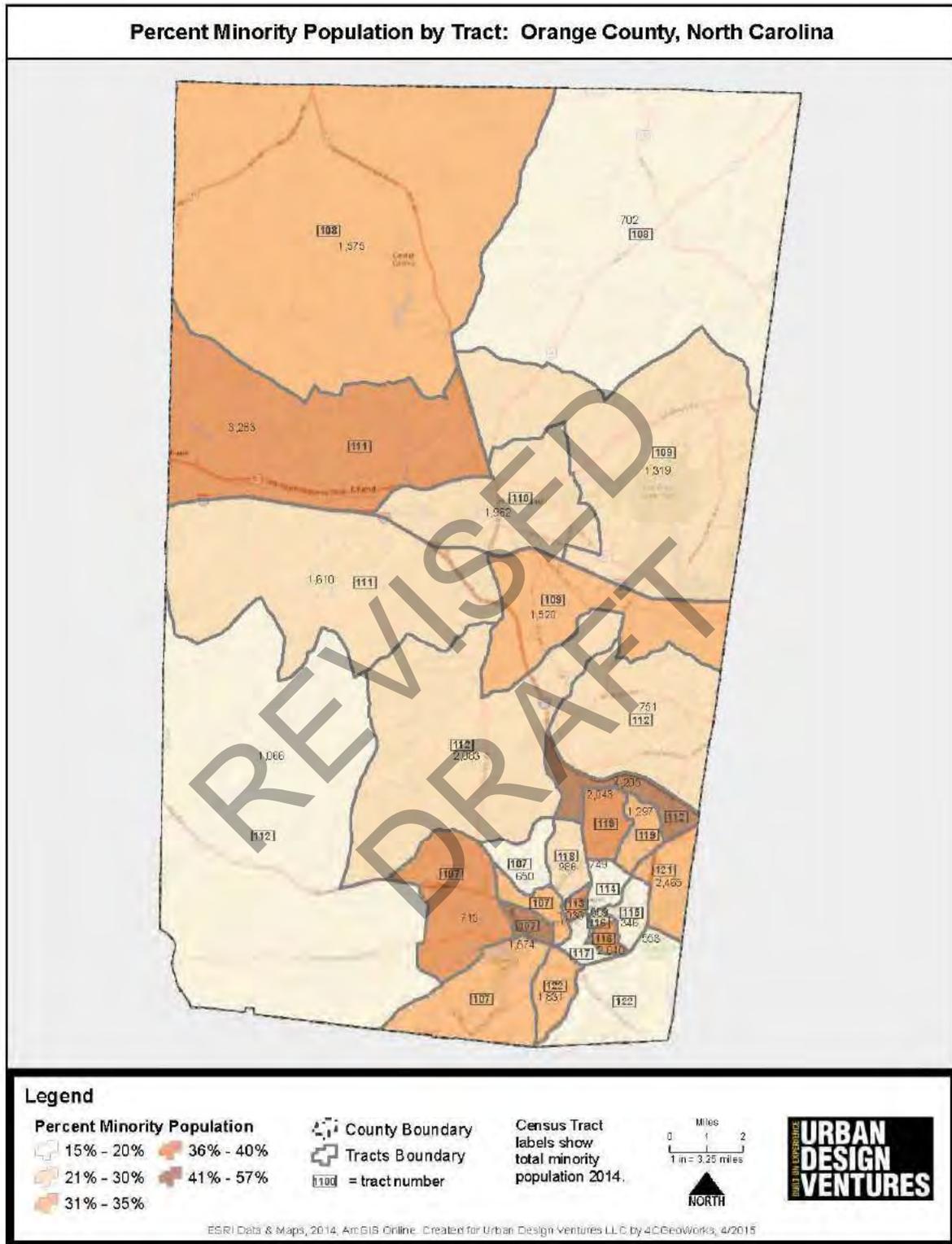
- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group
- Total Housing Units by Block Points
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income with Minority Percentage
- Commercial Hotspots in Orange County, North Carolina



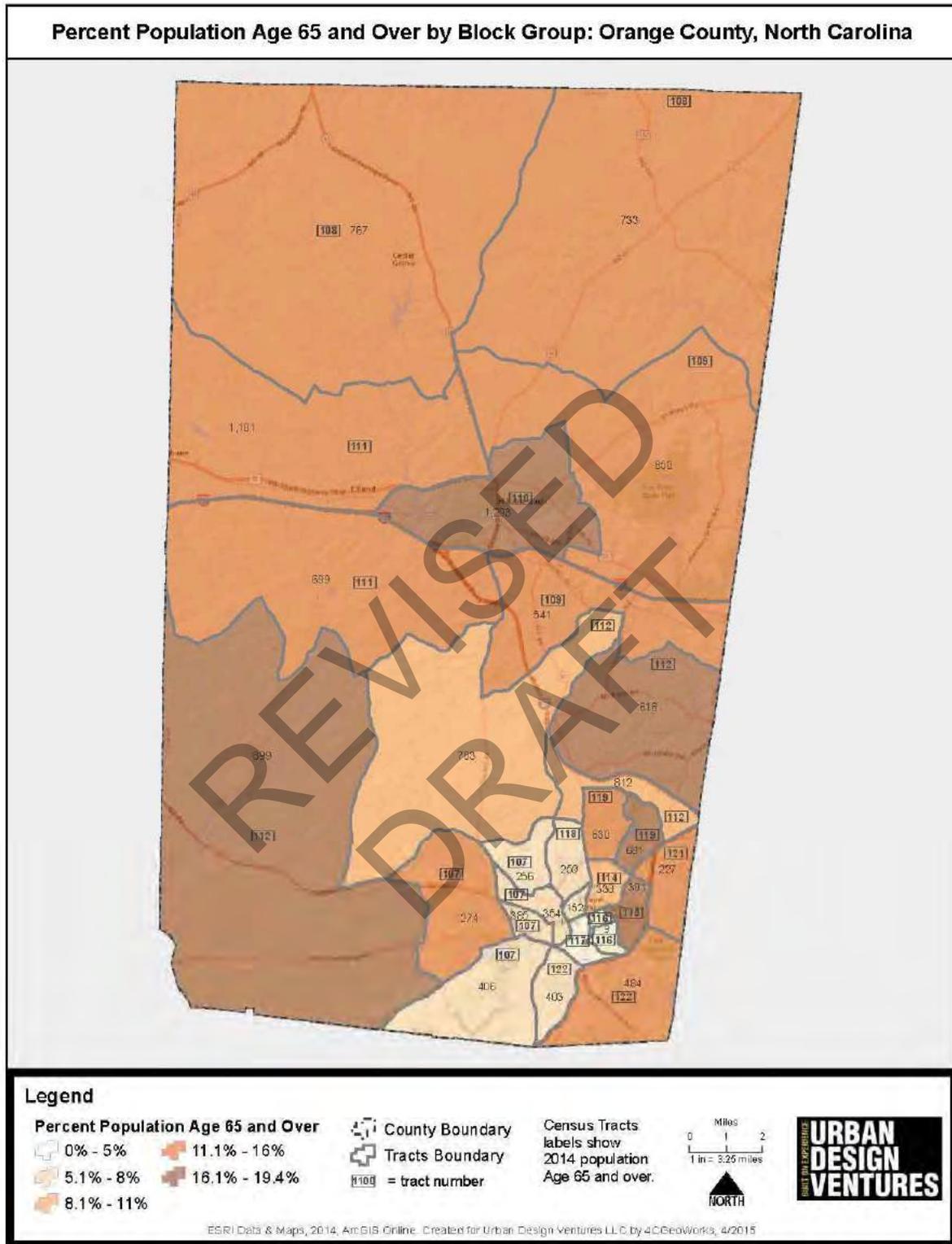
Population Density by Tract



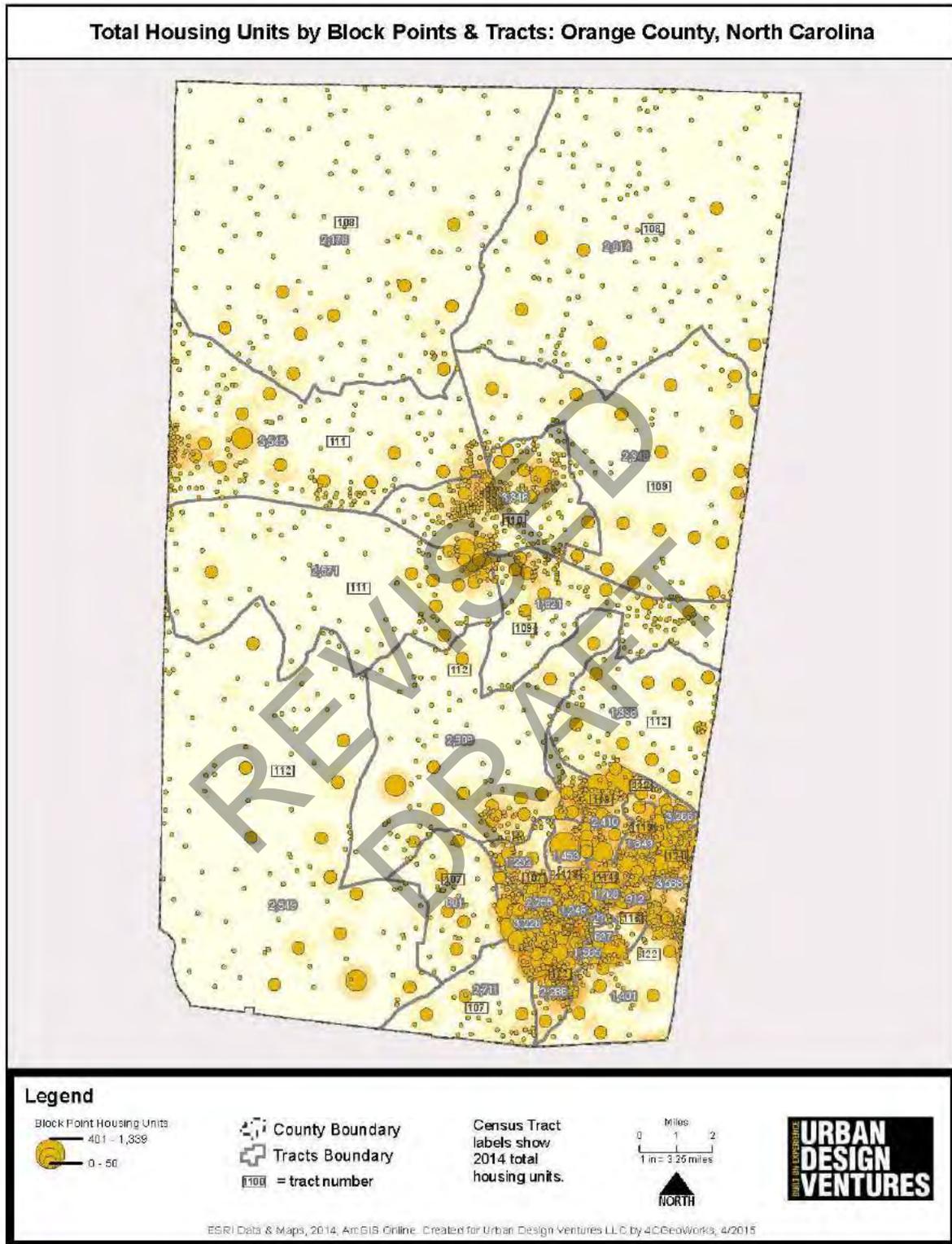
Percent White Population by Tract



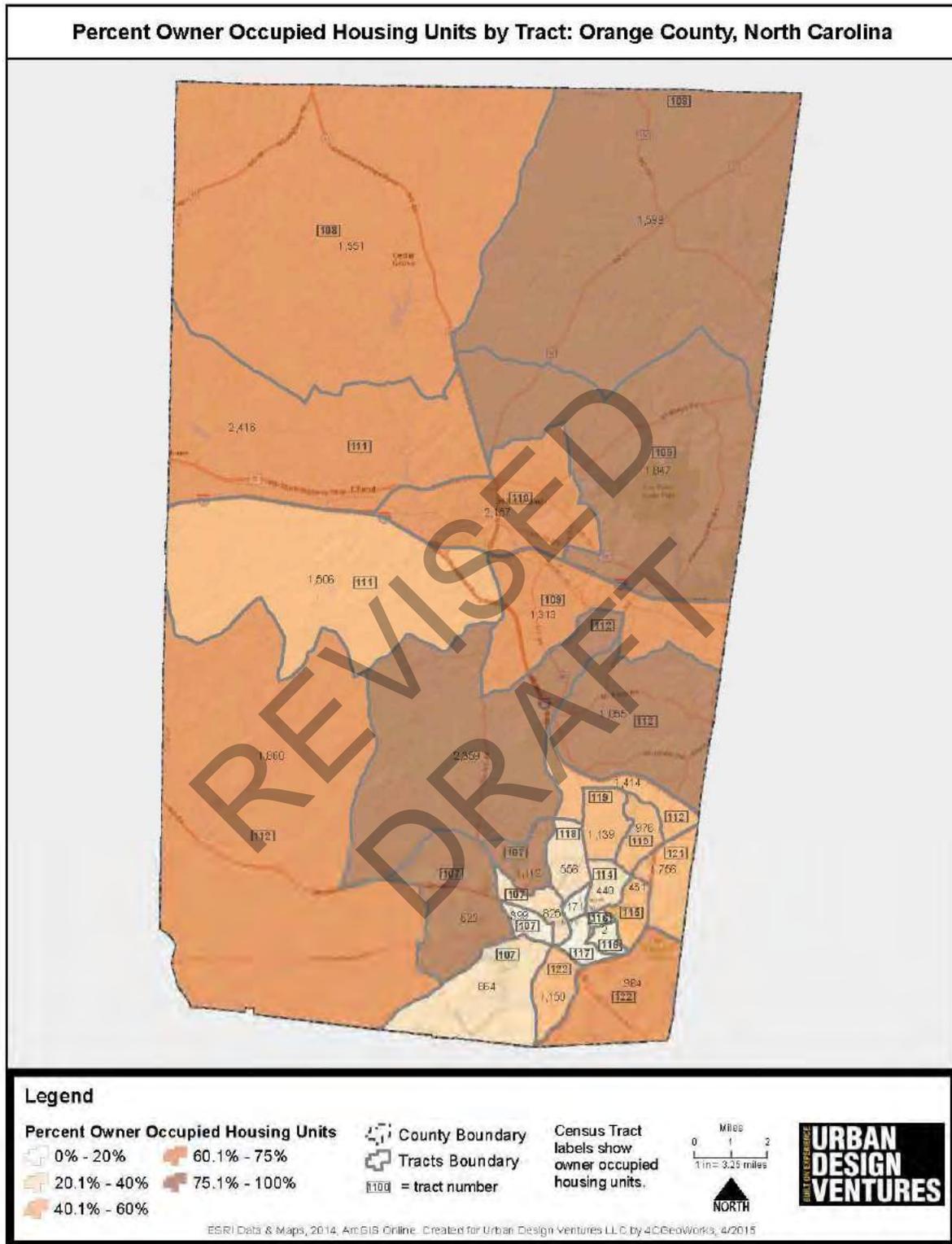
Percent Minority Population by Tract



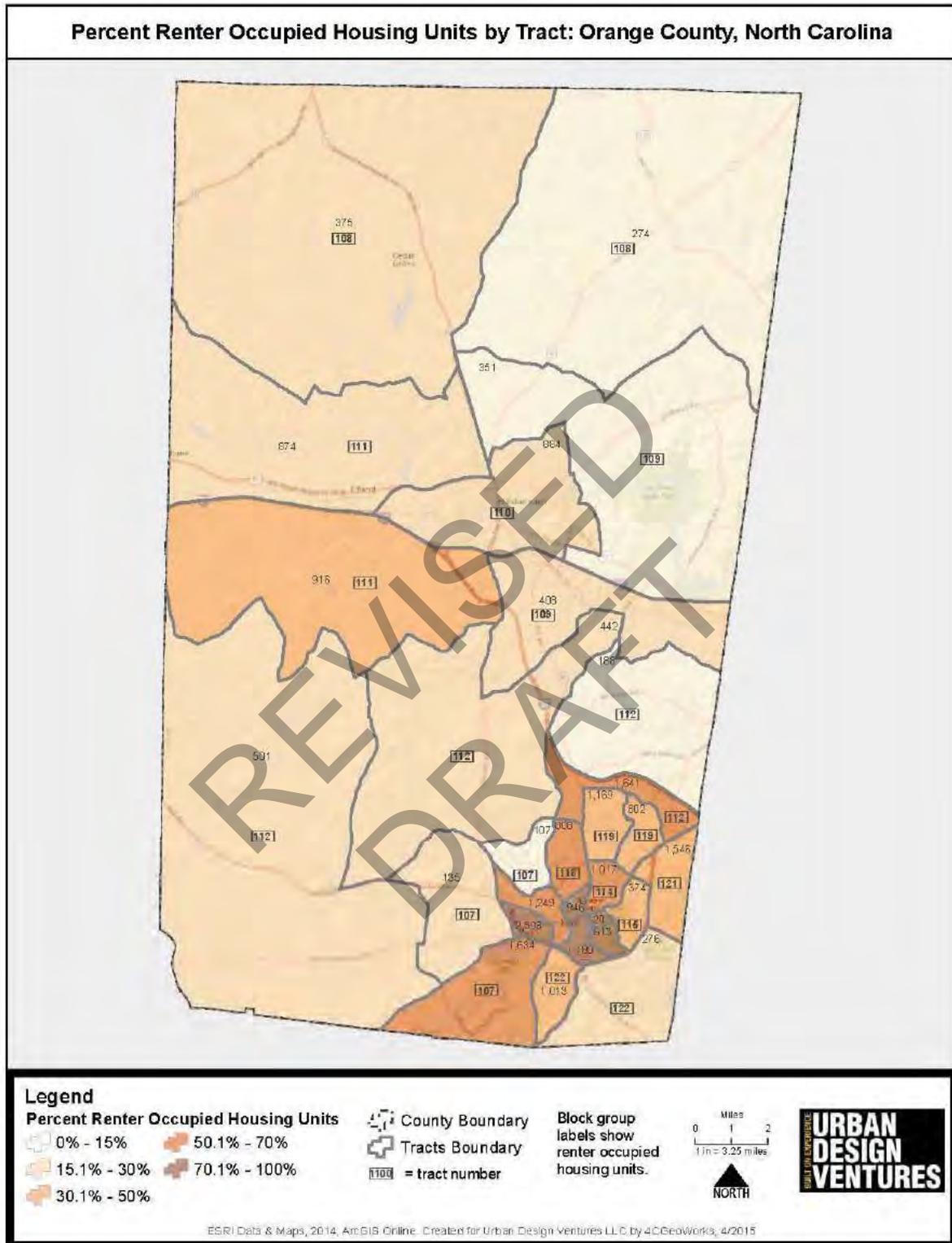
Percent Population Age 65 and Over by Block Group



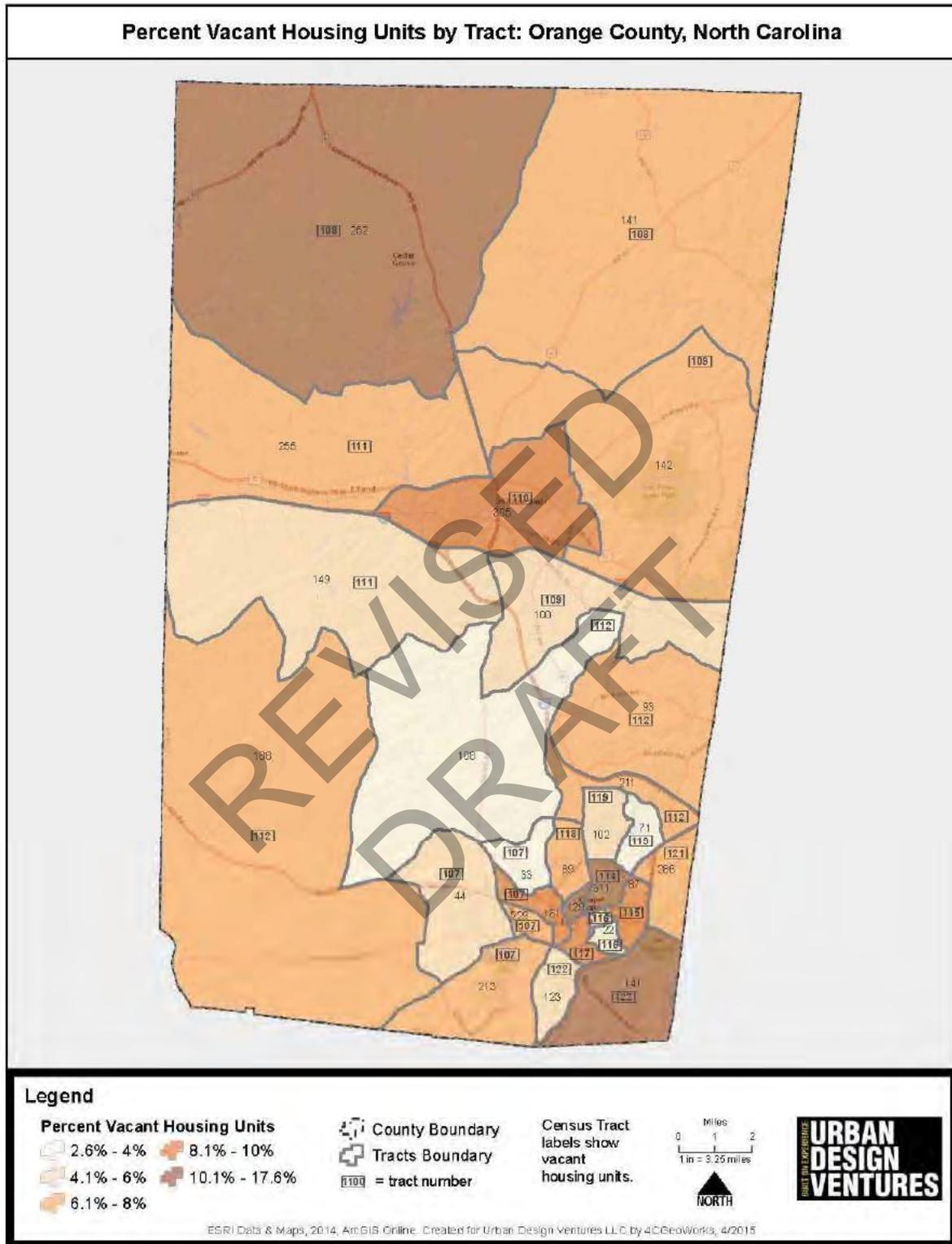
Total Housing Units by Block Points



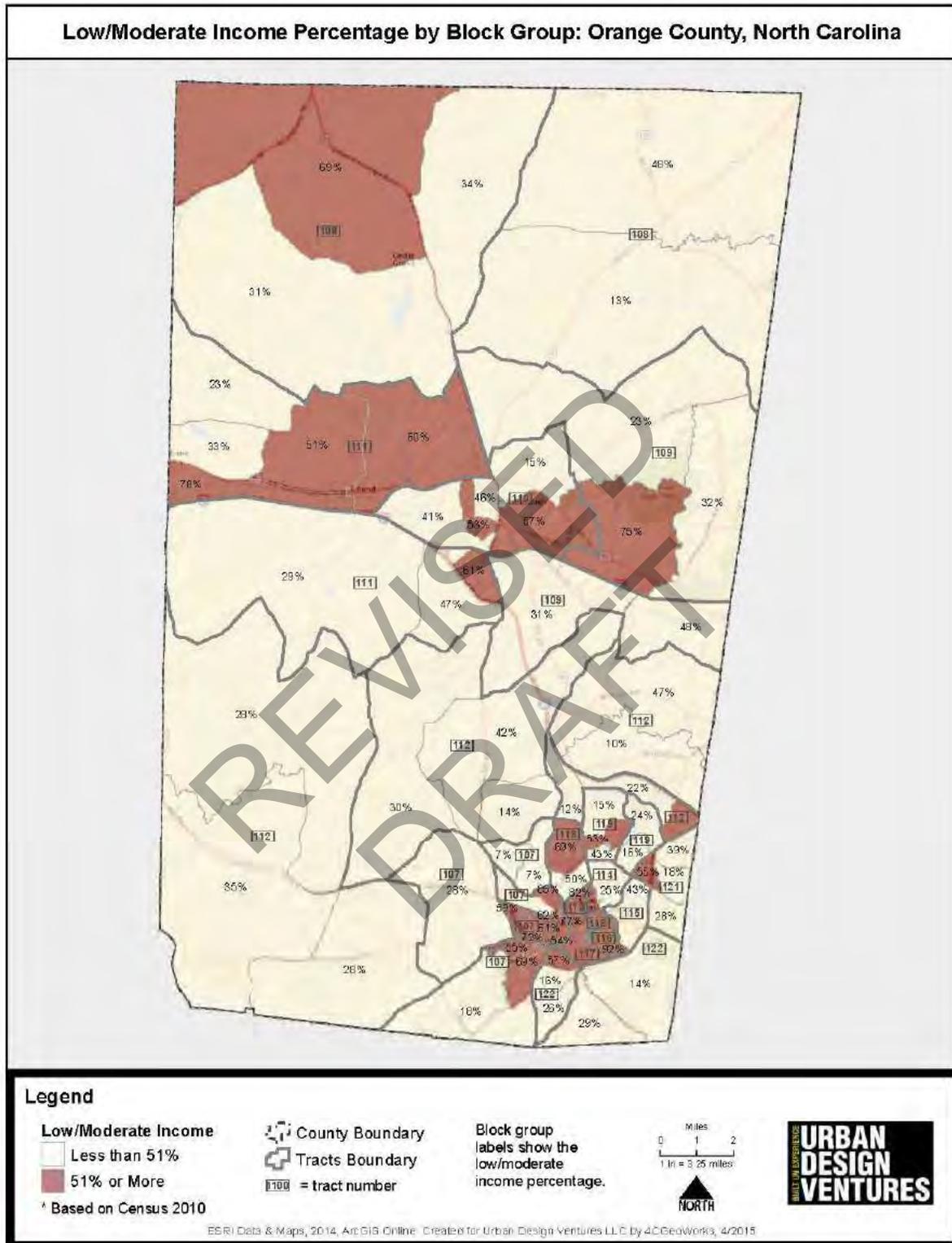
Percent Owner Occupied Housing Units by Tract



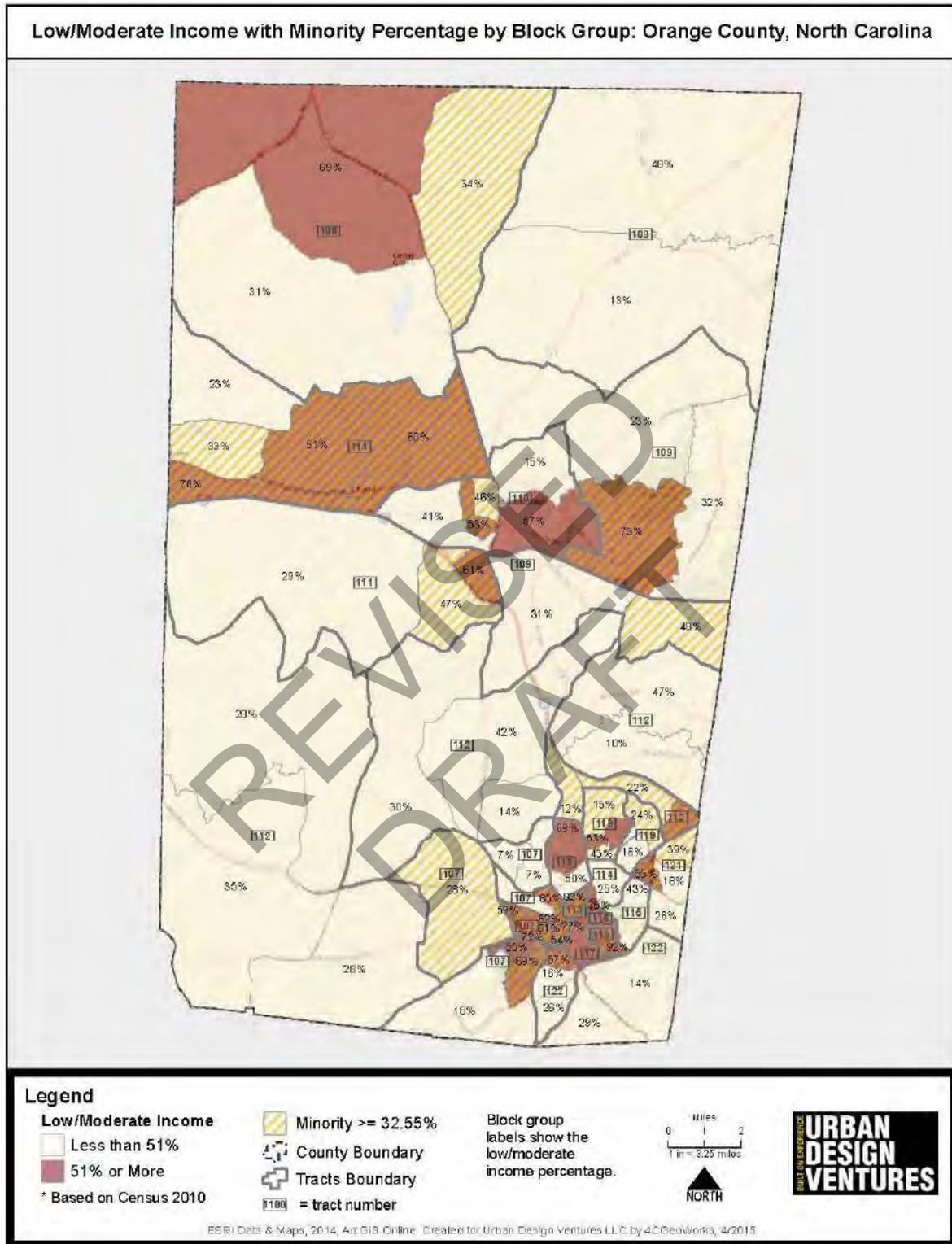
Percent Renter Occupied Housing Units by Tract



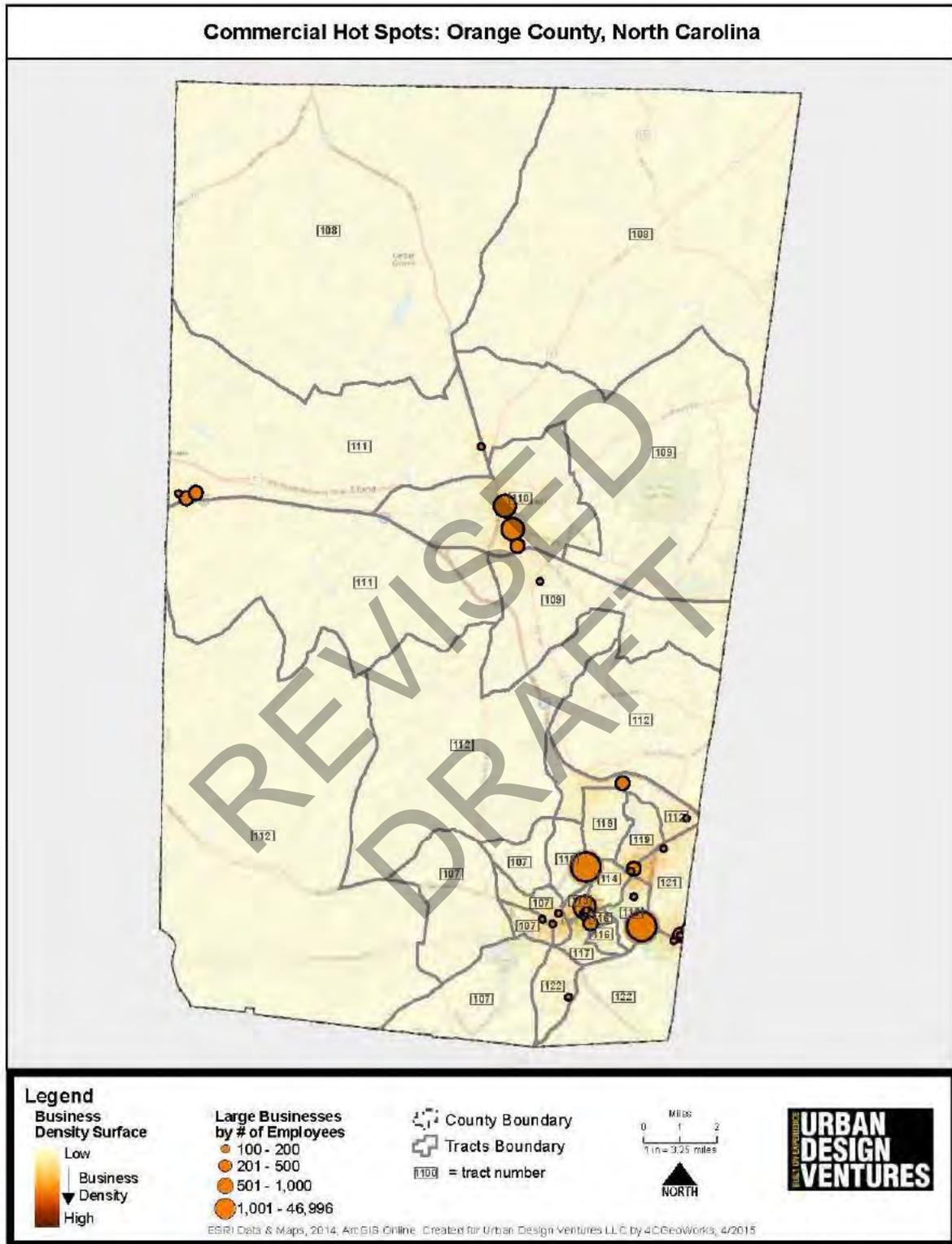
Percent Vacant Housing Units by Tract



Low/Moderate Income Percentage by Block Group



Low/Moderate Income with Minority Percentage by Block Group



Commercial Hot Spots

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The goal of the Orange County HOME Program is to improve the quality of life for County residents by retaining and increasing the supply of affordable housing units for both owner occupants and renters and by providing homeownership opportunities for low- and moderate-income residents. During the FFY 2018 HOME Program Year, the County proposes to address the following priority need categories identified in its Five Year Consolidated Plan:

Housing Priority -

There is a need to improve the quality of the housing stock in the County by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.

