

ORANGE COUNTY HOME CONSORTIUM

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



PROGRAM YEAR 2019 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 Participating Jurisdiction (PJ) for 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) funds each year.

As an entitlement community, 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 fifth 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 2019 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 HOME Program 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) 2019 which began on October 1, 2019 and which will end on September 30, 2020. Therefore, the Annual Action Plan is FFY 2019. However, it is for the Orange County Program Year of 2020.

The FFY 2019 Annual Action Plan outlines the actions to be undertaken with FFY 2019 with the funds to be received by the Orange County HOME Consortium. The FFY 2019 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 \$350,302 from HOME funds for the FFY 2019 program year. The Orange County HOME Consortium also anticipates receiving approximately \$13,306 in HOME program income and the Consortium members will provide \$78,818 in HOME Match. In addition, the HOME Consortium will be allocating its FFY 2018 CHDO Set-Aside funds in the amount of \$60,201 to its FFY 2019 CHDO Set-Aside project.

FFY 2019 Budget:

Orange County proposes to undertake the following activities with the FFY 2019 HOME funds:

- **HOME-19-01 - EmPOWERment, Inc. – Rental Acquisition: \$145,201.00***
 - **HOME-19-02 - Habitat for Humanity - Second Mortgage Assistance: \$181,392.00**
 - **HOME-19-03 - Orange County - County-wide TBRA: \$141,004.00**
 - **HOME-19-04 - Administration: \$35,030.00**
- Total: \$502,627.00**

*Note: Includes Orange County HOME Consortium's FY 19-20 CHDO Set-Aside Amount of \$52,545. EmPOWERment will also receive \$60,201 of FY18-19 CHDO Set-Aside funds.

Five Year Consolidated Plan:

The Five Year Consolidated Plan relied upon efforts of many individuals, organizations and residents, in the development of a comprehensive strategy to address the needs of the County. The goal of the Orange County HOME Program is to retain, improve, and increase affordable owner and rental housing units.

This planning process also involves an analysis of the HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs. In preparing 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 2013-2017 American Community Survey 5-Year Estimates the elderly population of Orange County (age 62 and above) is 22,194 persons which represents 15.7% 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 rehabilitation of 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 more rural areas of the County. 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 increase in the number of persons moving into 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, 21,921 housing units (38.50%) 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 poisoning, and that 25% of low or moderate income families living in rental units are at risk of lead-based paint poisoning.

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 and there is no Public Housing to meet the housing needs of the very-low income. The County needs to 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 units in each mobile home park. Many of these mobile home parks are in poor condition. Based on the survey 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 additional 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.

The 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.

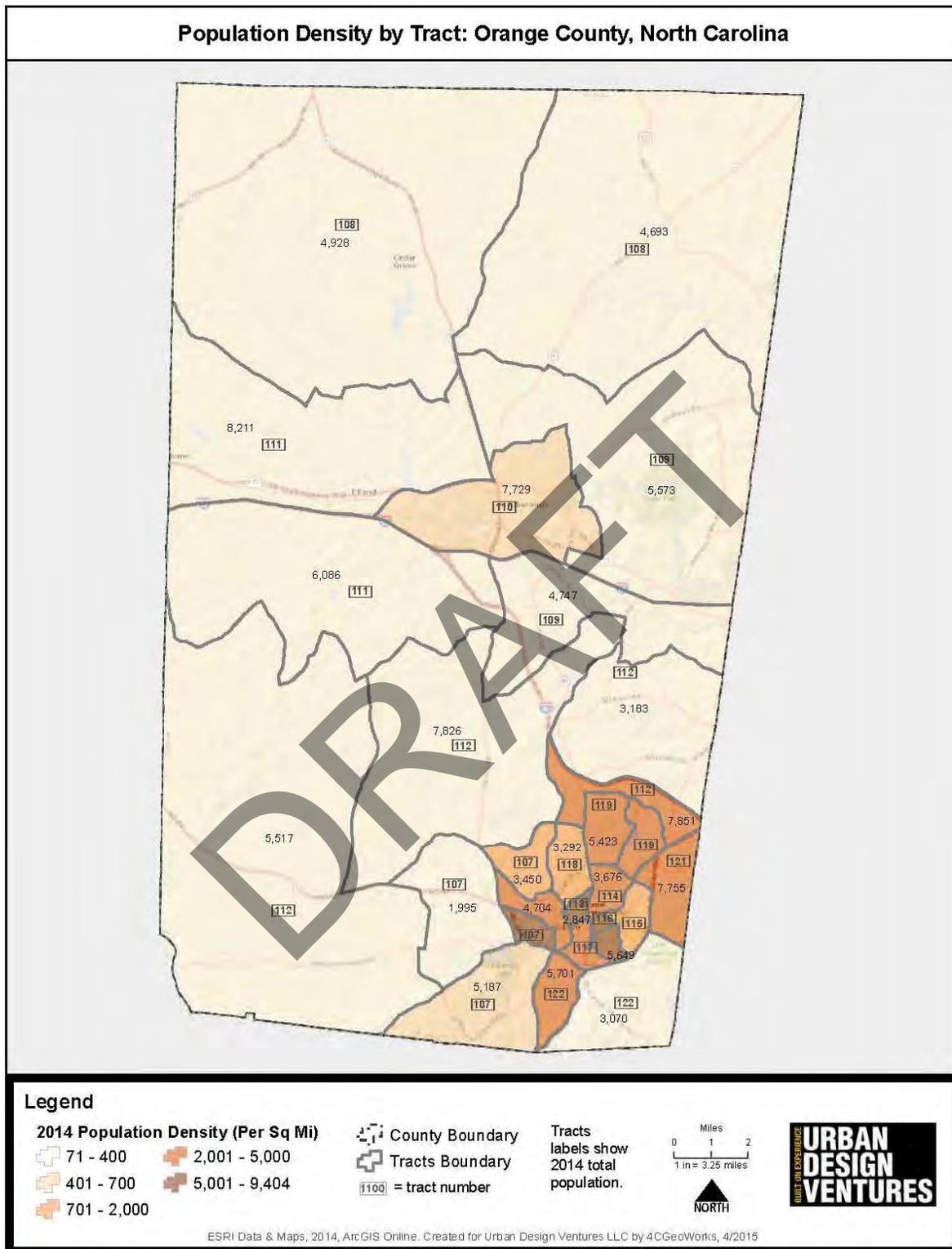
According to the 2013-2017 American Community Survey data, Orange County has an unemployment rate of 5.2% which is lower than the North Carolina unemployment rate of 7.2% for that same period. However, the unemployment rate is larger in the 16-29 age group as opposed to older age groups.

According to the 2013-2017 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.

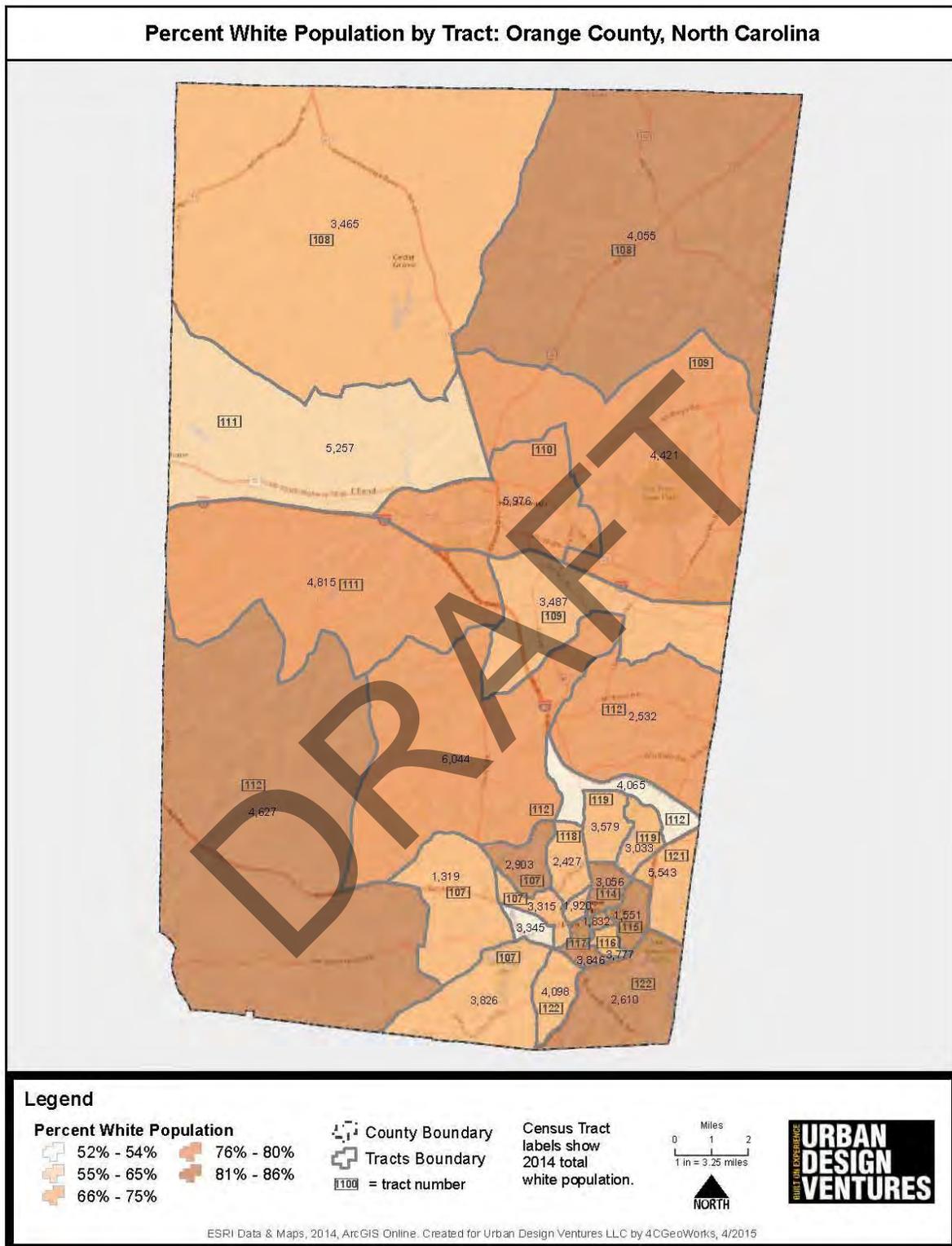
Maps:

