

## 2018-2019 HOME Program Plan Summary

The Orange County Local Government Affordable Housing Collaborative (the Collaborative) met on February 21, 2018, May 22, 2018, and June 14, 2018 to review applications for HOME funding, and recommends full funding for the following 2018-2019 program plan:

### Summary of Recommendation

1. EmPOWERment, Inc. – Acquisition	\$145,000
2. Orange County- Tenant-Based Rental Assistance & Rapid Rehousing	\$139,613
3. CHDO Set Aside (15% of grant) For Subsequent RFP Process	\$ 60,201
4. Community Home Trust – Homeownership Assistance	\$ 60,000
5. Habitat for Humanity – Second Mortgage Assistance	\$ 60,000
6. Administration	<u>\$ 40,134</u>
<b>Total 2018-2019 HOME Funds for Project Activities</b>	<b>\$504,948</b>

#### 1. EmPOWERment: \$145,000

EmPOWERment requested HOME funds for acquisition of a home previously used as rental property. EmPOWERment would purchase this home to add to the affordable rental inventory.

#### 2. Orange County –Tenant-Based Rental Assistance & Rapid Rehousing: \$139,613

The County will leverage local funds to provide rental assistance for low-income persons, including utility and security deposit payments. Tenant-based rental assistance (TBRA) is a rental subsidy that can be used to help individual households afford housing costs such as rent and security deposits. Funding may also be used to assist tenants with utility deposits but only when HOME is also used for rental assistance or security deposits.

#### 3. Community Housing Development Organization (CHDO) Set Aside: \$60,201

The U.S. Department of Housing and Urban Development (HUD) requires that a minimum of 15% of HOME allocations be reserved for use by CHDOs. Orange County will release an RFP process for this funding, later in the year.

#### 4. Community Home Trust: \$60,000

Community Home Trust is asking for \$60,000 to purchase 2-3 homes in the Northside and/or Pine Knolls neighborhoods. These homes often require extensive renovations. Over the past two years, under the Northside Neighborhood Initiative and in partnership with Self-Help Ventures Fund, the Home Trust has acquired five homes in the Northside neighborhood.

#### 5. Habitat for Humanity: \$60,000

Habitat proposes to use \$60,000 in HOME funds as second mortgage assistance for two newly constructed homes in the Fairview community in Hillsborough and the Tinnin Woods subdivision in Efland, which will allow the homes to be affordable to buyers earning between 30% and 65% of the area median income (AMI).

#### 6. Program Administration: \$40,134

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

Other Applications Received:

**Rebuilding Together of the Triangle: \$0**

Rebuilding Together of the Triangle requested HOME funds to complete 12 rehabilitation projects for low-income homeowners in Orange County. This agency currently has outstanding grant awards, for low-income homeowner minor repair projects and 2018-2019 HOME funding was not recommended. Funds were instead recommended for the Orange County Rehabilitation Program, for the purpose of providing major home repairs, using additional local resources.

**Inter-Faith Council: \$0**

IFC requested HOME funds for the Rapid Rehousing program, which helps individuals and families experiencing homelessness move as quickly as possible into permanent housing and achieve stability in that housing through a combination of rental assistance and supportive services. IFC is relinquishing the subcontract and turning the program back over to Orange County Department of Social Services, effective July 1, 2018, and subsequently withdrew the HOME funding request.