Goals/Strategies:

- **HS-1 Housing Rehabilitation** - Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
- **HS-2 Housing Construction** - Increase the supply of decent, safe, sound, and accessible housing that is affordable to low- and moderate-income owners and renters in the County through rehabilitation of vacant buildings and new construction including mixed design and mixed income developments that incorporate affordable housing options.
- **HS-4 Home Ownership** - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and housing counseling training including Section 8 Housing Choice Voucher holders.
- **HS-6 Permanent Housing** - Support the development of permanent affordable housing options for young adults and other single individuals starting careers and families with members in modest paying professional careers (such as teachers, service workers, and medical assistants), including creating and non-traditional affordable housing options in design (amenities, size, and cost) and that provides for more affordable units and an asset in communities.

To meet the need of affordable housing the Orange County HOME Consortium is funding housing rehabilitation, homeowner downpayment assistance, and acquisition and rehabilitation of rental housing units.

Homeless Priority –

There is a need for housing and support services for homeless persons, and persons who are at risk of becoming homeless.

Goals/Strategies:

- **HO-3 Prevention and Housing** – Continue to support the prevention of homelessness and programs for rapid rehousing.

To meet the need of affordable rental assistance the Orange County HOME Consortium is funding a Tenant-Based Rental Assistance (TBRA) program. These funds will be used for rental subsidies to help individual households afford housing costs such as rent, security deposits, and utility deposits in Orange County. The County may also assist tenants with utility deposits, but only when HOME is also used for rental assistance or security deposits.

Administration, Planning, and Management Priority -

There is a continuing need for planning, administration, management, and oversight of Federal, State, and local funded programs, as well as an increasing need for cooperation and collaboration among public and private partners. The communities in the Consortium need to address the preservation of affordable housing, and the development needs of the region, which ultimately affect the quality of life for all residents.

Goal/Strategy:

- **AM-1 Overall Coordination** - Provide program management and oversight for the successful administration and leveraging of Federal, State, and local funded programs, including support of collaborative initiatives, research and planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

On October 3rd of 2017, the Orange County Board of Commissioners approved a Resolution (2017-064) expanding the scope of the HOME Program Review Committee. The Resolution renamed the committee the “Orange County Local Government Affordable Housing Collaborative” and provided detailed guidance on the responsibilities of the Collaborative moving forward. These responsibilities of the Collaborative include strategizing about funding options, posting updates on projects and affordable housing efforts, and providing guidance on administration of the HOME Program activities (i.e. recommending criteria for HOME Program funding, evaluating and recommending applications for HOME funding, and establishing a scoring system to review applications). Furthermore, the Collaborative would be responsible for utilizing potential affordable housing resources, reviewing all applicable leveraged resources, developing goals for development, and serving as advocates for affordable housing in Orange County. In addition, the Orange Water & Sewer Authority is now a member of the Collaborative.

The Collaborative is working together to collaborate on a Mobile Home Parks Initiative; a housing rehabilitation activity; a Home Preservation Coalition; and the proposed Green Tract

development, which is a 104 acre development in which a portion of the development will be affordable housing.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Orange County has a good performance record with HUD and the County regularly meets the performance standards established by HUD. The County prepares a Consolidated Annual Performance and Evaluation Report (CAPER) each year. This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the Orange County Housing and Community Development Department, 300 W. Tryon Street, Hillsborough, NC.

The FFY 2016 CAPER, which was the second CAPER for the FY 2015-2019 Five Year Consolidated Plan, was submitted to HUD by September 29, 2017 and was approved by HUD in a letter dated November 16, 2017. The FFY 2016 CAPER indicates that the County assisted fifteen (15) households through its First-Time Homebuyer Program and two (2) households through TBRA.

The HOME program is being administered in a timely manner and in accordance with applicable activity limitations and match requirements.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Annual Action Plan is made up of multiple components, which include: requests for funding; citizen participation; and the development of the Annual Action Plan.

Each item of the plan helps benefit the low- and moderate-income population in Orange County. Orange County has an approved Citizen Participation Plan, as required by HUD, which is on file with HUD and at the Orange County Department of Housing and Community Development. The County has abided by its Citizen Participation Plan in the preparation and development of the FFY 2018 Annual Action Plan.

The first step of the planning process for the FFY 2018 Annual Action Plan started with holding one (1) public hearings to obtain citizen input on the needs of Orange County. The first needs hearing was held on Monday, December 4, 2017 at 7:00 PM at the Whitted Building, 300 W Tryon Street, Hillsborough, NC 27278. The first needs hearing was published on November 17, 2017 in "The Durham Herald-Sun" and on November 19, 2017 in "The Chapel Hill News". It was posted on the County's website and emails were sent to local municipalities and non-profit agencies/organizations. At the public hearing, residents had the opportunity to give their input

and ideas on the housing, community development, and economic development needs in Orange County and how the HOME funds should best be spent to benefit low- and moderate-income persons.

The Orange County Department of Housing and Community Development held a Funding Application Orientation Workshop on Tuesday, November 28, 2017 at 9:00 AM in the Chapel Hill Public Library located at 100 Library Drive, Chapel Hill, NC 27514. The Orange County HOME Consortium also held two (2) Question and Answer Session on applications for HOME funding on Tuesday, December 5, 2017 at 9:00 AM and Tuesday, January 9, 2018 at 9:00 AM in the Chapel Hill Public Library located at 100 Library Drive, Chapel Hill, NC 27514. Applications for HOME funding were due back to the County by 5:00 PM on Tuesday, February 6, 2018. Information was also available on the Orange County Department of Housing and Community Development's website.

The second public hearing was held on Tuesday, April 3, 2018 at 7:00 PM at the Whitted Building, 300 W Tryon Street, Hillsborough, NC 27278. The second needs hearing was published on March 13, 2018 in "The Durham Herald-Sun" and on March 14, 2018 in "The Chapel Hill News". It was posted on the County's website and emails were sent to local municipalities and non-profit agencies/organizations. At the public hearing, residents had the opportunity to give their input and ideas on the housing, community development, and economic development needs in Orange County and how the HOME funds should best be spent to benefit low- and moderate-income persons.

The final Public Hearing Notice was published on Thursday, May 17, 2018 in "The Durham Herald-Sun", "The News of Orange," and the Spanish-Language newspaper, "La Noticia." The Public Hearing was held on Tuesday, June 5, 2018 at 7:00 PM. Residents were given the opportunity to comment on the "draft" version of the FFY 2018 Annual Action Plan and identified which projects/activities were being funded with FFY 2018 HOME funds.

The draft FFY 2018 Annual Action Plan was on public display beginning Thursday, March 29, 2018 through Friday, April 27, 2018, a period of 30 days. HUD had allocated a funding increase of \$111,647 from the anticipated HOME budget advertised on March 13, 2018, which was discussed at a public hearing held on April 3, 2018, and approved by County Commissioners on May 1, 2018. Due to this substantial increase in funding, the County revised the FFY 2018 Annual Action Plan and placed the plan back on public display beginning Friday, May 18, 2018 through Monday, June 18, 2018. Both the original and revised FFY 2018 Annual Action Plans were placed on display at the following location in the County and on the County's website (<http://www.co.orange.nc.us>):

- **Orange County Housing and Community Development Department**, 300 W. Tryon Street, Hillsborough, NC 27278
- **Orange County Public Library (Main Branch)**, 137 W Margaret Lane, Hillsborough, NC 27278
- **Town of Chapel Hill Public Library**, 100 Library Drive, Chapel Hill, NC 27514

Schedule:

The following schedule was used in the preparation of the FFY 2018 Action Plan:

- **Citizen, provider, and stakeholder consultation** – December, 2017 through May, 2018
- **Applications for HOME funds were made available** – Tuesday, November 7, 2017
- **Funding Application Orientation Workshop** – Tuesday, November 28, 2017
- **Published the First Needs Public Hearing Notice** – November 17, 2017 and November 19, 2017
- **Question and Answer Session on the HOME Funding Applications** – Tuesday, December 5, 2017 and Tuesday, January 9, 2018
- **First Needs Public Hearing** – Monday, December 4, 2017
- **Published the Second Public Hearing Notice** – Tuesday, March 13, 2017 and Wednesday, March 14, 2018
- **Second Public Hearing** – Tuesday, April 3, 2018
- **HOME Funding Requests due to Orange County** – Tuesday, February 6, 2018
- **Published the Final Public Hearing Notice** – Thursday, May 17, 2018
- **FFY 2018 Annual Action Plan on display; begin 30-day public comment period** – Thursday, March 29, 2018
- **End 30-day public comment period** – Friday, April 27, 2018
- **County Commissioners' Adoption of the Plan** – Tuesday, May 1, 2018
- **Notice of Budget Change due to an increase in HOME funds** – Tuesday, May 1, 2018
- **Revised FFY 2018 Annual Action Plan on display; begin 30-day public comment period** – Friday, May 18, 2018
- **Final Public Hearing** – Tuesday, June 5, 2018
- **End of Revised FFY 2018 Annual Action Plan 30-day public comment period** – Monday, June 18, 2018
- **Submission of the Revised FFY 2018 Annual Plan to HUD** – On or before Tuesday, July 2, 2018
- **Program Year Begins** – Friday, July 1, 2018

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Meeting minutes from the First Needs Public Hearing held on Monday, December 4, 2017, the Second Public Hearing held on Tuesday, April 3, 2018, and the Final Public Hearing held on Tuesday, June 5, 2018 are in the attachments section of this Annual Action Plan. Orange County received comments on how the funded projects in the FY 2018 Annual Action Plan indeed meet the community's needs while it was on display.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were not accepted on the FY 2018 Annual Action Plan. Requests for funding were incorporated into the FFY 2018 HOME Program.

7. Summary

The FFY 2018 Annual Action Plan for the Orange County HOME Consortium includes the County's HOME Program and outlines which activities the County will undertake during the program year beginning July 1, 2018 and ending June 30, 2019. This is the County's fourth year of the FFY 2015-2019 Five-Year Consolidated Plan.

During the FFY 2018 Program Year, the Orange County HOME Consortium anticipates the following Federal financial resources:

- **FFY 2018 HOME Funds:** \$401,340.00
 - **HOME Program Income:** \$13,306.00
 - **HOME Match:** \$90,302.00
- Total: \$504,948.00**

During the FFY 2018 HOME Program Year, the Orange County HOME Consortium proposes to address the following priority need categories from its Five Year Consolidated Plan:

- **Housing Priority** - There is a need to improve the quality of the housing stock in the County by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.
 - **HS-1 Housing Rehabilitation** - Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
 - **HS-2 Housing Construction** - Increase the supply of decent, safe, sound, and accessible housing that is affordable to low- and moderate-income owners and renters in the County through rehabilitation of vacant buildings and new construction including mixed design and mixed income developments that incorporate affordable housing options.
 - **HS-4 Home Ownership** - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and housing counseling training including Section 8 Housing Choice Voucher holders.
 - **HS-6 Permanent Housing** - Support the development of permanent affordable housing options for young adults and other single individuals starting careers and

families with members in modest paying professional careers (such as teachers, service works, and medical assistants), including creating and non-traditional affordable housing options in design (amenities, size, and cost) and that provides for more affordable units and an asset in communities.

- **Homeless Priority** - There is a need for housing and support services for homeless persons, and persons who are at risk of becoming homeless.
 - **HO-3 Prevention and Housing** – Continue to support the prevention of homelessness and programs for rapid rehousing.
- **Administration, Planning, and Management Priority** - There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs as well as an increase in cooperation and collaboration amongst public and private partners and the communities in the Consortium in addressing affordable housing, preservation, and development needs of the region that ultimately affect the quality of life for all residents.
 - **AM-1 Overall Coordination** - Provide program management and oversight for the successful administration and leveraging of Federal, State, and local funded programs, including support of collaborative initiatives, research and planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

The greatest needs for Orange County HOME Consortium are housing rehabilitation, homeownership assistance, and Tenant Based Rental Assistance (TBRA).

To meet these needs, the Consortium funded the following projects:

- **Habitat for Humanity - Second Mortgage Assistance:** \$60,000.00
- **Community Home Trust - Homeownership Assistance:** \$60,201.00*
- **EmPOWERment, Inc. - Acquisition:** \$145,000.00
- **Inter-Faith Council for Social Services - TBRA:** \$25,000.00
- **Orange County - Housing Rehabilitation:** \$49,211.00
- **Orange County - County-Wide TBRA:** \$125,402.00
- **Administration:** \$40,134.00

*Denotes Orange County HOME Consortium's CHDO Set-Aside Project.

The revised FFY 2018 Annual Action Plan was on public display beginning Friday, May 18, 2018 through Monday, June 18, 2018. The revised FFY 2018 Annual Action Plan was placed on display at the following location in the County and on the County's website (<http://www.co.orange.nc.us>):

- **Orange County Housing and Community Development Department**, 300 W. Tryon Street, Hillsborough, NC 27278
- **Orange County Public Library (Main Branch)**, 137 W Margaret Lane, Hillsborough, NC 27278
- **Town of Chapel Hill Public Library**, 100 Library Drive, Chapel Hill, NC 27514

Upon completion of the 30-day comment period, Orange County submitted the Revised FFY 2018 Annual Action Plan to the U.S. Department of Housing and Urban Development on or before Monday, July 2, 2018.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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
HOME Administrator	Orange County	Housing and Community Development

Table 1 – Responsible Agencies

Narrative

Orange County is serving as the Lead Entity for the HOME Consortium. The other member jurisdictions of the Consortium are the Towns of Carrboro, Chapel Hill, and Hillsborough.

Orange County’s Housing and Community Development Department is the administrating agency for the HOME program. The Housing and Community Development Department prepares the Five Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR’s), Consolidated Annual Performance and Evaluation Reports (CAPER), and performs the monitoring of contracts, processes pay requisitions, contracting, and oversight of the programs on a day-to-day basis. In addition, Orange County has a private planning consulting firm available to assist the County on an as needed basis.

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

Consolidated Plan Public Contact Information:

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

While preparing the FFY 2018 Annual Action Plan, the Orange County Department of Housing and Community Development consulted with the Town of Chapel Hill, the Town of Carrboro, the Town of Hillsborough, social services agencies, housing providers, and members of the Orange County Partnership to End Homelessness (the Continuum of Care). Input from the meetings and surveys were used in the development of this Annual Action 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(l)).

Orange County works with the following agencies to enhance coordination:

- **Orange County Housing Authority** – Administers and operates the Section 8 Housing Choice Voucher Program.
- **Social Services Agencies** – Administers programs and support services to low- and moderate-income persons.
- **Housing Providers** – Rehabilitates and develops affordable housing and provides housing options for low- and moderate-income households.
- **Orange County Partnership to End Homelessness** – Coordinates the County's homeless outreach and prevention effort.

Each year, as part of the HOME application planning process, local agencies and organizations are invited to submit proposals for HOME funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, question and answer meetings, and completing survey forms.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Orange County Partnership to End Homelessness has recently begun implementing a Coordinated Entry System that prioritizes people for Permanent Supportive Housing; it will eventually expand to include Rapid Rehousing and other housing/services. The CoC's 100,000 Homes Taskforce meets monthly to collaborate on finding housing and services (mental health, medical, legal, etc.) for chronically and/or vulnerably homeless individuals. Orange County Department of Social Services and the Inter-Faith Council for Social Service provide Rapid Rehousing and Transitional Housing, respectively, targeted to families with children; they are both

very actively involved in the Leadership Team and subcommittees and refer clients to each other. The CoC has formed a working group with the Durham Veterans Administration, Volunteers of America and NC Coalition to End Homelessness to develop strategies to end Veteran homelessness.

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

The four (4) jurisdictions participating in the Orange County HOME Consortium – Orange County, Towns of Chapel Hill, Hillsborough, and Carrboro – support the Orange County Partnership to End Homelessness' (OCPEH) budget on a pro-rata basis. The funding covers the salary of the Homeless Programs Coordinator, HMIS fees for the CoC, and miscellaneous costs. The OCPEH is the CoC and comprises a Leadership Team and several subcommittees.

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2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1.	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Home Trust was consulted to ascertain the housing needs of the County. Community Home Trust submitted an application for the subrecipient funding under the FY 2018 HOME program and was funded.
2.	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Weaver Community Housing Association was consulted to ascertain the housing needs of the County.
3.	Agency/Group/Organization	Habitat for Humanity of Orange County, NC
	Agency/Group/Organization Type	Housing Services - Housing Service - Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Habitat for Humanity was consulted to ascertain the housing needs of the County. Habitat for Humanity submitted an application for subrecipient funding under the FFY 2018 HOME program and was funded.</p>
<p>4.</p>	<p>Agency/Group/Organization</p>	<p>Rebuilding Together of the Triangle</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Service - Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Rebuilding Together of the Triangle was consulted to ascertain the housing needs of the County. Rebuilding Together of the Triangle submitted an application for subrecipient funding under the FFY 2018 HOME program and was not funded.</p>
<p>5.</p>	<p>Agency/Group/Organization</p>	<p>Orange County Partnership to End Homelessness</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services - Homeless Service - Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Orange County Partnership to End Homelessness was consulted to ascertain the homeless needs of the County.</p>
<p>6.</p>	<p>Agency/Group/Organization</p>	<p>Inter-Faith Council for Social Services</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services - Homeless</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Inter-Faith Council for Social Service was consulted to ascertain the homeless needs of the County. Inter-Faith Council submitted an application for subrecipient funding under the FY 2018 HOME program and was funded.</p>
<p>7.</p>	<p>Agency/Group/Organization</p>	<p>EmPOWERment, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Service - Fair Housing Business and Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	EmPOWERment, Inc. was consulted to ascertain the housing needs of the County. EmPOWERment, Inc. submitted an application for subrecipient funding under the FFY 2018 HOME program and was funded.
8.	Agency/Group/Organization	Self Help
	Agency/Group/Organization Type	Business and Civic Leaders Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Self-Help was consulted to ascertain the economic development and housing needs of Orange County.
9.	Agency/Group/Organization	Community Alternatives for Supportive Abodes (CASA)
	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless Service - Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Alternatives to Supportive Abodes (CASA) was consulted to ascertain the homeless and housing needs of Orange County.
10.	Agency/Group/Organization	Orange County Justice United
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Orange County Justice United was consulted to ascertain the social service needs of Orange County.
11.	Agency/Group/Organization	Marian Cheek Jackson Center for Saving and Making History
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Jackson Center was consulted to ascertain the social service needs of Orange County.

12.	Agency/Group/Organization	Community Empowerment Fund
	Agency/Group/Organization Type	Housing Services - Housing Service - Fair Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Empowerment Fund was consulted to ascertain the housing needs of the County.
13.	Agency/Group/Organization	DHIC, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DHIC, Inc. was consulted to ascertain the housing needs of Orange County.
14.	Agency/Group/Organization	Chapel Hill - Carrboro NAACP
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Chapel Hill - Carrboro NAACP was consulted to ascertain the social service needs of Orange County.
15.	Agency/Group/Organization	Family Success Alliance
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Family Success Alliance was consulted to ascertain the social service and housing needs of the County.
16.	Agency/Group/Organization	Triangle J. Council of Government
	Agency/Group/Organization Type	Services - Elderly Persons Services - Health Services - Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Triangle J. Council of Government was consulted to ascertain the social service and economic development needs of the County.

17.	Agency/Group/Organization	Town of Chapel Hill
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Chapel Hill was consulted on all aspects of the FFY 2018 Annual Action Plan.
18.	Agency/Group/Organization	Town of Carrboro
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Carrboro was consulted on all aspects of the FFY 2018 Annual Action Plan.
19.	Agency/Group/Organization	Town of Hillsborough
	Agency/Group/Organization Type	Other government - Local

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Town of Hillsborough was consulted on all aspects of the FFY 2018 Annual Action Plan.</p>
<p>20.</p>	<p>Agency/Group/Organization</p>
<p>Agency/Group/Organization Type</p>	<p>Other government - Local</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Housing Needs Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy Services - Housing Services - Homeless Services - Fair Housing Homeless</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Orange County was consulted on all aspects of the FFY 2018 Annual Action Plan.</p>

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

All known agencies were consulted during the planning process.

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	The Orange County Partnership to End Homelessness (OCPEH) is the County CoC for the homeless and at risk of being homeless population. The goals of the County and OCPEH are compatible.
Orange County 10 Year Plan to End Chronic Homeless	Orange County Partnership to End Homelessness	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Orange County 2030 Comprehensive Plan	Orange County	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
5-Year Plan	Orange County Housing Authority	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Chapel Hill 2020 Comprehensive Plan	Town of Chapel Hill	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Hillsborough Vision 2030	Town of Hillsborough	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Carrboro Vision 2020 Comprehensive Plan	Town of Carrboro	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
FFY 2015-2019 Consolidated Plan	Orange County	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
2015 Analysis of Impediments to Fair Housing Choice	Orange County	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
North Carolina County Lead Level Data - 2015	Centers for Disease Control and Prevention	Goals are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

Narrative

The Orange County HOME Consortium is a cooperative venture of Orange County and the three (3) Towns of Carrboro, Chapel Hill, and Hillsborough. There is a good working relationship between all four (4) jurisdictions. In addition, there is an excellent rapport with the Continuum of Care and the member organizations that comprise the CoC.

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AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The FFY 2018 Annual Action Plan has many components that include citizen participation. These components include the following: applications for funding from agencies from municipalities/social service and housing organizations; meetings; and phone calls with municipalities/social services and housing agencies/organizations on how to complete the HOME Applications. The County received a total of five (5) applications for funding and funded four (4) activities. In addition, there was one (1) needs hearing, one (1) Funding Application Workshop, two (2) question and answer session on the funding applications, and two (2) public hearings on the draft Annual Action Plan. All comments received at these hearings/meetings are included in the Annual Action Plan in the Citizen Participation Section of the Plan. Through the citizen participation process, the County uses citizen input to develop how the plan will best serve the low- and moderate-income population needs and to reach its goals of the Five Year Consolidated Plan.

Citizen Participation Outreach

#	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary Of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If Applicable)
1.	Newspaper Ad #1	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	None.	None.	None.	Not Applicable.
2.	Public Hearing #1	Minorities Persons with disabilities Non-targeted/broad community	The Orange County HOME Consortium held its First Needs Public Hearing on needs on Tuesday, Monday, December 4, 2017. There was a total of three (3) attendees.	See public hearing comments in the Attachments	All comments were accepted and incorporated	Not Applicable.

		Residents of Public and Assisted Housing Agencies/ Organizations	See public hearing comments and sign-in sheets in the Attachments Section of this plan.	Section of this plan.	into the Annual Action Plan.	
3.	HOME Application Funding Meetings	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	Orange County one (1) Funding Application Orientation Workshop. The workshop was held on Tuesday, November 28, 2018. There was a total of forty-one (41) attendees. See meeting comments and sign in sheets in the Attachments Section.	See public meeting comments in the Attachments Section of this plan.	All comments were accepted and incorporated into the Annual Action Plan.	Not Applicable.
4.	HOME Funding Applications	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	Orange County accepted funding applications for FFY 2018 HOME funds. HOME Funding Requests were due to Orange County on Tuesday, February 6, 2018 by 5:00PM. The County received a total of five (5) applications for funding and funded four (4) activities.	The Orange County HOME Consortium approved and funded four (4) applications.	All comments were accepted and incorporated into the Annual Action Plan.	Not Applicable.
5.	Q&A Session	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	Orange County held two (2) federal funding Q&A Session. The first session was held on Tuesday, December 5, 2017. There was a total of seven (7) attendees. The second session was held on Tuesday, January 9, 2018. See sign-in sheets in the Attachments Section.	See public meeting comments in the Attachments Section of this plan.	All comments were accepted and incorporated into the Annual Action Plan.	Not Applicable.
6.	Public Hearing #2	Minorities Persons with disabilities Non-targeted/broad community	Orange County held its Second Public Hearing on Tuesday, April 3, 2018. There was a total of nine (9) attendees. See public hearing	See public hearing comments in the Attachments	All comments were accepted and incorporated	Not Applicable.

		Residents of Public and Assisted Housing Agencies/ Organizations	comments and sign in sheets in the Attachments Section.	Section of this plan.	into the Annual Action Plan.	
7.	Newspaper Ad #2	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not Applicable.
8.	HOME CHDO Funding Applications	Agencies/Organizations	None	None	None	Not Applicable.
9.	Newspaper Ad #3	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	A notice was published to inform the public of a budget change since the County received the final FY 2018 HOME allocation from HUD. The notice was published in "The Durham Herald-Sun" and "The News of Orange" on May 17, 2018. The notice was in "La Noticia," the Spanish-language newspaper, on May 17, 2018.	None.	None.	Not Applicable.
10.	Public Hearing #3	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	Orange County held its final Public Hearing on Tuesday, June 5, 2018.	See public hearing comments in the Attachments Section of this plan.	All comments were accepted and incorporated into the Annual Action Plan.	Not Applicable.

11.	Internet Outreach	Non-targeted/broad community	None.	None.	None.	http://www.co.orange.nc.us
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Table 4 – Citizen Participation Outreach

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AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Orange County HOME Consortium it will receive \$401,340 from HOME funds, \$90,302 in HOME Match funds, and \$13,306 in HOME Program Income for the FFY 2018 program year. The program year goes from July 1, 2018 through June 31, 2019.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$401,340	\$103,608	\$0	\$504,948	\$0	7 projects/ activities will be funded based on the HOME allocation.

Table 2 - Expected Resources – Priority Table

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

The Orange County HOME Consortium will leverage additional funds from a variety of sources to address the needs identified in this plan. Orange County is the recipient of the North Carolina Housing Finance Agency Essential Single-Family Rehabilitation Loan Pool (SFRLP) funds. Each recipient of SFRLP funds is awarded \$175,000 at \$25,000 per unit to conduct financially-feasible, moderate rehabilitation to households that are below 80% AMI.

The Orange County HOME Consortium uses cash as its local match for HOME Funds. It is estimated that this match will be approximately \$90,302 for this program year.

In November of 2016, the Orange County Board of County Commissioners (BOCC) approved a bond referendum for a total of \$5 million dollars for affordable housing. The Orange County HOME Consortium is currently seeking proposals from nonprofit and for profit organizations to develop affordable housing in Orange County. The County still has \$2.5 million to commit to projects. Proposals for these funds will be received during this program year.

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

In 2016, Orange County conducted an Affordable Housing Strategic Plan. This plan examined County owned property and its potential for development of affordable housing. The following criteria were applied to the 160 parcels owned by Orange County. Parcels were eliminated from the list if they fell into any of the following categories: within open space or designated County park property; within a conservation easement; inside “Long-Term Interest Areas” regarding future water and sewer infrastructure; no water or sewer services nearby; within 100-year floodplain; within dedicated Right-of-Way; parcel completely developed; inside Rural Buffer zoning; and school site. Local land use regulations were not applied as criteria and would need to be considered as part of any development initiative. Ten (10) parcels owned by Orange County were identified as potential sites for affordable housing development.

Discussion

There are limited resources available to address the needs identified in this Annual Action Plan. However, the University of North Carolina has partnered with the Center for Community Self Help to provide a \$3 Million interest free loan to establish a land bank in the Northside Neighborhood of Chapel Hill. This is an excellent opportunity to develop new affordable housing.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HS-1 Housing Rehabilitation	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$49,211	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2.	HS-2 Housing Construction	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$60,201	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3.	HS-4 Home Ownership	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$120,201	Direct Financial Assistance to Homebuyers: 4 Households Assisted
4.	HS-6 Permanent Housing	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$145,000	Rental Housing Added: 1 Household
5.	HO-3 Prevention and Housing	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$150,402	Homelessness Prevention: 40 Persons Assisted
6.	AM-1 Overall Coordination	2015	2019	Administration, Planning, and Management	County-wide	Administration, Planning, and Management Priority	HOME: \$40,134	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1.	Goal Name	HS-1 Housing Rehabilitation
	Goal Description	Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
2.	Goal Name	HS-2 Housing Construction
	Goal Description	Increase the supply of decent, safe, sound, and accessible housing that is affordable to low- and moderate-income owners and renters in the County through rehabilitation of vacant buildings and new construction including mixed design and mixed income developments that incorporate affordable housing options.
3.	Goal Name	HS-4 Home Ownership
	Goal Description	Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and housing counseling training including Section 8 Housing Choice Voucher holders.
4.	Goal Name	HS-6 Permanent Housing
	Goal Description	Support the development of permanent affordable housing options for young adults and other single individuals starting careers and families with members in modest paying professional careers (such as teachers, service works, and medical assistants), including creating and non-traditional affordable housing options in design (amenities, size, and cost) and that provides for more affordable units and an asset in communities.
5.	Goal Name	HO-3 Prevention and Housing
	Goal Description	Continue to support the prevention of homelessness and programs for rapid rehousing.
6.	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration and leveraging of federal, state, and local funded programs, including support of collaborative initiatives, research and planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Orange County HOME Consortium proposes to undertake the following activities with the FFY 2018 HOME funds:

#	Project Name
1.	Habitat for Humanity - Second Mortgage Assistance
2.	Community Home Trust - Homeownerships Assistance
3.	EmPOWERment, Inc. - Acquisition
4.	Inter-Faith Council for Social Services - TBRA
5.	Orange County - Housing Rehabilitation
6.	Orange County - County-wide TBRA
7.	Administration

Table 4 – Project Information

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

The allocations and priorities were established by, stakeholder meetings, follow-up surveys from service providers, and public meetings. Obstacles to addressing underserved needs include: finding more Federal resources to accomplish housing activities; and having local resources to pair with them to make successful projects.

AP-38 Project Summary

Project Summary Information

1.	Project Name	Habitat for Humanity - Second Mortgage Assistance
	Target Area	County-wide
	Goals Supported	HS-4 Home Ownership
	Needs Addressed	Housing Priority
	Funding	HOME: \$60,000
	Description	Funds will be used to provide second mortgage assistance for two (2) first-time homebuyers who wish to purchase a newly constructed Habitat built home in the Fairview Community of Hillsborough, and the Tinnin Woods subdivision in Efland. Family total household income is limited to 30% to 65% of the AMI. Orange County will contribute its HOME Match of \$90,302.00 to this activity.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two (2) Households will benefit from this activity.
	Location Description	This activity will take place throughout Orange County.
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 13, Direct Homeownership Assistance.
2.	Project Name	Community Home Trust - Homeownership Assistance
	Target Area	County-wide
	Goals Supported	HS-2 Housing Construction HS-4 Home Ownership
	Needs Addressed	Housing Priority
	Funding	HOME: \$60,201
	Description	Funds will be used for the purchase and rehabilitation of a single-family home in the Northside or Pine Knolls Neighborhood of Chapel Hill. The balance of funds, \$20,000, will be used to provide homebuyer financial assistance for two (2) families. This is a continuation of an existing program that has already acquired five (5) houses in the Northside Neighborhood. This project is the Orange County HOME Consortium's CHDO Set-Aside Project.

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that two (2) Low/Mod Income families will benefit from this activity.
	Location Description	This activity will take place throughout Orange County.
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 14A, Rehab, Single-Unit Residential.
3.	Project Name	EmPOWERment, Inc. - Acquisition
	Target Area	County-wide
	Goals Supported	HS-6 Permanent Housing
	Needs Addressed	Housing Priority
	Funding	HOME: \$145,000
	Description	HOME funds will be used by EmPOWERment, Inc. purchase a rental home in the Pine Knoll Community of Chapel Hill. EmPOWERment, Inc. will run and manage the house as an affordable rental in which a low-income family will reside.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one (1) household will benefit from this activity.
	Location Description	707 Gomains Avenue, Chapel Hill, NC 27516
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 01, Acquisition of Real Property.
4.	Project Name	Inter-Faith Council for Social Services - TBRA
	Target Area	County-wide
	Goals Supported	HO-3 Prevention and Housing
	Needs Addressed	Housing Priority
	Funding	HOME: \$25,000

	Description	Funds will be used in conjunction with the N.C. Department of HHS Emerging Solutions Grant. IFC will use the HOME funds to assist persons experiencing homelessness to move quickly into permanent housing and achieve stability through a combination of rental assistance and supportive services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that twenty-five (25) households will benefit from this activity.
	Location Description	This activity will take place throughout Orange County.
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 05Q, Subsistence Payments.
5.	Project Name	Orange County - Housing Rehabilitation
	Target Area	County-wide
	Goals Supported	HS-1 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	HOME: \$49,211
	Description	Funds would be allocated to the Orange County Single Family Housing Rehabilitation for the repair of scattered substandard dwellings occupied by low-income families with incomes at or below 80% area median income.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that three (3) households will benefit from this activity.
	Location Description	This activity will take place throughout Orange County.
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 14A, Rehab, Single-Unit Residential.

6.	Project Name	Orange County - County-wide TBRA
	Target Area	County-wide
	Goals Supported	HO-3 Prevention and Housing
	Needs Addressed	Housing Priority
	Funding	HOME: \$125,402
	Description	Funds will be allocated to the Orange County Housing and Community Development Department for tenant based rental assistance. This program will provide rental subsidies to help individual households afford housing costs such as rent, security deposits, and utility deposits in Orange County.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that fifteen (15) households will benefit from this activity.
	Location Description	This activity will take place throughout Orange County.
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 05Q, Subsistence Payments.
7.	Project Name	Administration
	Target Area	County-wide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	HOME: \$40,134
	Description	Funds for administration of the HOME Program would be allocated to the Orange County Housing and Community Development Department.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit fifty-eight (58) households through the administration of the HOME program and other Federal programs.
Location Description	Community-wide.	
Planned Activities	The HUD Matrix Code is 21H, HOME Admin/Planning Costs of PJ.	

AP-50 Geographic Distribution - 91.420, 91.220(f)**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The following information provides a profile of the population, age, and racial/ethnic composition of Orange County. This information was obtained from the U.S. Census Bureau American Factfinder website, <http://factfinder.census.gov>. The 2012-2016 American Community Survey 5 Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of Orange County. The five (5) year estimates are the most recent data available for the County. The 2010 U.S. Census data is included where possible.

Population:**Key points are:**

- Between 1980 and 2015, the population increased by approximately 81.4%.
- The County population was 139,807 in 2015 compared to 77,055 in 1980.

