

Executive Summary

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

1. Introduction

The Town of Chapel Hill, North Carolina, is an entitlement community for the Community Development Block Grant Program (CDBG) as defined by the U.S. Department of Housing and Urban Development (HUD). The Town is also a member of the Orange County HOME Consortium in partnership with Orange County, the Town of Carrboro, and the Town of Hillsborough. Orange County is the lead entity in the Consortium and therefore is responsible for preparation and submission of the Five-Year Consolidated Plan. Since the Town of Chapel Hill is a member of the Consortium, HUD has determined that the County is permitted to submit one Consolidated Plan that details the needs of the entire County, including Chapel Hill. The Five-Year Consolidated Plan establishes the Consortium's goals for the next five (5) years and outlines the specific initiatives the Consortium and its member jurisdictions will undertake to address the Community's housing and community development needs. The Town of Chapel is submitting an Annual Action Plan to provide information about its CDBG program.

Background

The Town of Chapel Hill has received Community Development grants since 1975 under the federal Housing and Community Development Act of 1974. This legislation provides funds to cities and counties to carry out activities that benefit low- and moderate-income families including: housing repair, public improvements, acquiring land for housing and economic development. For many years, the Town has used CDBG funds to renovate public housing, provide homeownership assistance, to support public services that serve low- and moderate-income households, and infrastructure improvements.

The primary objective of the Community Development program is to develop viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities for low- and moderate-income households. Federal regulations define low-income as up to 50% of the median income and moderate-income as up to 80% of the median family income.

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 following were identified as objectives and outcomes desired for public facilities:

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

The following were identified as objectives and outcomes desired for public improvements:

- Intersections, public buildings, and facilities should be made ADA-compliant and handicap accessible.
- Roads, curbs, and sidewalks should be improved where needed.
- Additional sidewalks and bike lanes should be provided.
- Additional bus shelters should be provided.
- Storm water management systems should be improved.
- Communities in Orange County should support affirmatively further fair housing for their residents.
- A fully funded, best practice Rapid Re-Housing program should be established for individuals experiencing homelessness.

The following were identified as objectives and outcomes desired for public services.

- Communities in Orange County should support affirmatively further fair housing for their residents.
- A fully funded, best practice Rapid Re-Housing program should be established for individuals experiencing homelessness.

3. Evaluation of past performance

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

The Town of Chapel Hill has a good performance record with HUD. The Town and County regularly meet the performance standards established by HUD. Each year the Town prepares its Consolidated Annual Performance Evaluation Report (CAPER). The Town submits detailed information about expenditures for and accomplishments of the CDBG program. This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review on the Town’s website.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Town of Chapel Hill, in compliance with its Citizen Participation Plan, advertised and held two (2) public forums that provided residents an opportunity to discuss the Town's CDBG program and affordable housing and community development needs.

- November 15, 2023, 7:00pm: Chapel Hill Town Council Meeting Public Forum
- April 24, 2024, 6:00pm: Chapel Hill Town Council Meeting Public Forum

In addition to the public forums, the Town held an Application Orientation workshop on November 30, 2023 and invited applicants to meet one-on-one to discuss CDBG program priorities and funding requirements.

A Draft Plan was published on April 1, 2024 and posted on the Town's website (www.townofchapelhill.org/cdbg) to receive public comment through April 30, 2024. Written public comments could be submitted by mail, email, in person. The Town Council adopted the proposed 2024-2025 CDBG Program Annual Action Plan on June 12, 2024. Comments received have been accepted and incorporated into the Plan.

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.

The Town held its first public forum on housing and community development needs in person during the Town Council meeting on November 15, 2023 at 7:00pm. A second forum was held on April 24, 2024 at 6:00pm to receive comments on a preliminary plan for use of program year (PY) 2024 CDBG funds. The Council adopted the 2024-2025 CDBG and HOME Program Annual Action Plans, and approved the submission of the Annual Update to the 2020-2024 Consolidated Plan on June 12, 2024.

There were no comments received in the Public Hearing held before the publication of the Draft Plan, during the Public Hearing held after its publication to discuss the Draft Plan, or provided in writing during the 30+ day public comment period. Comments received from the application evaluation committee are included in the Attachments at the end of the Annual Action Plan.

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

Comments received have been accepted and incorporated into the Draft Plan.

7. Summary

The main goals of the plan are to improve the living conditions of all residents in Chapel Hill, create a suitable and sustainable living environment, and to address the community's housing and community development needs.

The County and Town of Chapel Hill will use the Consolidated Plan's goals and objectives to allocate the CDBG and HOME funds for Program Years 2020 to 2024 and to provide direction to other partners addressing the housing and community development needs of the low- and moderate-income population of Orange County and the Town of Chapel Hill. HUD will evaluate the County's and Town's performance under the Five-Year Consolidated Plan against these goals.

HUD permits the County and Chapel Hill to submit one Consortium 5-year Consolidated Plan, however, the Town of Chapel Hill submits a separate Annual Action Plan for its CDBG Program each year.