The following maps illustrate the demographic characteristics of Orange County:

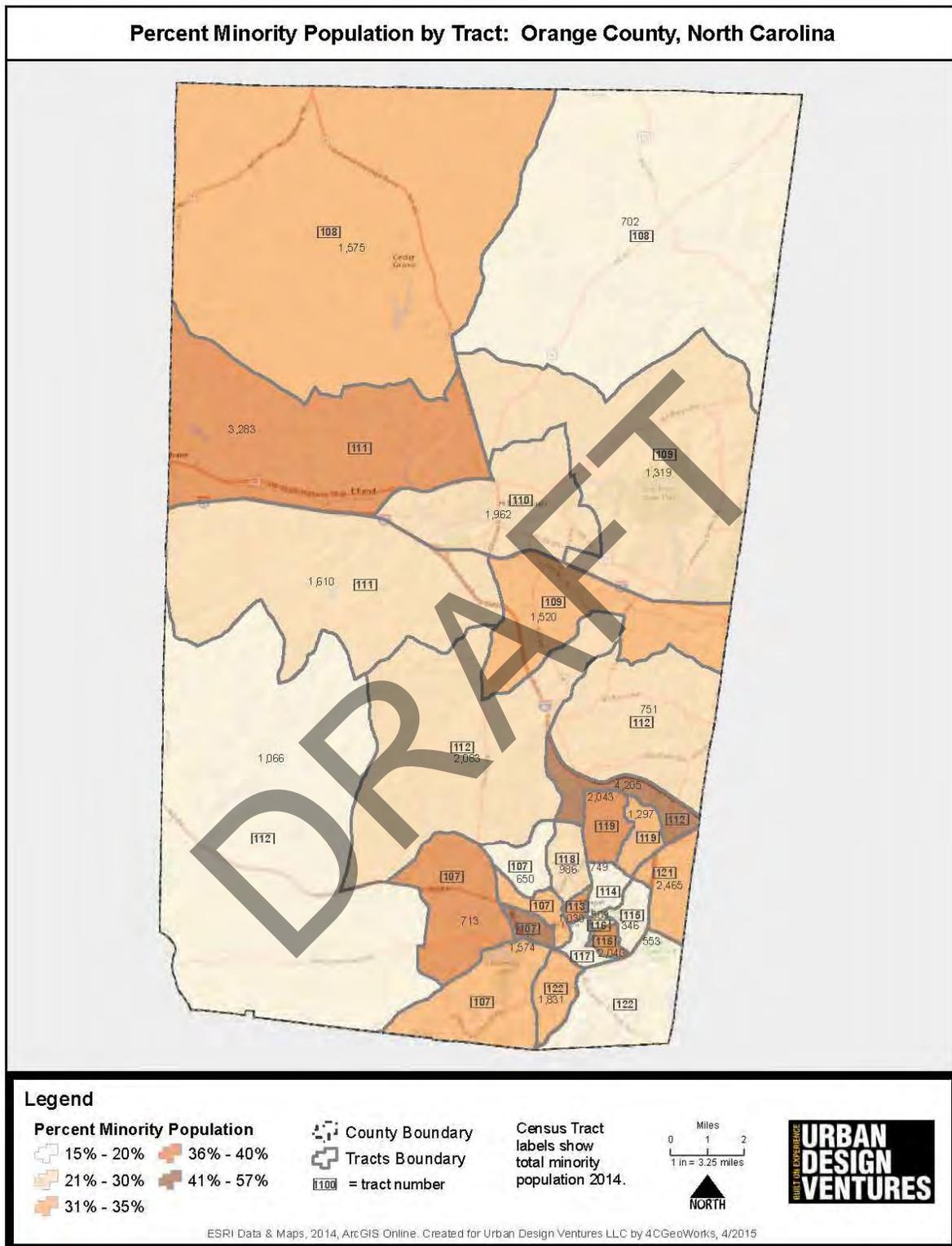
- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group
- Total Housing Units by Block Points
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by 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