Age:**Key points are:**

- Median age in Orange County is 34.2 years old.
- Youth under age 18 account for 20.2% of the population.
- Seniors age 62 or over are 14.5% of the population.

Race/Ethnicity:**Key points are:**

- 11.26% are Black or African American.
- 77.98% are White.
- 7.30% are Asian.
- 0.25% Some Other Race.
- 2.82% are Two or More Races.
- 8.26% are Hispanic or Latino.

Income Profile:

The HUD published Median Income for a family of four (4) in the Durham-Chapel Hill, NC HMFA is \$73,300 for 2017. The following is a summary of income statistics for Orange County:

At the time of the 2012-2016 American Community Survey, median household income in Orange County was reported to be \$61,130, which is higher than the State of North Carolina (\$48,256).

- 23.2% of households have earnings received from Social Security income.
- 1.6% of households have earnings received from public assistance.
- 16.6% of households have earnings received retirement income.
- 26.0% of female headed households with children were living in poverty.
- 11.1% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for Orange County is a measurement of the area's needs. The County has an overall low- and moderate-income percentage of 39.74%.

Economic Profile:

The following illustrates the economic profile for Orange County according to the 2011-2015 American Community Survey:

- 55.1% of the employed civilian population had occupations classified as management, business, science, and arts.
- 18.2% of the employed civilian population had occupations classified as sales and office.
- 16.4% were in the service sector.
- The education, health, and social service industry represented 40.5% of those employed.
- 24.9% of workers were considered in the government class.

According to the U.S. Labor Department, the preliminary unemployment rate in Orange County as of January, 2018 was 4%, a rate of 4.7% for the State of North Carolina, and a rate of 4.5% for the United States.

Geographic Distribution

Target Area	Percentage of Funds
County-wide	100%

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County is not only attempting to meet the needs of the community, but it also is affirmatively further fair housing. It is essential to engage in not only community building activities and fund needed improvements in low- and moderate-income areas, but also to provide opportunities for residents to live in non-impacted areas.

Discussion

Not applicable.

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Orange County will utilize its HOME funds to support the rehabilitation of existing housing and for downpayment assistance. The one year goals for affordable housing in Orange County for FFY 2018 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	8
Special-Needs	0
Total:	48

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	5
Total:	48

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Orange County will fund the following projects with the FFY 2018 HOME funds:

- HOME-18-01 Habitat for Humanity – Second Mortgage Assistance:** Funds will be used to provide second mortgage assistance for two (2) first-time homebuyers who wish to purchase a newly constructed Habitat built home in the Fairview Community of Hillsborough, and the Tinnin Woods subdivision in Efland. Family total household income is limited to 30% to 65% of the AMI. (2 households)
- HOME-18-02 Community Home Trust – Homeownership Assistance:** Funds will be used for the purchase and rehabilitation of a single-family home in the Northside or Pine Knolls Neighborhood of Chapel Hill. The balance of funds, \$20,000, will be used to provide homebuyer financial assistance for two (2) families. This is a continuation of an existing program that has already acquired five (5) houses in the Northside Neighborhood. (2 households)
- HOME-18-03 EmPOWERment, Inc. – Acquisition:** HOME funds will be used by EmPOWERment, Inc. purchase a rental home in the Pine Knoll Community of Chapel Hill. EmPOWERment, Inc. will run and manage the house as an affordable rental in which a low-income family will reside. (1 household)

- **HOME-18-04 Inter-Faith Council for Social Services – TBRA:** Funds will be used in conjunction with the N.C. Department of HHS Emerging Solutions Grant. IFC will use the HOME funds to assist persons experiencing homelessness to move quickly into permanent housing and achieve stability through a combination of rental assistance and supportive services. (25 households)
- **HOME-18-05 Orange County – Housing Rehabilitation:** Funds would be allocated to the Orange County Single Family Housing Rehabilitation for the repair of scattered substandard dwellings occupied by low-income families with incomes below 80% area median income. (3 households)
- **HOME-18-06 Orange County – County-wide TBRA:** Funds will be allocated to the Orange County Housing and Community Development Department for tenant based rental assistance. This program will provide rental subsidies to help individual households afford housing costs such as rent, security deposits, and utility deposits in Orange County. (15 households)

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AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Orange County Department of Housing Community Development operates the Section 8 Housing Voucher Program. The Orange County Department of Housing and Community Development has 623 Section 8 Housing Choice Vouchers and is currently leasing 561 Section 8 Housing Choice Vouchers. The Section 8 Housing Choice Vouchers Waiting List is now closed. The Waiting List last was open in August 2017 and it was open only for the homeless preference that was added to the list of eligibility preferences. 591 persons applied during the open period in August 2017; of which 245 persons were determined preliminarily eligible, 333 persons were found ineligible, and 13 persons had incomplete applications. Due to limited number of available vouchers, the County is doing 50-person draws from those found preliminary eligible. Of the first 50 persons draw, 9 persons received vouchers. In April, the County will do another 50 persons drawing.

The number of landlords who accept Section 8 Housing Choice Vouchers has been steadily decreasing; for example, the largest landlord in the County no longer accepts Section 8 Vouchers or VASH.

The Chapel Hill Department of Housing and Community Development also manages Section 8 Housing Choice Vouchers. The agency's mission is to "Provide decent, safe, and affordable rental housing to Chapel Hill's public housing families." In addition, the Department manages 324 public housing units in Chapel Hill and Carrboro.

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

The Orange County HOME Consortium will undertake the following to address the needs of Section 8 Housing Choice Voucher holders:

- Work to increase the number of landlords willing to participate in the Housing Choice Voucher Program
- Address lead-based paint hazards in Section 8 Housing Units
- Encourage Section 8 Voucher holders to use the vouchers for mortgage assistance in purchasing a home

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

There are no public housing units in Orange County. The Orange County Department of Housing and Community Development has voucher holder involvement on its public housing board. The Department is encouraging more participation by Section 8 Voucher holders to become homeowners.

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

Each year a public housing agency (PHA) is required by HUD to conduct a Section Eight Management Assessment Program (“SEMAP”) Review. SEMAP measures the performance of a PHA administer a Housing Choice Voucher program in 14 key areas. This review helps HUD monitor and assist those PHA programs that most need assistance. A PHA is required to conduct a SEMAP self-certification. HUD then reviews the self-certification and give the PHA a score based on its review. HUD may also select a PHA to have its most recent SEMAP certification validated as part of a remote quality control monitoring review.

In the years prior to this SEMAP review, the Orange County Housing Authority (“OCHA”) has been assessed as a “High Performing” PHA. However, in September 2016 the assessment was changed to “Troubled.” OCHA is waiting to receive its 2017 SEMAP score to see if the Housing Authority is no longer considered “Troubled.”

The Orange County Housing Authority has taken the following corrective actions:

POLICIES AND PROCEDURES –***Administrative Plan:***

- **HUD Observation** - Administrative Plan outdated.
- **Proposed Corrective Action Plan (CAP)** - Administrative Plan was revised and updated effective July 1, 2017. Additional revisions may be necessary given new processes and procedures.

HOUSING CHOICE VOUCHER (HCV) PROGRAM –***Indicator 2: Rent Reasonableness:***

- **HUD Observation** - OCHA does not have established RR survey.
- **Proposed Corrective Action Plan (CAP)** - As of June 2017, OCHA began contracting with Go Section 8 as their main tool to conduct the agency's Rent Reasonableness analysis for comparable units. OCHA will also begin implementing a rent reasonableness quality control process for all new move-ins, transfer moves and rent increases via revised process and procedures.

Rent Burden:

- **HUD Observation** - 3% of 623 vouchers are above 30% TTP.
- **Proposed Corrective Action Plan (CAP)** - OCHA will assess each family file that is currently paying over 40% of their TTP and each participant file will be adjusted appropriately.

Indicator 3: Determination of Adjusted Income:

- **HUD Observation** - No recommendation. OCHA self certified for zero points due to internal error finding.

- **Proposed Corrective Action Plan (CAP)** - OCHA must properly obtain third party verification of income and use verified information properly as well as verify allowances or expenses. As a result of this internal finding, OCHA will implement an internal quality control process as well as create a file checklist when processing most common 50058 actions.

Indicator 5 & 6: HQS Inspections & HQS Enforcement - Engineer Technical Assistance (Inspections):

- **HUD Observation** - Failure to identify over-housed units.
- **Proposed Corrective Action Plan (CAP)** - OCHA Housing Specialists have identified six families that are indicated as "over or under-housed". The Housing Specialists will review each file and process appropriately. In addition, Housing Specialists will also begin reviewing the housing subsidy to determine if the families are residing in the correct size unit.
- **HUD Observation** - OCHA must have a qualified person respect a sample of units under contract during the fiscal year. QC Inspection must be performed three months preceding the re-inspection and is drawn to represent a cross section of neighborhoods and work of cross section of inspections.
- **Proposed Corrective Action Plan (CAP)** - OCHA will be hiring a new HCV Program Manager who will assist with overseeing the inspections process. Program Manager will conduct random inspections that are scheduled and completed monthly. Also, OCHA will be implementing new processes and procedures that will centralized the abatement process.

Overall Proposed Corrective Action Plan (CAP) -

OCHA will be revising all Housing Choice Voucher Program processes and procedures. By streamlining the process, it will allow the Housing Specialists to become efficient in their work and interaction with our families. In addition, OCHA is hiring an additional inspector and that will further assist with enhancing program effectiveness and compliance.

Discussion

There is a lack of affordable housing for the very-low income in Orange County. Unfortunately, there are no new funding sources for permanent housing that replaces Public Housing to meet the housing needs of the very-low income. The County will encourage and support private and non-profit development entities to build more LIHTC high quality affordable housing developments throughout the County, especially in the urban areas. There are no public housing units that are administered by the County. The Chapel Hill Housing Authority manages 336 units at thirteen (13) different sites; twelve (12) located in Chapel Hill and one (1) in Carrboro. All units are in standard physical condition.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Orange County Partnership to End Homelessness coordinates the efforts of homeless service providers and social service agencies throughout the County and is structured into five (5) main components:

- The Leadership Team of the Orange County Partnership to End Homelessness serves as the board of directors and is responsible for establishing broad policies, initiatives and decisions for Orange County's CoC. Recently this has included updating the Plan to End Homelessness and developing strategies for communicating about the work of the Partnership, a communitywide approach for addressing panhandling and street homelessness and a Homeless Housing Needs Assessment requesting additional local government funding for Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH). It also oversees each of the 6 subcommittees of the Partnership that work to increase access to housing, employment, benefits and services and to educate the public about the issues of homelessness.
- The 100,000 Homes Taskforce is responsible for achieving most of the services-related goals and strategies of the Partnership's Plan to End Homelessness and comprises representatives from health, behavioral health, substance abuse treatment, veterans, social services, street outreach, housing, and shelter providers, law enforcement and the UNC School of Social Work. The Taskforce also oversees the annual Point-in-Time (PIT) Count and works to increase services for the homeless.
- The Housing Workgroup is responsible for achieving the housing-related goals and strategies of the Partnership's Plan to End Homelessness. The committee consists of representatives from the homeless housing nonprofit and government agency providers. Its top priorities include: expanding Rapid Re-Housing capacity; developing a coordinated assessment system; developing more Permanent Supportive Housing and affordable rental units; increasing targeted exits from Permanent Supportive Housing to permanent housing and creating/strengthening local discharge agreements.
- The Job Partners Workgroup is responsible for helping to develop and for achieving the employment-related goals and strategies of the Partnership's Plan to End Homelessness. The committee comprises representatives of employment, job training and education providers, foster care system, business community, chamber of commerce and local government. In 2012 it began implementing the Job Partners Program which helps people experiencing or persons at risk of becoming homeless. It includes an emphasis on youth aging out of the foster care system and people with criminal histories - become job-ready and to find employment. The committee is also developing a proposal for a transitional employment program, possibly in the food production and/or food service sector.
- Outreach Court launched in 2012 becoming the first court in NC to offer people experiencing homelessness who have committed misdemeanor crimes the opportunity to follow individual treatment plans and have charges dropped instead of going to jail. It was developed by the Partnership to End Homelessness based on similar courts throughout the country as well as Drug

Court and Community Resource Court models. Outreach Court Committee members include court system representatives, UNC School of Law students, police officers and mental healthcare and substance abuse treatment providers. The committee meets before the monthly Outreach Court to review the docket, discuss participants' progress and strategize about helping them to succeed.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Continuum of Care completes a regular "Point in Time Count Survey" each January to determine the number of homeless individuals and families. The 2018 Point-In-Time Count was done on January 31, 2018. The numbers are still be tabulated. The 2017 Point-in-Time Count is the most recent complete set of homeless data for Orange County. This count identified 127 individuals who experienced some kind of homelessness in Orange County, including 14 veterans. There were 37 unsheltered individuals in Orange County.

The Orange County Partnership to End Homelessness' 100,000 Homes Taskforce is comprised of approximately twenty (20) housing and service providers that interact with people who are chronically and/or vulnerably homeless, many with disabilities. The CoC uses its Coordinated Entry System to assess their needs, score their level of need, and prioritize them for Permanent Supportive Housing.

The Orange County Partnership to End Homelessness PATH street outreach program is administered by Housing for New Hope.

The 2017 CoC Project Priority Listing was approved by the Orange County Partnership to End Homelessness Leadership Team on 9/6/2017, then amended on 9/25/17, and will be implemented in the FY 2017 and the FY 2018 program years. This Project Priority Listing identified the following projects to be undertaken in Orange County:

- **Housing for New Hope – Orange County Housing Support Program: \$87,332**
- **Inter-Faith Council for Social Service – IFC Permanent Supportive Housing 2017: \$30,415**
- **Inter-Faith Council for Social Service – IFC Permanent Supportive Housing 2017 Expansion Reallocation: \$101,121**
- **Inter-Faith Council for Social Service – IFC Permanent Supportive Housing 2017 Expansion Bonus: \$38,323**
- **Cardinal Innovations Healthcare – Permanent Supportive Housing Concern of Durham Renewal 2017: \$338,967**
- **Housing for New Hope – UNC XDS Leasing Project 1 – Tier 1: \$42,556**
- **Housing for New Hope – UNC XDS Leasing Project 1 – Tier 2: \$38,323**

Addressing the emergency shelter and transitional housing needs of homeless persons

Of the 90 individuals who were considered sheltered homeless in the 2017 Point-in-Time Count, 41 of those were in emergency shelters and 49 were in transitional housing.

The Orange County Partnership to End Homelessness provide the following beds through its member organizations:

- **Transitional Housing:** 52 beds
- **Emergency Shelter:** 39 beds
- **Permanent Supportive Housing:** 113 beds
- **Rapid Re-Housing:** 5 beds

Each year the Orange County Partnership to End Homelessness provides services to approximately 209 unduplicated persons each year.

Orange County does not have a Domestic Violence shelter.

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

The CoC implements a Rapid Re-Housing Program with State ESG funds. On January 1, 2017, the Orange County Partnership to End Homelessness was awarded \$58,927 in North Carolina Emergency Solutions Grant Program (ESG) funds to provide emergency shelter operations through Inter-Faith Council for Social Service and to provide rapid re-housing services and rapid re-housing financial assistance through the Orange County Department of Social Services. These agencies received an additional allocation in September 2017 in the amount of \$75,996. Of the \$75,996, \$35,356 went to Inter-Faith Council for Social Service for emergency shelters operations and \$40,640 went to Orange County Department of Social Services for rapid re-housing services and rapid re-housing financial assistance. These programs need to be expanded and strengthened with local funding. The CoC's Plan to End Homelessness and its overall approach to ending and preventing homelessness is based on HEARTH and Federal Strategic Plan to End Homelessness goals and strategies. Over the past several years, the CoC established a Support Circles Program to help people transition from homelessness to 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 DSS Foster Care division. The CoC's 2017 Plan to End Homelessness includes a goal to develop discharge policies with local and regional institutions. The CoC developed and implemented Outreach Court over the past five (5) years; it is North Carolina's first specialty court for people experiencing homelessness that offers mental health evaluations and treatment plans in lieu of going to jail for misdemeanor crimes.

The Orange County Partnership to End Homelessness identified fourteen (14) action items in three strategic categories. There are four (4) action items in its Plan to End Homelessness 2017-2018 under the "increase access to stable and affordable housing" category. They are as follows:

- House fifteen households experiencing homelessness in public housing units (Chapel Hill and Orange County).
- Establish homeless preference for Orange County Housing Choice Vouchers.
- Create plan to maximize other federal sources for homeless services funding including HOME, CDBG, & CSBG funds.
- Explore local funding options for a risk mitigation fund and help with security deposits.

Discussion

In Orange County, the number of persons who are homeless is expected to increase as housing affordability becomes more of an issue. Those who would traditionally be able to end their homelessness, are not able to afford more permanent housing. Those on the verge of homelessness are less likely to be able to afford their current housing situation. Despite homeless providers' efforts, the housing market has proven to be a barrier to stable affordable housing.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The Orange County HOME Consortium completed an Analysis of Impediments to Fair Housing Choice (AI) as required by HUD. It includes an analysis of Orange County's laws, regulations, and administrative policies, procedures, and practices affecting the location, availability, and accessibility of housing, in addition to an assessment of conditions, both public and private, affecting fair housing choice. The following fair housing events are scheduled for the FY 2018 program year:

- **Community Read:** January 2018
- **Pauli Murray Award:** February 2018
- **Fair Housing Training Conference:** March 2018
- **Fair Housing Awareness (Community Engagement):** April 2018
- **Fair Housing Work Group (Greensboro):** May 2018
- **Fair Housing Presentation/Seminar:** June 2018
- **Disability Fair Housing Event:** July 2018, August 2018
- **La Fiesta Del Pueblo:** Date to be determined.
- **FestiFall (Chapel Hill) North Carolina Housing Coalition Conference School Poster Contest:** October 2018
- **Joint Fair Housing Presentation with Durham:** November 2018
- **Human Rights Day Event:** December 2018

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

North Carolina House Bill 406 was passed on June 19, 2017, which repealed the authority of municipalities to charge impact fees. Once this was passed, Orange County stopped charging impact fees.

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

- Increase the educational opportunities and provide training relating to Fair Housing through workshops, forums, and presentations.
- Target specific protected groups for fair housing information.
- Continue to consult with local lending institutions.
- Provide training to housing providers and consumers about their obligations and rights.
- Continue to work with the County and Town governments to develop appropriate legislation and ordinances to assist with the development of affordable housing.

- Monitor and track the Inclusionary Zoning Ordinance enacted by the Town of Chapel Hill for effectiveness in the development of affordable housing and utilize it as a model ordinance for adoption by the Towns of Carrboro and Hillsborough and Orange County for implementation if positive results are determined.

As with other types of development, Orange County's supply of affordable housing is dictated by a variety of factors, the most significant being project affordability, availability of land and infra-structure, developer preference for building high-end housing, and government regulation.

Discussion

Orange County has developed an Affordable Housing Strategic Plan (AHSP) to establish the County's long-range vision for addressing affordable housing needs over the next five (5) years. The AHSP analyzed the current housing market, examined trends in the housing market economic opportunities of Orange County, identified shortcomings in affordable housing countywide, determined goals for the next five years, and proposed strategies to meet those goals. The goals identified by the AHSP are as follows:

- **Goal 1:** Provide a continuum of decent and affordable housing with diversity of housing types, densities and choice throughout the County that promotes inclusive communities and full access to its assets for current and future populations.
- **Goal 2:** Increase the quantity and quality of affordable housing, and help low-income families acquire needed information, knowledge, and skills to improve their employment opportunities and reduce the number of families falling below the poverty level.
- **Goal 3:** Provide permanent and temporary housing and community and supportive services for populations with special needs that include the homeless, elderly, disabled, mentally ill, and persons with AIDS.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Orange County HOME Consortium has developed the following actions which address obstacles to meeting underserved needs, fosters affordable housing, reduces lead-based hazards, reduces the number of poverty families, develops institutional structures, and enhances coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite County and service provider efforts, there remains a significant number of obstacles to meeting underserved needs. The following are obstacles to meeting these needs in Orange County:

- The demand created by a continued population growth, including growth from the University, creates a housing shortage.
- A tight rental housing market and escalating rental rates in the urban areas of the County increases costs for all income levels.
- There is a lack of housing choice for people aging in place.

Actions planned to foster and maintain affordable housing

The Orange County HOME Consortium will undertake the following activities to foster and maintain affordable housing:

- HOME-18-01 Habitat for Humanity - Second Mortgage Assistance (2 households)
- HOME-18-02 Community Home Trust - Homeownership Assistance (2 households)
- HOME-18-03 EmPOWERment, Inc. - Acquisition (1 household)
- HOME-18-05 Inter-Faith Council for Social Services - TBRA (25 households)
- HOME-18-05 Orange County - Housing Rehabilitation (3 households)
- HOME-18-06 Orange County - County-wide TBRA (15 households)

Orange County's population is growing. However, the population growth is mainly in the higher income household category. This raises the value of housing, both owner occupied and renter, and creates a shortage of decent, safe and sound housing that is affordable to the very low-, low-, and moderate-income persons. Based on the HUD CHAS data, Orange County is facing a housing crisis for lower income persons who cannot afford to live in the southern and eastern parts of the County. Orange County's highest priority is to address issues of affordable housing in the County. The County will use its limited financial resources to address affordable housing issues and other needs addressed in this plan.

Actions planned to reduce lead-based paint hazards

According to the Center for Disease Control's 2015 Blood Lead Level Summary Data, in Orange County 1,065 children were tested for high blood lead levels. Of those tested, 17 were found to have a blood lead level between 5-9 µg/dL and 3 were found to have a blood lead level of 10 µg/dL or greater. Orange County ranks in the top quarter of counties (23 out of 100) in North Carolina by incidents of blood lead levels of 10 µg/dL or greater with a rate of 0.3%.

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

Actions planned to reduce the number of poverty-level families

The Orange County HOME Consortium will reduce the number of poverty-level families through a concerted effort to provide affordable housing to low- and moderate-income residents. According to the 2012-2016 ACS data, 46.3% of all renter households are cost overburdened by 30% or more, and 22.2% of all owner households are cost overburdened by 30% or more. Furthermore, 25.4% of renter households are cost overburdened by 50% or more while only 9.3% of all owner households are cost overburdened by 50% or more. Addressing issues of housing affordability will in turn reduce the number of poverty-level families. The Orange County HOME Consortium will address issues of affordable housing in the County through:

- The Habitat for Humanity - Second Mortgage Assistance
- The Community Home Trust - Homeownership Assistance
- The EmPOWERment, Inc. - Acquisition
- The Inter-Faith Council for Social Services - TBRA
- The Orange County - Housing Rehabilitation
- The Orange County - County-wide TBRA

Actions planned to develop institutional structure

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

The Orange County Partnership to End Homelessness identified five (5) action items in its Plan to End Homelessness 2017-2018 to increase leadership, collaboration, and civic engagement. They are as follows:

- Submit Orange County Partnership to End Homelessness Annual Report to County and Towns. Present the report to elected boards and people experiencing homelessness on Homeless System Map.
- Leadership Team members will complete three individual actions to increase leadership, collaboration, and civic engagement including attending a racial equity workshop.
- Hold two Community Data Review events with elected officials, community members, people experiencing homelessness, and the media to raise awareness about ending homelessness in Orange County.
- Develop Homelessness 201 presentation and materials with targeted information about the role of the Leadership Team and other community leaders in ending homelessness.
- Engage Public Information Officers of County and Towns in publicizing the OCPEH and homeless service provider's information.

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

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

On October 3rd of 2017, the Orange County Board of Commissioners approved a Resolution (2017-064) expanding the scope of the HOME Program Review Committee. The Resolution renamed the committee the "Orange County Local Government Affordable Housing Collaborative" and provided detailed guidance on the responsibilities of the Collaborative moving forward. These responsibilities of the Collaborative include strategizing about funding options, posting updates on projects and affordable housing efforts, and providing guidance on administration of the HOME Program activities (i.e. recommending criteria for HOME Program funding, evaluating and recommending applications for HOME funding, and establishing a scoring system to review applications). Furthermore, the Collaborative would be responsible for utilizing potential affordable housing resources, reviewing all applicable leveraged resources, developing goals for development, and serving as advocates for affordable housing in Orange County.

Additionally, in an effort to facilitate communication with other local housing nonprofit organizations, the members of the Orange County HOME Consortium hold semi-annual meetings with these organizations. Items shared during these meetings include clarification of Federal and State housing program regulations and discussion of local housing programs and initiatives.

Discussion

Monitoring:

To ensure that each recipient of HOME funds operates in compliance with applicable Federal laws and regulations, the Orange County HOME Consortium will continue to implement a monitoring strategy that

closely reviews subrecipient activities and provides extensive technical assistance to prevent future compliance issues.

The HOME monitoring will be carried out at two (2) separate levels. First, the County will conduct a desk internal monitoring to review the subrecipient project to ensure that the HOME projects are being administered in accordance with HOME and other federal regulatory and statutory requirements. Second, the County will conduct an external monitoring to review the activities of its subrecipients and the project.

The purpose of the County's monitoring efforts is:

- to identify and correct issues that prevent the County from achieving full compliance with the regulatory requirements of the HOME Program and other Federal requirements before deficiencies lead to HUD monitoring findings, and
- to learn more about the strengths and weaknesses of the various organizations that plays a role in the Consortium's HOME program and to use this knowledge as the basis for structuring future HOME activities.

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AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)**Introduction**

The Orange County HOME Consortium receives an annual allocation of HOME funds. Since the Orange County HOME Consortium receives this Federal allocation, the questions below have been completed as they are applicable.

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Orange County HOME Consortium uses general revenue funds as its local match for HOME funds. Orange County also provides funds for additional administrative costs in the operation of the program above the 10% allowable cost.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Orange County HOME Consortium uses recapture guidelines in accordance with Section 92.254(a)(5)(i) of the HOME regulations.

These provisions are summarized below:

In the event of the sale or otherwise transfer of the HOME financed property prior to the expiration of 99 years but more than five (5) years from the date of sale, 75% of the net proceeds from the sale or transfer shall be paid to the Orange County HOME Consortium until the loan is repaid. "Net proceeds" shall be calculated by deducting the following amounts from the gross sales price or fair market value of the mortgaged property:

- real estate sales commission, realty transfer taxes, financing fees and ordinary closing costs payable by borrower on sale of the mortgaged property; and
- the outstanding principal balance of the borrower's first mortgage debt as of the date of sale or transfer; and
- borrower's initial down payment on the mortgaged property; and
- the difference between the original principal amount of the borrower's first mortgage debt and the outstanding principal balance of the first mortgage note, as of the date of sale or transfer.

In the event the mortgaged property is sold or otherwise transferred prior to the expiration of five (5) years from the date of the initial sale, then 100% of the net proceeds from the sale or transfer shall be paid to the Orange County HOME Consortium.

The total amount payable by borrower under the preceding paragraphs shall never exceed the amount of the HOME loan. To the extent that the net proceeds are less than the outstanding principal balance of the HOME loan, the remainder shall be forgiven.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Shared net proceeds. If the net proceeds are not sufficient to recapture the full HOME investment [or a reduced amount as provided for in CFR Sub-Part 92.254 (a)(5)(ii)(A)(2)] and enable the homeowner to recover the amount of his/her downpayment and any capital improvement investment made by the owner since the purchase, the Orange County HOME Consortium may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\text{HOME Investment} / \text{HOME Investment} + \text{homeowner investment}$$

$$\times \text{Net Proceeds} = \text{HOME amount to be recaptured}$$

$$\text{Homeowner Investment} / \text{HOME Investment} + \text{homeowner investment}$$

$$\times \text{Net Proceeds} = \text{amount to homeowner}$$

To continue affordability, the Orange County HOME Consortium will impose recapture requirements on all HOME funded housing programs. The primary policy of the County is to rely on "Recapture" provisions as a tool to ensure affordability to potential low and moderate-income homebuyers or renters. The "Recapture" provisions are set forth as follows:

1. All homeowner assistance involving HOME funds shall be provided as deferred or amortized loan as evidenced by a note secured by a deed of trust on the property. If the homebuyer does not continue to occupy the property as their principal residence for the duration of the period of affordability, this action shall be treated as an event of default and the homeowner shall become liable for the totality of assistance provided.
2. During the period of affordability, the homebuyer shall not be permitted to refinance the property without the approval and consent of the Orange County HOME Consortium.
3. The period of affordability will be based upon the total amount of HOME funds subject to recapture described in Paragraph "A" of this section.

4. Amount Subject to Recapture: The HOME investment that will be subject to recapture will be based on the amount of HOME assistance that enabled the homebuyer to buy a dwelling unit. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., the development subsidy).
 5. Reduction during Affordability Period: The Orange County HOME Consortium will reduce the HOME investment amount to be recaptured, on a prorated basis for each complete month the homeowner has owned and occupied the housing, measured against the required affordability period and based on the following schedule: 5 Years 1/60 per month; 10 Years 1/120 per month; 15 Years 1/180 per month. Ownership terminating on the 16th of a month or any date in the month thereafter shall be rounded up and considered a complete month of occupancy. Ownership terminating on or before the 15th of a month will be rounded down and ownership will be considered to have terminated at the end of the prior month. If the net proceeds are not sufficient to recapture the full or prorated HOME investment, the County shall retain the totality of all proceeds.
 6. Recaptured HOME funds from Community Housing Development Organizations (CHDO) project, shall be returned to the Orange County HOME Consortium, and shall be used by CHDOs to provide affordable housing in Orange County.
 7. For failure to meet these requirements, the Orange County HOME Consortium, at its own discretion and subject to other legal requirements, may require immediate repayment of a loan or grant from the homeowner for the prorated portion of the HOME funds.
- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The Orange County HOME Consortium does not intend to refinance any existing debt for multifamily housing that will be rehabilitated with HOME Funds. Not applicable.

Discussion

HOME Percentages:

- Orange County HOME Consortium has allocated 10% of its FFY 2018 HOME Allocation for Administration. When including the HOME Program Income and Local Match the Administrative percentage drops to 7.87%.
- The HOME CHDO Set-Aside is 15% of the FFY 2018 HOME Allocation. Orange County HOME Consortium CHDO Set-Aside project is Community Home Trust – Homeownership Assistance.

HOME Tenant-based Rental Assistance (TBRA):

Tenant-Based Rental Assistance (TBRA) is a rental subsidy that Orange County will use to help individual households afford housing costs such as rent, security deposits, and utility deposits in Orange County. The County may also assist tenants with utility deposits, but only when HOME is also used for rental assistance or security deposits.

TBRA will provide payments to make up the difference between the amount a household can afford to pay for housing and local rent standards. The TBRA will be based off the Section 8 Housing Choice Voucher Program. TBRA program will help tenants pay for costs associated with their housing, such as security and utility deposits. (However, under the HOME Program, utility deposit assistance can only be provided in conjunction with rental assistance programs or security deposit programs.)

The HOME TBRA program differ from other types of HOME rental housing activities in three key ways:

- TBRA program helps individual households (rather than subsidizing particular rental projects).
- TBRA assistance moves with the tenant - if the household no longer wishes to rent a particular unit, the household may take its TBRA and move to another rental property.
- The level of TBRA subsidy varies - the level of subsidy is based upon the income of the household, the particular unit the household selects, and the Orange County's rent standard (rather than being tied to the Orange County's high and low HOME rents).

HOME Program Misc.:

Orange County uses the 95% of median area purchase price guidelines. The clients the County propose to serve for the homeownership assistance program are well below 95% of the median sales price and Orange County does not plan to serve clients above the 95%.

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Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
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* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
---	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="56-6000327"/>	* c. Organizational DUNS: <input type="text" value="044041796000"/>
--	--

d. Address:

* Street1:
Street2:
* City:
County/Parish:
* State:
Province:
* Country:
* Zip / Postal Code:

e. Organizational Unit:

Department Name: <input type="text" value="Housing and Community Dev"/>	Division Name: <input type="text" value="Community Development"/>
--	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:
Title:

Organizational Affiliation:

* Telephone Number: Fax Number:

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships (HOME) Program

*** 12. Funding Opportunity Number:**

CPD-18-01

* Title:

Guidance on Submitting Consolidated Plans and Annual Action Plans for Fiscal Year (FY) 2018

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY 2018 Annual Action Plan for the HOME Investment Partnerships (HOME) Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="401,340.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="90,302.00"/>
* f. Program Income	<input type="text" value="13,306.00"/>
* g. TOTAL	<input type="text" value="504,948.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

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CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

06/19/2018
Date

County Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

06/19/2018

Signature of Authorized Official

Date

County Manager

Title

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APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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**RESOLUTION AUTHORIZING
THE ORANGE COUNTY FY 2018-2019 HOME PROGRAM DESIGN**

BE IT RESOLVED, by the Orange County Board of Commissioners as a member of the Orange County HOME Consortium approves the following activities for the 2018–2019 HOME program.

Second Mortgage Assistance

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

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

Homeownership Assistance

Funds will be allocated to the Community Home Trust to provide homebuyer financial assistance for two (2) families in the Northside and Pine Knolls Neighborhood of Chapel Hill.

(Requested amount: \$60,000) \$60,201

Acquisition

Funds will be allocated to EmPOWERment, Inc., for the acquisition of a single family property for lease to households earning 80% or less AMI.

(Requested amount: \$145,000) \$145,000

Tenant Based Rental Assistance

Funds will be allocated to the Inter-Faith Council for Social Services for assisting persons experiencing homelessness too move quickly into permanent housing and achieved stability through a combination of rental assistance and supportive services.

(Requested amount: \$25,000) \$25,000

Funds will be allocated to the Orange County Housing and Community Development Department for tenant based rental assistance. This program will provide rental subsidies to help individual households afford housing costs such as rent, security deposits, and utility deposits in Orange County.

(Requested amount: \$125,402) \$125,402

Housing Rehabilitation

Funds will be allocated to the Orange County Housing and Community Development Department for housing rehabilitation. This program will provide rehabilitation to owner-occupied homeowners throughout Orange County earning less than 80% of the area median income.