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
CDBG Administrator	Chapel Hill	Affordable Housing and Community Connections

Table 1 – Responsible Agencies

Narrative

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

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

Consolidated Plan Public Contact Information

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Affordable Housing and Community Connections

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

1. Introduction

Consultation with community stakeholders was a critical component in the development of the FY 2024 Annual Action Plan. Consultation helped the Town of Chapel Hill identify and prioritize community needs, develop strategies, and coordinate subsequent action plans. This process also facilitated information sharing regarding community resources and promotes coordination with the Collaborative and its member jurisdictions.

The Town and the Consortium consulted with social services agencies, service providers, community-based organizations, housing providers, local government agencies and boards, neighborhoods leaders, and elected officials. Input from in person public forums and written public comments were used in the development of the strategies and priorities detailed in the Consolidated Plan and each 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)).

The Town of Chapel Hill's Office for Affordable Housing and Community Connections works with the following agencies to enhance coordination:

- **Town departments** – The Affordable Housing and Community Connections department includes affordable housing and community connections divisions. Our team works closely with internal departments to enhance coordination of affordable housing and community development activities. Partnering divisions and departments include Public Housing, Parks and Recreation, the Chapel Hill Public Library, Technology Solutions, the Police Department, Fire Department, Public Works, Transit, Planning, and Business Management Development. The Town uses federal and local funding to implement programs and activities that support the Town's affordable housing and community development goals.
- **Orange County** - The Town is an active participant in the Orange County HOME Consortium and many HOME-funded projects are located in Chapel Hill.
- **Towns of Carrboro and Hillsborough** - The Town works closely with the other municipalities in the County to coordinate affordable housing and community development efforts and initiatives.
- **Community Service Agencies** - The Town implements and also provides funding to agencies that provide services to low- and moderate-income households.
- **Housing Providers** - the Town implements and provides funding to providers that provide and support the development of affordable housing opportunities.

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

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

The Town coordinates extensively with the Orange County Partnership to End Homelessness (OCPEH), the Continuum of Care (CoC) for Orange County. The four jurisdictions participating in the Orange County HOME Consortium – Orange County and the Towns of Chapel Hill, Hillsborough and Carrboro – fund OCPEH, sharing operating costs based on population. Elected officials from each jurisdiction serve on the CoC board, and staff from the two jurisdictions that have Public Housing Authorities also have ex officio board seats with full voting privileges. In this way, the jurisdictions direct all efforts to end homelessness, including funding decisions and policy priorities.

OCPEH staff meet weekly with Orange County Housing and Community Development staff, and are co-located in this department. OCPEH staff meet regularly with all jurisdiction staff, and share annual updates with the four elected boards on the work of OCPEH. Starting in 2016, OCPEH created a system map and gaps analysis of homeless services in Orange County. This document has been updated annually, with the latest update issued in January 2023. OCPEH staff also serve with staff from the four jurisdictions on the Orange County Affordable Housing Coalition, a group of affordable housing developers, funders, advocates, and staff seeking to collaboratively increase affordable housing units in Orange County. OCPEH staff contribute information and ideas to the Consolidated Plan and to the Annual Action Plan updates.

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

OCPEH operates coordinated entry for people in housing crisis, directing people to appropriate resources including homelessness diversion, shelter/emergency response referrals, and permanent housing resources. Coordinated entry prioritizes permanent supportive housing for people experiencing chronic homelessness. OCPEH has a standing monthly meeting with veteran service providers to particularly address ending veteran homelessness, including care coordination using a veterans-only by-name list. As part of the gaps analysis, OCPEH seeks to increase the quality and availability of Rapid Re-

housing for all people experiencing homelessness, including families. OCPEH coordinates the annual Point-in-Time count in conjunction with HOME Consortium members and has not found unaccompanied youth in any year. OCPEH works closely with youth services providers and LGBTQ service providers and advocates to ensure no youth are going uncounted. One of the current ten system gaps is a youth host homes program to serve homeless youth. Overall, OCPEH coordinates with HOME Consortium members to continue to fill system gaps and make updates to the homeless gaps analysis.

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

In 2016-2017 the Orange County Partnership to End Homelessness (OCPEH) gathered people with lived experience of homelessness, homeless service providers, community leaders, and state homeless experts to map the homeless service system in Orange County. This process created the Orange County homeless system map and the homeless system gaps analysis. OCPEH staff update the gaps analysis each year, the last update completed in December 2021.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Rebuilding Together of the Triangle, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities 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 was consulted to obtain information about homeowner rehabilitation needs. The organization also requested funds to support Home Preservation for low-income homeowner occupants (often elderly or disabled).
2	Agency/Group/Organization	Community Home Trust
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Home Trust was consulted about housing needs of the County. The organization also requested funds for its Homebuyer Assistance Program for LMI households.

3	Agency/Group/Organization	Community Empowerment Fund
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing Private Sector Banking / Financing
	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?	Community Empowerment Fund was consulted to obtain information about housing and financial literacy needs of the County, since they provide financial services and education that pursue equity to reduce the racial wealth gap.
4	Agency/Group/Organization	Inter-Faith Council for Social Services
	Agency/Group/Organization Type	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Inter-Faith Council was consulted to ascertain needed services to address homelessness. Additionally, the organization requested funds to support its case management for homeless individuals and families.