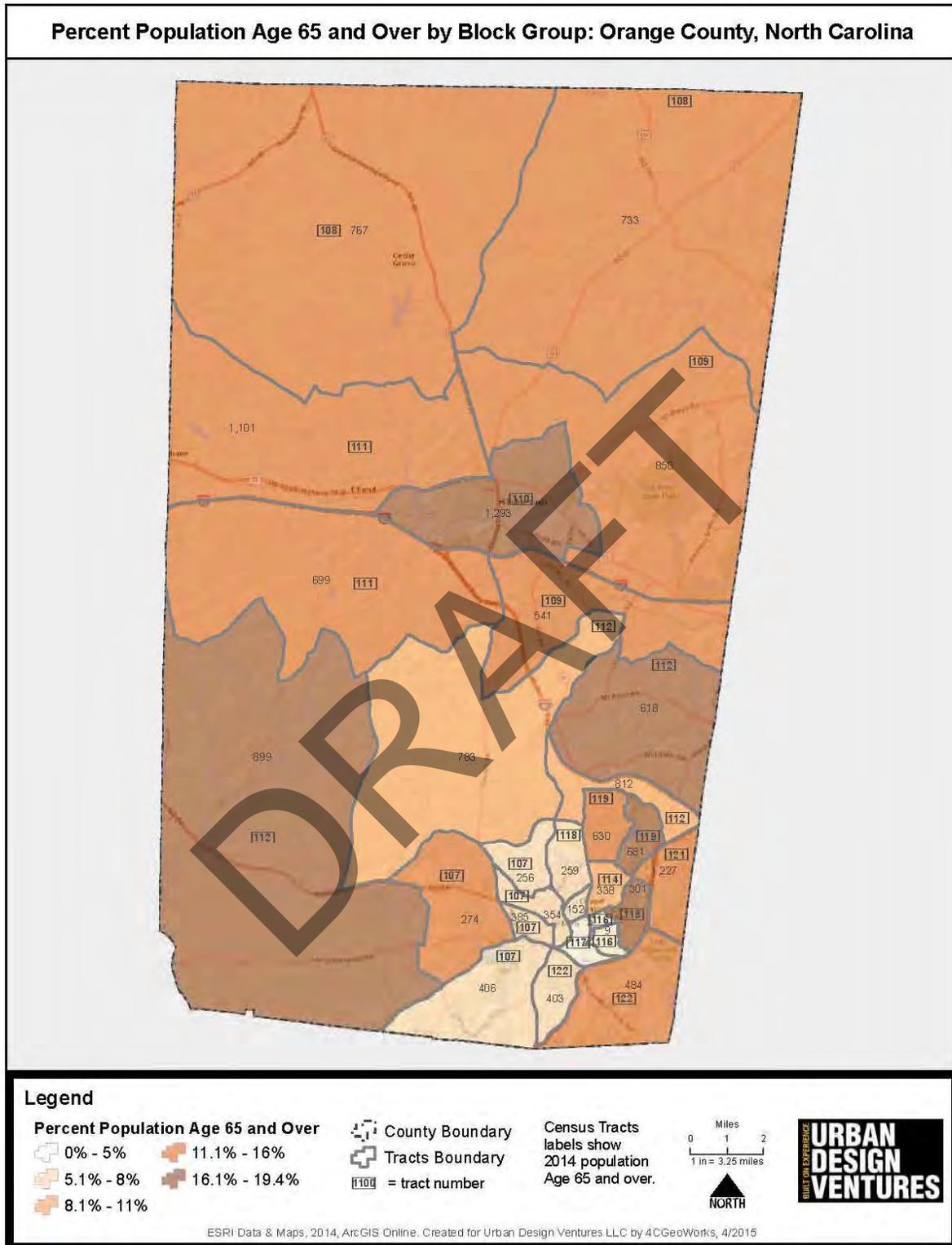
Population Density by Tract



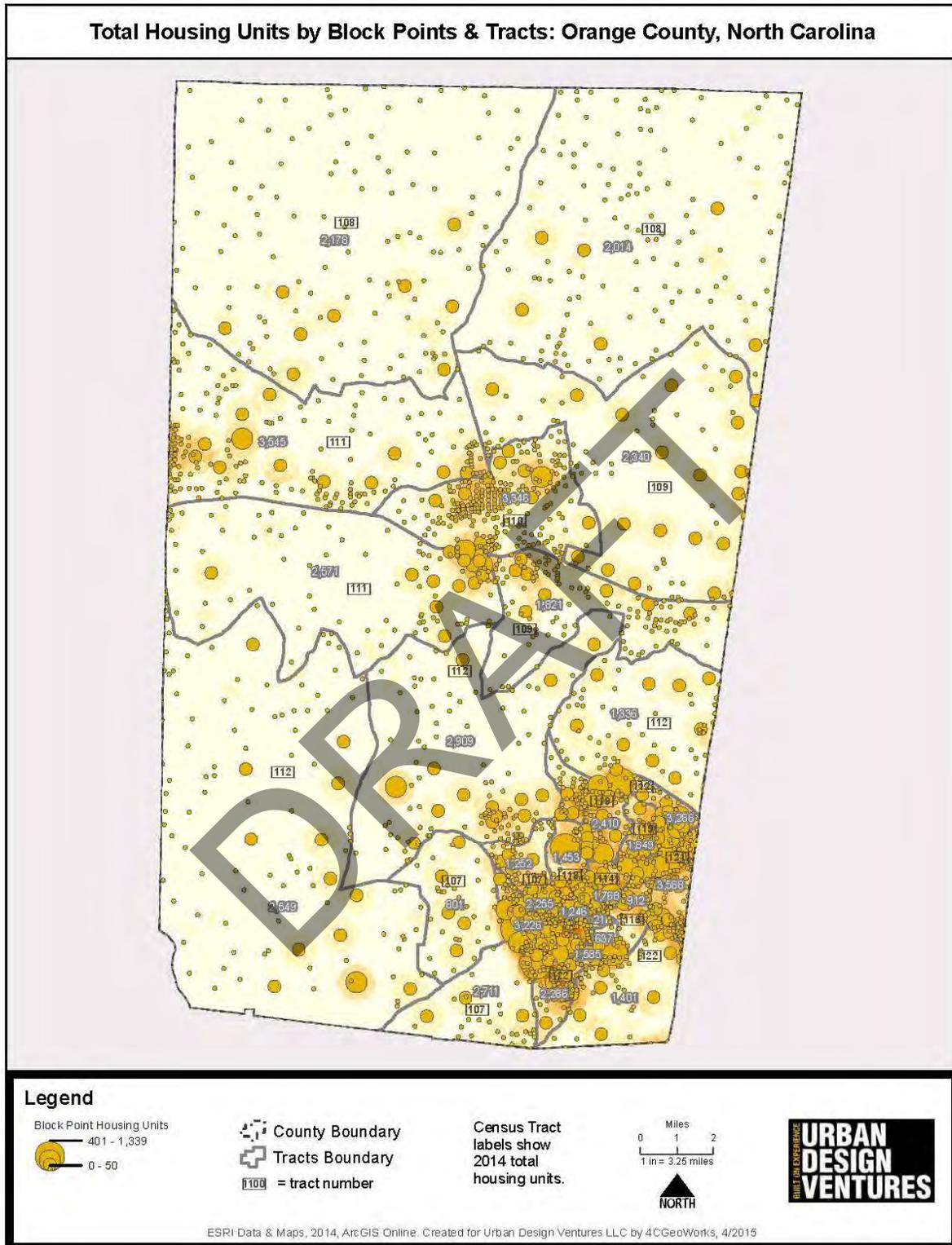
Percent White Population by Tract



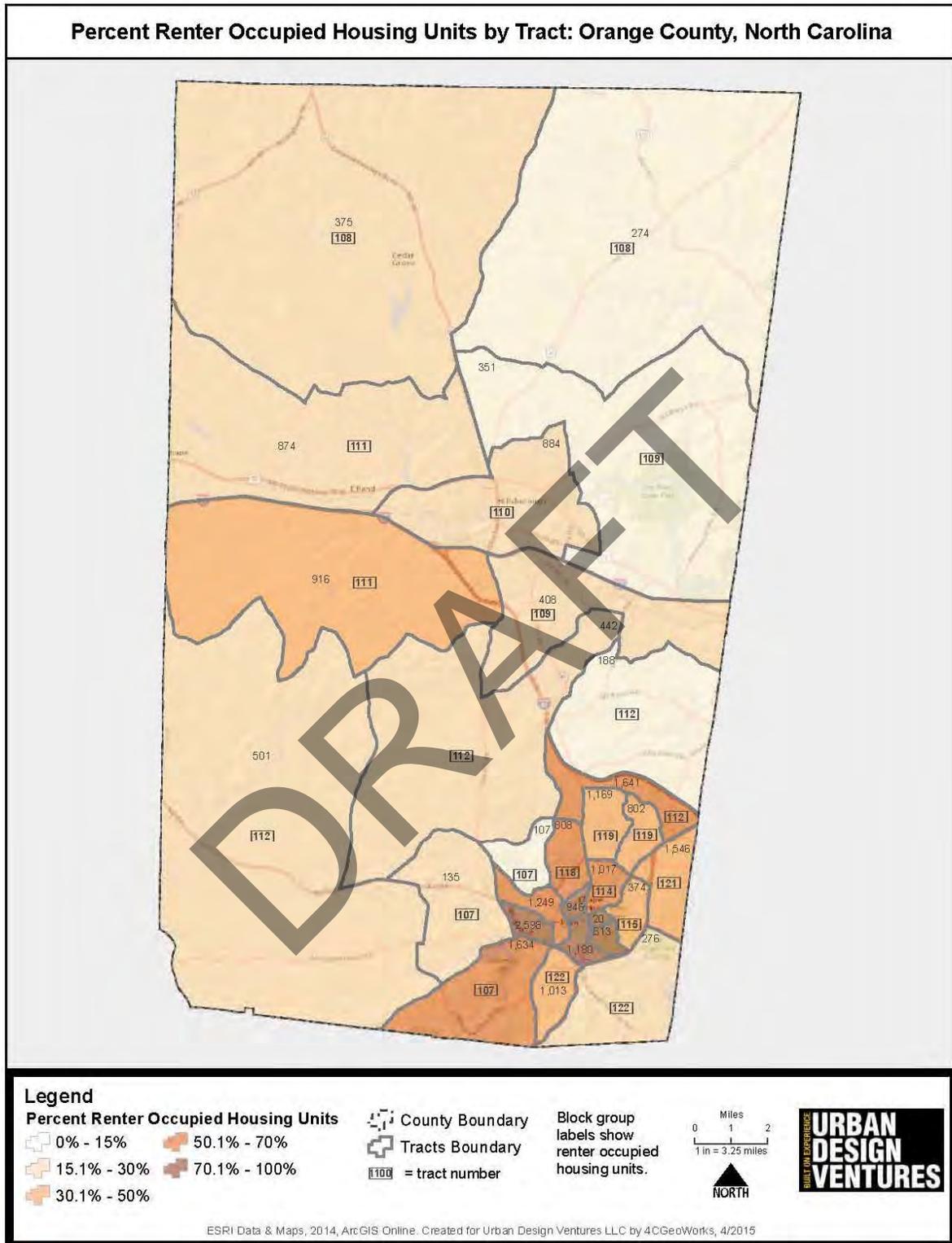
Percent Minority Population by Tract



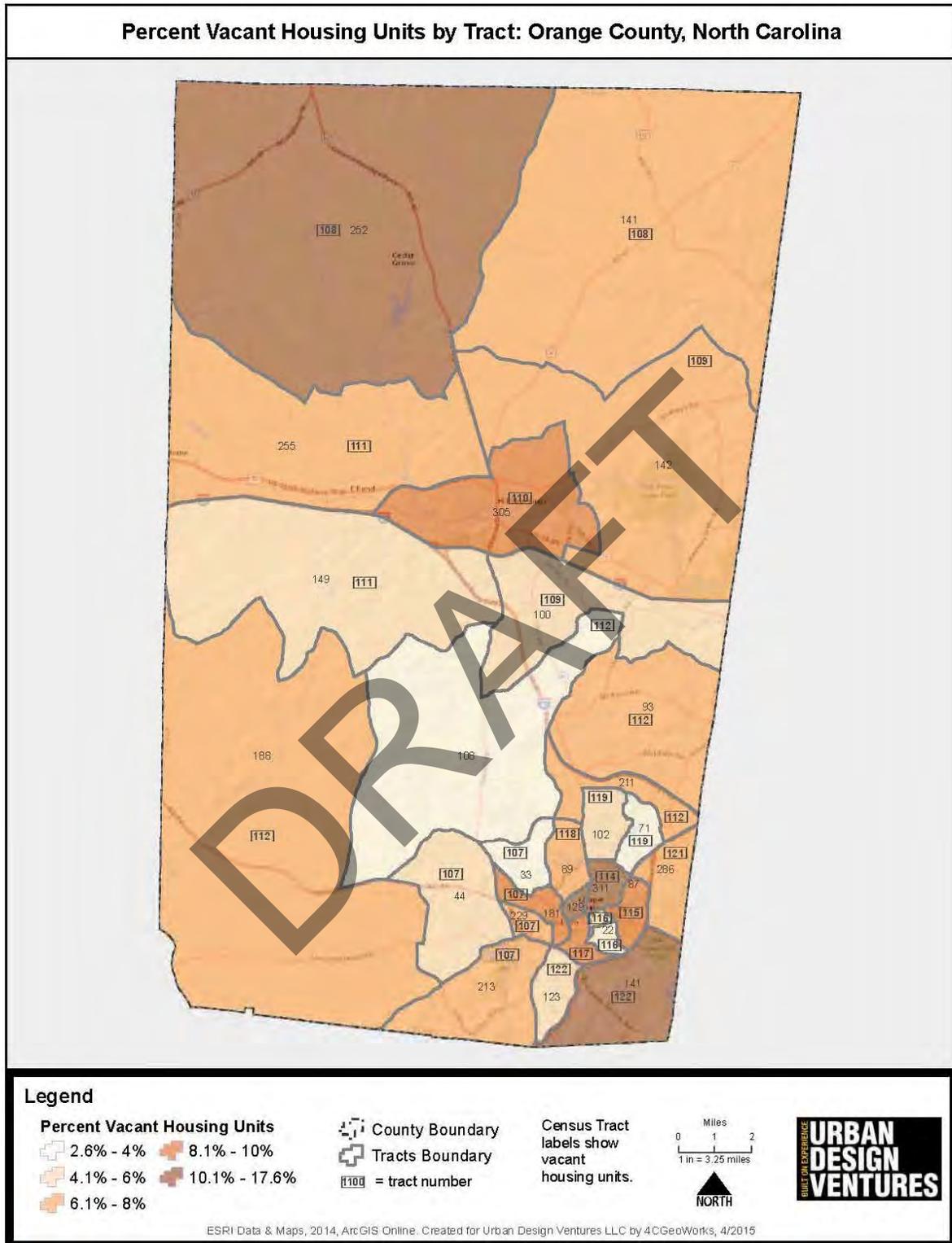
Percent Population Age 65 and Over by Block Group



