

Housing Information for Manufactured Home Residents in Orange County



Prepared by Town of Chapel Hill's Affordable Housing and
Community Connections Department
Last Updated: February 2022



EMERGENCY FINANCIAL ASSISTANCE

Community Empowerment Fund (CEF)

CEF's services include help locating resources and navigating systems, financial coaching, free matched savings, and more for residents experiencing (or at-risk of experiencing) homelessness.

- Website: www.communityempowermentfund.org
- Contact Number: 919-200-0233; 919-283-6820 (Español)
- Contact Email: ch@communityempowermentfund.org

IFC Commons

Offers groceries, hot meals, clothing vouchers, assistance obtaining IDs and birth certificates, information and referrals, and financial assistance for rent, utilities, and other immediate needs. Available for those who live or work in Chapel Hill or Carrboro.

- Website: www.ifcweb.org
- Program Number: 919-929-6380
- Program Address: 110 W. Main Street in Carrboro



EMERGENCY HOUSING ASSISTANCE

Orange County Housing Helpline

Provides information about rent and utility assistance, eviction diversion, emergency housing, and homeless services. Interpretation is available.

- Helpline Number: 919-245-2655
- Helpline Email: housinghelp@orangecountync.gov

Orange County Emergency Housing Assistance

Provides low-income residents of Orange County in housing crisis with financial assistance.

To apply, call the Housing Helpline or complete the program application.

- Website: www.orangecountync.gov/2359/Emergency-Housing-Assistance
- Program Application (Online Submission)
 - portal.neighborlysoftware.com/ORANGECOUNTYNC/Participant/
 - Create new account; Start new application
- Program Application (Download)
 - www.orangecountync.gov/DocumentCenter/View/16267/EHA-Application_rev-62821
 - Program Application (Español)
 - www.orangecountync.gov/DocumentCenter/View/16268/Espanol-EHA-Application_rev-62821

HOME OWNERSHIP OPPORTUNITIES AND COUNSELING



Community Home Trust (CHT)

CHT offers permanently affordable homeownership opportunities for low- and- moderate-income households. They also provide step-by-step support through the entire process.

- Website: www.communityhometruster.org
- Program Contact: Caroline Veloso Oliveira
 - Number: 919-967-1545
 - Email: cveliveira@communityhometruster.org
- Homeownership Application (Online Submission)
 - www.communityhometruster.org/online-application/
- Homeownership Application (Fillable Document)
 - www.communityhometruster.org/wp-content/uploads/2021/05/2021-PDF-Application-packet.pdf
 - Homeownership Application (Español)
 - www.communityhometruster.org/wp-content/uploads/2021/05/2021-Spanish-Application.pdf

El Centro Hispano

El Centro Hispano's Support Services Department assists community members in locating housing information, tools, and resources to improve their quality of life. Services include referrals, case management, interpretation/translation, and more.

- Website: www.elcentronc.org
- Contact Number: 919-945-0132
- Facebook Page: www.facebook.com/elCentroHispanoNC/

Habitat for Humanity of Orange County

Habitat for Humanity offers affordable homeownership opportunities to families in Orange County. Interested applicants can complete the Homebuyer Interest Form to be notified about future opportunities.

- Website: www.orangehabitat.org
- Homebuyer Interest Form
 - www.docs.google.com/forms/d/e/1FAIpQLSdmGsBw4K0QjvM6jMfzqjneusfeo30bIX8Ux_xBbgw2NmG4Q3w/viewform
- Habitat Number: 919-932-7077



RENTAL OPPORTUNITIES

CASA

CASA provides affordable, supportive apartments for underserved households in Wake, Durham and Orange Counties.

- Website: www.casanc.org
- Contact Number: 919-754-9960
- Contact Email: casahousing@casanc.org

DHIC

DHIC develops rental communities and provides homebuyer support for underserved families in the Raleigh, Durham, and Chapel Hill area.

- Website: www.dhic.org
- Contact Number: 919-832-4345
- Contact Email: info@dhic.org

EmPOWERment Inc.

EmPOWERment provides affordable housing opportunities, including rental units and housing counseling services to residents in Orange County.

- Website: www.empowermentinc.org
- Contact Number: 919-967-8779
- Contact Email: empowermentincnc@gmail.com



HOME REPAIRS & DISPLACEMENT ASSISTANCE

DMAP

Helps low- and- moderate-income manufactured housing residents facing displacement caused by manufactured home park closure, redevelopment or natural disaster.

EmPOWERment, Inc. assists in this effort. Currently, the D-MAP budget has approximately \$53,000 available.

- Website: www.townofchapelhill.org/Home/Components/News/News/14478/3317
- Contact Number: 919-967-8779
- Contact Email: empowermentincnc@gmail.com

Orange County Home Preservation Coalition

The Orange County Home Preservation Coalition (OCHPC) is a collaborative of organizations that provide home repairs and modifications to Orange County residents.

- Website: <https://www.orangecountync.gov/2465/Orange-County-Home-Preservation-Coalition>
- Initial Application: https://unc.az1.qualtrics.com/jfe/form/SV_3eZITVA0WISyjT7
- Contact Number: 919-341-5980
- Contact Email: info@rebuildingtogethertriangle.org

Orange County Single Family Rehabilitation Program

Provides large home repairs for homeowners to extend the life of their home. This assistance is in the form of a zero-interest loan, with a maximum amount of \$50,000.

- Website: www.orangecountync.gov/2211/Home-Repair-Programs
- Program Application: www.orangecountync.gov/DocumentCenter/View/12471/Single-Family-Rehab-Application?bidId=
- Program Contact: Jack Watson
- Number: 919-558-2700
- Email: jwatson@tjcog.org

Orange County Urgent Repair Program

Finances the cost of home repairs that are urgent and necessary to the health and safety of the household. This assistance is in the form of a zero-interest loan, with a maximum amount of \$10,000.