5	Agency/Group/Organization	The Exchange Club's Family Center in Alamance County
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Education
	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?	Exchange Club was consulted to ascertain the social service needs of the County.
6	Agency/Group/Organization	Orange County Department on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 OC Department on Aging is the primary administrator for the Orange County Home Preservation Coalition and provided information on the Home Preservation needs and on the social service needs in the County.
7	Agency/Group/Organization	Habitat for Humanity of Orange County
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat coordinates case management for the Orange County Home Preservation Coalition as well as works as a primary provider of affordable homeownership opportunities in the county. Habitat was consulted about the housing needs of the county as well as to provide feedback on the proposed Home Preservation plan in coordination with Rebuilding Together.
8	Agency/Group/Organization	Refugee Community Partnership
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Refugee Community Partnership uses community-led solutions to disrupt threats to the health and safety of refugee and migrant communities. RCP consulted on the service needs and language access for the County. This organization also applied for funding for their crisis case management for refugee and immigrant households and provided written support for the proposed plan.
9	Agency/Group/Organization	EmPOWERment, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing Neighborhood 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?	EmPOWERment Inc. is a Community Housing Development Organization as defined by the HOME program. As such, they provide affordable rental housing to low-to-moderate income households in Chapel Hill and Carrboro. In addition, they offer homebuyer and financial counseling, small business development, and other supportive programs for households in our target neighborhoods of Pine Knolls and Northside. EmPOWERment consulted on the housing, community development and service needs for the County.
10	Agency/Group/Organization	Marian Cheek Jackson Center for Saving and Making History
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Service-Fair Housing Neighborhood 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?	The Jackson Center is a community-based advocacy and housing-justice organization working in our target neighborhoods of Pine Knolls and Northside working to retain and build community, provide outreach and education around housing and civil rights issues, and coordinate access to resources including home repairs for long-time residents. The Jackson Center consulted on the housing, community development and service needs of our target neighborhoods.

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

All relevant local agency types were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Orange County Partnership to End Homelessness	They are compatible.
Orange County HOME Consortium Plan	Orange County Housing and Community Development Department	They are compatible.
Affordable Housing Plan & Investment Strategy	Town of Chapel Hill	They are compatible.
Affordable Housing Preservation Strategy	Town of Chapel Hill	They are compatible.
Orange County Master Aging Plan	Orange County Department on Aging	They are compatible.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

Residents and community stakeholder were invited to provide input during two public forums as well as during a formal 30+-day public comment period for the draft plan. These opportunities included two in person sessions held during evening hours.

The Town complied with its Citizen Participation Plan in the development of the Annual Action Plan, which satisfies the requirements of 24 CFR 91.105. The Town is committed to improving the accessibility of services to persons with limited English proficiency (LEP) and to developing and implementing a system that gives LEP persons meaningful access to the Annual Action Plan engagement process. Translation services are available on an as needed basis to review written documents and simultaneous interpretation is available when requested in advance for any in person meetings.

Each live session and the draft plan public comment period were advertised in multiple separate newspaper ads, on social media sites, on the Town's website, through the Town's and Department's electronic newsletters, and through community-based organization and service provider partners who could help spread the word through communication channels the Town would otherwise be unable to access alone.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	This notification was published in the local newspaper on November 12 and 15, 2023 to notify the public of the Town's Needs Assessment Public Forum on November 15, 2023.	No comments were received in response to this publication.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The Town held a Public Forum on November 1, 2023 to give the public the opportunity to discuss the community development and housing needs of Chapel Hill.	No comments were received during the first public forum.	N/A	https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6414715&GUID=C78D825B-2F39-41C2-8D65-59C57EF1C054&Options=&Search=

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	This notification was published March 29, and April 10, 17, and 22, 2024 to make the public aware of the public comment period for the draft FY24-25 Annual Action Plan and of the Public Hearing on the draft plan scheduled for April 24, 2024.	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/broad community	The Town Council held a public forum on April 24, 2024 to receive input on the Town's use of 2024-2025 CDBG funds and the Town's 2024-2025 CDBG Draft plan.	No comments were received.	N/A	https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6636495&GUID=C5AA1B05-AEB4-4559-9A92-8399671867A3

5	Internet Outreach	Non-targeted/broad community	The Town included notices about the public forum and the opportunity for in person or written public comment on the Town's website. It also included notices in the Town's e-newsletter, Chapel Hill TOWNnews, on April 18, 2024 and the Department of Affordable Housing & Community Connections (AHCC) e-newsletter on April 3 and 17	No comments were received in response to e-newsletter stories.	N/A	https://www.townofchapelhill.org/government/departments-services/housing-and-community/funding/community-development-block-grant-cdbg-program
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	The Town posted notice about the CDBG public forums and opportunity for public comment across multiple social media platforms used by the Town (Twitter, Facebook, etc.) on multiple dates in November 2023 and April 2024.	No comments were received in response to the social media posts. 4 applications for funding from outside agencies were received by January 2024.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Application Review Committee Feedback Solicitation	Non-targeted/broad community	The Town solicited feedback on the draft funding recommendation via email in March 2024 from the Application Review Committee (ARC).	ARC members unanimously expressed interest via email in applying any additional funding available to the Town's Summer Youth Employment Program (SYEP).	When the Town learned that its grant allocation was higher than anticipated, the additional funding was allocated to the SYEP, up to the 15% public services limit.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2024 CDBG Annual Action Plan includes \$444,669. This includes a 2024 CDBG grant award of \$437,331 plus \$7,338 in program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	437,331	7,338	0	444,669	0	The 2024-2025 Annual Action Plan includes owner-occupied single-family housing repair and homes improvements, administration, down payment assistance, microenterprise assistance and public services. Public Services programs are focused on homeless case management including for refugee and immigrant households, and the Town's Summer Youth Employment program to teach job skills to low-to-moderate income youth.
Other	public - federal	Public Services	0	0	0	0	0	