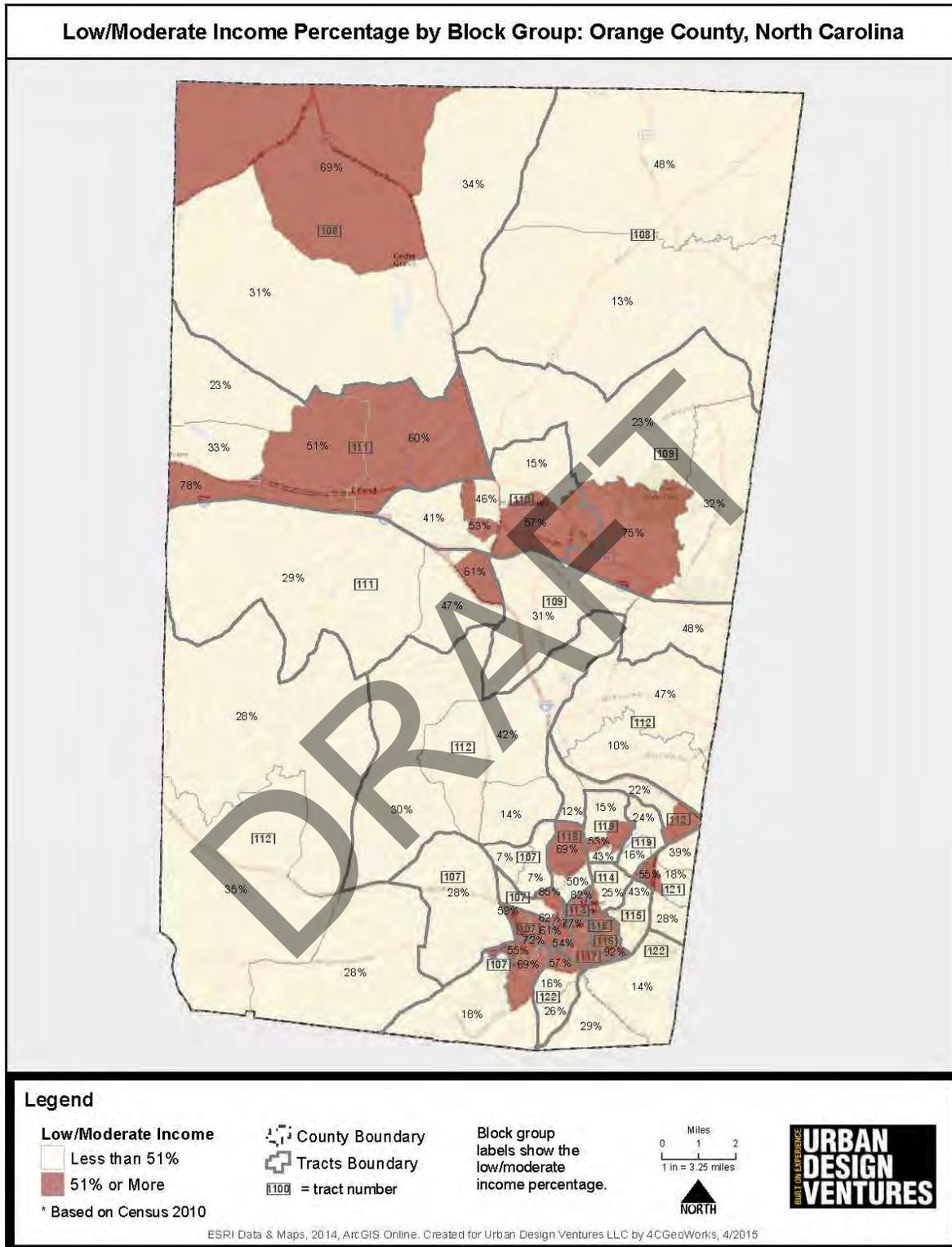
Total Housing Units by Block Points



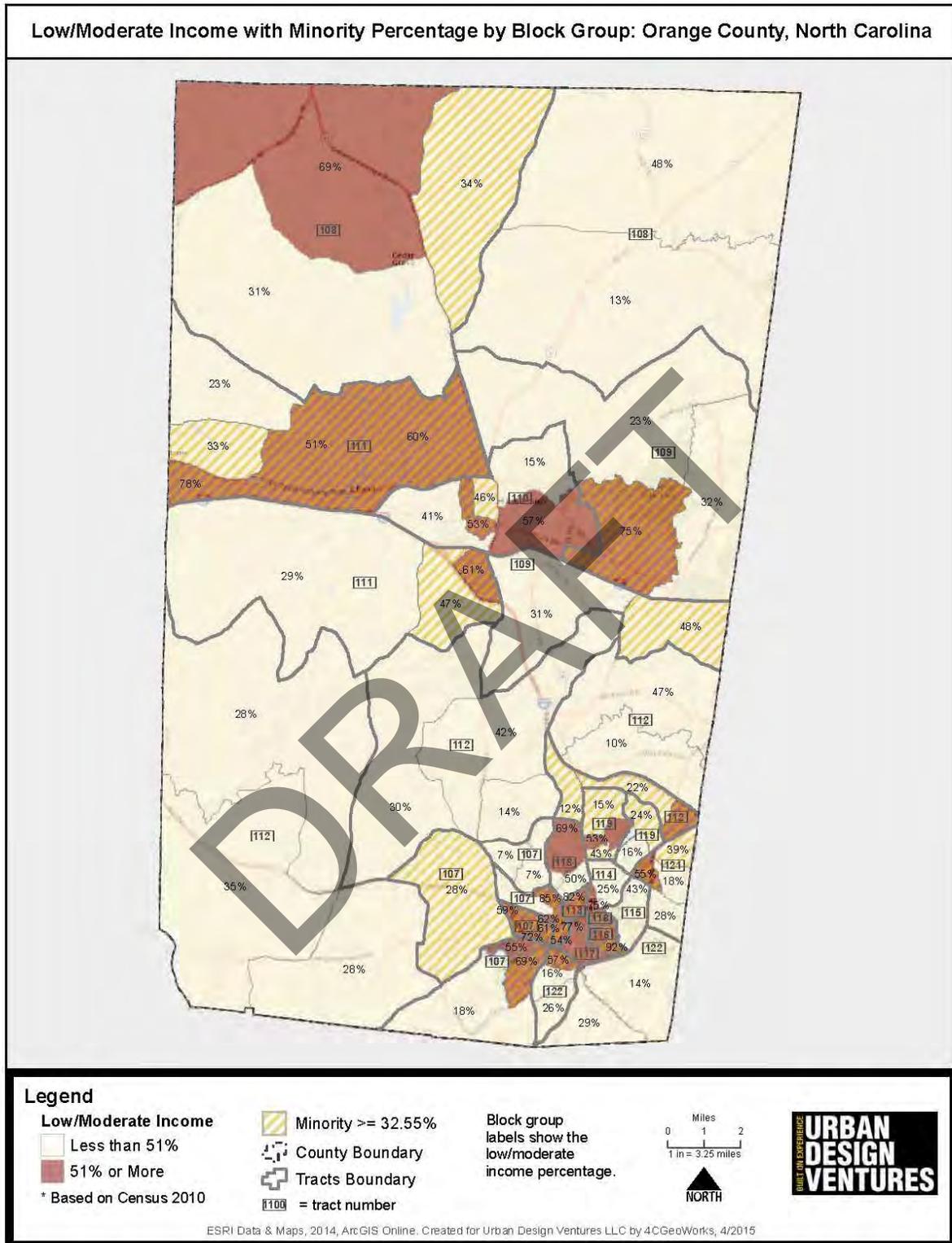
Percent Renter Occupied Housing Units by Tract