(Requested amount: \$49,211) \$49,211

Program Administration

\$40,134

TOTAL FY 2018-2019 HOME PROGRAM FUNDS

\$504,948

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

This is the __ day of _____, 2018

SEAL

Mark Dorosin, Chair
Orange County Board of Commissioners

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SUBRECIPIENT FUNDING WORKSHOP

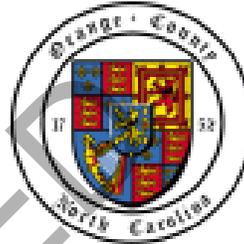


Orange County FY 2018 – 2019 ANNUAL ACTION PLAN TIMELINE
Development of the HOME Program Design

DATE	MEETING	PURPOSE/DEADLINE	LOCATION
Monday, December 4, 2017	Board of County Commissioners (BOCC) Regular Meeting	FY 2018-2019 Annual Action Plan – HOME Needs Assessment Public Hearing	Whitted Meeting Room 300 W. Tryon Street Hillsborough 7:00 p.m.
Wednesday, February 21, 2018	Orange County Local Government Affordable Housing Collaborative	Orange County Local Government Affordable Housing Collaborative – Review 2018-2019 HOME applications	Town of Chapel Hill Room 344 405 MLK, Jr. Blvd. Chapel Hill, NC 27514 5:00p.m.
Tuesday, April 3, 2018	Board of County Commissioners (BOCC) Regular Meeting	FY 2018-2019 Annual Action Plan – HOME Public Hearing*	Whitted Meeting Room 300 W. Tryon Street Hillsborough 7:00 p.m.
Tuesday, May 1, 2018	Board of County Commissioners (BOCC) Regular Meeting	Proposed Annual Action Plan BOCC Approval	Whitted Meeting Room 300 W. Tryon Street Hillsborough 7:00 p.m.
Monday, May 15, 2018		Deadline for submitting the FY 2018-2019 Annual Action Plan to HUD	

****Thirty (30) day Public comment period: March 29, 2018 – April 30, 2018.***

Housing Projects Funding Application



**AHDR - Chapel Hill Affordable Housing
Development Reserve**

AHF - Chapel Hill Affordable Housing Fund

**CDBG - Chapel Hill Community Development
Block Grant**
(Housing Activities ONLY - No Public Service)

**HOME - Orange County Home Investment
Partnership Initiative**

GENERAL INFORMATION & APPLICATION INSTRUCTIONS

OVERVIEW

Thank you for your interest in applying for affordable housing funding through the Town of Chapel Hill and Orange County Home Consortium. This joint application has been developed to streamline the Town of Chapel Hill's funding process and simplify the application process for agencies seeking support for affordable housing projects.

Agencies may apply for the following funding sources using this common funding application:

[Affordable Housing Fund \(AHF\):](#)

In 2002, the Town Council established an Affordable Housing Fund (AHF) to preserve owner-occupied housing in Chapel Hill for affordable housing purposes. Since then, the eligible uses of the Affordable Housing Fund have expanded and include a variety of uses, such as land acquisition, renovation, homeownership assistance, new construction of affordable housing, and rental and utility assistance.

Funds are available through the AHF on a rolling basis, with applications being accepted at any time. Applicants are evaluated by the Town Manager, with Council approval required for requests for housing renovation or homeownership assistance in excess of \$40,000.

[Affordable Housing Development Reserve \(AHDR\):](#)

In fiscal year 14-15, the Town Council allocated over \$688,000 for affordable housing and approved an allocation strategy for this funding, establishing an Affordable Housing Development Reserve (AHDR).

The AHDR is dedicated exclusively to the development and preservation of affordable housing. Priority project areas are: 1) land bank and land acquisition, 2) rental subsidy and development, 3) homeownership development and assistance, and 4) future development planning. Priority is given to rental projects that serve households with incomes 60% and below the Area Median Income (AMI) and homeownership projects that serve households with incomes 80% and below the AMI.

AHDR applications are accepted three times per year (~ every 4 months). Applications are reviewed by the Housing Advisory Board and evaluated using a scoring rubric, which is available on the Town website. The Housing Advisory Board's recommendations for funding are then forwarded to the Town Council for final approval.

[Community Development Block Grant \(CDBG\):](#)

The U.S. Department of Housing and Urban Development (HUD) annually awards funding to state and local governments, to support community planning and development activities and promote integrated approaches to provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons. The primary means towards this end is the development of

partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

CDBG: HUD's Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; [42 U.S.C.-530.1](#) et seq. [View CDBG Laws and Regulations](#)

Town of Chapel Hill CDBG applications are accepted once a year and reviewed by a committee comprised of Town staff and representatives of the Human Services and Housing Advisory Boards. The committee's recommendation is used to develop a funding plan, which Council receives public comment on at public hearings, and then reviews for final approval in the spring of every year.

[HOME Investment Partnership Program \(HOME\):](#)

HOME: HUD's HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

[HOME Laws and Regulations](#)

Orange County HOME funding applications are accepted once a year and are reviewed by the Orange County Local Government Affordable Housing Collaborative (*formerly the Home Consortium Application Review Committee*). The HOME Consortium application review committee is comprised of staff and elected officials from the Town of Chapel Hill, Carrboro, Hillsborough, and Orange County jurisdictions. A recommended funding plan is reviewed for approval by each jurisdiction in the spring of every year.

INCOME ELIGIBILITY

In general, all projects must benefit persons with a household income below 80% of the area median income adjusted for family size, though projects may be approved that serve households of higher incomes. The U.S. Department of Housing & Urban Development's 2017 Area Median Family Income Limits (effective April 11, 2017) can be found here:

https://www.hudexchange.info/resource/reportmanagement/published/HOME_IncomeLmts_State_NC_2017.pdf

PROJECT REPORTING AND MONITORING

Recipients of AHF and AHDR funds are required to submit written progress reports to the Town twice a year to monitor progress and performance, financial and administrative management, and compliance with the terms of the performance agreements. Reporting information may include: progress toward achieving performance goals, description of activities/challenges, and revisions of proposed project timelines/budgets. Please submit bi-annual reports electronically to: housingandcommunity@townofchapelhill.org.

Subrecipients of CDBG and HOME funds are subject to monitoring and reporting requirements, as specified in the performance agreement.

ORIENTATION MEETING

Applicants are invited to attend an optional orientation session prior to applying for funding, which will be held periodically throughout the year in coordination with the application deadlines.

For the AHF and AHDR, applicants are also invited to participate in a pre-application meeting, which is a one-hour one-on-one session during which applicants can discuss their funding proposal with Town staff. To schedule a pre-application meeting, applicants should contact Sarah Vinas at 919-969-5079 or svinas@townofchapelhill.org.

SUBMISSION INSTRUCTIONS

Applications may not be considered for the following reasons:

1. Project that do not align with the eligibility criteria for these funding sources
2. Applicant has demonstrated poor past performance in carrying out projects or complying with funding guidelines
3. Applicant fails to provide required information
4. Incomplete or late applications

In the event of inclement weather, check the website for the Town/County you are applying to, for further instructions.

AHF and AHDR

Submit applications electronically in PDF form to: housingandcommunity@townofchapelhill.org.

If you have questions, please contact: Sarah Vinas at 919-969-5079 or svinas@townofchapelhill.org

CDBG and HOME

Please submit:

- Two (2) paper copies of the application with ORIGINAL signatures; and
- One (1) flash drive with electronic files.

Electronic files to include on flash drive are:

- Completed application in original WORD format (.doc/.docx)

- Completed and signed application in scanned format (.pdf)
- Budget files (Excel files are preferable)
- All attachments (CLEARLY labeled with year, agency, and name of document)

CDBG Applications	HOME Applications
Town of Chapel Hill Town Hall 405 Martin Luther King Jr. Blvd Chapel Hill, NC 27514	Orange County Housing, Human Rights, and Community Development 300 W. Tryon Rd. 3 rd floor Hillsborough, NC 27278
Attn: Renée Moye	Attn: Renee D. Holmes
Questions? Email: cdbg@townofchapelhill.org	Questions? Email: rholmes@orangecountync.gov

CHECKLIST OF REQUIRED DOCUMENTATION

Application:

- Section 1: Applicant and Project Overview
- Section 2: Project Description
- Section 3: Performance Measurements
- Section 4: Project Budget and Pro-forma
- Section 5: Agency Description
- Section 6: Disclosure of Potential Conflicts of Interest

Required Attachments:

Agency Attachments:

- Current list of Board of Directors, including addresses, phone numbers, terms, and relevant affiliations
- Current Bylaws and Articles of Incorporation
- IRS tax determination letter [501(c)(3)] (if applicable)
- Most recent independent audit (if applicable)
- NC Solicitation License

Project Attachments:

- Project Timeline
- Site map showing lot boundaries, locations of structure(s), and other site features
- General location map (at least ½ mile radius)
- Floor plan(s)
- Elevation(s)
- List of Energy Efficiency measures included in the project (if applicable)
- List of Universal Design principles included in the project (if applicable)
- Detailed Project Budget
- Pro-Forma (For Rental Property Only)

FUNDING APPLICATION

Section 1: APPLICANT AND PROJECT OVERVIEW

A. Applicant Information

Applicant Organization's Full Legal Name: _____

DUNS Number (Required for Federal Funding): _____

Applicant Organization's Physical Address: _____

Applicant Organization's Mailing Address: _____

Applicant Organization's Web Address: _____

Executive Director: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

B. Project Information

Project Name: _____

Primary Project Contact Person and Title: _____

Total Project Cost: _____

Total Amount of Funds Requested: _____

Please specify the **type** and **amount** of funding requested:

Local Affordable Housing Fund: \$ _____

Grant Loan

Local Affordable Housing Development Reserve: \$ _____

Grant Loan

Federal Community Development Block Grant: \$ _____

Grant Loan

Federal Home Partnership Investment Program: \$ _____

Grant Loan

Proposed Use of Funds Requested (*provide a concise description of proposed project*): _____

To the best of my knowledge and belief all information and data in this application are true and current. The document has been duly authorized by the governing board of the applicant.

Signature: _____

Board Chairperson/Department Head

Date

Section 2: PROJECT DESCRIPTION

Please provide a thorough description of the project (by answering the “who,” “what,” “when,” and “where” questions about your project). **Do not assume the reader knows anything about the project.**

A. Project Name: _____

B. “Who”

1. Who is the target population to be served and how will their needs be addressed through this project? _____

2. Please indicate the income of the beneficiaries (households) to be served through the proposed project. The U.S. Department of Housing & Urban Development’s 2017 Area Median Family Income Limits (effective April 2017) are listed below:

Income Level	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
30% AMI	\$15,400	\$17,600	\$19,800	\$22,000	\$23,800	\$25,550	\$27,300	\$29,050
50% AMI	\$25,700	\$29,350	\$33,000	\$36,650	\$39,600	\$42,550	\$45,450	\$48,400
80% AMI	\$41,100	\$46,950	\$52,800	\$58,650	\$63,350	\$68,050	\$72,750	\$77,450

Income Group (Area Median Income)	Number of Beneficiaries	% of Total Beneficiaries
<30% of the AMI		
31%-50% of AMI		
51-80% of AMI		
>80% of AMI		
TOTAL		

3. Project Staff. Please provide names of staff, contractors, and/or volunteers that will be involved with the project. Describe their responsibilities with the project and track record in successful completion of similar projects in the past. _____

C. “What”

1. **Type of Activity.** Please check the category under which your project falls.

- | | |
|--|---|
| <input type="checkbox"/> Acquisition | <input type="checkbox"/> Owner-occupied rehabilitation |
| <input type="checkbox"/> Predevelopment costs | <input type="checkbox"/> Rental rehabilitation |
| <input type="checkbox"/> Infrastructure/site improvements | <input type="checkbox"/> Emergency shelter |
| <input type="checkbox"/> Rental subsidy | <input type="checkbox"/> Transitional housing |
| <input type="checkbox"/> New construction for homeownership | <input type="checkbox"/> Supportive housing |
| <input type="checkbox"/> New construction for rental | <input type="checkbox"/> Rental/utility connection assistance |
| <input type="checkbox"/> Commercial property construction/rehabilitation | <input type="checkbox"/> New or redeveloped rental housing |
| | <input type="checkbox"/> Second Mortgage Assistance |

Community engagement to support future development planning

Other (specify): _____

2. Project Description. Please provide a general overview of your project, including what you are planning to produce and how you are planning to carrying out the project. _____

D. "Where"

1. Project Location. Please be as specific as possible. _____

2. Project Size (if applicable). Please provide the size of development site: _____ acres

Please attach the following:

- Site map showing lot boundaries, locations of structure(s), and other site features
- General location map (at least ½ mile radius)

E. "When"

Attach a **detailed** timetable showing when each work task will be completed (e.g., planning; obtaining financial commitments; design; environmental review; bidding; loan closing; key milestones in construction; marketing; final inspection; occupancy; etc.)

F. Project Details

If the questions below are not applicable or the requested information is not currently available, please insert N/A.

1. Property Acquisition.

- a. Has your agency acquired real property in order to carry out the project, or is property acquisition planned? _____
- b. Is the property currently occupied? If so, attach a description of your plan to relocate. _____

2. Construction Detail.

- a. How many units will be newly constructed? _____
- b. How many units will be rehabilitated? _____
- c. What is the square footage of each unit? _____
- d. What is the number of bedrooms in each unit? _____

- e. What is the number of bathrooms in each unit? _____
- f. How many units will have full ADA accessibility? _____
- g. Is the proposed project located in a Neighborhood Conservation District? (Neighborhood Conservation Districts apply only to projects located in Chapel Hill.)

- h. Please attach the following:
 - Floor plan(s)
 - Elevation(s)
 - List of Energy Efficiency measures included in the project (if applicable)
 - List of Universal Design principles included in the project (if applicable)

3. Affordability, Marketing, and Supportive Services.

- a. Describe any methods to ensure long-term affordability of housing units, including subsidy recapture, equity sharing, deed restrictions, etc. (Note: Subrecipients of HOME program funding must agree to the terms and conditions of the HOME Program Development Agreement, the Declaration of Restrictive Covenants and the Orange County ninety-nine (99) year period of affordability) : _____
- b. What are the proposed rents (including utility costs) or sales prices for completed units? _____
- c. Explain your agency’s process for marketing to ensure an adequate pool of income-eligible renters to buyers: _____
- d. What supportive services, if any, will be provided through this project? _____

Section 3: PERFORMANCE MEASUREMENTS

A. Goals and Objectives

Please complete the following chart with information about the project’s goals and objectives.

Goal/Objective	Measurement
<i>Ex: Provide housing for low- to moderate-income households.</i>	<i>Ex: By 2016, build ten units that are affordable to low- to moderate-income households.</i>
_____	_____
_____	_____
_____	_____

_____	_____
_____	_____

B. Alignment with Town Council Goals and adopted affordable housing policy.

Please explain how the proposed project aligns with the Town Council Goals and adopted affordable housing strategies and the [Consolidated Plan](#) . _____

Section 4: PROJECT BUDGET AND PRO-FORMA

A. Project Budget

Attach a **detailed project budget** showing all sources and **uses of funds**. Attach funding commitment letters where available or copies of funding applications previously submitted.

B. Pro-forma (for rental property only)

If you are developing a property for rent, please attach a 20-year pro-forma showing estimated income, expenses, net operating income, debt service, and cash flow.

Section 5: AGENCY DESCRIPTION

A. Organization

What is your organization's . . .

1. Mission statement? _____
2. Incorporation date (Month and Year)? _____
3. Estimated Total Agency Budget for this fiscal year? \$ _____
4. Does your agency budget show a surplus or deficit? Please explain.
5. Is there a significant change in your budget from the previous year? Please explain.
6. Total number of agency staff (full time equivalents): _____

B. Agency Track Record and Community Support

Please describe your agency's experience and ability to carry out the proposed project, including:

1. Evidence of coordination of this application with other organizations to complement and/or support the proposed project.
2. Involvement of intended beneficiaries of the project in the planning process.
3. Past achievements in carrying out similar projects and evidence of successful record of meeting proposed budgets and timetables.
4. Collaborative relationships with other agencies.
5. Plans to develop linkages with other programs and projects to coordinate activities so solutions are holistic and comprehensive.
6. Any other features relating to organization capacity that you consider relevant, (i.e. property management experience, including accepting Section 8 Vouchers, etc.). _____

Section 6: DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Are any of the Board Members or employees of the agency which will be carrying out this project, or members of their immediate families, or their business associates?

- a) Employees of or closely related to employees of the Town of Chapel Hill or Orange County?
 YES NO
- b) Members of or closely related to members of the governing bodies of Chapel Hill or Orange County?
 YES NO
- c) Current beneficiaries of the project/program for which funds are requested?
 YES NO
- d) Paid providers of goods or services to the program or having other financial interest in the program?
 YES NO

If you have answered YES to any question, **please explain below.** The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an **undisclosed** conflict may result in the termination of any grant awarded. _____

Budget Detail for Requested Funds

Cost Elements	Cost (\$)	Quantity/Unit of measure	Subtotal (\$)
Ex: Carpenter: 123 Apple Street	\$20	10 hrs/wk x12 wks = 120 hours	\$2,400
		Total	0

If requesting HUD (CDBG/HOME) funds Complete the chart below	If requesting Local Government funds Complete the chart below
--	---

Leveraging Ratio of HUD Funds		Leveraging Ratio of Local Funds	
HUD Funds		Local Funds	
Source of Funds	Amount	Source of Funds	Amount
CDBG	\$ -	Local Government (CH/CA/HI/OC)	\$ -
HOME	\$ -		\$ -
Other Funds		Other Funds	
Source of Funds	Amount	Source of Funds	Amount
Other Federal funds	\$ -	Federal funds (CDBG, HOME, etc.)	\$ -
State/Local Funds	\$ -	State Funds	\$ -
Private Funds	\$ -	Private Funds	\$ -
Other: _____	\$ -	Other: _____	\$ -
Program Activity Costs Total		Program Activity Costs Total	
Total \$ -		Total \$ -	

Leveraging Ratio CDBG + HOME : All Other Funds #DIV/0!	Leveraging Ratio Local Government : All Other Funds #DIV/0!
---	--

Agency Budget
Operating Budget for Entire Agency

AGENCY NAME: _____

AGENCY REVENUE	Actual 2015-16	Estimated 2016-17	Projected 2017-18	Percent Change
Private Donations	\$ -	\$ -	\$ -	0
Agency Generated Revenue (fees)	\$ -	\$ -	\$ -	0
Local Government Grants:				
Human Services - Town of Carrboro	\$ -	\$ -	\$ -	0
Other - Town of Carrboro	\$ -	\$ -	\$ -	0
Human Services - Town of Chapel Hill	\$ -	\$ -	\$ -	0
Other - Town of Chapel Hill	\$ -	\$ -	\$ -	0
Human Services - Orange County	\$ -	\$ -	\$ -	0
Other - Orange County	\$ -	\$ -	\$ -	0
Other - Town of Hillsborough	\$ -	\$ -	\$ -	0
Other Government Grants				
Triangle United Way	\$ -	\$ -	\$ -	0
State Government	\$ -	\$ -	\$ -	0
Federal Government (CDBG/HOME/etc.)	\$ -	\$ -	\$ -	0
Private Foundation Grants	\$ -	\$ -	\$ -	0
Other Revenue	\$ -	\$ -	\$ -	0
Total Agency Revenue	\$ -	\$ -	\$ -	0
AGENCY EXPENSES				
Compensation	\$ -	\$ -	\$ -	0
Rent & Utilities	\$ -	\$ -	\$ -	0
Supplies & Equipment	\$ -	\$ -	\$ -	0
Travel & Training	\$ -	\$ -	\$ -	0
Other Expenses:	\$ -	\$ -	\$ -	0
Total Agency Expenses	\$ -	\$ -	\$ -	0
SURPLUS/(DEFICIT) FOR PERIOD:	\$ -	\$ -	\$ -	0

Program Budget
Operating Budget for Program

PROGRAM NAME _____

PROGRAM REVENUE	Actual 2015-16	Estimated 2016-17	Projected 2017-18	Percent Change
Private Donations	\$ -	\$ -	\$ -	0
Program Generated Revenue	\$ -	\$ -	\$ -	0
Local Government Grants:				
Human Services - Town of Carrboro	\$ -	\$ -	\$ -	0
Other - Town of Carrboro	\$ -	\$ -	\$ -	0
Human Services - Town of Chapel Hill	\$ -	\$ -	\$ -	0
Other - Town of Chapel Hill	\$ -	\$ -	\$ -	0
Human Services - Orange County	\$ -	\$ -	\$ -	0
Other - Orange County	\$ -	\$ -	\$ -	0
Other - Town of Hillsborough	\$ -	\$ -	\$ -	0
Other Government Grants				
Triangle United Way	\$ -	\$ -	\$ -	0
State Government	\$ -	\$ -	\$ -	0
Federal Government (CDBG/HOME/etc.)	\$ -	\$ -	\$ -	0
Private Foundation Grants	\$ -	\$ -	\$ -	0
Other Revenue	\$ -	\$ -	\$ -	0
Total Program Revenue	\$ -	\$ -	\$ -	0
PROGRAM EXPENSES				
Compensation	\$ -	\$ -	\$ -	0
Rent & Utilities	\$ -	\$ -	\$ -	0
Supplies & Equipment	\$ -	\$ -	\$ -	0
Travel & Training	\$ -	\$ -	\$ -	0
Other Expenses:	\$ -	\$ -	\$ -	0
Total Program Expenses	\$ -	\$ -	\$ -	0
SURPLUS/(DEFICIT) FOR PERIOD:	\$ -	\$ -	\$ -	0

Funding Application Orientation
Orange County, Town of Carrboro, Town of Chapel Hill
Tuesday, November 28, 2017

Name & Title	Agency	Program	Phone No.	Email Address	Please Check Funding (s) Which Your Applying for			
					Human Services	CDGB	Home	
Allen Coleman ^{Budget + Admin Coord.}	Orange Co. Govt.	Local Govt.	919-245-2151	acoleman@orangecounty.nc.gov	<input checked="" type="checkbox"/>			
Annette Lafferty	Town Carrboro	Local Govt.		alafferty@gmail.com	<input checked="" type="checkbox"/>			
NORMA B. WHITE	OCRA Orange County Rural Alliance	—	919-752-8527	n.b.white@embarqmail.com	<input checked="" type="checkbox"/>			
RENÉE HOLMES	ORANGE Co. Govt	County Govt.	919-245-2495	rholmes@orangecountync.gov				<input checked="" type="checkbox"/>
Britta Kunzer	Compass Center for W/H Women's Center			finances@compassctr.org	<input checked="" type="checkbox"/>			
Shlicka Butman	Refugee Support Center		919-423-1478	fbatemanrsc@gmail.com	<input checked="" type="checkbox"/>			
Kerry Brock	El Futuro		919-668-7101 Ext 632	kbrock@elfuturo-nc.org	<input checked="" type="checkbox"/>			
Anne-Marie Varnan	Freedom House	Local	919-942-2803	annemarie.v@freecoverg.org	<input checked="" type="checkbox"/>			
Cordelia Heaney	Compass Center	local		director@ Cordelia compassctr.org	<input checked="" type="checkbox"/>			
Maryann Samuels	OE	local	919-699-4400	samuelsm@oenterprises.org	<input checked="" type="checkbox"/>			
Elizabeth Irwin	Planned Parenthood	Education.	919-929-5402	elizabeth.irwin@pps21.org	<input checked="" type="checkbox"/>			

Funding Application Orientation
Orange County, Town of Carrboro, Town of Chapel Hill
Tuesday, November 28, 2017

Name & Title	Agency	Program	Phone No.	Email Address	Please Check Funding (s) Which Your Applying for		
					Human Services	CDGB	Home
SUSAN WORLEY EX DIR	VOLUNTEERS FOR YOUTH	(SAME)	919-967-4511	susan@volunteersforyouth.org	<input checked="" type="checkbox"/>		
Dale Horton NEIL STAZER CHAIR	Duke Hospice Hillsborough Arts Council	Same	919.419.0318 919 643-2500	dale.horton@duke.edu info@hillsboroughartsCouncil.org	<input checked="" type="checkbox"/>		
JEROME LEVITY Wellness Coordinator	Boys & Girls Clubs Durham and Orange	Same	919-687-4517	JLEVITY@bgcdac	<input checked="" type="checkbox"/>		
Latonya Brown	OC Dept on Aging	Same	919 245 4270	Lbrown@orangecountync.gov	<input checked="" type="checkbox"/>		
Jacqui Janks	Inter-Faith Council	same	919 929 6350	jjanks@ifcmailbox.org	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Linda Foxworth	Kidscope		919-644-6590	lfoxworth@kidscope.chtop.org	<input checked="" type="checkbox"/>		
Marywinnie Sherwood Ed. member	BGCDOL	Same	919-967-4264	marywinnie@yahoo.com	<input checked="" type="checkbox"/>		
Stephanie Kilpatrick Residential Sres Dir.	IFC	Community House Home Start Permanent Supportive Housing	919-967-1086 x 12	skilpatrick@ifcmailbox.org	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Swayzenc Riggsbee Exec Director	Soltys Adult Day	Day Program	919-245-2024	sriggsbee@orangecountync.gov			
Marie Jost exec. asst.	Kidscope	same	919-644-6590	mjust@kidscope.chtop.org	<input checked="" type="checkbox"/>		

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**FIRST PUBLIC
HEARING**



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McClatchy**
The News & Observer
215 S. McDowell St
Raleigh, NC 27601
919-829-4500

Order Confirmation

Customer

ORANGE COUNTY HOUSING, HUMAN RIGHTS AND COMMUNITY DEV

Payor Customer

ORANGE COUNTY HOUSING, HUMAN RIGHTS AND COMMUNI

Customer Account

477495

Payor Account

477495

Customer Address

300 W. TRYON STREET
HILLSBOROUGH NC 27278 USA

Payor Address

300 W. TRYON STREET
HILLSBOROUGH NC 27278 USA

Customer Phone

919-245-2495

Payor Phone

919-245-2495

Customer Fax

Customer EMail

rholmes@orangecountync.gov

Sales Rep

gwhite@newsobserver.com

Order Taker

boverton@newsobserver.com

PO Number

Payment Method

Invoice

Blind Box

Tear Sheets

0

Proofs

0

Affidavits

1

Net Amount

\$273.00

Tax Amount

\$0.00

Total Amount

\$273.00

Payment Amount

\$0.00

Amount Due

\$273.00

Ad Order Number

0003393689

Order Source

Ordered By

Special Pricing

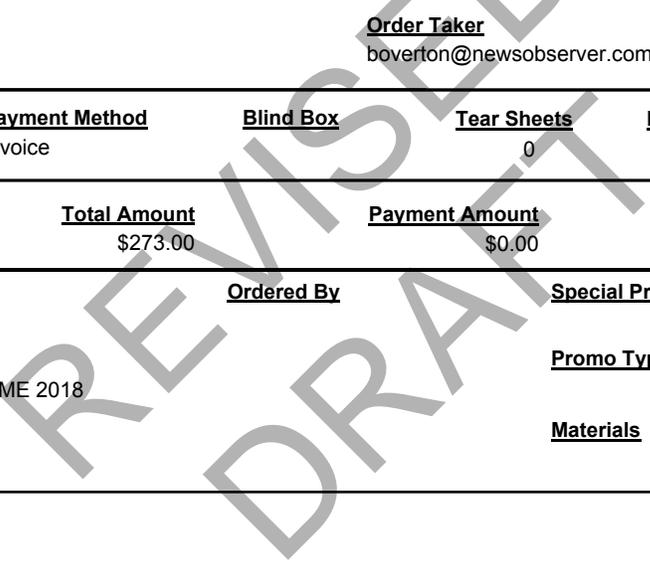
Invoice Text

December 4, 2017 Needs Hearing HOME 2018

Promo Type

Package Buy

Materials



Ad Order Information

Ad Number 0003393689-01 **Ad Type** RAL-Legal Liner **Production Method** AdBooker **Production Notes**

External Ad Number **Ad Attributes** **Ad Released** No **Pick Up**

Ad Size 2 X 41 li **Color**

Product RAL-Durham Herald-Sun **Placement** 0300 - Legals Classified **Times Run** 1 **Schedule Cost** \$273.00

Run Schedule Invoice Text December 4, 2017 Needs Hearing HOME 2018 **Position** 0301 - Legals & Public Notices

Run Dates
11/17/2017



Monday, December 4, 2017
7:00 P.M.
Richard E. Whitted Building
300 W. Tryon Street
Hillsborough, NC 27278

**ORANGE COUNTY CONSOLIDATED HOUSING PLAN UPDATE
PUBLIC HEARING**

The Orange County Board of Commissioners will hold a public hearing to obtain citizen comments regarding the housing and community development needs in Orange County including the Towns of Carrboro, Chapel Hill, and Hillsborough. The County is seeking input from the community regarding the expenditure of 2018-2019 HOME Investment Partnership funds. The Orange County HOME Consortium expects to receive approximately \$394,656 in HOME funds.

All interested County residents are invited to attend and provide comments during this hearing.

For additional information, contact the Orange County Housing, Human Rights and Community Development Department at 919-245-2490. The TDD number is 644-3045.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con Marlyn Henriquez-Valeiko at (919)245-2498 o en 300 W. Tryon Street, Hillsborough, NC 27278, para la disponibilidad de esta solicitud.

H-S: 11-17-2017





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215 S. McDowell St
Raleigh, NC 27601
919-829-4500

Order Confirmation

Customer

ORANGE COUNTY HOUSING, HUMAN RIGHTS AND COMMUNITY DEV

Payor Customer

ORANGE COUNTY HOUSING, HUMAN RIGHTS AND COMMUNI

Customer Account

477495

Payor Account

477495

Customer Address

300 W. TRYON STREET
HILLSBOROUGH NC 27278 USA

Payor Address

300 W. TRYON STREET
HILLSBOROUGH NC 27278 USA

Customer Phone

919-245-2495

Payor Phone

919-245-2495

Customer Fax

Customer EMail

rholmes@orangecountync.gov

Sales Rep

gwhite@newsobserver.com

Order Taker

boverton@newsobserver.com

PO Number

Payment Method

Invoice

Blind Box

Tear Sheets

0

Proofs

0

Affidavits

1

Net Amount

\$139.44

Tax Amount

\$0.00

Total Amount

\$139.44

Payment Amount

\$0.00

Amount Due

\$139.44

Ad Order Number

0003393700

Order Source

Ordered By

Special Pricing

Invoice Text

Promo Type

Package Buy

Materials

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Ad Order Information

Ad Number 0003393700-01 **Ad Type** RAL-Legal Liner **Production Method** AdBooker **Production Notes**

External Ad Number **Ad Attributes** **Ad Released** No **Pick Up** 0003393689

Ad Size 2 X 41 li **Color**

Product RAL-Chapel Hill News **Placement** 0300 - Legals Classified **Times Run** 1 **Schedule Cost** \$139.44

Run Schedule Invoice Text December 4, 2017 Needs Hearing HOME 2018 **Position** 0301 - Legals & Public Notices

Run Dates
11/19/2017



Monday, December 4, 2017
7:00 P.M.
Richard E. Whitted Building
300 W. Tryon Street
Hillsborough, NC 27278

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CHN: 11-19-2017





**Orange County
Board of Commissioners**

Agenda

Regular Meeting

December 4, 2017

7:00 p.m.

Richard Whitted Meeting Facility

300 West Tryon Street

Hillsborough, NC 27278

Note: Background Material
on all abstracts
available in the
Clerk's Office

Compliance with the "Americans with Disabilities Act" - Interpreter services and/or special sound equipment are available on request. Call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance with reasonable accommodations, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# 644-3045.

Board Organization

- a. Election of Chair and Vice-Chair
- b. Designation of Voting Delegate for all NCACC and NACo Meetings for Calendar Year December 1, 2017-2018

Appointments

- a. Manager
- b. Clerk to the Board
- c. County Attorney

1. Additions or Changes to the Agenda

PUBLIC CHARGE

The Board of Commissioners pledges to the residents of Orange County its respect. The Board asks its residents to conduct themselves in a respectful, courteous manner, both with the Board and with fellow residents. At any time should any member of the Board or any resident fail to observe this public charge, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed. All electronic devices such as cell phones, pagers, and computers should please be turned off or set to silent/vibrate.

2. Public Comments (Limited to One Hour)

(We would appreciate you signing the pad ahead of time so that you are not overlooked.)

- a. Matters not on the Printed Agenda (Limited to One Hour – THREE MINUTE LIMIT PER SPEAKER – Written comments may be submitted to the Clerk to the Board.)

Petitions/Resolutions/Proclamations and other similar requests submitted by the public will not be acted upon by the Board of Commissioners at the time presented. All such requests will be referred for Chair/Vice Chair/Manager review and for recommendations to the full Board at a later date regarding a) consideration of the request at a future regular Board meeting; or b) receipt of the request as information only. Submittal of information to the Board or receipt of information by the Board does not constitute approval, endorsement, or consent.



- b. Matters on the Printed Agenda
(These matters will be considered when the Board addresses that item on the agenda below.)

3. Announcements, Petitions and Comments by Board Members (Three Minute Limit Per Commissioner)

4. Proclamations/ Resolutions/ Special Presentations

- a. Voluntary and Enhanced Agricultural District Designation: Multiple Farms
- b. Fire Chief's Association Update
- c. Proclamation Recognizing December 6, 2017 as Abolition Day
- d. Resolution of Support for a Referendum on the Expansion of Medicaid in North Carolina

5. Public Hearings

- a. Joint Public Hearing with the Historic Preservation Commission Regarding the Proposed Designation of the Dr. Arch Jordan House in the Caldwell Community as an Orange County Local Historic Landmark
- b. Orange County Consolidated Plan – Annual Action Plan Needs Assessment Public Hearing

6. Regular Agenda

- a. Department of Human Rights and Relations

7. Reports

- a. House Bill 630 – Family/Child Protection and Accountability Act

8. Consent Agenda

- Removal of Any Items from Consent Agenda
- Approval of Remaining Consent Agenda
- Discussion and Approval of the Items Removed from the Consent Agenda

- a. Minutes
- b. Motor Vehicle Property Tax Releases/Refunds
- c. Property Tax Releases/Refunds
- d. Applications for Property Tax Exemption/Exclusion
- e. Alliance for Historic Hillsborough Lease – Dickson House, 150 King Street, Hillsborough
- f. Request for Road Addition to the State Maintained Secondary Road System – Perry Hills Subdivision
- g. Request for Road Additions to the State Maintained Secondary Road System – Buckhorn Ridge Subdivision
- h. Request for Road Additions to the State Maintained Secondary Road System – The Reserve Subdivision
- i. Board of Commissioners – Boards and Commissions Annual Selection Process

9. County Manager's Report

10. County Attorney's Report



11. *Appointments

- a. Arts Commission - Appointments
- b. Commission for the Environment - Appointment

12. Information Items

- November 20, 2017 BOCC Meeting Follow-up Actions List
- Tax Collector's Report – Numerical Analysis
- Tax Collector's Report – Measure of Enforced Collections
- Tax Assessor's Report – Releases/Refunds under \$100
- BOCC Chair Letter Regarding Petitions from November 20, 2017 Regular Meeting

13. Closed Session

14. Adjournment

Note: Access the agenda through the County's web site, www.orangecountync.gov

***Subject to Being Moved to Earlier in the Meeting if Necessary**

Orange County Board of Commissioners' regular meetings and work sessions are available via live streaming video at orangecountync.gov/occlerks/granicus.asp and Orange County Gov-TV on channels 1301 or 97.6 (Time Warner Cable).