Table 5 - 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 Town of Chapel Hill uses its CDBG funds in conjunction with local funds and funds granted from other entities, such as nonprofit and philanthropy organizations, to support housing and community development efforts. The Town Council approved the allocation of \$969,000 in the Town’s Fiscal Year 2025 budget to the Affordable Housing Development Reserve (AHDR). The AHDR was created as a dedicated annual local affordable housing source to support the development and preservation of affordable housing. In 2018 Chapel Hill voters passed a \$10 million Affordable Housing Bond to support affordable housing efforts, all of which has been obligated to affordable housing projects. The Town also dedicated \$2 million of American Rescue Plan Act funding toward Affordable Housing projects identified in November 2022. Leveraging these funds, the Town and its nonprofit development partners have received awards for \$3.5 million in federal Community Partner Funding and a \$3 million Oak Foundation grant for the affordable development projects on Town-owned land. And the Town has received 2022 and 2023 9% Low-Income Housing Tax Credit awards for the redevelopment of one of the Town’s Public Housing communities and the construction of 48 new units on a Town-owned parcel. All of these sources are estimated to support the development of more than 400 units of affordable housing over the next 5 years

Finally, the Town is actively working on securing additional funds to support projects in FY24 and beyond. Town Council has approved including bond a referendum on the 2024 ballot that would include \$15 million for affordable housing. In addition, the Town has submitted two federal funding applications to HUD – additional Community Project Funding and PRICE funding.

CDBG does not require a local match. The Town will use local Affordable Housing Funds to provide 39.7% of the local match required by the Consortium for HOME funds; the remaining local match amount will be provided by the other three jurisdictions of the Consortium.

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

The Town of Chapel Hill conducted a thorough analysis of surplus land that has led to the dedication or prioritization of more than five parcels of land for affordable housing development. The Town has approved three projects that will create a preserve more than 200 affordable housing units on Town land. All three projects are expected to break ground by the end of 2024.

The Town has kicked off the planning process and selected a development partner on another parcel that will build affordable housing adjacent

to a new park. The Town also owns 296 public housing units in 10 communities. The Town actively collaborates with private and public entities to assist in acquiring property for projects that address the needs identified in this plan. For example, Chapel Hill is a member of the Northside Neighborhood Initiative, a land bank in historically Black neighborhoods in Chapel Hill and Carrboro that is funded in part by the University of North Carolina, the Center for Community Self-Help, the Towns of Chapel Hill and Carrboro, and the Oak Foundation.

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation/Preservation	2020	2024	Affordable Housing	Town-wide	Housing for Low and Moderate-Income Households	CDBG: \$89,500	Homeowner Housing Added: 5 Household Housing Unit
2	Homeownership Assistance	2020	2024	Affordable Housing	Town-wide	Housing for Low and Moderate-Income Households	CDBG: \$30,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Supportive and Youth Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Town-wide	Housing for People Experiencing Homelessness Community/Economic Development and Services	CDBG: \$66,700	Public service activities for Low/Moderate Income Housing Benefit: 73 Households Assisted
4	Code Enforcement and Neighborhood Revitalization	2020	2024	Affordable Housing Non-Housing Community Development	Town-wide	Housing for Low and Moderate-Income Households	CDBG: \$151,751	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2020	2024	Non-Housing Community Development	Town-wide	Community/Economic Development and Services	CDBG: \$17,784	Businesses assisted: 15 Businesses Assisted
6	Grant Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Town-wide	Housing for People Experiencing Homelessness Housing for Low and Moderate-Income Households Community/Economic Development and Services	CDBG: \$88,934	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation/Preservation
	Goal Description	Housing rehabilitation for low-to-moderate income homeowners, town-wide, through Orange County Home Preservation Coalition and Rebuilding Together of the Triangle.
2	Goal Name	Homeownership Assistance
	Goal Description	Down Payment assistance for low-to-moderate income homebuyers through Community Home Trust's land trust model.