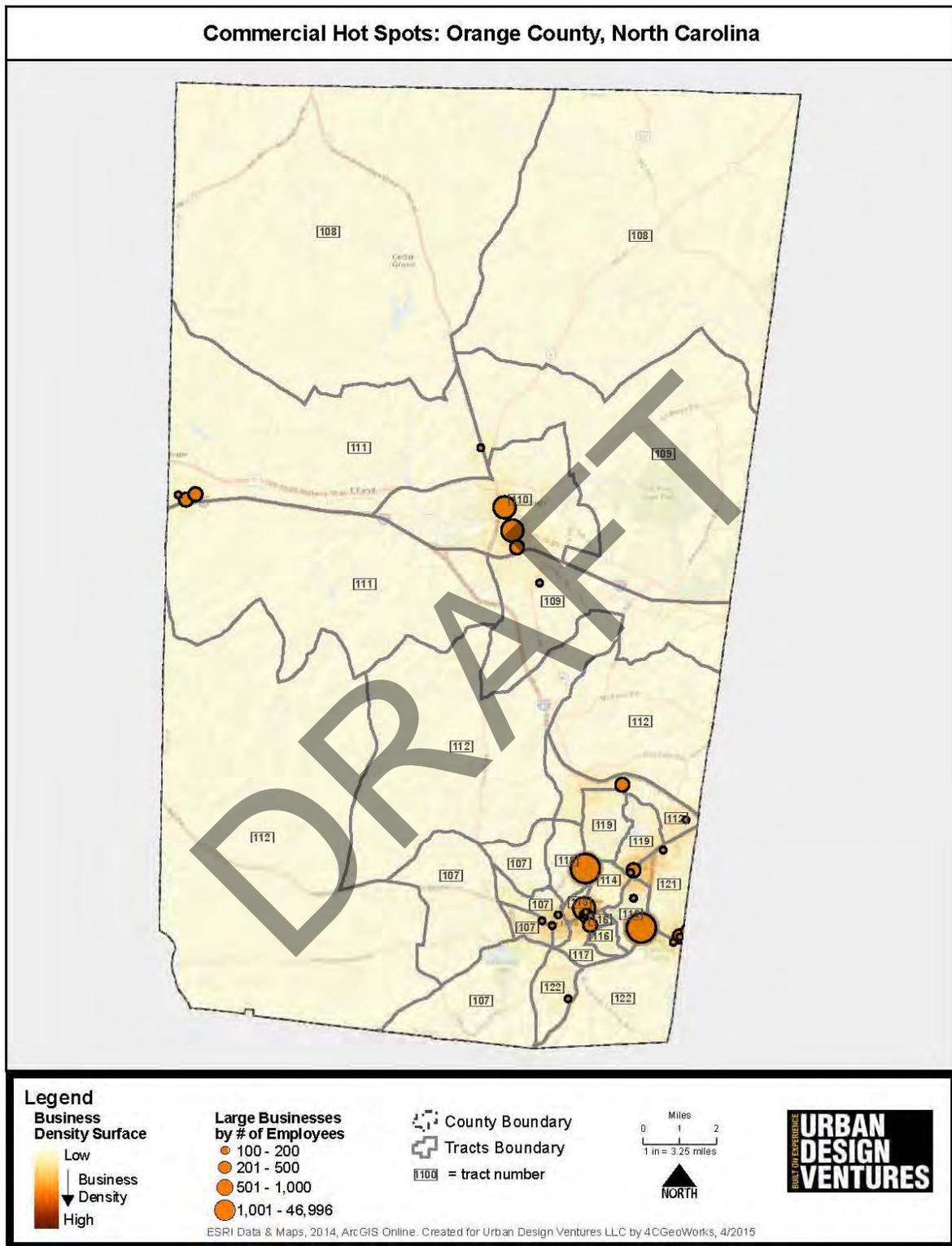
Percent Vacant Housing Units by Tract



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 housing 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 2019 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-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.

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 3, 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 is 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 2017 CAPER, which was the third CAPER for the FY 2015-2019 Five Year Consolidated Plan, was submitted to HUD by September 27, 2018 and was approved by HUD in a letter dated February 6, 2019. The FFY 2017 CAPER indicates that the County assisted one (1) housing unit with housing rehabilitation, assisted one (1) households through the development of new housing, assisted five (5) households through direct financial assistance, and rehabilitated one (1) housing unit during this CAPER period.

The HOME program is being administered in a timely manner and in accordance with applicable regulations 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.

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 the office of 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 2019 Annual Action Plan.

The first step of the planning process for the FFY 2019 Annual Action Plan started with holding one (1) public hearing to obtain citizen input on the needs of Orange County. The first needs hearing was held on Monday, December 3, 2018 at 7:00 PM at the Whitted Building, 300 W Tryon Street, Hillsborough, NC 27278. 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 27, 2018 and on Tuesday December

18, 2018. The Orange County HOME Consortium also held two (2) Question and Answer Session on applications for HOME funding on Thursday, November 15, 2018 and Tuesday, December 18, 2018. Applications for HOME funding were due back to the County by 5:00 PM on Tuesday, February 5, 2019. Information was also available on the Orange County Department of Housing and Community Development's website.

The second public hearing was held on Tuesday, May 21, 2019 at 7:00 PM at the Southern Human Services Center, Board of County Commissioners Board Room, 2501 Homestead Road, Chapel Hill, NC 27516. The second needs hearing was published on May 8, 2019 in "The Durham Herald-Sun," "News of Orange", and the Spanish-Language newspaper, "La Noticia". 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.

Draft Annual Action Plan:

The draft FFY 2019 Annual Action Plan was on public display beginning Thursday, May 9, 2019 through Tuesday, June 11, 2019, a period of 30 days. The FFY 2019 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 2019 Action Plan:

- **Resident, provider, and stakeholder consultation** – November, 2018 through June, 2019
- **Funding Application Orientation Workshop** – Tuesday, November 27, 2018 and December 18, 2018
- **Question and Answer Session on the HOME Funding Applications** – Thursday, November 15, 2018 and Tuesday, December 18, 2018
- **First Needs Public Hearing** – Monday, December 3, 2018
- **HOME Funding Requests due to Orange County** – Tuesday, February 5, 2019
- **Published the Second Public Hearing Notice** – Wednesday, May 8, 2019
- **Second Public Hearing** – Tuesday, May 21, 2019

- **FFY 2019 Annual Action Plan on display; begin 30-day public comment period** – Thursday, May 9, 2019
- **End 30-day public comment period** – Tuesday, June 11, 2019
- **Approval of the FFY 2019 Annual Action Plan by the Board of County Commissioners** – Tuesday, June 18, 2019
- **Submission of the Revised FFY 2019 Annual Plan to HUD** – On or before Tuesday, June 25, 2019
- **Program Year Begins** – Monday, July 1, 2019

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 3, 2018, the Second Public Hearing held on Tuesday, May 21, 2019 are in the attachments section of this Annual Action Plan. Orange County received comments on how the funded projects in the FFY 2019 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

All comments were incorporated into on the FFY 2019 Annual Action Plan. Requests for funding were incorporated into the FFY 2019 HOME Program.

7. Summary

The FFY 2019 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, 2019 and ending June 31, 2020. This is the County's fifth year of the FFY 2015-2019 Five-Year Consolidated Plan.

During the FFY 2019 Program Year, the Orange County HOME Consortium anticipates the following Federal financial resources:

- **FFY 2019 HOME Funds:** \$350,302.00
 - **FFY 2018 CHDO Set-Aside:** \$60,201.00
 - **HOME Program Income:** \$13,306.00
 - **HOME Match:** \$78,818.00
- Total: \$502,627.00**

During the FFY 2019 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-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 homeownership assistance, and Tenant Based Rental Assistance (TBRA).

To meet these needs, the Consortium proposes to fund the following projects:

- **HOME-19-01 - EmPOWERment, Inc. – Rental Acquisition:** \$145,201.00*
- **HOME-19-02 - Habitat for Humanity - Second Mortgage Assistance:** \$181,392.00
- **HOME-19-03 - Orange County - County-wide TBRA:** \$141,004.00
- **HOME-19-04 - Administration:** \$35,030.00

**Note: Includes Orange County HOME Consortium's FY 19-20 CHDO Set-Aside Amount of \$52,545. EmPOWERment will also receive \$60,201 of FY18-19 CHDO Set-Aside funds.*

The revised FFY 2019 Annual Action Plan was on public display beginning Thursday, May 9, 2019 through Tuesday, June 11, 2019. The revised FFY 2019 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 FFY 2019 Annual Action Plan to the U.S. Department of Housing and Urban Development on or before Tuesday, June 25, 2019.

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 Participating Jurisdiction (PJ) 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:

Ms. Sherrill Hampton
Housing and Community Development Director
Richard Whitted Human Services Building, Third Floor
P.O. Box 8181
300 W. Tryon Street
Hillsborough, NC 27278
Phone: (919) 245-2492
Fax: (919) 644-3056
Website: shampton@orangecountync.gov

DRAFT

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

1. Introduction

While preparing the FFY 2019 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 clients for Permanent Supportive Housing; it will eventually expand to include Rapid Rehousing and other housing/services. The CoC's HOME Committee 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.

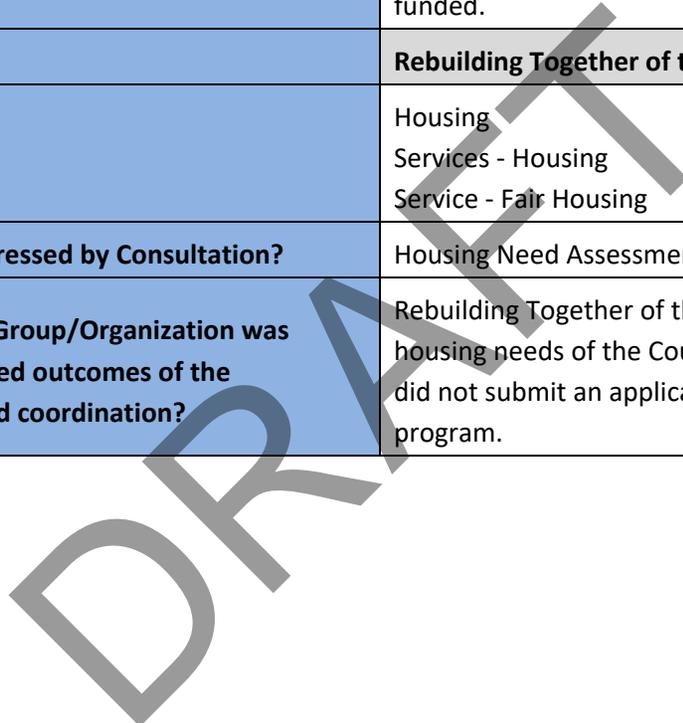
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2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1.	Agency/Group/Organization	Community Home Trust
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	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 did not submit an application for funding under the FFY 2019 HOME program.
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 Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	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 2019 HOME program and was funded.
4.	Agency/Group/Organization	Rebuilding Together of the Triangle
	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?	Rebuilding Together of the Triangle was consulted to ascertain the housing needs of the County. Rebuilding Together of the Triangle did not submit an application for funding under the FFY 2019 HOME program.