- Website: www.orangecountync.gov/2211/Home-Repair-Programs
- Program Application: www.orangecountync.gov/DocumentCenter/View/8314/URP_20_Application?bidId=
- Program Contact: Jack Watson
- Number: 919-558-2700
- Email: jwatson@tjcog.org



LEGAL HOUSING ASSISTANCE

Orange County Eviction Diversion Program

Helps Orange County residents with legal issues regarding housing and eviction cases. If you have received court papers or a letter from your landlord saying you must move, you may receive a free legal consultation with a lawyer who will review your case.

- Website: www.orangecountync.gov/2468/Eviction-Diversion-Program
- Intake Survey
 - https://orange-county-eviction-diversion-program.mycase.com/contact_us/xjS4PUE82HYocM9WRshAmHUS
- Program Number: 919-245-2487

Legal Aid of North Carolina: Tenant Rights Clinic

Offers free legal information to tenants to learn more about their rights and duties. All clinics are held virtually on Facebook Live and Zoom.

Legal Aid also provides legal representation, advice, referrals, and information on housing discrimination.

- Website: www.legalaidnc.org/get-help/self-help-clinics/tenant-rights-clinic
- Helpline Number: 866-219-5262
- Facebook Live Recorded Clinics
 - www.facebook.com/LegalAidNC/live_videos/
- Clinic Frequently Asked Questions
 - www.legalaidnc.org/get-help/self-help-clinics/self-help-clinic-faqs



ADDITIONAL RESOURCES

For additional housing related resources, visit the Affordable Housing webpage at www.chapelhillaffordablehousing.org or contact HousingandCommunity@townofchapelhill.org.

Visit the OC Connect Resource Database at thecef.secure.force.com.

For additional emergency financial assistance resources, see the OC Connect Emergency Financial Assistance Resources at tinyurl.com/occonnectefa.



Housing Resources - Rental Housing



Target Population	Income Limits	Type of Housing	Typical Wait Time	When to Apply	Accepts Section 8 Voucher?	Credit Check Required?	Services Provided	Additional Notes
CASA www.casanc.org								
Veterans, families, people experiencing homelessness, people with disabilities, low and moderate income families	60% AMI and below	Apartments	1 - 2 years	Anytime the applicant pool is open	Yes	No	N/A	Housing located throughout the Triangle
EmPOWERment www.empowermentinc.org								
Veterans, families, people experiencing homelessness, people with disabilities, those with Housing Choice Voucher	60% AMI and below	Single family homes, apartments	6 months - 1 year	Anytime	Yes	No	Financial literacy, housing counseling, utility assistance	
Public Housing www.townofchapelhill.org/publichousing								
Families, elderly, people experiencing homelessness, people with disabilities	80% AMI and below	Apartments	1 - 2 years	Anytime	No	Yes	After school program, other resident services	
DHIC www.dhic.org								
Families, elderly, people experiencing homelessness, people with disabilities	60% AMI and below	Apartments	A few months or more	Anytime	Yes	No	N/A	Housing located throughout the Triangle
Pee Wee Homes www.peeweehomes.org								
People experiencing chronic housing insecurity and/or homelessness	30% AMI and below	Small detached homes, duplexes	No wait list, interest list available to notify for vacancies.	When vacancies are announced	Yes	No	Link residents to existing community service providers as needed	Current homes in Chapel Hill, In-progress homes in Chapel Hill and Carrboro
Community Home Trust www.communityhometruster.org								
Families, elderly, people with disabilities	30-60% AMI	Apartments	1.5 years	Anytime	Yes	Yes	Financial literacy training, tenant activities	



Housing Resources - Homeownership



Target Population	Income Limits	Type of Housing	Typical Wait Time	When to Apply	Accepts Section 8 Voucher?	Credit Check Required?	Services Provided	Additional Notes
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Community Home Trust | www.communityhometruster.org

Subsidies provided for 80% AMI and below	115% AMI and below	Single family homes, condos, townhomes	Varies	Anytime	Yes - if lending can be secured using the voucher.	Yes - for lending	Homebuyer education, financial counseling, home maintenance training	Homes are located in Orange County and Community Home Trust sells the home but leases the land, keeping total housing costs low
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Habitat for Humanity | www.orangehabitat.org

Must be between 30% - 80% AMI. Applicants must prove they have a right to live or work in the US and have no immediate threat of removal.	30-80% AMI	Single family homes, duplexes, townhomes	1-2 years	1 time a year; complete interest form anytime	No	Yes	Home preservation, non-traditional home loans	Homebuyers contribute at least 275 hours of "sweat equity" labor towards building their home and homes of neighbors
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Income Limits Chart

Find your Area Median Income (AMI) level by locating your household size and income amount using this chart.

2021 Income Limits								
Income Level	Household Size							
	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
30% AMI	\$18,150	\$20,750	\$23,350	\$25,900	\$28,000	\$30,050	\$32,150	\$34,200
60% AMI	\$36,300	\$41,520	\$46,680	\$51,840	\$56,040	\$60,180	\$64,320	\$68,460
80% AMI	\$48,400	\$55,300	\$62,200	\$69,100	\$74,650	\$80,200	\$85,700	\$91,250
115% AMI	\$69,575	\$79,523	\$89,413	\$99,360	\$107,353	\$115,345	\$123,223	\$131,215

Need help understanding your options?

Contact the Orange County Housing Helpline at 919-245-2655 or housinghelp@orangecountync.gov