3	Goal Name	Supportive and Youth Services
	Goal Description	Public Service activities include Homeless Case Management Services and the Town's Summer Youth Employment Program for low-to-moderate income youth to work part-time for various Town departments over the summer while learning job skills.
4	Goal Name	Code Enforcement and Neighborhood Revitalization
	Goal Description	Neighborhood Revitalization activities may include property acquisition and/or renovation for rental or homeownership; housing rehabilitation; code enforcement; demolition; public housing improvements; public improvements such as installation of sidewalks; or parks and recreation facilities such as a community garden.
5	Goal Name	Economic Development
	Goal Description	Microenterprise Assistance through small business development and marketing support provided to low-to-moderate income refugee and immigrant-owned farms.
6	Goal Name	Grant Administration
	Goal Description	Overall grant administration, reporting and compliance for the Town's CDBG and Affordable Housing programs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

On June 12, 2024, the Chapel Hill Town Council approved a plan for use of \$444,669 of CDBG funds and program income for FY 2024. The plan continues to address the Town’s affordable housing and community development goals. All agencies that applied for funds were required to submit an application detailing their proposed program and had to demonstrate that the program was consistent with the goals of the Consolidated Plan, the Town’s Affordable Housing Strategy, Rental Housing Strategy, or the Northside and Pine Knolls Community Plan. Applications were reviewed by Town staff, who compiled a funding recommendation. A committee of staff from other Town departments and representatives of the Town's Housing Advisory Board and Human Services Advisory Board reviewed the recommendation and unanimously supported it.

#	Project Name
1	2024-2025 Affordable Housing
2	2024-2025 Public Services
3	2024-2025 Economic Development
4	2024-2025 Administration

Table 7 – Project Information

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

The projects approved for allocations address the Town's CDBG priority areas for housing and community development.

AP-38 Project Summary
Project Summary Information

1	Project Name	2024-2025 Affordable Housing
	Target Area	Town-wide
	Goals Supported	Housing Rehabilitation/Preservation Homeownership Assistance Code Enforcement and Neighborhood Revitalization
	Needs Addressed	Housing for Low and Moderate-Income Households
	Funding	CDBG: \$271,251
	Description	The 2024-2025 Affordable Housing project will include low-to-moderate income homebuyer assistance and owner-occupied repair/rehabilitation. Unallocated funding was put into the Town's Neighborhood Revitalization fund for use for Affordable Housing and Community Development projects identified throughout the year.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The 2024-2025 Affordable Housing project is anticipated to serve 7 households under 80% AMI. Because of the high cost of housing in Chapel Hill, and the difficulty of very low-income borrowers to qualify for a mortgage that can afford housing in Town Limits, we anticipate that the activities for homeownership will serve households over 30% AMI, while the home repair programs and neighborhood revitalization activities will most likely serve lower-income households.
	Location Description	Project will be undertaken town-wide, depending on the applications received for home repairs and on the homes on the market for buyers to purchase.
	Planned Activities	The Affordable Housing Activities planned for 2024-2025 include: - Rebuilding Together of the Triangle's low-income homeowner-occupied repair and rehabilitation; - Community Home Trust's Homebuyer Assistance Program to increase Home Trust homes' affordability for households under 80% AMI
2	Project Name	2024-2025 Public Services
	Target Area	Town-wide
	Goals Supported	Supportive and Youth Services
	Needs Addressed	Housing for People Experiencing Homelessness Housing for Low and Moderate-Income Households Community/Economic Development and Services
	Funding	CDBG: \$66,700

	Description	The Public Service project will utilize 2024-2025 CDBG funding to support activities that benefit households earning less than 80% of the area median income. Programs will focus on providing case management and supportive services for households earning less than 30% AMI who are experiencing homelessness to secure permanent affordable housing and access resources, and offering job skills training and summer employment to Town youth ages 14 to 18 in households earning 80% of less AMI.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The public service activities for 2024-2025 are anticipated to serve 54 households experiencing homelessness or housing instability, and at least 19 youth from a variety of backgrounds; all households served will have incomes under 80% AMI, with the majority of those served having low incomes under 30% AMI.
	Location Description	Homeless case management occurs at the two shelters in town run by Inter-Faith Council. The Summer Youth Employment program is based out of Town Hall, but each youth works with a different Town department or local service agency at a variety of locations, including summer camps at local community centers, the Senior Center, public housing neighborhoods, etc. Many youth live in Chapel Hill's public housing neighborhoods.
	Planned Activities	Public service activities for 2024-2025 include: <ul style="list-style-type: none"> - Inter-Faith Council for Social Service's homeless case management and supportive services for individuals and families; - Chapel Hill's Summer Youth Employment Program providing employment with the Town and job skills to low-income youth for the summer.
3	Project Name	2024-2025 Economic Development
	Target Area	Town-wide
	Goals Supported	Economic Development
	Needs Addressed	Community/Economic Development and Services
	Funding	CDBG: \$17,784

	Description	The 2024-2025 Economic Development project will provide microenterprise assistance through Transplanting Traditions Community Farm’s Growers School, which offers small business development training, set up and marketing support to refugee and immigrant farmers in Chapel Hill to allow them to use the skills they brought with them from their home country to support their households in the U.S. All of the farms are owned and run by LMI immigrants and have fewer than 5 employees.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The Growers School anticipates serving 15 farms with a total of 29 low-to-moderate income owner/farmers, all of whom are refugee or immigrant households.
	Location Description	The program is run out of Transplanting Traditions Community Farm and offices in Chapel Hill.
	Planned Activities	Economic Development activities for 2024-2025 include: Transplanting Traditions Community Farm’s Growers School for microenterprises owner and operated by LMI refugee and immigrant farmers.
4	Project Name	2024-2025 Administration
	Target Area	Town-wide
	Goals Supported	Grant Administration
	Needs Addressed	Housing for People Experiencing Homelessness Housing for Low and Moderate-Income Households Community/Economic Development and Services
	Funding	CDBG: \$88,934
	Description	Administration and support for the Town's Affordable Housing and Community Development programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Administration of the CDBG program, as well as other Affordable Housing programs, will allow the Town to serve all of the beneficiaries of the CDBG program, as well as others.