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ORANGE COUNTY BOARD OF COMMISSIONERS

(For items on the printed agenda)

441 12/4/17

Please print legibly

	Name	Street Address, City, Zip	Email	Telephone	Item Number
1	<i>[Handwritten Name]</i>	<i>[Handwritten Address]</i>			56
2	<i>[Handwritten Name]</i>	<i>[Handwritten Address]</i>			56
3	<i>[Handwritten Name]</i>				
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

REVISED DRAFT

APPROVED 1/23/2018

**MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
December 4, 2017
7:00 p.m.**

The Orange County Board of Commissioners met in regular session on Monday, December 4, 2017 at 7:00 p.m. at the Whitted Building, in Hillsborough, N.C.

COUNTY COMMISSIONERS PRESENT: Chair Dorosin and Commissioners Mia Burroughs, Barry Jacobs, Earl McKee, Mark Marcoplos, Renee Price and Penny Rich

COUNTY COMMISSIONERS ABSENT:

COUNTY ATTORNEYS PRESENT: John Roberts

COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Deputy County Manager Travis Myren and Clerk to the Board Donna Baker (All other staff members will be identified appropriately below)

Chair Dorosin called the meeting to order at 7:01 p.m.

Board Organization

a. Election of Chair and Vice-Chair

CHAIR:

VOTE: 7-0 (UNANIMOUS) for Mark Dorosin.

VICE CHAIR:

VOTE: 7-0 (UNANIMOUS) for Penny Rich

b. Designation of Voting Delegate for all North Carolina Association of County Commissioners (NCACC) and National Association of Counties (NACo) Meetings for Calendar Year December 1, 2017-2018

Chair Dorosin said he sent an email to the Board about tabling this item until the boards and commissions are chosen in February.

Commissioner Price said she checked with the NCACC, and this can be done at anytime.

Chair Dorosin said Commissioner Price serves in both seats, and would continue to serve in those seats until then.

Commissioner McKee said it was his understanding that the Board had decided to change the picking of boards and commissions to November, starting in 2018. He said given this change, he would prefer Commissioner Price remain in these positions, and make any changes in November 2018.

A motion was made by Commissioner Rich, seconded by Commissioner Marcoplos to delay these appointments until February.

VOTE: Ayes, 6; Nays, 1 (Commissioner McKee)

Appointments

a. Manager

A motion was made by Commissioner Price, seconded by Commissioner McKee to appoint Bonnie Hammersley as the County Manager.

VOTE: UNANIMOUS

b. Clerk to the Board

A motion was made by Commissioner Price, seconded by Commissioner McKee to appoint Donna Baker as Clerk to the Board.

VOTE: UNANIMOUS

c. County Attorney

A motion was made by Commissioner Price, seconded by Commissioner McKee to appoint John Roberts as County Attorney.

VOTE: UNANIMOUS

1. Additions or Changes to the Agenda

- White sheet: PowerPoint for Item 4-a
- White sheet: PowerPoint for Item 4-b
- White sheet: PowerPoint for Item 5-a
- Green sheet: Summary of Home Funding Levels for Item 5-b
- White sheet: PowerPoint for Item 6-a
- Email from a resident in reference to Items Not on the Printed Agenda – Mountains to Sea Trail (MTS)
- MTS petitions

A motion was made by Commissioner Price, seconded by Commissioner Burroughs to add an item to the agenda under Item 3, in regards to appointing a Board of County Commissioners member to the nominating committee of Cardinal Innovations.

VOTE: UNANIMOUS

PUBLIC CHARGE

Chair Dorosin dispensed with the reading of the Public Charge.

2. Public Comments

a. Matters not on the Printed Agenda

Allan Green reviewed the following email:

Chair Dorosin, Distinguished Commissioners:

I am representing a group of local MST advocates which includes names familiar to you - Glen Greenstreet, Greg and Linda Smith, Terri Bruckner, Ed Johnson, Carl Shy, Luther Livermon and Karen Frey. We have a joint response to Dave Stancil's memo MST – Next Steps, dated October 27. As outlined in this memo, Orange County's "Next Steps" continue to be inadequate, incomplete, and do not reflect the prior clear direction of the BOCC to DEAPR staff to develop a plan for the completion of Section 11.

The plan to route the MST from the Haw River to Oconochee Recreation Area has a long history. As far back as 2009 the OWASA board approved the concept of traversing the OWASA property. It was an element in our Orange County P&R Master Plan and the NC State Parks MST master plan. Two years ago, in response to our local group petition, Chair Dorosin and the BOCC requested that P&R staff submit a plan by Jan, 2016 for the Orange County Section of the MST that would connect the Haw River in Alamance county with the Eno River section in Durham county. Commissioner Dorosin actually proposed a list of specifics:

- Identification of a route – lines on a map
- Securing easements from OWASA and private landowners
- Allocating / securing funding the purchase of easements
- Working with partners for the use of their properties

I had, and I believe you had, every expectation that at the next meeting you would be asked to approve an MST route connecting existing public lands with interim road routes creating a continuous trail from Saxapahaw to the Eno River. Instead you were presented with a "plan for a plan" involving community meetings, OWASA negotiations, trail surveys, and development of a process for obtaining easements. The timeline, which had been requested by Commissioner McKee at the previous meeting, had a July, 2016 completion date.

I cannot say nothing has been accomplished. There is work underway on the 7-Mile Creek section of the trail and OC residents are better informed about the MST corridor. But as of tonight (a) no Orange County trail route has been presented for your approval; (b) No easements have been negotiated even though OWASA has (again) approved trail passage, and a number of property owners are ready to give easements (c) You have not been presented with a budget containing funds for MST easements, and (d) there is no work in progress with willing partners.

During this same timeframe, Hillsborough has completed the MST section along the Riverwalk, and Alamance county has planned and is well on the way to completing the Haw River trail down to Saxapahaw. Terri Buckner, one of our following speakers, will present a petition for your approval to get Orange County back on track.

Thank you,
Allan Green

Carl Shy said he here representing three landowners that want to donate easements to the MTS, all of which border the present Orange Water and Sewer Authority (OWASA) property. He said this offer is being extended at the north and south ends of the property, and it is hoped that this will be acted upon in the near future.

Terri Buckner presented and reviewed the following MTS petition:

Mountains to the Sea Trail Petition

To: Board of County Commissioners
 From: Local Friends of Mountains to the Sea Trail
 Date: December 4, 2017
 RE: Petition for Mountains to the Sea Trail, Cane Creek area section

Since 2009, the County and residents have been discussing an Orange County route for the Mountains to the Sea Trail (MST). On September 16, 2017, the Commissioners received a report from staff on the status of the planning process and took public comment. Since then, staff has followed up with a report outlining the status on 1) the physical route for the trail, 2) public communications about the trail, and 3) the acceptance of previously offered easements,

We are here tonight to urge you to take the following actions:

1. Officially adopt the Orange County MST trail route from the Haw River Trail in Saxapahaw to the Pleasant Green/Eno River in eastern Orange County connector **at your December 12, 2017 meeting**. The route will include:
 - a. Interim road sections, including the connection from Bradshaw Quarry Road, along Saxapahaw-Bethlehem Road to the Haw River Trail until a land route can be formalized. The Alamance County Parks staff supports this route as they work to complete the land acquisition needed to connect the current Haw River Trail section to Morrow Mill Road.
 - b. OWASA property
 - c. Three currently offered easements on private land, with others currently being considered and/or negotiated.
2. Before the end of February 2018, officially accept the three (or more) easements being offered within the officially designated route.
3. By the end of March 2018, formally establish a relationship between Orange County and the Friends of the MST which will include:
 - a. Trail building
 - b. Advocacy

Chair Dorosin said he would like more information back from staff about this petition. He asked David Stancil, Department of the Environment, Agriculture, Parks and Recreation (DEAPR) Director, and Bonnie Hammersley to bring this information back.

Commissioner Jacobs asked if this information could be brought back by December 12th

Commissioner Price said asked if staff would engage the property owners who are willing to donate easements.

b. Matters on the Printed Agenda

(These matters will be considered when the Board addresses that item on the agenda below.)

3. Announcements, Petitions and Comments by Board Members

Commissioner Price said she attended a re-entry conference last week, and she was unaware that Orange County has a program called COORE: Coordinated Opioid Overdose Reduction Effort. She applauded this effort.

Commissioner Price said she was selected to attend the Stepping Up Initiative Peer Exchange, in Phoenix, AZ. She said she would share this information with Caitlin Fenhagen, Criminal Justice Resource Director.

Commissioner McKee had no comments.

Commissioner Jacobs said Commissioner Hutchinson from Wake County has organized a meeting next week about the local agricultural economy, and Orange County will attend with the goal of creating partnerships with other entities.

Commissioner Jacobs saluted Chair Dorosin in that he has had to endure an ideological attack on his employment, and he appreciated the work that he has done and will do. He said it is not easy to be the subject of abuse from higher authorities.

Commissioner Rich thanked staff for organizing two farm breakfasts in the past 2 weeks.

Commissioner Rich said there was a North Carolina Department of Transportation (NCDOT) meeting last week, and there are some changes coming about: intersection of routes 70/86 will have a right hand turn lane, and item 8-f on the consent agenda shows another change.

Commissioner Rich said she attended a Juvenile Crime Prevention Council (JCPC) meeting this past week, and the intake of children has gone up recently. She said intake typically rises at this time of year.

Commissioner Rich said she and staff meet regularly about Broadband and Information Technology, and there will hopefully be an update to the Board soon.

Commissioner Burroughs referred to the Legislative Issues Work Group (LIWG), and said it will be important to put forth the dire issue of more capital funds for schools.

Commissioner Marcoplos had no comments.

Chair Dorosin said it is time to appoint a Commissioner to the Cardinal Innovations Nominating Committee. He said this committee that will nominate people to serve on the Cardinal Oversight Board. He said residents can serve on this board as well.

A motion was made by Commissioner McKee, seconded by Commissioner Rich to appoint Commissioner Price to the Cardinal Innovations Nominating Committee since she has been their representative on their local board.

VOTE: UNANIMOUS

Chair Dorosin said he attended a meeting today with the mayors of Chapel Hill, Carrboro and their staffs about the Greene Tract, and they are pushing forward to reschedule the Assemblies of Governments (AOG) meeting in January or February.

Chair Dorosin thanked the Board of County Commissioners for re-electing him as Chair, and Commissioner Jacobs for his kind words, and the Board as a whole, through this trying time.

4. Proclamations/ Resolutions/ Special Presentations

a. Voluntary and Enhanced Agricultural District Designation: Multiple Farms

The Board considered voting to certify applications from seven (7) landowners/farms to certify qualifying farmland within the Caldwell, Cedar Grove, Cane Creek/Buckhorn, and Schley/Eno Voluntary Agricultural Districts; and enroll and/or update ownership for the lands in

the Orange County Farmland Preservation Voluntary and Enhanced Voluntary Agricultural District programs.

Gail Hughes, Soil Conservationist, made the following PowerPoint presentation:

**Orange County Voluntary
Farmland Preservation Program
Voluntary and Enhanced Voluntary
Agricultural District Program
Orange County Board of Commissions Meeting
December 4, 2017**

**Orange County VAD/EVAD Program
Benefits of Agricultural Districts**

- **Voluntary Agricultural District (VAD)** is a 10 year commitment for farm to be in active farm production, but the landowner can withdraw from the VAD at any time, for any reason, with a 30 day notification to the Agri. Preservation Board.
- **Enhanced Voluntary Agricultural District (EVAD)** is an irrevocable 10 year commitment to be in active farm production, therefore the “enhanced” qualifies farm for up to 90% cost share rates and a priority for state and federal grants funds.

Benefits include: (listing a few)

- Makes public more aware of the local agricultural and its vital role in the economics of the county;
- Recorded notice of agricultural district property is recorded at County Land Records office;
- Land search on all properties within a ½ mile radius has notification of the agricultural status, therefore, the agricultural landowner has increased protection from nuisance lawsuits.
- Agricultural Preservation Board can request public hearings for proposed condemnation of VAD land and utility assessments may be suspended or waived on EVAD land if not connected to the utility.
- Farm may receive up to 25% of gross sales from the sale of non-farm products and still maintain its zoning exemption as a bona fide farm. (EVAD only)
- VAD District signs are placed on farms, for public to know location of VAD/EVAD farms

Yvonne Crabtree and Gary Crabtree -Crabtree Farm

- VAD – 156.51 acres – Cedar Grove Agricultural District; 2 parcels of land
- Grain and hay crops, pastureland, beef cattle,
- Managed woodland

Mike and Shelia Hall, and Howard Hall – Hall Farm, Inc.

- VAD – 156.35 acres – Caldwell Agricultural District; 3 parcels of land
- Tobacco, soybeans, grain crops, hay land
- Managed woodland

Ken Dawson and Elizabeth Outlaw- Maple Spring Gardens

- VAD – 80.04 acres- Cedar Grove Agricultural District; 2 parcels of land
- Fruit and vegetable crops, herbs, and flowers

Geoffrey and Jane Gledhill

- EVAD – 29.61 acres – Cedar Grove Agricultural District; 1 parcel of land
- Managed woodland/forestry acres
- Permanent Conservation Easement with Orange County

Andy and Debra Gates

- VAD- 111.01 acres – Caldwell Agricultural District – 2 parcels of land
- Soybeans, grain crops, hay land, pastureland and beef cattle
- Managed woodland

Robert Kirk Jr. and Michael Kirk – Cane Creek Farms

- VAD- 84.09 acres – Cane Creek/Buckhorn Agricultural District; 2 parcels of land
- Vegetables, livestock and pasture land
- Managed woodland

Nels and Nancy Anderson – Holden Roberts Farm

- Update acres: increase of 1.4 acres (along road frontage)
- VAD - Schley/Eno Agriculture District –1 parcels
- In increase of 1.44 acres to bring total parcel to 59.86 acres.
- Hay crops; managed woodland
- Change: All acres to remain in VAD program at this time

CORRECTED RECOMMENDATION(S):

The Manager recommends that the Board certify the seven (7) farm properties noted above totaling 588± 589 acres* (VAD) and 31 30 acres* (EVAD), in addition to the 58.42 acres of VAD to EVAD designation change as denoted in the attached documentation, as qualifying farmland; designate the properties as a Voluntary or Enhanced Voluntary Agricultural District farm within the Caldwell, Cane Creek/Buckhorn, Schley/Eno, and Cedar Grove Voluntary Agricultural Districts; and enroll the lands in the Orange County Voluntary Agricultural District (VAD) and the Enhanced Voluntary Agricultural District (EVAD) programs.

With approval of these additional acres, the Orange County Voluntary Agricultural District Program will have enrolled 93 farms totaling 10,231- 10,232 acres* in the VAD and 2,323 2,322 acres* in the EVAD, for a total of 12,554 acres (rounded) in the program.

Orange County Voluntary and Enhanced Voluntary Agricultural Program

Requesting approval from Commissioners to accept seven (7) farms into the program.
589 acres* in the Voluntary Agricultural District
30 acres* in the Enhanced Voluntary Agricultural District

Total of acres in both programs= 619 acres*

* = rounded acres

A motion was made by Commissioner McKee, seconded by Commissioner Price for the Board to:

- certify the seven (7) farm properties noted above totaling 589 acres* (VAD) and 30 acres* (EVAD), as qualifying farmland;

- designate the properties as a Voluntary or Enhanced Voluntary Agricultural District farm within the Caldwell, Cane Creek/Buckhorn, Schley/Eno, and Cedar Grove Voluntary Agricultural Districts;

- and enroll the lands in the Orange County Voluntary Agricultural District (VAD) and the Enhanced Voluntary Agricultural District (EVAD) programs.

Requesting approval from Commissioners to accept seven (7) farms into the program.

589 acres* in the Voluntary Agricultural District

30 acres* in the Enhanced Voluntary Agricultural District

Total of acres in both programs= 619 acres*

* = rounded acres

VOTE: UNANIMOUS

b. Fire Chief's Association Update

The Board received the annual Fire Chiefs Association update, which addressed the topics of communications, volunteers, training needs, and relationship with Durham Technical Community College.

Susanna Williams, Carrboro Fire Chief and President of the Fire Chief's Association, made the following PowerPoint presentation:

Fire Chiefs' Association

2017 Orange County Board of County Commissioners Presentation

Fire Rescue Departments' Activities

Fire rescue department activities FY 16-17 - graph

Fire rescue department activities FY 16-17 - graph

Training

Fire rescue department activities FY 16-17 - graph

Training – need continued support

- Training conducted in-house -limited
 - Lack of facilities & equipment
- Send personnel out of county
 - Impacts:
 - Budgets
 - Crew integrity
 - Equipment familiarization
- Joint Training Center Committee – RFP Consultant
 - Created subcommittee – research grants / regional partners
 - Thank you Commissioners Burroughs & McKee
- Durham Technical Community College
 - Relationship progress
 - Continue to keep the lines of communication open
 - Slightly more responsive
 - No local fire academy

- Impacts ability to recruit for diversity
- High School programs are direct delivery
- No local paramedic academy
 - Research partnering with Durham County

Emergency Response

Emergency Incidents - graph

Emergency Medical Incidents - graph

Emergency Medical Incidents - Response times - graph

Value

Collaboration = Value

- Automatic Aid agreement in Orange County
- Risk Assessment Subcommittee – Resiliency planning
- Property Value Saved \$15,784,023,512.00 (\$1,054,166)
- Value
 - Citizen trust – live in community
 - Guide EMS to scene
 - Know constituent history
- Provide Emergency Medical Services in collaboration with OC Emergency Services
- Quality of life for citizens & visitors

EMS success story - video

Radio Communications

Radio Communication project

- Support Federal Engineering Project
- Current study meets the needs of the Fire Rescue Services
 - Radio coverage county wide
 - Signal penetration in buildings
 - Paging system
 - Adding other organizations (transportation, school system, public works, etc.)

Commissioner McKee asked if more information could be given regarding co-location.

Kim Woodward said co-location exists when fire personnel are housed with EMS medics and an ambulance in the same building. She said this currently exists at both Carrboro stations, Orange Grove Fire Department, Orange Rural Fire Department #2, and Eno Fire District is currently working on the co-location process.

Commissioner McKee said co-location was attempted unsuccessfully about 20-25 years ago, and this time co-location seems to be far more successful.

Commissioner McKee commended the fire departments for working on reducing their fire ratings.

Commissioner Marcoplos referenced the local fire academy issue, and asked if the time commitment, as well as the barriers, to having an academy could be identified.

Chief Williams said a local academy would allow the opportunity for local and safe training. She said this could be done during 40 hours a week over 3-4 months. She said there are also non-traditional training options, such as nights and weekends, which would take about a year. She said the lack of a training facility is the largest barrier. She said any firefighter must have live fire training as part of their education, and the lack of a local burn room is a barrier. She said sometimes houses are donated to be used for this training, but Carrboro and Chapel Hill are both too densely populated for such an option. She said an additional barrier is the lack of proper equipment.

Commissioner Marcoplos asked how would a training center be funded.

Chief Williams said certification classes are paid for by the Community College system in North Carolina, thus the cost to the community would be the actual building, and its upkeep and maintenance. She said instruction and equipment would be provided by the local community college.

Chair Dorosin asked Chief Williams what she would say if someone said they wanted to become a firefighter,

Chief William said one can go Monday to Friday, 8-5 through the community college, such as Durham Tech or Alamance Community College. She said attendees need to be associated with a local fire department before the community colleges will take them, and she encourages interested persons to pursue volunteer fire companies.

Commissioner Price gave kudos to all Emergency Services and Fire Departments' personnel.

Commissioner Price asked if the property value could be clarified.

Chief Williams said the total property value is \$16 billion, but the \$15 billion referenced in the PowerPoint, was the subtraction of a \$1 million loss in 2017, from structure fires, from the \$16 million.

Commissioner Price said she is the BOCC representative on the Durham Tech Board of Trustees, and if there is anything she or the Board can do to improve the relationship, to let her know.

Chair Dorosin clarified that Durham Tech needs to take action, but a training facility is also necessary.

Commissioner Price said yes, and Durham Tech is currently looking at capital campaigns.

Each of the attendees from the volunteer fire departments, Emergency Services, and Town fire departments were recognized.

c. Proclamation Recognizing December 6, 2017 as Abolition Day

The Board considered voting to approve a proclamation recognizing December 6, 2017 as Abolition Day in Orange County and authorizing the Chair to sign.

BACKGROUND:

On the sixth day of December, 1865, the 13th Amendment to the United States Constitution was ratified, officially abolishing slavery in the entire United States. This historic piece of legislation occurred almost three years after President Abraham Lincoln signed the Emancipation Proclamation which freed only those people held in slavery in the rebelling states. The 13th Amendment marked the beginning of attempts to provide protections and liberties to formerly enslaved persons, primarily the sons and daughters of Africa as well as Indigenous Peoples.

Commissioner Price introduced the item.

James Williams, former public defender and the Chair of the Bicentennial Committee, made comments.

Commissioner Price read the proclamation:

**ORANGE COUNTY BOARD OF COMMISSIONERS
PROCLAMATION RECOGNIZING DECEMBER 6, 2017 AS
ABOLITION DAY**

WHEREAS, on the sixth day of December, 1865, the 13th Amendment to the United States Constitution was ratified, officially abolishing slavery in the entire United States; and

WHEREAS, this historic piece of legislation occurred almost three years after President Abraham Lincoln signed the Emancipation Proclamation which freed only those people held in slavery in the rebelling states; and

WHEREAS, Amendment XIII. Section 1 of the United States Constitution reads: "Neither slavery nor involuntary servitude, except as a punishment for crime whereof the party shall have been duly convicted, shall exist within the United States, or any place subject to their jurisdiction"; and

WHEREAS, the 13th Amendment marked the beginning of attempts to provide protections and liberties to formerly enslaved persons, primarily the sons and daughters of Africa as well as Indigenous Peoples; and

WHEREAS, the journey to freedom has been and continues to be a protracted and arduous journey whereupon women, men and children have endured violence and pain; and

WHEREAS, despite the advancements made throughout the past 152 years toward liberation and equity, people still are fighting against policies and practices intended to disenfranchise them and divest them of their humanity, citizenship and dignity; and

WHEREAS, historically marginalized and oppressed people nevertheless remain encouraged and emboldened by the spirit of their ancestors to continue the march for the full measure of freedom that they believe they shall achieve one day;

NOW, THEREFORE, we, the Orange County Board of Commissioners, do hereby proclaim that December 6, 2017 shall be recognized as ABOLITION DAY throughout the County, and urge all residents to support and engage in the ongoing struggle to ensure freedom and justice for all of humanity...locally, nationally and globally.

This the 4th day of December 2017.

A motion was made by Commissioner Price, seconded by Commissioner Jacobs for the Board to approve and authorize the Chair to sign the Proclamation Recognizing December 6, 2017 as Abolition Day in Orange County.

VOTE: UNANIMOUS

Commissioner McKee asked if there is an effort being made to make this a national holiday.

James Williams said yes, but it will take additional steps by local entities to push this forward to the next level.

Commissioner McKee asked if the Board could receive updates regarding this topic.

Commissioner Price said the Fredrick Douglas Committee is planning events for next year for the bicentennial celebration.

d. Resolution of Support for a Referendum on the Expansion of Medicaid in North Carolina

The Board considered voting to approve a Resolution of Support for a Referendum on the Expansion of Medicaid in North Carolina.

Commissioner Rich reviewed the background information.

BACKGROUND:

At its November 20, 2017 regular meeting, the Board heard a petition requesting that the Board consider a resolution supporting a statewide referendum on the expansion of Medicaid. The State of Maine recently conducted a referendum on this topic. The attached draft resolution recommends the following referendum question - "Shall the State of North Carolina expand Medicaid to provide healthcare coverage for qualified adults under age 65 with incomes at or below 138% of the federal poverty level?" The table below details income figures based on the 138% federal poverty level (FPL) referenced in the proposed referendum question.

Commissioner Rich read the resolution:

RESOLUTION OF SUPPORT FOR A REFERENDUM ON THE EXPANSION OF MEDICAID IN NORTH CAROLINA

WHEREAS, pursuant to the terms of the Affordable Care Act and rulings by the United States Supreme Court the states may elect to expand Medicaid coverage to provide healthcare coverage to low income residents in a coverage gap who don't otherwise qualify for Affordable Care Act subsidies or traditional Medicaid; and

WHEREAS, to date, North Carolina has declined to join the majority of states in expanding Medicaid eligibility for low income residents; and

WHEREAS, according to a Kaiser Family Foundation issue brief authored by Rachel Garfield and Anthony Damico more than 200,000 low income North Carolinians, as of 2016, who are in the coverage gap and cannot obtain healthcare would be eligible for coverage if Medicaid were expanded in the state; and

WHEREAS, the majority of those North Carolinians in the coverage gap consist of people from working poor families meaning "either they or a family member is employed but still living below the poverty line;" and

WHEREAS, it is incumbent upon the North Carolina General Assembly ensure adequate access to healthcare exists for all North Carolinians, not just those who can afford to pay for it;

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Orange County, North Carolina does hereby endorse the expansion of Medicaid in North Carolina; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of Orange County, North Carolina requests the North Carolina General Assembly submit via referendum to the voters of North Carolina the question, **“Shall the State of North Carolina expand Medicaid to provide healthcare coverage for qualified adults under age 65 with incomes at or below 138% of the federal poverty level?”**

Adopted this the 4th day of December, 2017.

A motion was made by Commissioner Rich, seconded by Commissioner Price to approve the Resolution of Support for a Referendum on the Expansion of Medicaid in North Carolina.

Commissioner Rich said it is important to note that, due to the lack of expansion of Medicaid, North Carolina has forgone \$10.2 billion in federal funds, and over the next ten years will forgo another \$13 billion if changes are not made.

VOTE: UNANIMOUS

Commissioner Rich asked if the Clerk to the Board would distribute this proclamation to all counties.

5. Public Hearings

a. Joint Public Hearing with the Historic Preservation Commission Regarding the Proposed Designation of the Dr. Arch Jordan House in the Caldwell Community as an Orange County Local Historic Landmark

The Board conducted a joint public hearing with the Historic Preservation Commission (HPC) to receive public comment on the application and proposed ordinance to designate the Dr. Arch Jordan House as a Local Historic Landmark.

Historic Preservation Commission Members in attendance for this joint public hearing:

- Thomas Loter
- Stephen Peck
- Dr. Robert Ireland
- Art Menius
- Todd Dickinson

Peter Sandbeck, Cultural Resources Coordinator, reviewed the background information, and introduced the HPC members in attendance.

BACKGROUND:

This is a routine joint public hearing required by state enabling legislation and the county's Historic Preservation Ordinance. Following this joint public hearing, the BOCC and the HPC will take into consideration public comments, if any. The HPC may refer the ordinance back to the Board of Commissioners for consideration and adoption at the next BOCC meeting on December 12, 2017.

In 1991, the BOCC adopted the “Ordinance Creating the Historic Preservation Commission (HPC) of Orange County”, also referred to as the “Historic Preservation Ordinance”. In 1997, the BOCC adopted the Local Landmark Program, a voluntary program allowing the HPC to designate properties of local historic and/or architectural significance, as authorized by NC General Statute 160A-400.1-400.14. One of the HPC’s duties is to recommend properties to the BOCC for local landmark designation. Properties must meet a high standard of historic and/or architectural significance to be designated as a landmark. The higher standard is appropriate since landmark property owners are eligible for a 50 percent property tax deferral as provided by state law, as long as the property retains its historic character. The intent of this tax treatment is to provide a modest benefit for owners who face high costs to maintain, paint and repair their historic buildings.

The historic landmark designation process involves several steps culminating with the adoption of an ordinance by the BOCC for each individual landmark. The HPC approved a motion at its September 27, 2017 meeting stating that the Dr. Arch Jordan House possesses special historical and architectural significance and is worthy of landmark designation. The application materials (Attachments 1 and 2) were then submitted to the State Historic Preservation Office (SHPO) for review and comment as required by state law. The SHPO provided a positive review (Attachment 4). The next step is for the HPC to hold a joint public hearing with the BOCC, as required by the Historic Preservation Ordinance.

Peter Sandbeck made a PowerPoint presentation, which including photographs only.

A motion was made by Commissioner McKee, seconded by Commissioner Price to open the public hearing.

VOTE: UNANIMOUS

PUBLIC COMMENT:
NONE

Chair Dorosin asked if there would be any signage.

Peter Sandbeck said some counties have adopted some small signage, and the HPC is looking into this for Orange County.

Chair Dorosin asked if there is a central location where all of these properties are listed for the public.

Peter Sandbeck said this information can be put on the Orange County website.

Commissioner Jacobs thanked the HPC and Peter Sandbeck for their diligence and proactivity in this area.

Commissioner Price said she is very glad to see this come to fruition.

HPC Chair Todd Dickinson said he is here to plug the HPC’s proposed book that will include this information, and possibly a stand-alone website.

Commissioner Jacobs asked if a publication date can be agreed upon, because this has been going on for 25 years.

Commissioner Jacobs referred to the signage, and said Moorefields had the same conversation with Orange County, but to no fruition.

John Roberts said this is a joint public hearing with the HPC, and there is a quorum present.

A motion was made by Commissioner Price, seconded by Commissioner Jacobs to close the public hearing.

VOTE: UNANIMOUS

Chair Dorosin said the HPC will return a recommendation, and to flag the signage issue. HPC members left at 8:42 p.m.

b. Orange County Consolidated Plan – Annual Action Plan Needs Assessment Public Hearing

The Board received comments from the public regarding the housing and non-housing needs to be included in the Action Plan Update for 2018-2019 (the fourth year of the five year Plan) as it relates to the Consolidated Housing Plan for Housing and Community Development Programs in Orange County.

Sherrill Hampton, Department of Housing, Humans Rights and Community Development Director, presented the following information, as well as additional information at the Commissioners' places.

BACKGROUND:

In May 2015, a Consolidated Plan for Housing and Community Development Programs in Orange County was developed and approved by the U.S. Department of Housing and Urban Development (HUD) and the Orange County Board of County Commissioners. This document details the housing needs of very low, low and moderate income individuals, families and special population groups in addition to outlining the strategies and plans for addressing those needs. The Executive Summary of the 2015-2020 Consolidated Plan is attached in the abstract. Each year, local communities are required to reassess the needs of the community.

Renee Holmes, Housing Program Coordinator, reviewed information about this program.

This public hearing provides an opportunity for the public, public agencies and other interested parties to provide input into the Annual Action Plan Update. In addition, the public may comment on proposed uses of an estimated \$394,656 in 2018-2019 funds. The amount listed is only an estimate of the funds to be received and available for use. Information regarding actual Congressional allocation for the HOME Program is not available at this time.

Once the Federal 1 budget has been approved, HUD will make the determination of the final award amount. 2018- 2019 will be the fourth year of the Five Year Consolidated Plan. Eligible HOME Program activities include: acquisition, new construction, housing rehabilitation, rental assistance and down payment assistance. The 2018 Annual Action Plan will be submitted to HUD on or about May 31, 2018 after approval by the HOME Consortium members.

Sherrill Hampton said the green sheet at the Commissioners' places is the updated maps for this information.

A motion was made by Commissioner Burroughs, seconded by Commissioner McKee to open the public hearing.

VOTE: UNANIMOUS

Chair Dorosin referred to the maps at the Commissioners' places, and said he would like some zoomed in versions of some of these maps; specifically more detailed information on the following ones: percent minority by census track; median household income; the more anomalous parcels, in order to know exactly where they are.

Chair Dorosin asked if these maps could be emailed to the Board.

PUBLIC COMMENT:

Robert Dowling, Community Home Trust Director, thanked the Board of County Commissioners for its continued support of affordable housing. He said he hopes that the next plan in 2020 will better reflect the collaborative efforts in Orange County, and will be more focused on how to spend funds. He thanked Orange County staff for their work with the Community Home Trust (CHT). He also wanted to thank Bonnie Hammersley and Annette Moore for their help with the Landings at Winmore; and wanted to acknowledge the efforts of Sherrill Hampton, noting her attitude is to help CHT, while also holding them accountable.

Delores Bailey is the Executive Director of EmPOWERment, Inc. She thanked the BOCC for its continued support of affordable housing. She said EmPOWERment was part of the creation of the consolidated plan, and her takeaway from this hard work is that there is a tremendous need for affordable rentals for those residents and employees of Orange County living at the low income and poverty levels. She said EmPOWERment is committed to increasing the amount of rental properties for these populations, and provided an update on its current efforts.

Keith Cook said he is a member of the Affordable Housing Advisory Board (AHAB), which is moving too slowly, as there is still not enough money for affordable apartments. He said he has heard that Dobbins Hill is up for sale, and is a property that should be protected for affordable usage.

Commissioner McKee said the reduction in funding is concerning (down almost 60%), and asked if there is any indication of future funding.

Sherrill Hampton said the decline seems to be a continuing trend, and she said HOME did not fare well in the congressional budget.