5.	Agency/Group/Organization	Orange County Partnership to End Homelessness
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Services - Victims Regional organization Planning organization Correction Facilities
	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?	The Orange County Partnership to End Homelessness was consulted to ascertain the homeless needs of the County.

6.	Agency/Group/Organization	Inter-Faith Council for Social Services
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Inter-Faith Council for Social Service was consulted to ascertain the homeless needs of the County. Inter-Faith Council did not submit an application for funding under the FFY 2019 HOME program.
7.	Agency/Group/Organization	EmPOWERment, Inc.
	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?	EmPOWERment, Inc. was consulted to ascertain the housing needs of the County. EmPOWERment, Inc. submitted an application for subrecipient funding under the FFY 2019 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 Regional organization 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 Planning organization Business and Civic Leaders
	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 2019 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 2019 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 2019 Annual Action Plan.</p>
<p>20.</p>	<p>Agency/Group/Organization</p>	<p>Orange County, NC</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-homeless Service-Fair Housing Other government - Local Grantee Department</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>
	<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 2019 Annual Action Plan.</p>

21.	Agency/Group/Organization	North Carolina Department of Health and Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Lead-based Paint 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 consulted the 2015 Childhood Lead Surveillance Annual Report released by the North Carolina Department of Health and Human Services. The data identified in the Report is incorporated in the Annual Action Plan.

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.
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 2019 Annual Action Plan has many components that include citizen participation. These components include the following: applications for funding from agencies, 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 were provided. The County received a total of four (4) applications for funding and funded all four (4) activities. In addition, there was one (1) needs hearing, two (2) Funding Application Workshop, two (2) question and answer session on the funding applications, and one (1) 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	The Orange County HOME Consortium held its First Needs Public Hearing on needs on Monday, December 3, 2018. See public hearing comments and sign-in	See public hearing comments in the Attachments	All comments were accepted and incorporated	Not Applicable.

		community Residents of Public and Assisted Housing Agencies/ Organizations	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 held two (2) Funding Application Orientation Workshop. The workshop was held on Tuesday, November 27, 2018 and on Tuesday, December 18, 2018. The second meeting was a rescheduled meeting from December 10, 2018 because of snow. 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 2019 HOME funds. HOME Funding Requests were due to Orange County on Tuesday, February 5, 2019 by 5:00PM. The County received a total of four (4) applications for funding and funded all 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 Thursday, November 15, 2018. The second session was held on Tuesday, December 18, 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.	Newspaper Ad #2	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not Applicable.
7.	Public Hearing #2	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/ Organizations	Orange County held its Second Public Hearing on Tuesday, May 21, 2019. See public hearing comments and sign in sheets in the Attachments Section.	See public hearing comments in the Attachments Section of this plan.	All comments were accepted and incorporated into the Annual Action Plan.	Not Applicable.
8.	Internet Outreach	Non-targeted/broad community	None.	None.	None.	http://www.co.orange.nc.us

Table 4 – Citizen Participation Outreach

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

Introduction

The Orange County HOME Consortium will receive \$350,302 from HOME funds, \$78,818 in HOME Match funds, \$13,306 in HOME Program Income, and \$60,201 in FFY 2018 CHDO Set-Aside funds for the FFY 2019 program year. The program year is from July 1, 2019 through June 31, 2020.

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	\$350,302	\$92,124	\$60,201	\$502,627	\$0	4 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 \$78,818 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 prepared 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 new 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 in an area that lacks 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-4 Home Ownership	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$181,392	Direct Financial Assistance to Homebuyers: 8 Households Assisted
2.	HS-6 Permanent Housing	2015	2019	Affordable Housing	County-wide	Housing Priority	HOME: \$145,201	Rental Housing Added: 3 Household
3.	HO-3 Prevention and Housing	2015	2019	Homeless	County-wide	Homeless Priority	HOME: \$141,004	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
4.	AM-1 Overall Coordination	2015	2019	Administration, Planning, and Management	County-wide	Administration, Planning, and Management Priority	HOME: \$35,030	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1.	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.

2.	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.
3.	Goal Name	HO-3 Prevention and Housing
	Goal Description	Continue to support the prevention of homelessness and programs for rapid rehousing.
4.	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.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The Orange County HOME Consortium proposes to undertake the following activities with the FFY 2019 HOME funds:

#	Project Name
1.	EmPOWERment, Inc. – Rental Acquisition
2.	Habitat for Humanity - Second Mortgage Assistance
3.	Orange County - County-wide TBRA
4.	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 provide matching funds to make for successful projects.

AP-38 Project Summary**Project Summary Information**

1.	Project Name	EmPOWERment, Inc. – Rental Acquisition
	Target Area	County-wide
	Goals Supported	HS-6 Permanent Housing
	Needs Addressed	Housing Priority
	Funding	HOME: \$145,201
	Description	Funds will be allocated to EmPOWERment, Inc. for the acquisition of three (3) units for affordable rental housing units. The first is a 2-bedroom, 1 bath unit located in Chapel Hill. The next two (2) units are located in the Hillmont Apartment Complex. The target population consisted of households earning between 51%-80% of the Area Median Income.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that three (3) household will benefit from this activity.
	Location Description	Pine Knolls Neighborhood in Chapel Hill, and Fidelity Street Neighborhood in Carrboro.
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 01, Acquisition of Real Property.
2.	Project Name	Habitat for Humanity - Second Mortgage Assistance
	Target Area	County-wide
	Goals Supported	HS-4 Home Ownership
	Needs Addressed	Housing Priority
	Funding	HOME: \$181,392
	Description	Funds will be allocated to Orange County Habitat for Humanity to provide deferred payment, zero interest second mortgages assistance for eight (8) newly constructed homes throughout Orange County. Homes will be sold to households earning between 30%-80% of the area median income.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that eight (8) 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.
3.	Project Name	Orange County - County-wide TBRA
	Target Area	County-wide
	Goals Supported	HO-3 Prevention and Housing
	Needs Addressed	Housing Priority
	Funding	HOME: \$141,004
	Description	Funds will be allocated to the Orange County Housing and Community Development Department for assisting persons experiencing homelessness under the Rapid Re-Housing Program, as well as the provision of general rental assistance, including utilities and security deposit payments for eligible low income persons throughout the County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that thirty (30) 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.
4.	Project Name	Administration
	Target Area	County-wide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	HOME: \$35,030
	Description	Funds for administration of the HOME Program would be allocated to the Orange County Housing and Community Development Department.

Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit forty-one (41) 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.

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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 2013-2017 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 84.0%.
- The County population was 141,812 in 2017 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 20.1% of the population.
- Seniors age 62 or over are 15.7% of the population.

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

- 11.6% are Black or African American.
- 74.7% are White.
- 7.7% are Asian.
- 2.6% Some Other Race.
- 2.9% are Two or More Races.
- 8.3% 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 \$75,090 for 2019. The following is a summary of income statistics for Orange County:

At the time of the 2013-2017 American Community Survey, median household income in Orange County was reported to be \$65,522, which is higher than the State of North Carolina (\$50,322).

- 24.0% of households have earnings received from Social Security income.
- 1.7% of households have earnings received from public assistance.
- 17.9% of households have earnings received retirement income.
- 22.4% of female headed households with children were living in poverty.
- 9.3% 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 42.26%.

Economic Profile:

The following illustrates the economic profile for Orange County according to the 2013-2017 American Community Survey:

- 54.3% of the employed civilian population had occupations classified as management, business, science, and arts.
- 18.9% of the employed civilian population had occupations classified as sales and office.
- 16.2% were in the service sector.
- The education, health, and social service industry represented 39.3% of those employed.
- 24.2% of workers were considered in the government class.

According to the U.S. Labor Department, the preliminary unemployment rate in Orange County as of March, 2019 was 3.6%, a rate of 4% for the State of North Carolina, and a rate of 3.8% for the United States. Therefore, Orange County is below the state and federal unemployment rates.

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 2019 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	11
Special-Needs	0
Total:	41

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	11
Total:	41

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

Discussion

Orange County will fund the following projects with the FFY 2019 HOME funds:

- HOME-19-01 EmPOWERment, Inc. – Rental Acquisition:** Funds will be allocated to EmPOWERment, Inc. for the acquisition of three (3) units for affordable rental housing units. The first is a 2-bedroom, 1 bath unit located in Chapel Hill. The next two (2) units are located in the Hillmont Apartment Complex. The target population consisted of households earning between 51%-80% of the Area Median Income. (3 household)
- HOME-19-02 Habitat for Humanity – Second Mortgage Assistance:** Funds will be allocated to Orange County Habitat for Humanity to provide deferred payment, zero interest second mortgages assistance for eight (8) newly constructed homes throughout Orange County. Homes will be sold to households earning between 30%-80% of the area median income. (8 households)
- HOME-19-03 Orange County – County-wide TBRA:** Funds will be allocated to the Orange County Housing and Community Development Department for assisting persons experiencing homelessness under the Rapid Re-Housing Program, as well as the provision of general rental assistance, including utilities and security deposit payments for eligible low income persons throughout the County. (30 households)

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

Introduction

The Orange County Department of Housing and Community Development operates the Section 8 Housing Voucher Program. The Orange County Housing Authority has 628 Section 8 Housing Choice Vouchers, which include 5 VASH Vouchers, and is currently using 501 of its Section 8 Housing Choice Vouchers. The Section 8 Housing Choice Vouchers Waiting List is now closed. The Waiting List last was last opened in August 2017 and it was open only for the homeless preference that was added to the list of eligibility preferences. A total of 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 determined to be preliminary eligible. Of the first 50 persons draw, 16 persons received vouchers and 9 did not respond or were deemed ineligible. In April, the County worked with the remaining 25 persons from the first 50 persons draw. Orange County does not administer any public housing units.