	Location Description	Administrative activities for the Town's Affordable Housing and Community Development program occurs at Town Hall.
	Planned Activities	Administration and compliance activities for the CDBG program, as well as program support for other Town Affordable Housing and Community Development activities.

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

CDBG funding will be expended for activities within the Town of Chapel Hill’s jurisdiction. All 2024-2025 CDBG funds will be spent Town-wide to assist those in need, regardless of neighborhood. The Town is working towards equitable inclusion and preservation of affordable housing Town-wide. It is possible some of the funding for homeowner-occupied rehabilitation, or the homebuyer subsidy will serve households within the Town’s target areas, but those specific projects have not yet been identified.

Geographic Distribution

Target Area	Percentage of Funds
Northside Neighborhood	0
Pine Knolls Neighborhood	0
Public Housing Neighborhood	0
Town-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

It is likely that funding will support some of the target areas as the Northside and Pine Knolls neighborhoods both have large numbers of low and moderate income households living in owner-occupied homes, and many of the Summer Youth Employment Program participants currently live in the Town’s public housing neighborhoods.

AP – 60 Public Housing

The Town of Chapel Hill's Public Housing Division is designated as troubled. However, Chapel Hill's Public Housing falls within a department of the Town of Chapel Hill, and as such does not fall under the purview of Orange County. The following information was provided to the County by the Town of Chapel Hill to be included in the HOME Consortium's Annual Action Plan since section AP-60 is unavailable in the Town's AAP in IDIS.

The Town of Chapel Hill's Public Housing Division is working to improve its troubled status by:

- All current Council Members have now completed Board Group Training and Certification/Certificates of Completion.
- Working to fully fund the tenant security deposit fund.
- Correcting deficiencies identified in previous physical inspections of our neighborhoods.
- Contracting with a large landscaping company to help remove excess vegetation and reducing areas of erosion in our communities.
- Closing on the RAD Conversion of the Trinity Court community in May 2024. Those units had been vacant for nearly 6 years due to structural issues at the property, substantially lowering the Town's overall public housing vacancy rate. With the removal of those units, the Town's vacancy rate will increase to above the threshold expected by HUD.
- Increasing the number of contractors dedicated to unit turn overs to reduce the time between vacancy and occupancy.
- Continuing to track invoices to make sure all vendors are paid within 30 days net of the service provided.

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

Introduction

The Orange County HOME Consortium worked with the Center for Urban and Regional Studies at the University of North Carolina Chapel Hill to conduct an Analysis of Impediments to Fair Housing Choice (AI). The AI includes an analysis of Orange County laws, regulations, and administrative policies, procedures, and practices that affect the location, availability, and accessibility of housing. The AI also includes an assessment of conditions, both public and private, that affect fair housing choice.

The AI identified the following impediments to fair housing:

- **A lack of affordable housing has resulted in severe rent burdens among many renters, especially those with low and moderate incomes.** A majority of renters in the county are rent-burdened—spending over 30% of household income toward rent and utilities; this figure exceeds 85% for households earning below \$35,000 and is still over half for households earning \$35,000–\$49,999. Meanwhile, over 80% of households earning under \$20,000 are severely rent-burdened (meaning they pay over half their income toward rent and utilities), as are nearly 40% of households earning \$20,000–\$34,999.
- **African Americans and Hispanics face difficulties receiving conventional mortgage loans.** The denial rate for first-lien, conventional mortgages for African Americans is consistently over four times that of Whites, and the denial rate for Hispanics is between two and four times that of Whites as well. The most common reasons for denial, as noted in the HMDA data, are credit history for African Americans (33% of all denial reasons) and debt-to-income ratio for Hispanics (49% of all denial reasons).
- **Based on the number of fair housing complaints filed, disabled persons face difficulties accessing fair housing.** Nearly half of all fair housing complaints filed in the 2010–2018 period were filed due to discrimination based on disability. Given that the county’s population with a disability is approximately 12,500, and that over a quarter of the elderly are also disabled, this is a significant barrier to fair housing.
- **There exists a lack of subsidized rental properties outside the Towns of Chapel Hill and Carrboro.** The only public housing in the county is located in Chapel Hill, and the vast majority of other subsidized properties are located in either Chapel Hill or Carrboro. To that end, six subsidized developments exist in Hillsborough, one exists in the Orange County portion of Mebane, and only one subsidized property exists in unincorporated Orange County.
- **Zoning throughout the county largely restricts the development of denser, more affordable housing.** Only a handful of areas in the county are zoned for moderately dense residential development (over four lots or units per acre), and resident opposition can

complicate or inhibit the development of denser housing in those areas. Given the high cost of land in service-rich neighborhoods of Chapel Hill and Carrboro, low-density zoning can prevent the construction of affordable housing.