Commissioner Price said at one point the Federal government was going to totally cut all of the housing funding, but this action was prevented and it remains at level funding. She said it is essential that any funds received be used, so that the need is clearly demonstrated.

Commissioner Jacobs said the funding decline is based on political philosophy that being poor is a choice, and that the government should not reward this choice.

Commissioner Jacobs asked if Sherrill Hampton was involved with Dobbins Hill.

Sherrill Hampton said she is looking into this property, and will provide updated information to the Manager as soon as possible.

Commissioner Jacobs asked if the report could include the County's history of involvement with this property.

Commissioner Marcoplos said he would like information on any other projects that may be available, or at risk of being bought and no longer used for affordable housing.

Sherrill Hampton said she has been working with the Manager and the Deputy Manager on a restructured framework for her department, which will lay out the funding provided by the BOCC, based on the priorities from the Consolidated Plan as well as the BOCC. She said this will come back to the BOCC in February.

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

VOTE: UNANIMOUS

Commissioner Jacobs suggested looking at the Eno Haven property as well.

6. Regular Agenda

a. Department of Human Rights and Relations

The Board considered voting to approve the County Manager's recommendation to separate the Division of Human Rights and Relations from the current Department of Housing, Human Rights and Community Development into a separate Department referred to as the Human Rights and Relations (HRR).

BACKGROUND:

After passage of the Civil Rights Ordinance in 1994, the Board of County Commissioners (the "Board") authorized the creation of the Department of Human Rights and Relations on December 20, 1994.

The core functions of the Department of Human Rights and Relations included:

- Enforcement of the Orange County Civil Rights Ordinance;
- Administration of the Housing and Urban Development Fair Housing Assistance Program Agreement ("FHAP") ;
- Education, Outreach and Training on rights under the Civil Rights Ordinance; • Staffing the Human Relations Commission and their education and outreach activities; and
- Coordinating County efforts to eliminate or reduce limited English proficiency as a barrier to accessing or understanding Orange County government services, program or benefits.

The Board approved changing the Department to the Office of Human Rights and Relation within the County Manager's Office on March 6, 2008. To improve efficiency and service delivery to residents, the County Manager subsequently recommended merging the Office of Human Rights and Relations with the Department of Housing and Community Development. On February 16, 2010 the Board approved merging the Office of Human Rights and Relations into the Housing and Community Development Department (the Commission for Women was moved to a non-profit agency).

During the last FHAP performance period (July 1, 2016-June 30, 2017) eight (8) Fair Housing cases were closed. Currently, there are twelve (12) cases under investigation. The dramatic rise in hate crimes motivated by intolerance, racism, sexism and xenophobia over the last several years has demonstrated the need for increased focus on improving interpersonal communications and human relations. In addition, there is also a need to not only effectively enforce the civil rights of residents but to also educate them on their rights and responsibilities under the law.

The separation of the division of Human Rights and Relations from Housing and Community Development would allow the County to focus on civil and human rights training, education, outreach and enforcement. In addition to the core functions the department previously provided, it would also include a compliance function. The director of the department would be designated as the Civil Rights Compliance Officer for the County. The Civil Rights Compliance Officer would coordinate the County's efforts to comply with its civil rights obligations under federal and

state law. The proposed Department would be staffed by a director, a civil rights specialist, an intake specialist and a Limited English Proficiency Specialist/Outreach Coordinator.

It is proposed that Annette Moore would have a dual role (50/50) as both the Department Director and a Staff Attorney. The intake specialist will provide administrative support to Human Rights and Relations as well as the County Attorney's Office. The duties of the staff attorney will be spread among the three staff attorneys in the County Attorney's Office. Staff in the Human Rights and Relations division now housed in the Whitted Building would be relocated to office space in the Link Government Services Center.

Human Relations Commission Bylaw Changes

The County Manager met with the Human Relations Commission to inform them of the proposed changes. The Bylaws of the Human Relations Commission will require minor changes to facilitate realignment of the functions of Human Rights and Relations; no substantive changes are being proposed.

Bonnie Hammersley made the following PowerPoint presentation:

DEPARTMENT OF HUMAN RIGHTS AND RELATIONS

PURPOSE

To consider approving the recommendation to separate the Division of Human Rights and Relations from the current Department of Housing, Human Rights and Community Development into a separate Department referred to as the Human Rights and Relations.

- After passage of the Civil Rights Ordinance in 1994, the Board of County Commissioners (the "Board") authorized the creation of the Department of Human Rights and Relations on December 20, 1994.
- On February 16, 2010 the Board approved merging the Office of Human Rights and Relations into the Housing and Community Development
- In June 2017, HUD conducted an onsite performance assessment of the County's FHAP program. Specific concerns related to three areas: the quality and timeliness of complaint processing; financial management of the program; and the organizational structure and reoccurring management and staffing changes. As a result of HUD's concerns Orange County was placed on a 90-day Performance Improvement Plan ("PIP"), beginning November 1, 2017 ending January 31, 2018.
- The re-creation of the Department of Human Rights and Relations is in response to the Performance Improvement Plan.

The core functions of the Department of Human Rights and Relations include:

- Enforcement of the Orange County Civil Rights Ordinance;
- Administration of the Housing and Urban Development Fair Housing Assistance

Program Agreement ("FHAP"):

- Education, Outreach and Training on rights under the Civil Rights Ordinance;
- Staffing the Human Relations Commission and their education and outreach activities;
- Coordinating County efforts to eliminate or reduce limited English proficiency as a barrier to access or understand Orange County government services, program or benefits

- **In addition to the core functions the department previously provided, the director of the department would be designated as the Civil Rights Compliance Officer for the County.**
- **The Civil Rights Compliance Officer would coordinate the County's efforts to comply with its civil rights obligations under federal and state law.**
- Annette Moore, who has considerable experience in this area, will assume leadership of the new department and continue as a Staff Attorney on a part-time basis.
- In addition, the Department staffing model will be maintained with a civil rights specialist, an intake specialist and a Limited English Proficiency Specialist/ Outreach Coordinator.

FINANCIAL IMPACT

- There is currently a budget from the general fund in addition to FHAP funds assigned to the Human Rights Division.
- The department director's salary and benefits would be evenly divided between the County Attorney's Office and the Department of Human Rights and Relations.
- There is an increased cost of approximately \$46,000 to maintain capacity in the County Attorney's office and compensation for additional responsibilities.
- A budget amendment with the changes will be presented for your consideration at the December 12th meeting for Board consideration.

RECOMMENDATION

- 1) Approve the new organizational structure creating the Department of Human Rights and Relations as a separate independent department;
- 2) Change the name of the Department of Housing Human Rights and Community Development to the Department of Housing and Community Development;
- 3) Authorize the Director of Human Rights and Relations to enforce the Civil Rights Ordinance;
- 4) Amend the Bylaws of the Human Relations Commission to reflect the changes created by the reorganization as provided in Attachment 2; and
- 5) Make these changes effective December 5, 2017.

Chair Dorosin asked if the core functions of HRR will be the enforcement of the Civil Rights Ordinance, which currently only covers the Fair Housing Act.

Annette Moore said the Civil Rights Ordinance covers civil rights, employment, and public accommodations. She said the County can no longer do employment, and the public accommodations are shaky, and generally only the fair housing portion is enforceable.

Chair Dorosin asked John Roberts if the ordinance still says employment, and if it does should the BOCC consider its removal.

John Roberts said yes, the ordinance does still say employment, and if the Board of County Commissioners wants to remove this wording, it can do so.

Chair Dorosin referred to the financial impact, and asked if the reason for the increase in the salary could be identified.

Bonnie Hammersley said that is a reclassification of a current attorney to a staff attorney, which is an upgrade of the position.

Chair Dorosin asked if this is in addition to Ms. Moore, who will still be in the County Attorney's office half time.

Chair Dorosin said that \$46,000 includes both increases: upgrading the attorney position and additional responsibilities that Ms. Moore has in the Attorney's office.

Bonnie Hammersley said yes, and this information will be outlined in the budget amendment on December 12th.

Commissioner McKee complimented the Manager on the choice of Ms. Moore for this position.

Commissioner Jacobs complimented the Manager for returning this to a standalone department.

A motion was made by Commissioner Jacobs, seconded by Commissioner Price for the Board to:

- 1) Approve the new organizational structure creating the Department of Human Rights and Relations as a separate independent department. (See attachment 1);
- 2) Change the name of the Department of Housing Human Rights and Community Development to the Department of Housing and Community Development;
- 3) Authorize the Director of Human Rights and Relations to enforce the Civil Rights Ordinance;
- 4) Amend the Bylaws of the Human Relations Commission to reflect the changes created by the reorganization as provided in Attachment 2; and
- 5) Make these changes effective December 5, 2017.

VOTE: UNANIMOUS

Chair Dorosin asked if the BOCC could receive an update on the Performance Improvement Plan.

7. Reports

a. House Bill 630 – Family/Child Protection and Accountability Act

The Board received information about legislation passed by the North Carolina General Assembly impacting programs at the Department of Social Services (DSS) and considered sending a letter outlining Orange County's concerns to Orange County's legislative delegation and the North Carolina Association of County Commissioners.

Nancy Coston, Department of Social Services (DSS) Director, presented this item, and reviewed the following information:

BACKGROUND:

In June 2017, the North Carolina General Assembly passed House Bill 630, Family/Child Protection and Accountability Act. This bill includes study and changes designed to improve outcomes for families in the child welfare system and to improve performance in all mandated social service programs. A UNC School of Government Overview is attached and House Bill 630 can be accessed at the electronic link noted above.

There are many facets of this law, some of which have major implications for local departments of social services. **Some of those areas are organizational structure/regionalization of both state and county services, performance contracts between each county and the state, and an external study of the social services system. Although the timelines vary for different parts of the law, performance contracts with the state will become effective July 2018 and the details of those contracts are currently under development.**

The law includes language regarding corrective actions and "state takeover" of all or some of the programs in a local agency if the performance measures are not met.

A report on the advantages and challenges of transitioning from county Social Services' offices to regional offices is due to the General Assembly by February 2019. There is also a report due in November 2018 on regionalization of state offices with implementation to occur no later than March 2020. A workgroup was appointed by the General Assembly to make these recommendations. There are county representatives on the workgroup, and one representative of attorneys who works with social services agencies is Angie Stephenson, a law partner at Holcomb and Stephenson (the firm that provides legal services for Orange County DSS 1 services). The workgroup has met several times and the School of Government is providing facilitation and other support for this work.

When this legislation was first introduced, regionalization of local social service agencies was mandatory. Through work with the bill sponsors, this was changed to allow the work group to make recommendations to the General Assembly before implementation. **It does appear however that there is still interest in mandatory regionalization of both state functions and local agencies.**

The Department of Social Services is participating in numerous activities related to the law. These include analyzing proposed performance measures, identifying data sources for these measurements, and determining current performance. The Social Services Board and staff have met with state representatives to share concerns about some parts of the law, particularly mandatory regionalization. There is also a convening session in January sponsored by the county commissioners' association and Orange County will participate in that session.

Commissioner Jacobs asked if there has been thought given to having regional groupings, similar to mental health regional groupings; or will it be more like Triangle J Council of Governments (TJCOG) and other regional boards.

Nancy Coston said she does not know, since she is not in the workgroup; but a DSS contract attorney is in the workgroup, if the BOCC would like to share specific feedback. She said, to her knowledge, none of this been discussed. She said the State has to decide what to regionalize.

Commissioner Jacobs said North Carolina is unusual in that the State Government has devolved some of the responsibilities to the counties. He asked if this is very unusual, and if the State would prefer to return to a more centralized system.

Nancy Coston said this is not clear at this time. She said all states are different, and about ten states have a county-run DSS. She said NC is also one of the few states where the county contributes to the cost in the way that they do. She said Orange County is unique in its approach to certain things, and it is unclear how these would translate to a regional model.

Chair Dorosin asked if the workgroup is the same as the study commission appointed by the Legislature.

Nancy Coston said this was called a working group, and has a lifespan of about 18 months to create a recommendation, and cannot regionalize without taking a plan to the General Assembly (GA). She said whoever receives the contract for the request for proposal (RFP) will make reports to the GA about the strengths and weaknesses of the system, particularly in child protection.

Commissioner Rich asked if the working group is comprised of people from all over the State.

Nancy Coston said yes. She said the NCACC appointed 3 or 4 commissioners; there are three social service representatives; one county DSS attorney; as well as many members of the General Assembly. She said Orange County has a contract attorney in the group, and there is also a County Commissioner from Durham.

Commissioner Marcoplos asked if there are specific state legislations requirements that county DSS offices must meet.

Nancy Coston said most of the requirements are federal, which are passed on by the State. She said if local programming does not receive significant federal funding, the standards may not apply as strongly.

Commissioner Marcoplos clarified that the Federal requirements are for the purposes of dispersing funds, and not necessarily to hold the counties accountable.

Nancy Coston said it is a combination, and if the State does not meet certain child welfare performance measures, then certain Federal funds will be withheld. She said NC is currently under a program improvement plan due to not meeting federal standards, as are most states around the country; and thus counties are under a program improvement plan as well.

Commissioner Marcoplos asked if the state were to take over DSS, would it be violating any standards.

Nancy Coston said if the State were to take over it would not want to violate the federal requirements, as it would lead to a loss of funding. She said for the State to take over a county, it would want to improve the county's existing performance levels.

Chair Dorosin asked if Nancy Coston would outline a letter to the legislative delegation.

Commissioner Price said the NCACC talked about regionalization, and no one seemed in favor of it. She said a letter may help.

Chair Dorosin asked if staff would draft a letter.

8. Consent Agenda

- **Removal of Any Items from Consent Agenda**
 - f - Commissioner Price
 - i - Commissioner Jacobs
- **Approval of Remaining Consent Agenda**

A motion was made by Commissioner McKee, seconded by Commissioner Jacobs to approve the remaining items on the Consent Agenda.

VOTE: UNANIMOUS

- Discussion and Approval of the Items Removed from the Consent Agenda

F Request for Road Addition to the State Maintained Secondary Road System – Perry Hills Subdivision

The Board considered making a recommendation to the North Carolina Department of Transportation (NCDOT) and the North Carolina Board of Transportation (NC BOT) concerning a petition to add the remaining section of Paylor Street in Perry Hills Subdivision to the State Maintained Secondary Road System.

Commissioner Price said it was the residents of the Perry Hill's Community Association that brought this item to her attention, as well as to DOT and planning staff.

Commissioner Jacobs acknowledged that the Town of Mebane brought this up at one of their joint meetings in the past. He said in the past, Mebane was not sensitive to the concerns of the Buckhorn Road community, but were sensitive to this community.

A motion was made by Commissioner Price, seconded by Commissioner McKee to approve a recommendation to the North Carolina Department of Transportation (NCDOT) and the North Carolina Board of Transportation (NC BOT) concerning a petition to add the remaining section of Paylor Street in Perry Hills Subdivision to the State Maintained Secondary Road System.

VOTE: UNANIMOUS

i. Board of Commissioners – Boards and Commissions Annual Selection Process

The Board considered voting to approve a selection process for the Board to utilize as part of Board members' annual selection of Boards and Commissions on which to serve going forward in 2018.

Commissioner Jacobs said he fine with the stipulations, except for the two-year term limit, which he finds insufficient. He said that some of these boards are working in a competitive environment, and it takes more than a year to get up to speed. He said rotating people through is not a good solution. He said most other local governments have representatives serve on boards for years.

Commissioner McKee endorsed Commissioner Jacobs' comments.

Commissioner Marcoplos said some board positions can turn over more quickly than others.

Commissioner Jacobs said the transportation boards have alternates members which is helpful.

Commissioner Rich said she has been an alternate on boards, and after a year of service she still feels very lacking in knowledge. She said some board meetings seem like they are being conducted in a foreign language. She sees merit to both sides of the discussion regarding term limits, and struggles with finding the best solution.

Commissioner Price said she has no problem taking out the term limits, but with the round robin process there is no guarantee of anything.

Chair Dorosin suggested keeping the two-year term limit for all boards, except for transit related boards, where a two-year term limit would just be recommended.

Commissioner Marcoplos suggested a three-year term.

A motion was made by Commissioner Jacobs, seconded by Commissioner McKee that appointments to regional boards be no more than 4 years, and appointments to intra-county boards be no more than 2 years.

VOTE: UNANIMOUS

a. Minutes

The Board approved the minutes from November 14 and 20, 2017 as submitted by the Clerk to the Board.

b. Motor Vehicle Property Tax Releases/Refunds

The Board adopted a resolution, which is incorporated by reference, to release motor vehicle property tax values for four taxpayers with a total of four bills that will result in a reduction of revenue in accordance with the NCGS.

c. Property Tax Releases/Refunds

The Board adopted a resolution, which is incorporated by reference, to release property tax values for twenty-four (24) taxpayers with a total of twenty-seven (27) bills that will result in a reduction of revenue in accordance with North Carolina General Statute 105-381.

d. Applications for Property Tax Exemption/Exclusion

The Board considered seven untimely applications for exemption/exclusion from ad valorem taxation for seven bills for the 2017 tax year.

e. Alliance for Historic Hillsborough Lease – Dickson House, 150 King Street, Hillsborough

The Board considered a three year Lease Agreement with the Alliance for Historic Hillsborough for the Historic Dickson House, consisting of approximately 2,713 square feet of administrative, museum, and visitor's center space as well as the restroom and historic office outbuildings located at 150 East King Street, Hillsborough; and authorize the Chair to execute the lease upon final County Attorney review.

f. Request for Road Addition to the State Maintained Secondary Road System – Perry Hills Subdivision

The Board made a recommendation to the North Carolina Department of Transportation (NCDOT) and the North Carolina Board of Transportation (NC BOT) concerning a petition to add the remaining section of Paylor Street in Perry Hills Subdivision to the State Maintained Secondary Road System.

g. Request for Road Additions to the State Maintained Secondary Road System – Buckhorn Ridge Subdivision

The Board made a recommendation to the North Carolina Department of Transportation (NCDOT) and the North Carolina Board of Transportation (NC BOT) concerning a petition to add Buckhorn Ridge Road and Twelve Point Trail in Buckhorn Ridge Subdivision to the State Maintained Secondary Road System.

h. Request for Road Additions to the State Maintained Secondary Road System – The Reserve Subdivision

The Board made a recommendation to the North Carolina Department of Transportation (NCDOT) and the North Carolina Board of Transportation (NC BOT) concerning a petition to add Serrano Way, Madera Lane, Umbrio Lane, Majestic Court, and Chimeneas Place in The Reserve Subdivision to the State Maintained Secondary Road System.

i. Board of Commissioners – Boards and Commissions Annual Selection Process

The Board voted to approve a selection process for the Board to utilize as part of Board members' annual selection of Boards and Commissions on which to serve going forward in 2018.

9. County Manager's Report

Bonnie Hammersley said staff has been working with the Chapel Hill-Carrboro City Schools (CHCCS) on the bond projects, and is not anticipating anything at the BOCC December 12th meeting. She said the school board is meeting on December 7th.

Chair Dorosin asked if CHCCS pursued the possibility of extending the construction bid for the Lincoln Center project.

Bonnie Hammersley said this conversation did occur, and the construction firm said the sub-contractors would not allow them to do this, due to anticipated cost increases after the first of the year.

Chair Dorosin said the BOCC is receiving a lot of emails about this issue, and he would like clarification on the bond funding. He asked if CHCCS chooses to go forward with the Lincoln Center project, does the BOCC have the authority to say no.

John Roberts said this is a County bond, not a school bond. He said it is his understanding that the BOCC decides whether or not to issue the bonds, and he will follow up Bob Jessup for a more full and formal answer.

Commissioner Rich thanked all of the concerned parents who have sent emails to the BOCC, and she thanked Todd McGee, Community Relations Director, for his responses to

some of these emails. She said the location of the December 7th meeting may have been moved, and asked if the County could help in publicizing this information.

Bonnie Hammersley said all emails are getting the same response, due to a consistency in the questions being asked.

Commissioner Burroughs said just because the BOCC may be permitted to do something does not mean the BOCC should do something.

Commissioner Jacobs asked if there is any progress in collaboration discussions between the schools and County staff.

Bonnie Hammersley said Orange County staff has been included in all meetings thus far.

10. **County Attorney's Report**

NONE

11. ***Appointments**

a. **Arts Commission – Appointments**

The Board considered making appointments to the Arts Commission

A motion was made by Commissioner Price, seconded by Commissioner Jacobs to appoint the following to the Arts Commission:

- Appointment to a partial term (position #1) "At-Large" for Marlena Slade expiring 03/31/2018.
- Appointment to a first full term (position #10) "At-Large" for Marlon Torres expiring 03/31/2020.

VOTE: UNANIMOUS

A motion was made by Chair Dorosin, seconded by Commissioner Rich to appoint:

- Appointment to a partial term (position #6) "At-Large" for Linda Williamson expiring 9/30/2019.

VOTE: UNANIMOUS

b. **Commission for the Environment – Appointment**

The Board considered making an appointment to the Commission for the Environment.

A motion was made by Commissioner Price, seconded by Commissioner McKee to appoint the following to the Commission for the Environment:

- Appointment to a first full term (position #11) "At-Large" for Jeremy Marzuola expiring 12/31/2020.

VOTE: UNANIMOUS

A motion was made by Commissioner Marcoplos, seconded by Commissioner Price to appoint the following to the Commission for the Environment:

- Appointment to a first full term (position #9) "At Large" for Kim Piracci expiring 12/31/2020.

VOTE: UNANIMOUS

12. Information Items

- November 20, 2017 BOCC Meeting Follow-up Actions List
- Tax Collector's Report – Numerical Analysis
- Tax Collector's Report – Measure of Enforced Collections
- Tax Assessor's Report – Releases/Refunds under \$100
- BOCC Chair Letter Regarding Petitions from November 20, 2017 Regular Meeting

13. Closed Session
NONE

14. Adjournment

A motion was made by Commissioner Rich, seconded by Commissioner Price to adjourn the meeting at 10:00 p.m.

VOTE: UNANIMOUS

Mark Dorosin, Chair

Donna Baker
Clerk to the Board

REVISED
DRAFT

REVISED
DRAFT



**THIRD
PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING AND DISPLAY OF
FFY 2018 ANNUAL ACTION PLAN FOR THE
ORANGE COUNTY HOME CONSORTIUM, NC**

Notice is hereby given that Orange County, NC on behalf of the Orange County HOME Consortium will hold a public hearing on Tuesday, April 3, 2018, at 7:00PM in the:

**Richard E. Whitted Building
300 W. Tryon Street
Hillsborough, NC 27278**

Orange County is the lead entity for the HOME Consortium and as such is required to hold a public hearing on the Annual Action Plan. The Richard E. Whitted Building is accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, including interpreter services and/or special sound equipment, these are available upon request: please call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance to participate in the Public Hearing, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# (919) 644-3045.

The purpose of the public hearing is to present the proposed Orange County HOME Consortium's FFY 2018 Annual Action Plan for the use of HOME Investment Partnerships (HOME) Program funds. The County anticipates receiving approximately \$368,180 in HOME Investment Partnerships (HOME) funds. This amount is based on previous years' HOME allocations. The County also anticipates receiving \$13,306 in HOME program income and the County will provide a HOME Match in the amount of approximately \$65,181. The FFY 2018 Annual Action Plan will be submitted to HUD on or before May 15, 2018.

The Orange County HOME Consortium consists of Orange County as the Participating Jurisdiction, and the Towns of Carrboro, Hillsborough, and Chapel Hill as member jurisdictions. Orange County serves as the lead entity for the Consortium and Annual Action Plan.

In order to obtain the views of residents, public agencies, and other interested parties, the Orange County HOME Consortium will place its FFY 2018 Annual Action Plan on display from Thursday, March 29, 2018 through Monday, April 30, 2018 at the following locations during normal operational hours:

Orange County Housing and Community Development Department

300 W. Tryon Street
Hillsborough, NC 27278

Orange County Public Library (Main Branch)

137 W Margaret Lane
Hillsborough, NC 27278

Town of Chapel Hill Public Library

100 Library Drive
Chapel Hill, NC 27514

This document will also be shown on the following website:

<http://www.orangecountync.gov>

This document will be available for examination during normal business hours of operation for a period of thirty (30) days beginning Thursday, March 29, 2018. The plan will be submitted to the County Commissioners on the evening of Tuesday, May 1, 2018, at which time this documents will be presented for approval at its regular County Commissioners Meeting at 7:00 PM, prevailing time.

The FFY 2018 Annual Action Plan was prepared after conducting a public hearing on housing and community development needs and meetings with the local staff and officials.

The following HOME activities are proposed for funding under the FFY 2018 Annual Action Plan for the Orange County HOME Consortium:

- Habitat for Humanity – Second Mortgage Assistance \$ 60,000
- Community Home Trust – Homeownership Assistance \$ 60,000
- EmPOWERment, Inc. – Acquisition \$145,000
- Inter-Faith Council for Social Services – Rapid Rehousing \$ 25,000
- Orange County – Housing Rehabilitation \$ 49,211
- Administration \$ 28,969

Total FFY 2018 HOME Funds for Project Activities = \$368,180

Note: The amounts above are only estimates. If the final allocation of HOME funds by HUD is more or less than the above estimated HOME allocation for FFY 2018, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match the actual final HUD allocation amounts.

If Orange County would undertake an activity that would result in the displacement of families or individuals, they would utilize their policy for minimizing such displacement. Furthermore, the County is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of HOME Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and uses of Federal funds under the FFY 2018 Annual Action Plan.

Written comments may be addressed to Ms. Sherrill Hampton, Director of the Department of Housing and Community Development; and/or Ms. Renee Holmes, Housing Program Coordinator, Department of Housing and Community Development, 300 W. Tryon Street, Hillsborough, NC 27278.



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DRAFT



**NOTICE OF PUBLIC HEARING AND DISPLAY OF
FFY 2018 ANNUAL ACTION PLAN FOR THE
ORANGE COUNTY HOME CONSORTIUM, NC**

Notice is hereby given that Orange County, NC on behalf of the Orange County HOME Consortium will hold a public hearing on Tuesday, April 3, 2018, at 7:00PM in the:

**Richard E. Whitted Building
300 W. Tryon Street
Hillsborough, NC 27278**

Orange County is the lead entity for the HOME Consortium and as such is required to hold a public hearing on the Annual Action Plan. The Richard E. Whitted Building is accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, including interpreter services and/or special sound equipment, these are available upon request: please call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance to participate in the Public Hearing, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# (919) 644-3045.

The purpose of the public hearing is to present the proposed Orange County HOME Consortium's FFY 2018 Annual Action Plan for the use of HOME Investment Partnerships (HOME) Program funds. The County anticipates receiving approximately \$368,180 in HOME Investment Partnerships (HOME) funds. This amount is based on previous years' HOME allocations. The County also anticipates receiving \$13,306 in HOME program income and the County will provide a HOME Match in the amount of approximately \$65,181. The FFY 2018 Annual Action Plan will be submitted to HUD on or before May 15, 2018.

The Orange County HOME Consortium consists of Orange County as the Participating Jurisdiction, and the Towns of Carrboro, Hillsborough, and Chapel Hill as member jurisdictions. Orange County serves as the lead entity for the Consortium and Annual Action Plan.

In order to obtain the views of residents, public agencies, and other interested parties, the Orange County HOME Consortium will place its FFY 2018 Annual Action Plan on display from Thursday, March 29, 2018 through Monday, April 30, 2018 at the following locations during normal operational hours:

Orange County Housing and Community Development Department

300 W. Tryon Street
Hillsborough, NC 27278

Orange County Public Library (Main Branch)

137 W Margaret Lane
Hillsborough, NC 27278

Town of Chapel Hill Public Library

100 Library Drive
Chapel Hill, NC 27514

This document will also be shown on the following website:
<http://www.orangecountync.gov>

This document will be available for examination during normal business hours of operation for a period of thirty (30) days beginning Thursday, March 29, 2018. The plan will be submitted to the County Commissioners on the evening of Tuesday, May 1, 2018, at which time this documents will be presented for approval at its regular County Commissioners Meeting at 7:00 PM, prevailing time.

The FFY 2018 Annual Action Plan was prepared after conducting a public hearing on housing and community development needs and meetings with the local staff and officials.

The following HOME activities are proposed for funding under the FFY 2018 Annual Action Plan for the Orange County HOME Consortium:

- Habitat for Humanity – Second Mortgage Assistance \$ 60,000
- Community Home Trust – Homeownership Assistance \$ 60,000
- EmPOWERment, Inc. – Acquisition \$145,000
- Inter-Faith Council for Social Services – Rapid Rehousing \$ 25,000
- Orange County – Housing Rehabilitation \$ 49,211
- Administration \$ 28,969

Total FFY 2018 HOME Funds for Project Activities = \$368,180

Note: The amounts above are only estimates. If the final allocation of HOME funds by HUD is more or less than the above estimated HOME allocation for FFY 2018, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match the actual final HUD allocation amounts.

If Orange County would undertake an activity that would result in the displacement of families or individuals, they would utilize their policy for minimizing such displacement. Furthermore, the County is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of HOME Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and uses of Federal funds under the FFY 2018 Annual Action Plan.

Written comments may be addressed to Ms. Sherrill Hampton, Director of the Department of Housing and Community Development; and/or Ms. Renee Holmes, Housing Program Coordinator, Department of Housing and Community Development, 300 W. Tryon Street, Hillsborough, NC 27278.

H-S: 3-13-2018



REVISSED DRAFT

4/3/18 #1

ORANGE COUNTY BOARD OF COMMISSIONERS

(For items on the printed agenda)

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	Name	Street Address, City, Zip	Email	Telephone	Item Number
X	Jenny Prater	251 Phoenix Dr. Chapel Hill		919-428-6442	5A
X	Martise Martin	Habitat for Humanity OC	mmartin@oranghabitat.org		5A
3	Bill Holloway	1814 US70 WEST		919-632-6172	6 B
X	Norbert Ruyambo	535 Locust Street Hillsboro	nyderhaman	207-699-9689	5A
5	MARK O'NEAR	3004 Stepping Stone Ln 27705	o'nearmark	919-815-8303	6B
6	John + Diana Stone	149 Forest Cre			
X	Jackie Jenks	Inter-Faith Council 110 W. Main Street Carrboro	jjenks@interfaith.org		5A
8	Nery Cruzata				5A
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ORANGE COUNTY BOARD OF COMMISSIONERS
(For items on the printed agenda)

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1	Robert Dowling	1536 Pathway Dr Canbora			5A
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ORANGE COUNTY BOARD OF COMMISSIONERS

(For items on the printed agenda)

#3 4/3/18

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	Name	Street Address, City, Zip	Email	Telephone	Item Number
1	Delores Bailey	109 N Graham St	empowerment		HOME Funds
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REVISED DRAFT

APPROVED 4/17/2018

**MINUTES
BOARD OF COMMISSIONERS
REGULAR MEETING
April 3, 2018
7:00 p.m.**

The Orange County Board of Commissioners met in regular session on Tuesday, April 3, 2018 at 7:00 p.m. at the Whitted Building, in Hillsborough, N.C.

COUNTY COMMISSIONERS PRESENT: Chair Dorosin and Commissioners Barry Jacobs, Earl McKee, Mark Marcoplos, Renee Price and Penny Rich

COUNTY COMMISSIONERS ABSENT: Commissioner Mia Burroughs

COUNTY ATTORNEYS PRESENT: John Roberts

COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Deputy County Manager Travis Myren and Clerk to the Board Donna Baker (All other staff members will be identified appropriately below)

Chair Dorosin called the meeting to order at 7:01 p.m.

1. Additions or Changes to the Agenda

Chair Dorosin noted the following items at the Commissioners' places:

- PowerPoint for Item 4-c: Capital Investment Plan (CIP)
- PowerPoint for Item 6-a: Major Subdivision Preliminary Plat Application-Triple Crown Farms
- PowerPoint for Item 6-b: Site Acquisition Development of a Multi-Purpose County Campus
- Food Council Handout: Commissioner Rich will speak to this under board announcements
- blue sheet: Proposed draft resolution from Commissioner Price (to be considered at a future meeting) titled – Orange County Supports 3DaysCount: “A NATIONWIDE EFFORT TO MAKE COMMUNITIES SAFER AND ENSURE BETTER OUTCOMES FOR ALL BY APPLYING COMMON SENSE SOLUTIONS TO WIDESPREAD PRETRIAL JUSTICE CHALLENGES”.
- lavender sheet: Proposed Draft Proclamation from Commissioner Price (to be considered at a future meeting) titled: National County Government Month - April 2018-- "Serving the Underserved"
- Hand out from Chamber of Commerce: Chair Dorosin to speak to this item under Board petitions and announcements
- Hand out- Arts Moment: Chair Dorosin to speak to this item under Board petitions and announcements

Chair Dorosin suggested moving Item 11-b – Parks and Recreation Council Appointments – up on the agenda to Item 4-d.

The Board of County Commissioners (BOCC) agreed by consensus.

PUBLIC CHARGE

Chair Dorosin dispensed with the reading of the public charge.

Arts Moment - Fred Joiner

Katie Murray, Orange County Arts Commission Director, reviewed the following information:

Fred Joiner is a poet and curator living and creating in Chapel Hill, NC. His work has appeared in Callaloo, Gargoyle, and Fledgling Rag, among other publications. Fred has read his work nationally and internationally. Joiner is a two-time winner of the Larry Neal Award for Poetry and a 2014 Artist Fellowship Winner as awarded by the D.C. Commission on the Arts and Humanities. Most recently, one of Joiner's poems recently won the Smithsonian's National Museum of African Art's Divine Comedy Poetry Contest, in response to Konate's textile work. As a curator of literary and visual arts programming, Joiner has worked with the American Poetry Museum, Belfast Exposed Gallery (Northern Ireland), Hillyer Artspace, Honfleur Gallery, Medina Galerie (Bamako, Mali), the Phillips Collection, the Prince Georges African American Museum and Cultural Center, the Reginald F. Lewis Museum and others. He is the co-founder of The Center for Poetic Thought currently based at the Monroe Street Market in Washington, DC. Joiner is a Board Member of The American Poetry Museum and the Orange County Arts Commission.

Fred Joiner read one of his poems.