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 Public Housing 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. The agency's mission is to "Provide decent, safe, and affordable rental housing to Chapel Hill's public housing families."

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 Housing Authority has voucher holder involvement on its public housing board. The Authority 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

The Orange County Housing Authority is not considered trouble. The Housing Authority received a rating of Good under the 2018 Section Eight Management Assessment Program (“SEMAP”) Review.

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.

DRAFT

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, the 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 to 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 2019 Point-In-Time Count was done on January 30, 2019. The numbers are still be tabulated. The 2018 Point-in-Time Count is the most recent complete set of homeless data for Orange County, which was completed on January 31, 2018. This count identified 152 individuals who experienced some kind of homelessness in Orange County, including 12 veterans. There were 39 unsheltered individuals in Orange County.

The Orange County Partnership to End Homelessness' Homes Committee is comprised of twenty-four (24) 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

Of the 113 individuals who were considered sheltered homeless in the 2018 Point-in-Time Count, 59 of those were in emergency shelters and 54 were in transitional housing.

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

- **Transitional Housing:** 54 beds
- **Emergency Shelter:** 59 beds

Each year the Orange County Partnership to End Homelessness provides services to approximately 266 unduplicated persons each year.

Orange County does not have a Domestic Violence shelter.

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 2018 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 2018-2019 under the "increase access to stable and affordable housing" category. They are as follows:

- House fifteen households experiencing homelessness in assisted housing units (Chapel Hill and Orange County).
- Establish homeless preference for Orange County Housing Choice Vouchers.
- Create a plan to maximize other Federal sources for homeless services funds 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 planned for the FY 2019 program year:

- Community Read
- Pauli Murray Award
- Fair Housing Training Conference
- Fair Housing Awareness (Community Engagement)
- Fair Housing Work Group (Greensboro)
- Fair Housing Presentation/Seminar
- Disability Fair Housing Event
- La Fiesta Del Pueblo
- Human Rights Day Event

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 local 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.

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

Not Applicable.

DRAFT

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-19-01 - EmPOWERment, Inc. – Rental Acquisition (3 household)
- HOME-19-02 - Habitat for Humanity - Second Mortgage Assistance (8 household)
- HOME-19-03 - Orange County - County-wide TBRA (30 household)

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 2013-2017 ACS data, 50% of all renter households are cost overburdened by 30% or more, and 21.1% 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:

- HOME-19-01 - EmPOWERment, Inc. – Rental Acquisition
- HOME-19-02 - Habitat for Humanity - Second Mortgage Assistance
- HOME-19-03 - 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 2018-2019 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 OCEPH 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:

The Orange County Department of Housing and Community Development will have the primary responsibility for monitoring the County's Five Year Consolidated Plan. The Department of Housing and Community Development will maintain records on the progress toward meeting the goals and compliance with the statutory and regulatory requirements for each activity. The Department of Housing and Community Development will be responsible for the on-going monitoring of subrecipients. The staff will make on-site visits to inspect and monitor HOME funded activities, including visits to sub-recipients.

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 on 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 play a role in the Consortium's HOME program and to use this knowledge as the basis for structuring future HOME activities.

DRAFT

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 use 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 24 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 2019 HOME Allocation for Administration. When including the HOME Program Income and Local Match the Administrative percentage drops to 7.9%.
- The HOME CHDO Set-Aside is over 15% of the FFY 2019 HOME Allocation. The HOME CHDO Set-Aside project will be EmPOWERment, Inc. – Rental Acquisition. This project will be funded with

FFY 2019 and FFY 2018 CHDO Set-Aside funds. The total HOME CHDO Set-Aside project budget is \$145,201.

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%.

DRAFT



SF 424 FORM

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"/>
--	--	--

* 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="0440417960000"/>
--	---

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: <input type="text" value="(919) 245-2492"/>	Fax Number: <input type="text" value="(919) 644-3056"/>
---	---

* 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-19-01

* Title:

Guidance on Submitting Consolidated Plans and Annual Action Plans for Fiscal Year (FY) 2019

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 2019 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="350,302.00"/>
* 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="139,019.00"/>
* f. Program Income	<input type="text" value="13,306.00"/>
* g. TOTAL	<input type="text" value="502,627.00"/>

*** 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:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
 Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE County Manager
APPLICANT ORGANIZATION Orange County	DATE SUBMITTED 06/18/2019

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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

06/18/2019

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;

<hr/>	<u>06/18/2019</u>
Signature of Authorized Official	Date
 <hr/>	
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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**FIRST NEEDS
PUBLIC HEARING**



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AFFIDAVIT OF PUBLICATION

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477495	0003957412	ORANGE COUNTY CONSOLIDATED HOUSING PLAN UPDATE		3	131

Attention:

ORANGE COUNTY HOUSING, HUMAN RIGHTS AND COMMUNITY DEVELOPMENT
300 W. TRYON STREET
HILLSBOROUGH, NC 27278

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

Before the undersigned, a Notary Public of Johnston County, North Carolina, duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared PAM OLENICZAK, who being duly sworn or affirmed, according to law, doth depose and say that he or she is Accounts Receivable Specialist of the News & Observer Publishing Company, a corporation organized and doing business under the Laws of the State of North Carolina, and publishing a newspaper known as Durham Herald-Sun, Durham County and State aforesaid, the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina, and that as such he or she makes this affidavit; and is familiar with the books, files and business of said corporation and by reference to the files of said publication the attached advertisement

1 Insertion(s)

Published On:
November 17, 2018


PAM OLENICZAK, Accounts Receivable Specialist


Sworn to and subscribed before me this

5th day of December, 2018

My Commission Expires: 7/10/2023

 WENDY DAWSON
Notary Public
North Carolina
Johnston County



Monday, December 3, 2018 • 7:00 P.M.

**Richard E. Whitted Building
Board of County Commissioners
Meeting Room - 2nd Floor,
300 W. Tryon Street, Hillsborough, NC 27278**

**ORANGE COUNTY CONSOLIDATED
HOUSING PLAN ANNUAL 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 2019-2020 HOME Investment Partnerships Program funds. The Orange County HOME Consortium expects to receive approximately \$401,340 in HOME funds. This amount is based on the current year's allocation and is subject to change given the US Department of Housing & Urban Development's (HUD) approved FY 2019 budget and the release of the HOME allocations to grantees.

All interested County residents are invited to attend and provide comments during this hearing. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, i.e. special sound equipment, these are available upon request by calling Orange 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.

Interpretation services will be available at the public hearing.

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





Lunes 3 de diciembre de 2018
7:00 P.M.

Salón de reuniones de la Junta de
Comisionados – 2do piso
300 W. Tryon Street
Hillsborough, NC 27278

Actualización al Plan de Vivienda Consolidado del Condado de Orange Audiencia pública

La Junta de Comisionados del Condado de Orange llevará a cabo una audiencia pública para obtener comentarios de las personas sobre las necesidades de vivienda y desarrollo comunitario en el Condado de Orange, incluidos los pueblos de Carrboro, Chapel Hill y Hillsborough. El Condado está solicitando la opinión de la comunidad con respecto al gasto de los fondos del HOME Investment Partnership del 2019-2020. El Consorcio de HOME del Condado de Orange espera recibir aproximadamente \$401,340 en fondos de HOME. Note que esta cantidad se basa en la asignación del año en curso y está sujeta a cambios.

Todas las personas que residen en el Condado que están interesadas están invitadas a asistir y hacer comentarios durante esta audiencia. Si es necesario hacer arreglos especiales para acomodar a las personas para que puedan participar en la audiencia pública, es decir, equipos de sonido especiales, estos están disponibles al pedirlos: por favor llame a la Oficina del Secretario del Condado al (919) 245-2130. Si está discapacitado y necesita asistencia para participar en la audiencia pública, comuníquese con el Coordinador de ADA en la Oficina del Administrador del Condado al (919) 245-2300 o TDD # (919) 644-3045.

Los servicios de interpretación estarán disponibles en la audiencia pública.

Para obtener información adicional, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Orange al 919-245-2490. El número TDD es 644-3045.



EQUAL HOUSING
OPPORTUNITY

Carolina del Norte vota a favor de que se exija una identificación con foto para votar

Diego Barahona A.

Los votantes de Carolina del Norte se pronunciaron el martes 6 de noviembre sobre seis enmiendas a la constitución estatal, votando “a favor” de algunas y “en contra” de otras.

3) Bajar el tope al impuesto a la renta que puede cobrar el gobierno estatal del 10 % al 7 %. Ganó con el 57.37 % de los votos.

4) Establecer como requisito presentar una identificación válida con foto para que una persona pueda



Según datos preliminares de la Junta Electoral de Carolina del Norte, estos son los resultados en los comicios de las enmiendas:

A favor

1) Establecer como derecho a la caza y la pesca en el estado. Esta enmienda ganó con el 57.13 % de los votos.