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

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

- Continue to consult with local lending institutions
- Provide training to housing providers and consumers about their obligations and rights
- Continue to work with the County and Town governments to develop appropriate legislation and ordinances to assist with the development of affordable housing
- Seek more funds for subsidized housing. Low- and moderate-income households are disproportionately rent-burdened, and recently, rents have increased faster than wages.
- Educate landlords, property managers, and other housing providers about fair housing law and reasonable accommodation, especially as they pertain to persons with disabilities.
- Offer educational courses on mortgage lending and building credit scores that are geared toward African American and Hispanic borrowers.
- Explore funding options for a best-practices Rapid Rehousing program to serve homeless individuals and families.
- Negotiate affordable housing as a community benefit in residential development applications to create well-located, mixed income housing.
- Identify ways to protect residents of mobile home parks who may be under threat of displacement.
- Consider areas to strategically up-zone or implement an expedited review process to promote the development of affordable housing
- Design and implement ways to incentivize the creation of affordable housing and decrease barriers to housing development, including

development fee waivers, expedited review processes, and density bonuses, among others.

Discussion

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 infrastructure, developer preference for building high-end housing, and government regulation. The Town of Chapel Hill is implementing a variety of approaches to improve its understanding of these factors, with the intent to become better partners in identifying and taking advantage of opportunities, for projects to include affordable housing. The Town has increased its collaboration with area affordable housing providers through our membership in the Orange County Affordable Housing Coalition.

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

Introduction

The Orange County HOME Consortium and the Town of Chapel Hill have 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 non-profit service provider efforts, there remains a significant number of obstacles to meeting underserved needs. The following are some of the obstacles to meeting these needs in Orange County:

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

Actions planned to foster and maintain affordable housing

In 2017 the Town began implementing an Affordable Housing Work Plan. The Work Plan serves as the guide for our affordable housing efforts. The Plan contains robust strategies to address the need for affordable housing development, preservation, collaboration, and performance measurement. We have been implementing our plan, tracking and communicating our progress to the community since 2017. To learn more about our progress, see our: Affordable Housing Quarterly Report (<https://www.townofchapelhill.org/government/departments-services/housing-and-community/affordable-housing/quarterly-reports>), Affordable Housing Dashboard (<https://www.chapelhillaffordablehousing.org/tracking-our-progress>), or FY 24-26 Work Plan (<https://www.townofchapelhill.org/government/departments-services/housing-and-community/work-plans>).

Actions planned to reduce lead-based paint hazards

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

appropriate.

Actions planned to reduce the number of poverty-level families

Orange County and the Town of Chapel Hill have targeted significant CDBG and HOME resources within core low-income areas to execute their anti-poverty strategy. These resources will act as catalysts to invite additional public and private investment of capital and services; increase the quantity and quality of affordable housing; and help low to moderate-income residents acquire needed information, knowledge and skills to improve their employment opportunities.

Under North Carolina's Work First initiative, Orange County has developed a local plan to assist those most in need and forms the basis for its anti-poverty activities. Orange County's current Work First population [recipients of Temporary Assistance for Needy Families, TANF] faces major obstacles in obtaining and retaining employment because they are competing for jobs with a highly skilled workforce. Unskilled and semi-skilled workers without a high school diploma or a recent connection to the workforce are unable to obtain jobs that provide a living wage. Barriers such as substance abuse, criminal records and chronic physical and mental health problems have no quick fix. They are resolved as a result of participant commitment, adequate resources, and time. Under the Work First initiative, Orange County will provide the following:

- First Stop—provides a continuum of services including job search and job preparedness
- Childcare—provides daycare subsidy payments and assisting with After-School Programs
- Transportation—provides expanded transportation routes, vehicle donations and financial assistance to address transportation needs
- Substance Abuse Services—provides initial screening, assessment, and residential and outpatient treatment services
- Family Violence Option—provides full assessment of domestic violence, counseling and support group sessions, and coordination of services such as emergency housing, transportation and legal services
- Child Welfare Services—provides collaboration of services to ensure the safety and well-being of children
- Emergency Assistance—provides housing, food and utility assistance
- Family Success Alliance - serves a defined geographic area (a zone) and its children with a seamless "pipeline" of evidence-based programs, services, and supports from cradle to career

The Anti-Poverty Strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. In addressing each of the three components below, the Anti-Poverty Strategy simultaneously links and implements the various strategies, goals and objectives contained throughout the 2020-2024 Consolidated Plan and the 2024 Annual Action Plan to

promote self-sufficiency and empowerment.

Actions planned to develop institutional structure

With the creation of the Orange County Local Government Affordable Housing Collaborative (the Collaborative), Orange County, Chapel Hill, Carrboro and Hillsborough have demonstrated how effective collaboration can support targeted and effective housing assistance for low-income residents of Orange County. Funded agencies will communicate with appropriate staff regarding projects in progress, applications submitted to state and federal funding agencies, programs that are particularly successful or troublesome, and other sharing of information and sources of funds.