2. Public Comments

a. Matters not on the Printed Agenda

Gary Williamson said he wanted to speak on the flag ordinance, which he is against. He said all people are different, and for an elected body to decide what people can and cannot do on their own personal property is wrong. He said he is supportive of everyone's heritage, and his is southern. He said his friend wants to put up a flag to support their southern heritage, and this is his right. He said 32 people are preparing to put up flags in Orange County, and these people do not feel the need to speak out to the BOCC, as raising flags on private property is their right. He said the BOCC should think carefully about any actions it takes, and this is a very touchy subject. He said the people desiring to raise these flags and support southern heritage, are not filled with hate.

b. Matters on the Printed Agenda

(These matters will be considered when the Board addresses that item on the agenda below.)

3. Announcements, Petitions and Comments by Board Members

Commissioner McKee had no comments.

Commissioner Jacobs said the fence on the bridge on Orange Grove Road has been successfully installed.

Commissioner Jacobs asked for a follow up report on the status of a program to encourage monarch butterflies on County owned properties. He said he believed he petitioned about this before, and he would like this added as an information item.

Commissioner Jacobs said the Chapel Hill North-South Bus Rapid Transit (N-S BRT) policy committee reconvened recently, and spent time talking about a connection with Hillsborough. He said it was decided not to go on I-40, but on new NC-86.

Commissioner Jacobs said the Solid Waste Advisory Group (SWAG) met last week for the first time in a year, and he and Commissioner Marcoplos attended. He said there was discussion about moving up in priority the recycling of food waste. He said they are at 62% in waste recycling, which leads the state.

Commissioner Jacobs said on April 27 the Justice Advisory Council (JAC) will be sponsoring an inaugural local re-entry council meeting at Whitted, which will hopefully lead to some federal funding to help those leaving incarceration.

Commissioner Jacobs asked if there is an update regarding the two railroads that have jurisdiction over the Hillsborough train station. He said Jeff Mann, GoTriangle, offered to gather information about this, and Commissioner Jacobs asked if Chair Dorosin would write a letter requesting that Jeff Mann follow up on this issue.

Commissioner Jacobs encouraged the teachers of NC to be empowered by the teachers in West Virginia and other states, who are going on strike for more pay.

Commissioner Rich referred to the information at the Commissioners' places about the Food Council. She said there is a need for increased education on the work of the Food Council. She said securing funding for the Food Council is also a pressing need, and she hopes that all governments will get involved to cover these costs.

Commissioner Rich said she was at the Governor's Mansion last week for a "Women in Power" day. He said the Governor is planning a report on the Economic Status of Women in North Carolina in May. She said she signed up for one that is very specific to Orange County.

Commissioner Rich said in the future, Orange County should do more to celebrate and acknowledge women's history month in March, and suggested involving the Human Relations Commission (HRC) in such a plan.

Commissioner Rich said there is a lot of information about kids vaping in schools, and asked if the Health Department is addressing this in any way with the schools.

Commissioner Marcoplos said the GoTriangle Board met last week, and discussed three noteworthy items:

- 1.) the Transit Advisory Committee was appointed and all Orange County's choices were appointed;
- 2.) there was a presentation from the Hartsook companies, an international fundraising company that GoTriangle hired to explore how to raise the money indicated in the cost share agreement. He said the Board was supposed to listen, and determine whether to award a contract to this company. He said the consultant was very confident that raising the money is a doable task, and he was asked to proceed. He said \$30-35 million was already raised through in-kind donations, primarily from the universities;
- 3.) a presentation about bicycle and pedestrian connections that will be built around the stations.

Commissioner Price said while at the National Association of Counties (NACo) conference, the National Association of Black County Officials (NABCO) passed a resolution dealing with pretrial justice and release. She said Orange County has done a lot in the area, but NABCO suggested that each member bring the blue sheet at the Commissioners' places back to their counties for consideration to be passed, and forwarded to the state level.

Commissioner Price referred to the lavender sheet, and said April is National County Month. She said NACo offered this sample resolution. She said NACo's initiative this year is "serving the underserved," and perhaps the County might like to highlight what it is doing with fair housing, the Family Success Alliance, etc.

Commissioner Price said she also attended the Women's History month gathering in Raleigh, and looks forward to seeing the data that is gathered.

Commissioner Price said this is a week of remembrance for Martin Luther King, and tomorrow marks 50 years since he was assassinated. She said the country has come along way, but still has a long way to go.

Chair Dorosin said he received a letter from the Chapel Hill Carrboro Chamber of Commerce, a hand out at the Commissioners' places, requesting that a Commissioner or a member of Management serve as an ex-officio, non-voting officer on the Chamber's Board of Directors.

Commissioner McKee said this is an opportune time for the BOCC to serve on this board, and if no one else is interested, he would be willing to serve.

The Board decided to wait until Commissioner Burroughs returned on April 10th to make a decision.

Chair Dorosin referred to the Arts Moment, and whether the Board wants to open it up to Arts groups, in addition to individual artists. He said Katie Murray indicated she is open to the BOCC's wishes, and has booked the arts moment until October 2018.

The Board decided to defer this decision to a later date.

4. Proclamations/ Resolutions/ Special Presentations

a. Sexual Assault Awareness Month Proclamation

The Board considered voting to approve a proclamation recognizing April 2018 as Sexual Assault Awareness Month in Orange County and authorize the Chair to sign.

Annette Moore, Human Relations Director, reviewed the information below:

BACKGROUND:

The National Sexual Violence Resource Center defines sexual violence as "any type of unwanted sexual contact, including sexual assault and rape." This can include anything from sexual harassment to non-consensual sharing of private intimate images to rape. Sexual violence impacts everyone. According to the National Center for Victims of Crime "2017 National Crime Victim's Rights Week Resource Guide: Crime and Victimization Fact Sheet":

- 44% of women and 23% of men will experience sexual assault;
- 19% of women and 2% of men will be raped;
- 38% of heterosexual women who were raped were between the ages of 18 -24;
- 28% of persons raped were between the ages of 11-17 when first raped;
- 64% of multiracial women and 40% of multiracial men reported being sexually assaulted other than rape;
- 75% of bisexual women are more likely to be sexual assaulted compared to 46% of same sex and 43% of heterosexual women;
- In 2014, an estimated 20,300 military members reported being sexually assaulted 10,600 men and 9,600 women;
- Sexual violence is 2.5 times more prevalent than the most commonly occurring diseases –including cardiovascular disease, cancer, diabetes and HIV/AIDS combined;
- 1 in 5 female students experienced attempted or completed sexual assault while in college and 65% of those surveyed reported the incident to a friend, family member, or roommate and less than 10% reported it to police or school officials;
- 4% of inmates in state and federal prison report experiencing sexual assault, the most common for being staff misconduct.

A National Intimate Partner and Sexual Violence Survey in 2010 indicated that among females who had been raped 51.1% reported being raped by an intimate partner and 40.8% by an acquaintance. For males, more than half reported being raped by an acquaintance and 15.1% by a stranger. The economic burden of sexual violence is estimated at a lifetime cost of 1 \$122,461 per victim, or \$3.1 trillion for all rape victims. The costs include lost productivity, medical costs, criminal justice service activities, and victim property loss and damage.

The Orange County Rape Crisis Center, a non-profit, volunteer agency, which has been serving the community since 1974 is working with others in the community to stop sexual violence and its impact through support, education and advocacy. The Orange County Rape Crisis Center

assisted over 675 survivors of sexual violence, their loved ones, and community professionals during 2017. The Orange County Sexual Assault Response Team (SART) is bringing together members of law enforcement, the medical community, the legal system and other community advocates to improve services for survivors of sexual assault who come forward.

Julia Da Silva, Rape Crisis Center Vice President, read the Proclamation:

ORANGE COUNTY BOARD OF COMMISSIONERS

Proclamation

“Sexual Assault Awareness Month 2018 Proclamation”

WHEREAS, the Orange County Rape Crisis Center assisted over 675 survivors of sexual violence, their loved ones, and community professionals during 2017; and

WHEREAS, the Orange County Rape Crisis Center works with the county’s two school systems and other groups to provide students with age-appropriate information about violence prevention, reaching over 17,000 youth and adults each year; and

WHEREAS, the coordination of the Orange County Sexual Assault Response Team (SART) is bringing together members of law enforcement, the medical community, the legal system, and other community advocates to improve services for survivors of sexual assault who come forward; and

WHEREAS, 1 in 5 American women have been sexually assaulted at some point in their lives (Centers for Disease Control and Prevention, 2010); and

WHEREAS, in the United States rape is the most costly crime to its survivors, totaling \$127 billion a year considering factors such as medical cost, lost earnings, pain, suffering, and lost quality of life (U.S. Department of Justice, 1996); and

WHEREAS, in the United States 1 in 3 women and 1 in 4 men have experienced some form of sexual or physical violence committed by an intimate partner (Centers for Disease Control and Prevention, 2010); and

WHEREAS, there are more than 16,500 sex offenders registered as living in North Carolina (Department of Justice, 2015)

WHEREAS, victim-blaming continues to be an enormous problem in instances of rape and sexual assault; and

WHEREAS, the Orange County Rape Crisis Center, a nonprofit agency that has served this community since 1974, is working to stop sexual violence and its impact through support, education, and advocacy;

NOW, THEREFORE BE IT RESOLVED that the Orange County Board of Commissioners, do hereby proclaim **the month of April 2018** as “**SEXUAL ASSAULT AWARENESS MONTH**” **and** encourage all residents to speak out against sexual violence and to support their local community’s efforts to prevent and respond to these appalling crimes.

This the 3rd day of April 2018.

A motion was made by Commissioner Jacobs, seconded by Commissioner Price for the Board approve the proclamation designating April 2018 as “Sexual Assault Awareness Month” in Orange County and authorize the Chair to sign the proclamation.

VOTE: UNANIMOUS

b. Fair Housing Month Proclamation

The Board considered voting to proclaim April 2018 as Fair Housing Month in Orange County, North Carolina and authorize the Chair to sign.

Annette Moore reviewed the information below, and said she will take the Women’s History Month suggestion back to the HRC:

BACKGROUND:

The month of April is National Fair Housing Month. April 2018 will mark the 50th anniversary of the enactment of the Federal Fair Housing Act of 1968 and the 24th anniversary of the Orange County Civil Rights Ordinance. These laws grant every person a right to live where they choose, free from discrimination on the basis race, color, national origin, sex, religion, familial status, or disability.

The U.S. Department of Housing and Urban Development has chosen “Fifty Years of Opening Doors” as the 2018 Fair Housing Month theme. The chosen theme expresses the ideal of fair and equal housing opportunities in every community.

Established in 1987, the Orange County Human Relations Commission (“HRC”) is charged with enforcing the Orange County Civil Rights Ordinance that prohibits discrimination in housing and public accommodations on the basis of race, age, sex, religion, familial status, national origin, color, veteran’s status and disability.

During Fair Housing Month the Human Rights and Relations Department and the Human Relations Commission along with other community organizations will co-sponsor a variety of events to commemorate Fair Housing Month.

Commissioner Jacobs read the proclamation:

**ORANGE COUNTY BOARD OF COMMISSIONERS
PROCLAMATION
FAIR HOUSING MONTH**

WHEREAS, April 11, 2018 marks the 50th anniversary of Title VIII of the Civil Rights Act of 1968 (formally known as the Fair Housing Act) and the 35th anniversary of the North Carolina Fair Housing Act prohibiting discrimination in housing on the basis of race, color, sex, religion, national origin, disability and familial status; and

WHEREAS, the Orange County Board of Commissioners enacted the Orange County Civil Rights Ordinance on June 6, 1994, which affords to the residents of Orange County the protections guaranteed by the Fair Housing Act and additionally encompasses the protected classes of Veteran Status and Age; and

WHEREAS, Orange County and the U. S. Department of Housing and Urban Development as well as concerned residents and the housing industry are working to make fair housing opportunities possible for everyone by encouraging others to abide by the letter and the spirit of fair housing laws; and

WHEREAS, the U.S. Department of Housing and Urban Development annually declares the month of April as National Fair Housing Month, designating *Fifty Years of Opening Doors* as the national theme and ideal for 2018; and

WHEREAS, despite the protections afforded by the Orange County Civil Rights Ordinance and the Fair Housing Act, illegal housing discrimination still occurs in our nation and within our County; and

WHEREAS, by supporting and promoting fair housing and equal opportunity, we are contributing to the strength of our County, State and Nation.

NOW, THEREFORE, we, the Board of County Commissioners of Orange County North Carolina, do proclaim April 2018 as **FAIR HOUSING MONTH** and commend this observance to all Orange County residents.

This the 3rd day of April 2018.

A motion was made by Commissioner Price, seconded by Commissioner Rich for the Board to approve the proclamation and authorize the Chair to sign the proclamation.

VOTE: UNANIMOUS

c. Presentation of Manager's Recommended FY 2018-23 Capital Investment Plan (CIP)

The Board received the Manager's Recommended FY 2018-23 Capital Investment Plan in preparation for Board review and discussion at the April 10, 2018 Budget work session.

Travis Myren reviewed the following information:

BACKGROUND:

Each year, the County produces a Capital Investment Plan (CIP) that establishes a budget-planning guide related to capital needs for the County as well as Schools. The current CIP consists of a 5-year plan that is evaluated annually to include year-to-year changes in priorities, needs, and available resources. Approval of the CIP commits the County to the first year funding only of the capital projects; all other years are used as a planning tool and serves as a financial plan.

Capital Investment Plan – Overview

The FY 2018-23 CIP includes County Projects, School Projects, and Proprietary Projects. The School Projects include Chapel Hill-Carrboro City Schools, Orange County Schools, and Durham Technical Community College – Orange County Campus projects. The Proprietary Projects include Water and Sewer, Solid Waste Enterprise Fund, and Sportsplex projects. The CIP has been prepared anticipating moderate economic growth of approximately 2% in property tax growth and 4% in sales tax growth annually over the next five years. Many of the projects in the CIP will rely on debt financing to fund the projects.

Travis Myren made the following PowerPoint presentation:

ORANGE COUNTY
CAPITAL INVESTMENT PLAN
FY2018-23
Board of Orange County Commissioners
April 3, 2018
Agenda Item 4(c)

CIP Themes and Cost Drivers

- School Bond Projects
 - Chapel Hill High School Cost Escalation
 - Borrowing and Cash Flow Schedule
 - Potential FY2017-18 Capital Budget Amendment
- Affordable Housing Bond
 - Last Bond Draw of \$2.5 Million
- Public Safety
 - Detention Center & Potential Northern Campus Development
- Debt Service Structuring
 - Subject to Approval by the Local Government Commission
 - Debt Service to General Fund Revenue Policy
 - Potential Tax Impacts

Recommended CIP Total Expenditures by Year (graph)

Total Recommended Capital Budget Expenditures (graph)

Recommended CIP schools capital projects (graph)

Recommended CIP County Capital Projects (graph)

FY 18-19 Recommended CIP Expenditures \$28.5m total (graph)

FY 19-20 -Recommended CIP Expenditures\$26.1M total (graph)

Recommended CIP Proprietary Capital Projects (graph)

Debt Service to General Fund Revenue Policy Debt Service Structuring – three cases (graph)

Next Steps

- Document Review
 - Clerk to the Board's Office
 - County Manager's Office
 - Orange County Libraries
 - Orange County Website – orangecountync.gov
- Upcoming Budget Meetings
 - **April 10 Work Session for Capital Investment Plan**
 - April 24 Joint Meeting with Schools

- May 1 Presentation of FY2018-19 Recommended Operating Budget
- May 10 & 17 Public Hearings on Operating Budget and CIP
- May 24 Work Session for Schools and Outside Agencies
- May 31 Work Session for Fire Dist., Public Safety, Support, Gen. Govt.
- June 7 Work Session for Human Services and Comm. Services
- June 12 Amendments and Intent to Adopt
- June 19 Adoption of Operating Budget and CIP

Commissioner McKee referred to the debt structure slide, and clarified that tax increases would be required in order to make the payments.

Travis Myren said the tax increases will be bigger in the early years, because this principal is hitting faster in the early years.

Commissioner Jacobs asked if the tax increases could be projected, and if the tax increases will ever go down.

Travis Myren said cases 2 and 3 are the same scenarios that the BOCC saw at the retreat, which was a tax increase between 4 and 5 cents.

Commissioner Jacobs asked if it known how far out this increase would go.

Travis Myren said at least until 2024 or 2025, but he would get more specific information and bring it back to the BOCC.

Commissioner Jacobs asked if that would be about the time the schools would want another bond.

Travis Myren said that is when the County's debt capacity would start freeing up, and it would be possible to maintain a similar level of taxation, while having some room to pay for additional capital.

Commissioner Jacobs said it may be a tax increase for the foreseeable future.

Travis Myren said that is a policy decision to be made by the BOCC.

Commissioner Jacobs asked if, at next week's Budget Work Session, staff could explain why so much money has to be spent on Chapel Hill High School up front.

Travis Myren said yes.

Commissioner Price asked if the percentage of the fund balance will remain the same.

Travis Myren said yes, that policy would remain at 16%, and this policy is for the amount of debt service.

Commissioner Price asked if the maintenance of the Orange County Schools (OCS) is built into this CIP.

Travis Myren said all of the projects included here are the same projects that the schools have put in their facility reports. He said the maintenance part would be in the operating budget.

Commissioner Price said some of the schools are in very poor condition, and asked if there is a plan in place to keep the schools stabilized until major renovation can occur.

Travis Myren said OCS is comfortable with this project schedule, and OCS has a lot of smaller specific projects, as opposed to one major, complex project.

Commissioner Rich asked if the 21% for the school capital project is included in the 48.1% budget goal that the BOCC aims to hit each year.

Travis Myren said the 48.1% is the percentage of the operating budget, and the 21% is in addition to that.

Commissioner Rich asked if staff could provide the amount that schools have received over the years, above and beyond the 48.1%.

Chair Dorosin asked if all three of the options on the slide would require approval from the Local Government Commission (LGC).

Travis Myren said the red line is typically what they see from everybody, and the County is asking for some consideration, to smooth payments out over time, because of its affordability policies.

Chair Dorosin referred to the 15% policy target, and asked if this is set by the LGC or by the BOCC.

Travis Myren said this is a locally established policy by the BOCC, which can be revisited.

d. (11-b) Orange County Parks and Recreation Council – Appointment – MOVED

The Board considered making an appointment to the Orange County Parks and Recreation Council.

David Stancil, Department of Environment, Agriculture, Parks and Recreation (DEAPR) Director, said a member of the Parks and Recreation Council, who is in the Town of Carrboro seat, and is unable to continue to serve. He said the Council has found a suggested replacement.

A motion was made by Commissioner Price, seconded by Commissioner Marcoplos to appoint the following to the Orange County Parks and Recreation Council:

- Appointment to a first full term (Position #1) "Carrboro City Limits" representative for Michael Zelek expiring 03/31/2021.

VOTE: UNANIMOUS

5. Public Hearings

a. Orange County Consolidated Plan – Annual Action Plan Update and Proposed Uses of the FY2018-2019 HOME Funds

The Board received input from the public regarding the proposed Annual Action Plan and update of the FY 2015-2019 Consolidated Plan for Housing and Community Development Programs in Orange County, as well as the proposed uses of FY 2018-2019 HOME funds.

Sherrill Hampton, Housing Director, reviewed the information below:

BACKGROUND:

In May 2015, a Consolidated Plan for Housing and Community Development Programs in Orange County was developed and approved by the U.S. Department of Housing and Urban Development (HUD). This document details the housing needs of very low income, low income and moderate-income families and special population groups in addition to outlining the strategies and plans for addressing those needs. FY 2018-2019 will be the fourth year of the 5-year Plan.

Each year, local communities are required to reassess the needs of the community. The Public Hearing provides an opportunity for the public, public agencies and other interested parties to provide input as it relates to the annual update of the Consolidated Plan and proposed Annual Action Plan. In addition, the public is asked to comment on the proposed use of FY 2018-2019 Program Year funds. The Orange County HOME Consortium, known as the *Orange County Local Government Affordable Housing Collaborative*, anticipates the following Federal financial resources:

FY 2018 HOME Funds:	\$289,693.00
HOME Program Income:	\$ 13,306.00

HOME Match: \$ 65,181.00
Total \$368,180.00

The above amounts are estimates only and may be adjusted according to the allocation received from HUD.

Renee Holmes, Housing Programs Coordinator, reviewed the following information: The HOME Consortium, known as the *Orange County Local Government Affordable Housing Collaborative*, comprised of one (1) elected official and staff members from Orange County, the Town of Carrboro, Town of Chapel Hill and Town of Hillsborough reviewed the applications received and made recommendations regarding funding for consideration by local elected officials in May 2018 as follows:

Community Home Trust - Homeowner Assistance	\$ 60,000.00
Empowerment, Inc. – Rental Acquisition	\$145,000.00
Habitat for Humanity –Homeownership	\$ 60,000.00
Inter-Faith Council for Social Services (IFC) – Rapid Re-Housing and General Tenant-Based Assistance	\$ 25,000.00
Orange County – Housing Rehabilitation Administration	\$ 49,211.00 \$ 28,969.00
Total	\$368,180.00

Commissioner McKee asked if any of the approved funds reverted back in the past year, due to un-use.

Sherrill Hampton said there was one reversion of approximately \$20,000 to HOME this past summer, but that was on older projects.

Commissioner McKee said he would like to see that all funds are used, so there is none left to revert back.

Commissioner Price asked if the housing rehabilitation for Orange County is part of the urgent repair program.

Sherrill Hampton said staff is looking at the broad category of housing rehabilitation, which includes urgent repair. She said this program is for the elderly or handicapped, and goes up to \$8000 per unit. She said there is a state grant, as well as local funds provided by the BOCC.

Commissioner Price asked if the funds being requested are a part of this program.

Sherrill Hampton said no, these are HOME funds, which can be used for rehab as well as acquisition, second mortgage, and homebuyer assistance. She said these funds remained after their projects; and due to the enormous housing rehab needs on existing, older housing stock, staff is asking the BOCC if the remaining \$49,000 can be used.

Commissioner Jacobs said he has previously heard concerns raised that the County's urgent repair fund is not very nimble, and that there is a long waiting list.

Sherrill Hampton said this is true, and she and her team are working on that going forward. She said in the coming year, there will be changes to this process. She said many homes that come in for urgent repair end up having code violations, which delay the process.

The FY 2018-2019 Annual Action Plan will be submitted to HUD on or before May 15, 2018. This Public Hearing is one of two (2) public hearings held as a part of Orange County's engagement of its residents concerning local housing and community developments needs and the HOME Program.

PUBLIC COMMENT:

Jenny Prater said she has a Habitat for Humanity house, where she has lived since 2011. She has two children, and said she had been in a duplex apartment that was not very nice in 2010. She said she looked for a home, but could not find anything in her budget that was livable. She said some personal issues made her unable to get a loan, though she has a good job at UNC. She said she is grateful for Habitat and the HOME funds, which have provided her a stable home.

Marisa Martini said she works for Habitat as the Community Development Manager, and thanked the Board of County Commissioners for its support. She reviewed the many homes in Habitat's inventory that have benefited from HOME funds, and said homeowners are here tonight to share their stories.

Norbert Ronyambo shared his story of his ownership of a Habitat home, and thanked the Board of County Commissioners for its support of affordable housing through HOME Funds, which has enabled him to own a home in Orange County.

Jackie Jenks is Executive Director of InterFaith Council for Social Services (IFC), and she thanked the BOCC for its support, and proposed uses of the HOME funds, which include many of IFC's partners and some much-needed projects. She reviewed statistics about IFC residents, and the extreme lack of affordable housing and rentals for those in the lower income levels. She said it is a very difficult situation for residents to be in, and she supports the County in all of its efforts to support affordable housing in Orange County.

Nery Urrutia said he owns a Habitat home, and it is healthy, worthy, and smart for Orange County to support projects like Habitat for Humanity. He said it is not healthy for people to live under bridges, in the woods, or in their cars because rents are unaffordable in Orange County. He said he works and is able to pay the bills and afford a home through Habitat.

Robert Dowling, Community Home Trust (CHT) Director, said housing is becoming a larger challenge in Orange County, and affordable housing stock is not increasing. He said the bond will be put to good use, and they need all of the funding they can get for affordable rentals and houses. He said Sherrill Hampton has recommended \$60,000 for CHT, \$40,000 of which will go to the Northside Initiative, where CHT is partnering with Self Help credit union. He said he hopes \$40,000 will cover 2 houses. He said the remaining \$20,000 will be used for resale of existing inventory, and hopefully this will cover 2 homes. He said the subsidies are essential, and he is thankful to the Board of County Commissioners for their support.

Delores Bailey said she is the Director of Empowerment, Inc., which is the owner of 42 scattered sites affordable rental properties. She said this Friday Empowerment will close on a bond home. She thanked the BOCC for having the foresight to put aside money for mobile home displacements. She also thanked the Board for helping Empowerment move forward on 9 new affordable rental properties this year, which were purchased with some HOME funds. She thanked the County for all that it does.

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

VOTE: UNANIMOUS

Commissioner McKee thanked the providers for leveraging funds, and those that spoke who have been beneficiaries of these funds.

Commissioner Price asked the providers, as they receive these monies, to please let the BOCC know how much is leveraged, as this information is used to lobby Congress for additional monies.

Chair Dorosin echoed Commissioner McKee's comments.

6. Regular Agenda

a. Major Subdivision Preliminary Plat Application – Triple Crown Farms

The Board reviewed a request to modify a previously approved Major Subdivision Preliminary Plat application.

PURPOSE:

To review and take action on a request to modify a previously approved Major Subdivision Preliminary Plat application.

The request seeks to modify conditions associated with roadway construction within the Triple Crown Farms subdivision, originally approved as a 20 lot single-family residential subdivision. Specifically the applicant is seeking to modify the County's original approval requiring internal roadways to be constructed to NC Department of Transportation (NCDOT) public road standards allowing same to be constructed to Class A private road standards as detailed in Section 7.8.5 of the Unified Development Ordinance (UDO). Roadway construction had commenced when issues associated with complying with NCDOT standards were identified, necessitating this request.

If approved, the roadways will be completed consistent with applicable County private road standard. Once the roadways, and other required improvements, are completed the Final Plat can be recorded within the Orange County Register of Deeds Office allowing for the creation of the individual lots, allowing for the eventual development of single-family residences. Please note at this time no development, other than installation of required infrastructure, is occurring on the property.

BACKGROUND:

Triple Crown Farms Major Subdivision was approved by the by the BOCC on June 6, 2014. The request includes changing the requirement for public roads built to NCDOT standards to private roads built to Orange County private road standards.

The basic facts concerning the current application are as follows:

- | | |
|------------------------|--|
| Applicant(s)/Owner(s): | 16 Parkside Lane, LLC
2807 Homestead Road
Chapel Hill, NC 27516 |
| Agent(s): | Peter Bellantoni, PE
Pennoni Associates, Inc.
401 Providence Road, Suite 200
Chapel Hill, NC 27514 |
| Location: | Intersection of Dairyland Road and Triple Crown Drive. Please refer to Attachment 2 for a vicinity map of the parcel. |
| Parcel Information: | <p>a. PIN(s): 9850-90-5614; 9860-01-0141 (New PINs); 9850-91-0030 (Old PIN).</p> <p>b. Size of parcel: 92.95 acres in new area (104.25 acres in original area. Lot area was reduced after 11.17 acres was recorded via exempt subdivision via recorded Plat Book 118 Page PG 21 with the Orange County Register of Deeds and assigned PIN 9860-01-0141).</p> |

- c. **Zoning/Watershed:** Rural Buffer (RB); and University Lake Protected Overlay District (UNIV-PW).
- d. **Township:** Chapel Hill.
- e. **School District(s):** The project is split between the Chapel Hill/Carrboro County Schools (14 lots), and Orange County Schools (5 lots). Please refer to Attachment 3 for additional information.
- f. **Future Land Use Map Designation:** Rural Buffer.
- g. **Growth Management System Designation:** Rural.
- h. **Joint Land Use Plan Designation:** Rural Buffer.
- i. **Existing Conditions/Physical Features:** Varying topography with heavy vegetation, primarily mixed hardwoods, throughout. There are streams running through the property with varying slopes. Stream corridor width varies from 120 feet to 250 feet. The property is encumbered by floodplain along Dairyland Road.
- j. **Roads:** Vehicular access to the parcel is through Dairyland Road and Triple Crown Drive; both are NCDOT state maintained roads.
- k. **Water and Sewer Service:** The property is not located within a primary public utility service area according to the Water and Sewer Management Planning Boundary Agreement (WASMPBA).
Proposed lots are to be served by individual well and septic systems.

Surrounding Land Uses:

- a. **NORTH:** Single-family residences zoned RB
- b. **SOUTH:** Single-family residences zoned RB
- c. **EAST:** Single-family residences zoned RB
- d. **WEST:** Single-family residence zoned RB

Patrick Mallett, Planner II, made the following PowerPoint presentation:

April 3, 2018

BOCC Item: 6a

Triple Crown Farms

Preliminary Plat (Revised)

Review and Action on a 19-lot Major Subdivision off of Dairyland Road

Orange County Planning Department

Vicinity Map (map)

Land Use Element of the Comprehensive Plan (map)

Growth Management System

Preliminary Plat (Revised):

Plan Overview

Site Photograph – 1

Site Photograph – 2**Site Photograph -3****Site Photograph -4****Site Photograph -4****Site Photograph -5****RECOMMENDATION:**

The Manager recommends the Board:

1. Receive the Planning Board and Planning Director's recommendations on the Preliminary Plat application for the revised Triple Crown Farms Subdivision,
2. Discuss the proposal as desired, and
3. Approve the Preliminary Plat as submitted and the Resolution of Approval contained in Attachment 9.

Patrick Mallett said if the BOCC makes this change, there would need to be a disclosure statement that acknowledges that these are privately maintained roads, and changing them to NC Department of Transportation (DOT) public maintained roads would require significant design, permitting, construction, and cost.

Chair Dorosin asked if that is included in the recommendations and resolution.

Patrick Mallett said yes, and that language would also be included in the road maintenance agreement. He said the developer has met with DOT, and realized it would be unable to meet DOT standards without great disturbance and significant cost, and, therefore, needed to change the status of the roads.

Commissioner Rich referred to the disclosure statement, and asked if this transfers with the sale of the home from one homeowner to the next.

Patrick Mallett said he would think it would, and the County would require that this be recorded with the plat. He said the closing agent would have a copy of the plat, and all recorded documents that are associated with the property.

John Roberts said it would show up in the title search.

Commissioner McKee referred to the third photograph, and said he sees a culvert already installed.

Patrick Mallett said it is a metal conspan that is in the process of being installed.

Commissioner McKee said he thought that the need to install a bridge would be a major part of the additional expense, but he sees the sub-structure of the bridge in place with no roadbed on top. He asked if the additional expenses could be identified.

Patrick Mallett said he would let the developer speak to that.

Commissioner McKee asked if the other crossings already preliminarily installed as well.

Patrick Mallett said this is a large one. He said DOT has some rigid design standards, and the standards for this type of road would require longer pipe, walls, different materials, etc. He said the specific standards, combined with extensive inspections along the way has lead to this disconnect.

Commissioner McKee said he is familiar with the standards, and he asked if the road originally specked out to DOT standards.

Patrick Mallett said yes.

Commissioner McKee asked if that is the case, then why is the road built this way now, and not to DOT standards.

Patrick Mallett said some of this has to do with design standards for roads that include the materials, how to cross streams, etc., as well as other standards pertaining to direction, grade, etc. He said, in this case, the anticipation was to raise the road, but the reality is that there is about 20 feet of dirt fill to fill in, as well as side slopes, which was not realized until much later.

Commissioner Price referred to the 2014 approval in their packet, and asked if this was for this type of road or a DOT Road.

Patrick Mallett said the general design as indicated in the plan, is what the County required, and it has not changed.

Commissioner Price asked if the 2014 approval was for a road built to DOT design standards.

Patrick Mallett said yes.

Commissioner Price asked if the effects on the environment from this road are known.

Patrick Mallett said the project went through the 401 and 404 permitting with US Army Corps of Engineers, and the Department of Environmental Quality. He said NC DOT has different standards from these entities.

Commissioner Price asked if the impact is known, and what happens if there is a heavy rain.

Patrick Mallett said the developer obtained erosion controls, stormwater reviews and permits, and a preconference and stabilization to deal with stormwater, erosion control, etc.

Commissioner Price said the packet at the Commissioners' places contains a document from 2014, and asked if there is approval from erosion control for this proposal.

Patrick Mallett said yes, for this level of land disturbing activity.

Commissioner Price said she has concerns about future homeowners being well aware of these disclosures, as well as 15 years from now, if the roads fails, and people will come to Orange County and complain. She said the developer will be gone, and she wants to know how the BOCC protects residents.

Patrick Mallett said that is the rationale of the disclosure statement.

Commissioner Marcoplos clarified that this is going to be less expensive than a DOT road, and will that translate to savings to the homeowners.

Patrick Mallett said he would defer to the developer.

Commissioner Marcoplos asked if this road will be narrower.

Patrick Mallett said the original approval contemplated paving 20 feet of asphalt, and now plans to have it match the public roads in Triple Crown Estates that are 18 feet wide, which reduces impervious cover.

Commissioner Marcoplos said he is curious about the finances of this.

Chair Dorosin asked the developer to come up.

Richard Penci said he is the licensed land surveyor on the project.

Commissioner McKee asked if the developer knew that the original plan was supposed to be DOT Standards, and why it was not built accordingly.

Richard Penci said he cannot answer that question, because he was not with the firm at that time.

Commissioner McKee said this is a concern to him, and the level of construction is very far along, and the substructure is in, and the only thing lacking is to grade the subgrade and pave; however, it does not match the original requirements, which were to be to DOT specs, as he understands. He asked if there is a reason for this.

Danny Jones, the developer, showed the BOCC a picture on a phone, and said he was told by his engineers that this is a geo-grid block wall, and it would be passed. He said he is

unsure why DOT knocked it down, and DOT required poured concrete walls. He said he has documentation from personal engineers that say the bridge will be intact for 75 years. He said the process was documented, and appropriate testing conducted. He said he is not an engineer. He said the 401 permit had certain requirements from the Army Corps of Engineers, and he tried not to impact the creek. He said the roads are built to state standards, as is the creek crossing. He said the questions arise over the block wall, as opposed to poured concrete walls. He said tearing out the block wall will have more negative impact on the creek, than will help it in the long run.