2) Expandir los derechos constitucionales de las víctimas del crimen, quienes ahora pueden contar con más tiempo para presentar las pruebas criminales, y saber con mayor minuciosidad el estatus de su caso y del atacante. Fue la enmienda aprobada más votada con el 62.11 % de los votos.

votar. Ganó con el 55.51 % de los votos.

En contra

5) Llamada “Vacantes de medio término” le quitarían la potestad al gobernador de elegir los miembros de la Junta de Ética de Carolina del Norte. Fue rechazada abrumadoramente con el 66.90 % de los votos.

6) Crear una comisión que elija los jueces que ocupan los puestos vacantes de los tribunales estatales, en lugar que sea el gobernador. Fue rechazada con el 61.65 % de los votos.

Puede encontrar este artículo en www.lanoticia.com

A favor de expandir los derechos constitucionales de las víctimas del crimen, quienes ahora pueden contar con más tiempo para presentar las pruebas criminales, y saber con mayor minuciosidad el estatus de su caso y del atacante.

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**SECOND
PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING AND DISPLAY OF
FFY 2019 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, May 21, 2019, at 7:00 PM** in the:

**Southern Human Services Center
Board of County Commissioners Board Room
2501 Homestead Road
Chapel Hill, NC 27516**

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 Southern Human Services Center 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 2019 Annual Action Plan for the use of HOME Investment Partnerships (HOME) Program funds. The County will receive \$350,302 in HOME Investment Partnerships (HOME) funds for FFY 2019. The County also anticipates receiving \$13,306 in HOME program income and the County will provide a HOME Match in the amount of \$78,818. The FFY 2019 Annual Action Plan will be submitted to HUD on or before June 25, 2019.

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 2019 Annual Action Plan on display from Thursday, May 9, 2019 through Tuesday, June 11, 2019 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, May 9, 2019. The plan will be submitted to the County Commissioners on the evening of Tuesday, June 18, 2019, at which time this document will be presented for approval at its regular County Commissioners Meeting at 7:00 PM, Eastern Standard Time.

The FFY 2019 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 2019 Annual Action Plan for the Orange County HOME Consortium:

• EmPOWERment, Inc. – Rental Acquisition	\$ 85,000*
• Habitat for Humanity – Second Mortgage Assistance	\$181,392
• Orange County – TBRA	\$141,004
• Administration	\$ 35,030

Total FFY 2019-20 HOME Funds for Project Activities = \$442,426

*(*Includes Orange County HOME Consortium's FY 19-20 CHDO Set-Aside Amount of \$52,545. EmPOWERment will also receive \$60,201 of FY18-19 CHDO Set-Aside funds making their total proposed award amount \$145,201.)*

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 2019 Annual Action Plan.

Written comments may be addressed to Ms. Sherrill Hampton, Director of the Department of Housing and Community Development, 300 W. Tryon Street, Hillsborough, NC 27278.



Aviso de audiencia pública y exhibición del plan de acción anual del Año Fiscal 2019 para el Consorcio de Viviendas del Condado de Orange, Carolina del Norte.

Se informa por la presente que el Condado de Orange, Carolina del Norte mediante el Consorcio de Viviendas del Condado de Orange tendrá una audiencia pública el martes 21 de mayo del 2019 a las 7:00 p.m. en la siguiente dirección:

**Southern Human Services Center
Board of County Commissioners Board Room
2501 Homestead Road
Chapel Hill, NC 27516**

El Condado de Orange es la entidad líder para el Consorcio de Viviendas y por eso se requiere que lleve a cabo una audiencia pública sobre el Plan de Acción Anual. El Centro de Southern Human Services es accesible para personas con discapacidades físicas. Si hay que hacer arreglos especiales para acomodarlos y así participar en la audiencia pública, incluyendo servicios de interpretación y/o equipos de sonido especiales, están disponibles al solicitarlos. Por favor llame al secretario del condado al 919-245-2130. Si usted es discapacitado y necesita ayuda para participar en la audiencia pública, contacte al coordinador de ADA en la oficina del gerente del condado al 919-245-2300 ó TDD# 919-644-3045

El propósito de la audiencia pública es presentar la propuesta del Plan de Acción Anual del Año Fiscal 2019 del Consorcio de Viviendas del Condado de Orange para el uso de los fondos del programa de la Asociación de Inversiones de Viviendas (HOME). El Condado recibirá \$350,302 en fondos por la Asociación de Inversiones para el Plan de Acción Anual del año Fiscal 2019. El condado también anticipa recibir 13,306 en ingresos del programa de HOME y el condado proveerá un monto de \$78,818. El Plan de Acción Anual del Año Fiscal 2019 será sometido a HUD a más tardar el 25 de junio del 2019.

El Consorcio de Viviendas del Condado de Orange consiste en la jurisdicción participante del Condado de Orange y los pueblos de: Carrboro, Hillsborough y Chapel Hill como parte de la jurisdicción. El Condado de Orange es la entidad líder del Consorcio y el Plan de Acción Anual.

Para obtener el punto de vista de las personas, agencias públicas y otras partes interesadas, el Consorcio de Viviendas del Condado de Orange colocará en exhibición el Plan de Acción Anual del Año Fiscal 2019 desde el jueves 9 de mayo del 2019 hasta el martes 11 de junio del 2019 en los siguientes lugares durante las horas de operación normales:

**Departamento de Vivienda y Desarrollo Comunitario del Condado de Orange
300 W. Tryon Street
Hillsborough, NC 27278**

**Biblioteca pública del Condado de Orange (Oficina principal)
137 W Margaret Lane
Hillsborough, NC 27278**

**Biblioteca pública de la ciudad de Chapel Hill
100 Library Drive
Chapel Hill, NC 27514**

**Este documento también será exhibido en el siguiente sitio de internet:
<http://www.orangecountync.gov>**

Este documento estará disponible para revisión durante las horas de trabajo normales por un período de 30 días empezando el jueves 9 de mayo del 2019. El plan será sometido a la Junta de Comisionados del Condado la tarde del martes 18 de junio del 2019, momento en el cual será presentado para su aprobación en la reunión regular de la Junta de Comisionados del Condado a las 7:00 p.m.

El Plan Anual de Acción del Año Fiscal 2019 fue preparado después de unas audiencias públicas sobre las necesidades para el desarrollo de viviendas y de la comunidad, además de reuniones con personal y oficiales locales.

Las siguientes actividades de HOME son propuestas de fondos bajo el Plan Anual de Acción del Año Fiscal 2019 para el Consorcio de Viviendas del Condado de Orange:

EmPOWERment, Inc. - Adquisición	\$85,000*
Habitat for Humanity – Segunda ayuda hipotecaria	\$181,392
Orange County – por todo el condado TBRA	\$141,004
Administración	\$35,030

Total de fondos de HOME para las actividades de los proyectos de Año Fiscal 2019 = \$442,426

*(*Incluye el Año Fiscal 19-20 del Consorcio de Viviendas del Condado de Orange \$52,545. EmPOWERment recibirá también \$60,201 del Año Fiscal 18-19 CHDO haciendo de los fondos de retiro una propuesta total asignada de \$145,201.)*

Si el Condado de Orange se compromete con una actividad que resulta con el desplazamiento de una familia o personas, usarán sus políticas para minimizar tal desplazamiento. Además el Condado es responsable de reemplazar todas las unidades de vivienda de ingresos bajos o moderados que puedan ser demolidas o convertidas como resultado de los fondos de HOME.

Se les invita a todas las personas, grupos u organizaciones que estén interesados a asistir a la audiencia pública, se les dará la oportunidad de presentar testimonios orales o por escrito con respecto a los planes propuestos y uso de los fondos federales bajo el Plan de Acción Anual del Año Fiscal 2019.

Los comentarios por escrito pueden ser enviados a Sherrill Hampton, Directora del Departamento de Vivienda y Desarrollo Comunitario, 300 W. Tryon Street, Hillsborough, NC 27278.



DRAFT

**RESOLUTION AUTHORIZING
THE ORANGE COUNTY FY 2019-2020 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 2019–2020 HOME program.

EmPOWERment, Inc. – Rental Acquisition

Funds will be allocated to EmPOWERment, Inc. for the acquisition of three (3) units for affordable rental housing units. The first is a 2-bedroom, 1 bath unit located in Chapel Hill. The next two (2) units are located in the Hillmont Apartment Complex. The target population consisted of households earning between 51%-80% of the Area Median Income. (*Requested amount: \$304,800*) \$145,201

Habitat for Humanity - Second Mortgage Assistance

Funds will be allocated to Orange County Habitat for Humanity to provide deferred payment, zero interest second mortgages assistance for eight (8) newly constructed homes throughout Orange County. Homes will be sold to households earning between 30%-80% of the area median income. (*Requested amount: \$240,000*) \$181,392

Orange County - County-wide Tenant Based Rental Assistance

Funds will be allocated to the Orange County Housing and Community Development Department for assisting persons experiencing homelessness under the Rapid Re-Housing Program, as well as the provision of general rental assistance, including utilities and security deposit payments for eligible low income persons throughout the County. (*Requested amount: \$139,613*) \$141,004

Program Administration

Funds for administration of the HOME Program would be allocated to the Orange County Housing and Community Development Department. \$35,030

TOTAL FY 2019-2020 HOME PROGRAM FUNDS

\$502,627

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 _____, 2019

SEAL

Penny Rich, Chair
Orange County Board of Commissioners