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

The Town meets regularly with housing and service providers implementing activities identified in the Northside and Pine Knolls Community Plan and the Affordable Housing Work Plan. The Town is an active collaborator with many agencies, including serving as a member on the Orange County Affordable Housing Coalition, Orange County Home Preservation Coalition, Northside Neighborhood Initiative, Orange County Partnership to End Homelessness, Family Success Alliance, and others.

Discussion

Over the last five years, the Town has made significant investments in affordable housing preservation and development, dedicating more than \$28 million to support affordable housing projects in the community, establishing innovative policies, and initiating development and preservation projects that further our Council's affordable housing goals. The Town has built a pipeline of development projects expected to generate more than 800 units over the next 5 years.

The Town has begun a process to revamp our Land Use Management Ordinance that regulates development in Chapel Hill. The revised document may include incentives to develop affordable housing and remove barriers to creating affordable housing opportunities.

In the winter of 2018, Town Council approved an Employee Housing Pilot Program designed to assist low-moderate income Town employees find and secure affordable housing in town. That pilot program served 7 Town employees. Updates to the program were passed by Council in winter 2021, and an additional 7 employees have taken advantage of homeownership assistance and rental assistance.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

With the exception of program administration, the Town continues to allocate 100% of program funds to benefit low-to-moderate income individuals and households in Chapel Hill.

This Annual Action Plan covers July 1, 2024 through June 30, 2025.

Attachments

Citizen Participation Comments

2024-2025 Community Development Block Grant

Summary of Public Comments

November 15, 2023, Needs Assessment

- No speakers provided public comment during the Needs Assessment

April 24, 2023, Public Forum on Draft 2024-2025 CDBG Annual Action Plan

- No speakers provided public comment during the Needs Assessment

Draft Annual Action Plan on Display April 1 – April 30, 2024

- No comments received during the public comment period.

Application Review Committee Feedback on Draft Recommendation March 2024

- Several ARC members indicated they were in favor of increasing the award to allow for an increase in the pay rate for Summer Youth Employment Program participants.

Emily Holt

From: Tony Williams <adwillisr@gmail.com>
Sent: Saturday, March 30, 2024 10:07 AM
To: Community Development Block Grant
Subject: Re: CDBG Application Review Committee Recommendation
Attachments: image001.png; image002.png

Caution external email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Emily, again please accept my apology for another late response. Haven fallen on my sword ...

I concur with Staff Recommendations but I ask that if additional funds come available that we give a raise to the interns . . . Tony W.

On Wed, Mar 27, 2024, 10:04 AM Community Development Block Grant <cdbg@townofchapelhill.org> wrote:

Thank you all for your responses.

Shenekia and Tony, could you please respond by the end of today so we can move forward with preparing the agenda item for the 4/24 Council meeting?

Thank you,

Emily

From: John French <jfrench@townofchapelhill.org>
Sent: Monday, March 25, 2024 11:17 AM
To: Anita Badrock <abadrock@townofchapelhill.org>; Megan Culp <mculp@townofchapelhill.org>; Mychal Weinert <mychalweinert@gmail.com>; Tony Williams <adwillisr@gmail.com>; Sarah Poulton <spoulton@townofchapelhill.org>; Shenekia Weeks <sweeks@townofchapelhill.org>
Cc: Emily Holt <eholt@townofchapelhill.org>; Community Development Block Grant <cdbg@townofchapelhill.org>
Subject: RE: CDBG Application Review Committee Recommendation

I agree with Anita if you could give more money to the SYEP that would be great. The kids do a great job and it really helps there entire family and not just the employee.

John

From: Anita Badrock <abadrock@townofchapelhill.org>
Sent: Friday, March 22, 2024 11:10 AM
To: Megan Culp <mculp@townofchapelhill.org>; Mychal Weinert <mychalweinert@gmail.com>; Tony Williams <adwillisr@gmail.com>; John French <jfrench@townofchapelhill.org>; Sarah Poulton <spoulton@townofchapelhill.org>; Shenekia Weeks <sweeks@townofchapelhill.org>
Cc: Emily Holt <eholt@townofchapelhill.org>; Community Development Block Grant <cdbg@townofchapelhill.org>
Subject: RE: CDBG Application Review Committee Recommendation

Hi Megan,

I support these recommendations generally but have one question—I heard Sarah V. talk recently about wanting to raise the pay for Summer Youth Program participants. Does this recommendation of 35K do that? And if not, is it an option to use any remaining funds to do that?

I thought her point about the need to do this to better compete with other summer job opportunities was important. We want these young people to have a meaningful internship to be exposed to career options in public service, but I also know that many of them use their summer earnings for essential family needs. It would be hard for them to choose our internship over a much higher paying job in retail or food service, and the gap is increasing.

I am so sorry to see you go! You've been such an asset to the Town's affordable housing/community connection efforts and you're leaving big shoes to fill. I am also very happy you have found an opportunity that works best for you and your family. Don't be a stranger.

Anita

Sincerely,

Anita Badrock, PSHRA- SCP

Director of Employee Engagement and Organizational Development

405 Martin Luther King Jr. Blvd

Chapel Hill, NC 27514

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