Commissioner Marcoplos asked if this change financially benefits the homeowners.

Danny Jones said he developed the first phase of the neighborhood, and those roads would still be private if he had not begun the second phase of development, and pushed for those roads to become public. He said the first phase began 12 years ago, and he's only begun to send this phase due to the economy improving. He said these changes would provide a savings to the homeowner.

Commissioner McKee referred to preliminary plan approval information in the packet and item #7, where it states the average price of houses, including lots, is \$1.2 million. He asked if this cost is per lot, or proposed 4 lots per year build out.

Danny Jones said the \$1.2 million is the average price of a home in this subdivision.

Chair Dorosin asked if the developer put in this wall before getting approval, and if the BOCC does not approve it, will the developer have to tear it down and build it to DOT standards.

Danny Jones said if the BOCC does not approve this, his option would be to go to an exempt subdivision with 10-acre lots.

Chair Dorosin asked if this gets approved, how much does this save the developer on building the roads.

Danny Jones said it would save him nothing on the roads, and he would have to tear out the wing walls and use poured concrete, which would do more harm. He said he would be better off changing to an exempt subdivision.

Chair Dorosin asked if the number of houses would be less with the exempt subdivision scenario.

Danny Jones said there would be 10 fewer homes that he could build.

Commissioner Marcoplos said he is still confused about the bridge. He clarified that the developer has documented assessments of the bridge completed by engineers, and it has been deemed structurally sound.

Danny Jones said there were people present around the clock as the construction was being completed, and everything is documented.

Commissioner Marcoplos asked if all the homeowners could see these documents, and have them referenced in their agreements, if they so chose.

Danny Jones said yes, and he is not sure why DOT turned it down. He said he has the engineering to back up the data.

Chair Dorosin said if this passes, the developer will get some savings, and he asked the developer if he would contribute any of those savings to affordable housing.

Danny Jones said if he made enough money, he would donate something.

Commissioner Rich said the developer already has a payment-in-lieu of \$9100 for parks.

Commissioner McKee said he remembered an issue with the Winfall subdivision where the roads were not built to DOT standards, issues arose, and he received many complaints from the residents. He said he understands that the disclosure would inform homeowners that this is a private road, but he asked Michael Harvey, Current Planning Supervisor, if there is any way to insure that there would not be a repeat occurrence of that situation at the Triple Crown Farms project.

Michael Harvey said he cannot guarantee anything, and he said staff has put safeguards in place, with the language in the recommendations, which clearly lays out that the roads are not to DOT standards, the cost to make them so, and that the property owners would be responsible for making the changes should public roads be desired. He said this language cannot insure that a property owner will not raise complaints in the future.

Craig Benedict, Planning Director, said there is one step that staff added to the Unified Development Ordinance (UDO), which states that before the developer turns this over to the new home owners' association (HOA), there is a required community meeting to go over issues, and the roads would be one of the issues addressed.

Commissioner Price said that speaks directly to her concern. She said that meeting happens in the beginning, but she is concerned about this issue years from now.

Craig Benedict said a road maintenance document, which is affixed to each of these lots, is recorded and affixed to the lots in perpetuity.

Chair Dorosin asked John Roberts if the BOCC can add a payment for affordable housing to these conditions.

John Roberts said that would be an impact fee, and the BOCC cannot do that.

Chair Dorosin said the County would have to rely on the good faith of the developer.

Commissioner McKee said he appreciates the intent of the BOCC to further affordable housing, but he would object to encouraging a developer on the fly at a meeting, under duress to support affordable housing. He said he is not saying it was the intent of the Chair to ensnare the developer, but if he were sitting in the developer's place this evening, he would have felt no choice but to agree to the Chair's suggestion. He said if the BOCC had a policy ahead of time, that would be different; but he cannot support this type of action at a meeting on the fly.

Commissioner McKee said he has a real concern about making an adjustment to a previously approved project, which met DOT standards, that serves million dollar homes; or any homes for that matter.

Chair Dorosin said the when the developer for the Hillsborough Economic Development District (EDD) project was at a recent BOCC meeting, the Board suggested many conditions on the fly, to which no objections were raised. He said there is precedent for making such requests in this forum, and he believes his comments are consistent with previous BOCC action.

Commissioner McKee said he had a level of concern at that meeting as well, but his concern is greater this evening.

Commissioner Marcoplos said one of the fundamental questions is whether this road is going to be built to any standard of quality, and the answer is that it is being built to the standards of the UDO, which indicates it will be built to a level of quality that makes it a bona fide road.

Patrick Mallett said it has to meet one or the other: Class A standard for private roads, or DOT standards.

Commissioner Marcoplos said he believes it is a functional road system.

Commissioner Rich said this is not the first time that the developer has heard about affordable housing, and she apologized if he was insulted. She said the BOCC is strongly committed to encouraging developers to consider affordable housing, and how they may help.

Chair Dorosin said he was not apologizing, as he does not think his comments were out of turn.

Commissioner Rich said she wanted to apologize if anyone was insulted.

Commissioner Price said she does not see any way that the BOCC can prevent this from proceeding, as it will be built to County standards.

Chair Dorosin said the BOCC can vote it down, and the developer will have to go to an exempt subdivision.

Commissioner Price said she does not see on what grounds the BOCC could vote this down.

Chair Dorosin said on the grounds that the permit said the road would be built to DOT standards, and it is not.

Commissioner Price said she takes issue with the construction having already proceeded, but if the developer plans to build to the County's standards, she does not see how the BOCC can stop it.

Chair Dorosin said the developer cannot build to County standards unless the BOCC gives approval of this modification this evening.

Commissioner Price said she does not see grounds upon which the BOCC can deny approval.

Patrick Mallett said the developer's plan B would be an exempt subdivision, and would proceed onwards with ten lots. He said there is not a wooded, pastoral or meadow option.

John Roberts said the BOCC has two options: vote against this or support this.

A motion was made by Commissioner Rich, seconded by Commissioner Marcoplos for the Board to:

Approve the Preliminary Plat as submitted and the Resolution of Approval contained in Attachment 9.

VOTE: Ayes, 3 (Commissioner Rich, Commissioner Price, Commissioner Marcoplos); Nays, 3 (Commissioner McKee, Commissioner Jacobs, Chair Dorosin)

Motion does not carry with a tied vote.

Chair Dorosin said to bring this back when Commissioner Burroughs is present.

John Roberts said the BOCC can continue this to a date certain when Commissioner Burroughs is present.

A motion was made by Commissioner Jacobs, seconded by Commissioner Marcoplos to continue this agenda item to the April 17, 2018 BOCC meeting.

VOTE: UNANIMOUS

Danny Jones said he has a letter in his safe at home from 2014 which states his approval from the BOCC was based on these roads being private.

Patrick Mallett said the rub is that the language says, "built to NC DOT standards"; so whether it is public or private is somewhat irrelevant, and meeting the standards is the requirement.

Chair Dorosin said staff will look into this document and make sure it is present on April 17th.

Commissioner Jacobs asked if staff could provide a history of the BOCC's voting from 2014.

b. Site Acquisition Development of a Multi-Purpose County Campus

The Board considered voting to authorize the Manager to proceed with the acquisition of approximately 21 acres located within the Hillsborough Highway 70/Cornelius Street corridor known as the "Hwy 70 Site Assembly" for the development of the Orange County Northern Campus site that addresses multiple County Capital Investment Plan initiatives; and to

authorize the Manager to execute the necessary documents for closing the transaction upon final review of the County Attorney.

Jeff Thompson, Asset Management Services Director, reviewed the following information:

PURPOSE: To:

- 1) Authorize the Manager to proceed with the acquisition of approximately 21 acres located within the Hillsborough Highway 70/Cornelius Street corridor known as the "Hwy 70 Site Assembly" for the development of the Orange County Northern Campus site that addresses multiple County Capital Investment Plan initiatives; and
- 2) Authorize the Manager to execute the necessary documents for closing the transaction upon final review of the County Attorney.

BACKGROUND:

On January 23, 2018, the Board of Orange County Commissioners validated a purchase and sale agreement and necessary examination of a three parcel assembly of approximately 21 acres known as the Orange County Northern Campus assembly (note Attachment 1 – "Site Assembly"). The Board directed the Manager and staff to continue the physical and regulatory examination of the Site Assembly for potential acquisition on or before the outside closing date of April 7, 2018.

Physical Due Diligence. Results of all examination efforts listed in this section yielded satisfactory conclusions. Examination efforts included soils, geotechnical study, cultural & archaeological study, utility availability and capacity, environmental study, wetland and storm water management delineation, traffic circulation, off-site considerations, and conceptual land planning for a campus contemplated to house an Orange County Detention Center, Environment and Agriculture Center, and Park Operations Base (note Attachment 2 – "Conceptual Land Plan").

Land Use. The Site Assembly is within the Town of Hillsborough Extra-Territorial Jurisdiction ("ETJ"), governed by the Hillsborough Unified Development Ordinance ("UDO"), and is currently zoned Rural Residential. With the support of the Hillsborough Town Manager and Planning Director/Assistant Town Manager, Orange County has applied for a "Suburban Office" Future Land Use Amendment as well as an Economic Development District ("EDD") Zoning Amendment. These designations will allow all of the contemplated uses within this government services campus to include an Orange County Detention Center, the Environment and Agriculture Center, and the Park Operations Base. After the required public hearing process and review by the Hillsborough Planning Board, the amendments were approved by the Town Board on March 26, 2018. Voluntary annexation may be requested by the County at a future time and was not an action required for this future land use and zoning amendment process.

Land Records Assessment. Survey, land records and title examination were performed and yielded no significant exceptions.

Timeline. Should the Board authorize this acquisition, closing will occur on or before April 7, 2018. The anticipated development schedule is as follows:

Design Spring-Fall, 2018

Construction Manager at Risk Guaranteed Maximum Price Award Winter, 2019*

Construction Notice to Proceed Winter, 2019

Construction Winter, 2019-Fall, 2020
 Occupancy Certifications; Move & Occupation Winter, 2020-Spring 2021
 *BOCC Action

FINANCIAL IMPACT: The purchase price for the Site Assembly is \$394,050 (note Attachment 3 – “Purchase and Sale Agreements”). Closing costs for the County total \$1,906.16. Adequate funds will have been appropriated for this initiative once the Detention Center, Environment and Agriculture Center and Parks Operations Base Capital Projects are combined, because of the efficiencies of the joint use of this site. The combined appropriations of \$28.10 million are adequate to support all project costs (including the land acquisition) as well as to provide for project contingency funds.

Jeff Thompson made the following PowerPoint presentation:

Multi-Purpose County Campus Site Development Acquisition

April 3, 2018

Purpose

- Board authorization to acquire the “Northern Campus Assembly” parcels that addresses multiple County Capital Investment Plan initiatives;
- Authorize the County Manager to execute the necessary documents upon final review of the County Attorney

Background

- BOCC validation for examination – 1/23/18:
- Due diligence findings
 - Physical
 - Land Use
 - Land Records
- Community relations
- Timeline/next steps

Potential Downtown Detention Sites- Photo- - Existing Sites

- both incur excessive costs;
- no expansion capability;
- challenging zoning compliance permitting process

Potential Perimeter Sites (Cornelius Corridor)- Photo- MBF Site

- challenging sewer extension
- expensive acquisition
- existing facility oversized
- removal from commercial tax base

Northern Campus Site Assembly- Photo

- 20.5 acre parcel (expansion, availability of other uses)
- water and gravity sewer accessible
- excellent access to Justice Facility, roadways
- staff support
- single site and utility cost leverage for multiple facilities

Due Diligence/Feasibility Summary- graph

Due Diligence/Feasibility Summary- graph**Due Diligence/Feasibility Summary- graph****Timeline/Next Steps****Spring-Summer, 2018**

- Schematic Design, Continued Stakeholder Input
- BOCC: Construction Manager at Risk Agreement Approval

Fall, 2018

- BOCC: Schematic Design Approval

Winter, Spring, 2019

- BOCC: Guaranteed Maximum Price Approval
- Begin Construction

Winter, Spring, 2021

- Completion, Training, Move, Occupancy

Community Relations

- Extensive project information curated on County website
- Continuation of public information/input sessions during project design and construction

Financial Impact

- Parcel purchase price - \$394,050
- Adequate Capital Investment Plan (CIP) appropriations for project
- Most efficient construction outcome would recommend Park Operations Base future appropriation to synchronize with Detention and Agriculture Center projects

Manager's Recommendation

- Board authorization to acquire the “Northern Campus Assembly” parcels that addresses multiple County Capital Investment Plan initiatives;
- Authorize the County Manager to execute the necessary documents upon final review of the County Attorney

Commissioner McKee said he previously asked staff to look at a parcel of land across from McDonalds, and asked if there was an update.

Jeff Thompson said there is a blue line stream bisecting the property, which makes a third of the property undevelopable. He said it would also require a forced main sewage.

Commissioner McKee asked if there is an update about the state owned site.

Jeff Thompson said this property is also not viable.

Commissioner McKee said he just wanted to make it clear that the County has pursued other options.

Commissioner Marcoplos said the challenge going forward seems to be trying to impact the neighborhood minimally.

Jeff Thompson said yes.

Commissioner Marcoplos said he originally questioned how to make the finished campus as minimally invasive as possible, but now realizes that the actual construction would be the most obtrusive part of the project. He asked if there is a potential for blasting.

Jeff Thompson said yes.

Commissioner Marcoplos said blasting could possibly affect well and septic tanks and he suggested having a mitigation fund in case this happens.

Jeff Thompson said staff could look into this.

Commissioner Price said the abstract should reflect that the Hillsborough Planning Board rejected this rezoning plan, even though the Town Board approved it. She said it is important to mitigate the effect of light and noise after the project is completed.

Commissioner Jacobs thanked the Hillsborough Town Board for this rezoning. He agreed with Commissioner Marcoplos about mitigation, and said people should not have to prove that the blasting caused damage, but rather the County will accept the fact at face value.

Commissioner Jacobs suggested setting up quarterly public information meetings going forward, to invite neighbors to share concerns and questions, and allow staff to provide updates in the projects. He said he would like to be a congenial process, and not adversarial.

Commissioner Jacobs said he hoped the BOCC will name the facility after the person he previously suggested.

Commissioner Price suggested involving the community in naming decisions.

Bonnie Hammersley said she turned the name suggested by Commissioner Jacobs over to the HRC to find the family, and ask if the County could use the name.

Commissioner Rich said to put all of the project information on the website, and be ahead of the message.

Commissioner Rich asked if blasting companies have insurance for mitigation.

John Roberts said companies should have this insurance.

Commissioner Marcoplos said in the case of the Orange Water and Sewer Authority (OWASA) and the stone quarry, OWASA took the word of the residents about the blasting issues and wells and septic systems.

Commissioner Price said she is happy with the Town of Hillsborough's decision and this evening's presentation, she just mentioned including the Town Planning Board's rejection of this as a way to be fully transparent with the community.

Commissioner Jacobs said to incorporate the Hillsborough Planning board decision in the narrative moving forward.

PUBLIC COMMENTS:

Billy Holloway said he feels like this is a done deal, and this project has pros and cons. He said during the construction he knows there will be noise, and he lives 100 feet from the property. He said he is retired and likes to sleep in, and construction starts at 6:30 a.m. He asked if there are any barriers that can be put up to reduce this noise to their homes. He said he and Jeff Thompson have a good relationship, and they have worked many issues out already. He said now this noise, vibrations, and blasting are new concerns.

Mark O'Neal said he is a real estate agent, and was involved in the site selection process. He said one of the sellers, Betty Tilley, could not be present this evening, and she had some comments that she wanted him to share with the BOCC. He said he provided a letter from Mrs. Tilley to the BOCC, which highlighted the positive aspects of the project. He said Mrs. Tilley is retired from Orange County Schools (OCS) and she is proud that the County is going to re-purpose her site. He said the other family members around the site have been good to work with.

Sheriff Blackwood addressed the critical need for a new detention center. He said the current one is aging, has serious challenges, and is not reflective of who Orange County is. He said he is not proud of it, and his department wants to bring continued hope with this project, for both the detention center staff and inmates. He said some of the current challenges are structural and infrastructural.

Commissioner Price asked the Sheriff about the amount of traffic that will be coming in and out of the jail.

Sheriff Blackwood said the traffic will be about the same as it is now, which is minimal. He said he cannot predict traffic patterns.

Commissioner Price said she has heard concerns from the public that there will be police cars coming and going all night with sirens blasting.

Sheriff Blackwood said the operations are not centrally located, and staffs do not come back to the office for briefing, but rather do it electronically. He said the cars with running sirens are out and about in the County. He said if an event occurs that requires all staff to respond, then yes there will be sirens, but they will be leaving Hillsborough, not coming in. He said the entire department is a necessary evil.

Commissioner McKee asked if the BOCC approves this tonight, is it only approving the acquisition of the land, and not specific uses.

Bonnie Hammersley said BOCC approval would be approving specific uses.

Commissioner McKee said he is supportive of the need for a detention center, but he is not supportive of a recreation or agricultural center, due to budget constraints. He asked if the BOCC will have another opportunity to approve specific projects moving forward.

Bonnie Hammersley said this opportunity will be available during the Capital Investment Plan (CIP). She said if not all of the uses are included, the economics of the project will not work. She said no significant or irreversible work will be done between now and the adoption of the budget on June 19th. She said these discussions can be part of the budget process.

Commissioner McKee clarified that, other than the purchase of the property, and the intent to move forward with the detention center, nothing is set in concrete with this vote.

Bonnie Hammersley said she cannot answer that right now, because of the economics that make this project work.

Jeff Thompson said last year, the options for the agricultural center were reviewed, and the BOCC gave direction to go into the Cornelius Road corridor, and the dollars for that are already appropriated in the CIP. He said the BOCC indicated a desire to repurpose the Revere Road site, and pursue a greenfield option in the Cornelius Road corridor.

Commissioner McKee said he was opposed to those decisions as well.

Jeff Thompson said the important point is that the money is already appropriated for the greenfield site for the Agricultural Center.

A motion was made by Commissioner Marcoplos, seconded by Commissioner Rich for the Board to:

- 1) Authorize the Manager to proceed with the acquisition of approximately 21 acres located with the Hillsborough Highway 70/Cornelius Street corridor known as the "Hwy 70 Site Assembly" for the development of the Orange County Northern Campus site that addresses multiple County Capital Investment Plan initiatives; and
- 2) Authorize the Manager to sign the necessary documents for closing the transaction upon final review of the County Attorney.

Commissioner McKee said he will vote for this motion, but he will continue to try and find a way to delay these other projects, due to budget constraints.

VOTE: UNANIMOUS

c. Framework for 2018 Orange County Economic Development Summit

The Board considered voting to approve and authorize staff to proceed with a framework option allowing staff time to plan the event and to hire any outside consultants/planners needed; and to identify one or more of the topics to be discussed in conjunction with the selected option.

Todd McGee, Communications Director, reviewed the following information:

BACKGROUND:

The Board of County Commissioners appropriated \$30,000 in the FY 2017-18 budget from the Article 46 sales tax to host an Economic Development Summit. Staff solicited potential topics from the BOCC in February and has developed three options based around that feedback.

Option 1: Summit on the Hill

In conjunction with WCHL radio (1360 AM and 97.9 FM), this would be a live discussion about the County's economic development efforts focused up to four areas. The program would be broadcast live on WCHL on Wednesday, June 13, 2018, from 3-7 p.m. during the drive-time hours, which would provide maximum audience. The radio station's programming is also live-streamed via its website, which would make it accessible to people throughout Orange County.

One hour of programming would be devoted to each of four topics (a different topic each hour) with unique panels of experts, including members of the Board of Commissioners and local stakeholders, to discuss and respond to questions from listeners. All the programming would be archived on WCHL's website (Chapelboro.com), providing a Listen on Demand option that could be promoted for the rest of the year.

WCHL would conduct extensive promotion in the six weeks leading up to the event, including creating a social media hashtag to provide the community an avenue to submit questions and comments before and during the broadcast. The County would also extensively promote the event through social media, the website and electronic publications. Panelists would be able to respond in realtime to comments submitted by listeners. After the event, WCHL would host a reception with other community leaders at University Mall.

The radio station would handle all logistics (reaching out to panelists, coordinating appearances, recording promos, etc.) for the program and for the reception afterwards.

This option provides an opportunity to spread the message of the County's economic development efforts to a wider audience. Members of the BOCC would have the opportunity to interact directly with residents through the social media component and/or questions called in during the show. Pre-recorded segments from individuals who have received Arts Commission or Economic Development grants or started out in the Piedmont Food and Agricultural Processing Center (PFAP) or LAUNCH would highlight local successes, emphasizing the County's efforts to boost local businesses and start-ups.

Option 2: A live event to be held in the fall

The event would be held in the morning at the Whitted Building, or another location, with a breakfast and then sessions afterwards. The target date would be sometime after the Board's summer break.

Option 3: Combination of a live event in the fall with potential involvement of WCHL and simulcast on the County's government channel (1301)

The event would be held in the morning at the Whitted Building (or Southern Human Services meeting room), with a breakfast and then sessions afterwards. The target date would be sometime after the Board's summer break.

The four topics below were initially developed for the one-hour discussions under Option 1, or as a “choose one” for the Option 2 live event. Pending the Board’s preference regarding Options 1, 2 or 3, the Board could choose to mix and match from among all four topics for the Summit.

- **Branding, Arts and Recreational Activities as Economic Drivers** – The Orange County/Chapel Hill Visitors Bureau recently completed an assessment of the potential for a multipurpose sports/recreation facility. In addition, Orange County already has existing assets (Soccer.com complex in Mebane and the Mountains to the Sea Trail) that can be tapped to create more recreation-related tourism revenue for the County.
- **Agritourism and Local Agriculture** – Orange County is home to many small specialty farms that can attract visitors and create more economic output in the County through more jobs (note the County hosts an Agriculture Summit each winter that addresses many of these topics).
- **Innovation, Entrepreneurship, Workforce Development and Job Creation** – What kind of jobs can we expect to bring to Orange County? UNC Hospitals and the Hillsborough campus will create demand for more workers in the healthcare industry. What is Durham Technical Community College doing to help meet this demand?
- **Business/Industrial Recruitment or Other Hot Topic** – In 2015, Orange County Economic Development helped recruit Morinaga America Foods to a site in Mebane for its first U.S. plant. In 2017, the County collaborated with the Town of Chapel Hill to recruit a Wegman’s Supermarket to Chapel Hill. What is the County doing to continue to attract new businesses and industries to the County.

Commissioner Price asked if there is an end product from this event, and the investment of funds into it.

Todd McGee said Orange County is doing a lot with economic development, and educating the residents about all that Orange County is doing is important. He said this would be one of the benefits of this endeavor, and would allow the community to hear many of the success stories.

Commissioner McKee said he would like to see the “business/industrial recruitment” topic cover, including incentives that were used with Morinaga and Wegmans.

Commissioner Marcoplos said he liked option 3, taking place at Whitted and also having a live feed.

Commissioner Rich said she also liked option 3, as it will provide an opportunity to update the residents. She suggested using Facebook live during the event, as well as Twitter too. She said the 6-week promotion would probably include having the Board of County Commissioners doing radio promotion.

Todd McGee said the radio station would create a hash tag for the event in advance, gather questions, and also do the Facebook live and Twitter.

Commissioner Jacobs said it would be good to have both personal and electronic interactions. He said the County used to do an event like this, but the Chamber of Commerce took over years ago, due to the County’s Economic Development office falling apart.

Commissioner Marcoplos said this could be the beginning of Orange County telling and reclaiming its own story.

Chair Dorosin said there is consensus for option 3, and suggested picking the topics at a later date.

A motion was made by Commissioner Jacobs, seconded by Commissioner Rich for the Board to approve and authorize staff to proceed with a framework option allowing staff time to plan the event and to hire any outside consultants/planners needed for Option 3.

VOTE: UNANIMOUS

7. Reports
NONE

8. Consent Agenda

- Removal of Any Items from Consent Agenda
Item f by Commissioner Price
- Approval of Remaining Consent Agenda

A motion was made by Commissioner McKee, seconded by Commissioner Price to approve the remaining items on the Consent Agenda.

VOTE: UNANIMOUS

- Discussion and Approval of the Items Removed from the Consent Agenda
f. **Planning Document Amendment Outline Form – Efland-Buckhorn-Mebane Area Access Management Plan Update**

Commissioner Price asked if the community will be able to see the plan before the meeting.

Craig Benedict said yes, there will be a community outreach meeting, and the plan will be available to all beforehand by hard copies or electronically on their website.

A motion was made by Commissioner Price, seconded by Commissioner Marcoplos to move agenda item 8-f.

VOTE: UNANIMOUS

a. Minutes – None

b. Motor Vehicle Property Tax Releases/Refunds

The Board adopted a resolution, which is incorporate by reference, to release motor vehicle property tax values for five taxpayers with a total of five bills that will result in a reduction of revenue in accordance with NCGS.

c. Property Tax Releases/Refunds

The Board adopted a resolution, which is incorporated by reference, to release property tax values for seven taxpayers with a total of twelve bills that will result in a reduction of revenue in accordance with North Carolina General Statute 105-381.

d. Appointment of County Review Officers

The Board approved and authorized the Chair to sign the resolution appointing Deborah Blaylock, Kimberly P. Cecil and Dawn B. Perry to be Review Officers for Orange County.

e. Major Subdivision Preliminary Plat Application – Morgan Ridge Subdivision

The Board reviewed and took action on a Major Subdivision Preliminary Plat application. The majority of the land area encompassing the project is located within Chatham County's planning jurisdiction while the proposed roadway access point is within Orange County.

f. Planning Document Amendment Outline Form – Efland-Buckhorn-Mebane Area Access Management Plan Update

The Board voted to initiate an update to the Efland-Buckhorn-Mebane Access Management Plan.

9. County Manager's Report

Bonnie Hammersley said there is an information item on the CIP, and she reviewed some of the highlights below:

Sportsplex:

This project is currently under construction and is anticipated to be complete in the summer of 2018. Site work is largely complete, but has endured wet winter weather challenges. The building construction is underway. County staff is working with the Town of Hillsborough and the Forest Ridge subdivision regarding the sidewalk expansion connecting the Sportsplex property to the Forest Ridge subdivision.

Facility Accessibility and Safety Upgrades:

In FY2017-18 this project included installing security cameras at multiple facilities across the County. All the cameras planned for installation in FY2017-18 have been installed and are operational. The facilities that have new cameras include Efland Cheeks Community Center, Rogers Road Community Center, Court Street Annex, Historic Courthouse, and the Orange County Fuel Station. This project is complete.

Passmore Center Expansion:

This project is currently under construction and is anticipated to be complete in the late summer of 2018. Site work is largely complete and, like the Sportsplex Fieldhouse, has endured wet winter weather challenges. The building construction is anticipated to start late spring.

Southern Campus Expansion:

The Board of County Commissioners awarded a professional services agreement with Smith Sinnett Architecture on November 2, 2017. Both phases of this project are currently in the schematic design phase. Schematic design includes programming, conceptual design, as well as thorough technical review by the Town of Chapel Hill planning staff (as governed by the master plan special use permit). The Board of Orange County Commissioners will review this schematic design in June, 2018. Development design and construction documents for Phase 1 (Seymour Center expansion, roadway straightening, and additional Seymour Center parking) are anticipated to be complete in the winter of 2018. Construction of Phase 1 is anticipated to be complete in the late winter 2020. Phase 2 construction (meeting facility, Health and Dental Clinic, Department of Social Services construction) is anticipated to start and finish approximately nine months behind Phase 1 or in the late fall 2020.

Commissioner Jacobs referred to the Sportsplex, and said he saw a document stating that the Town of Hillsborough did not require the developer of Forrest Ridge to provide a sidewalk, and was trying to extort it from the County. He asked if there is an update on this issue.

Jeff Thompson said staff worked with the Forest Ridge group, who is interested in a connection, and the County is interested in a sidewalk. He said staff has arranged for Forrest Ridge to pay for the area on its side of Highway 70, and the crossing over to connect to the sidewalk on the County's side of the facility.

Commissioner Jacobs asked if that is different from what the Town of Hillsborough originally requested.

Jeff Thompson said the request came from Forrest Ridge. He said a sidewalk had been planned, but DOT was contemplating widening highway 70, which put the sidewalk on hold. He said the DOT widening issue was lifted at the same time that Forrest Ridge requested a connection. He said Hillsborough helped with these negotiations.

Commissioner Jacobs asked if DOT will allow a crosswalk.

Jeff Thompson said yes, and it is on the Forrest Ridge component of the work. He said it is a stamped crosswalk, and it does not have any other than signage, but it will be a safe crosswalk.

Commissioner Rich asked if vehicles will know to stop for pedestrians at the crosswalk.

Jeff Thompson said adequate signage will be posted, and a reduction in speed limit has been requested, which DOT is evaluating. He said the speed limit is currently 40-45 miles per hour.

Commissioner Rich said to keep an eye on this.

10. County Attorney's Report
NONE

11. *Appointments

a. Carrboro Northern Transition Area Advisory Committee – Appointment

The Board considered making an appointment to the Carrboro Northern Transition Area Advisory Committee.

A motion was made by Commissioner Price, seconded by Commissioner Jacobs to appoint the following to the Carrboro NTA Advisory Committee:

- Appointment to a second full term (Position #2) "BOCC Appointee" position for Anahid Vrana expiring 01/31/2021.

VOTE: UNANIMOUS

12. Information Items

- March 20, 2018 BOCC Meeting Follow-up Actions List
- Tax Collector's Report – Numerical Analysis
- Tax Collector's Report – Measure of Enforced Collections
- Tax Assessor's Report – Releases/Refunds under \$100
- Memorandum - FY2017-18 Capital Investment Plan Information Updates

13. Closed Session
NONE

14. Adjournment

A motion was made by Commissioner Price, seconded by Commissioner Jacobs to adjourn the meeting at 10:15 p.m.

VOTE: UNANIMOUS

Mark Dorosin, Chair

Donna Baker
Clerk to the Board

REVISED
DRAFT

REVISED
DRAFT



**DISPLAY
PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING AND DISPLAY OF
FFY 2018 ANNUAL ACTION PLAN FOR THE
ORANGE COUNTY HOME CONSORTIUM, NC**

Notice is hereby given that Orange County, NC on behalf of the Orange County HOME Consortium will hold a public hearing on **Tuesday, June 5, 2018, at 7:00PM** in the:

**Richard E. Whitted Building
300 W. Tryon Street
Hillsborough, NC 27278**

Orange County is the lead entity for the HOME Consortium and as such is required to hold a public hearing on the Annual Action Plan. The Richard E. Whitted Building is accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, including interpreter services and/or special sound equipment, these are available upon request: please call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance to participate in the Public Hearing, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# (919) 644-3045.

The purpose of the public hearing is to present the proposed Orange County HOME Consortium's FFY 2018 Annual Action Plan for the use of HOME Investment Partnerships (HOME) Program funds. The County will receive \$401,340 in HOME Investment Partnerships (HOME) funds. The County also anticipates receiving \$13,306 in HOME program income and the County will provide a HOME Match in the amount of \$90,302.

HUD has allocated a funding increase of \$111,647 from the anticipated HOME budget advertised on March 13, 2018, which was discussed at a public hearing held on April 3, 2018, and approved by County Commissioners on May 1, 2018. Due to this substantial increase in funding, the County is holding an additional public hearing on the use of the additional funds and will present the revised budget to the County Commissioners for approval. The FFY 2018 Annual Action Plan will be submitted to HUD on or before July 2, 2018.

The Orange County HOME Consortium consists of Orange County as the Participating Jurisdiction, and the Towns of Carrboro, Hillsborough, and Chapel Hill as member jurisdictions. Orange County serves as the lead entity for the Consortium and Annual Action Plan.

In order to obtain the views of residents, public agencies, and other interested parties, the Orange County HOME Consortium will place its FFY 2018 Annual Action Plan on display from Friday, May 18, 2018 through Monday, June 18, 2018 at the following locations during normal operational hours:

Orange County Housing and Community Development Department

300 W. Tryon Street
Hillsborough, NC 27278

Orange County Public Library (Main Branch)

137 W Margaret Lane
Hillsborough, NC 27278

Town of Chapel Hill Public Library

100 Library Drive
Chapel Hill, NC 27514

This document will also be shown on the following website:

<http://www.orangecountync.gov>

This document will be available for examination during normal business hours of operation for a period of thirty (30) days beginning Friday, May 18, 2018. The plan will be submitted to the County Commissioners on the evening of Tuesday, June 19, 2018, at which time the documents will be presented for approval at its regular County Commissioners Meeting at 7:00 PM, Eastern Standard Time.

The FFY 2018 Annual Action Plan was prepared after conducting public hearings on housing and community development needs and meetings with the local staff and officials.

The following HOME activities are proposed for funding under the FFY 2018 Annual Action Plan for the Orange County HOME Consortium:

- Habitat for Humanity – Second Mortgage Assistance \$ 60,000
- Community Home Trust – Homeownership Assistance \$ 60,201*
- EmPOWERment, Inc. – Acquisition \$145,000
- Inter-Faith Council for Social Services – Rapid Rehousing \$ 25,000
- Orange County – Housing Rehabilitation \$ 49,211
- Orange County – County-wide TBRA \$125,402
- Administration \$ 40,134

Total FFY 2018 HOME Funds for Project Activities = \$504,948

(*Denotes Orange County HOME Consortium's CHDO Set-Aside)

Note: The amounts above are only estimates. If the final allocation of HOME funds by HUD is more or less than the above estimated HOME allocation for FFY 2018, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match the actual final HUD allocation amounts.

If Orange County would undertake an activity that would result in the displacement of families or individuals, they would utilize their policy for minimizing such displacement. Furthermore, the County is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of HOME Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and uses of Federal funds under the FFY 2018 Annual Action Plan.

Written comments may be addressed to Ms. Sherrill Hampton, Director of the Department of Housing and Community Development; and/or Ms. Renee Holmes, Housing Program Coordinator, Department of Housing and Community Development, 300 W. Tryon Street, Hillsborough, NC 27278.