



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

Executive Summary 2009-2014

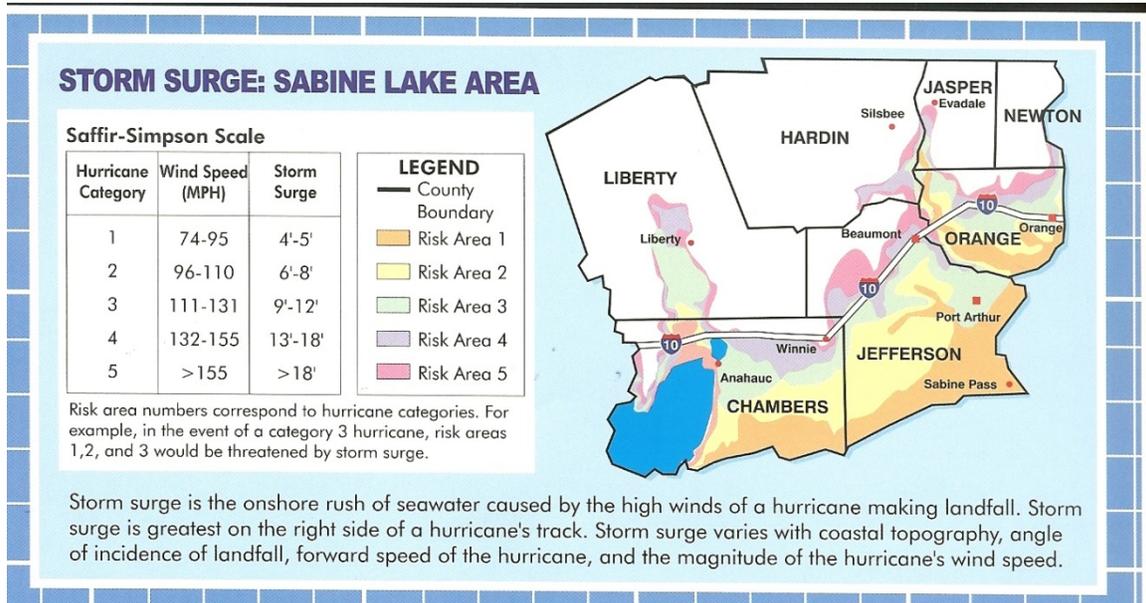
The City of Orange ("the City") and the Orange Regional Housing Consortium ("ORHC") carry out federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is the document that the City submits to HUD as an application for funding under the Community Development Block Grant (CDBG) Program and the HOME Consortium Program as of October 1, 2009. The City receives about \$450,000 CDBG annually and funds public services to about 150 households and code enforcement, as well as demolition, and various street improvements. The \$740,000 in HOME funds for the Consortium helps in the construction of multi-family rental projects and CHDO projects each year.

Past Performance and Results

One year (2005) into the expiring Consolidated Plan (2004 – 2009), the City and the ORHC service area were hit first by Hurricane Rita then just before the completion of Action Year 4 (2008), the Region took a direct hit from Hurricane Ike which together have had a devastating impact on the City and ORHC's ability to manage and implement programs.

The Figure below provides the storm surge risks for the City and the ORHC service area. The impact on the City and on the ORHC region for any size storm is illustrated.

FIGURE 1¹



Hurricane Rita:



FIGURE 2: Hurricane Rita covers the City and the ORHC service area at 10:15 pm September 24th, 2005 - NOAA

Coming three weeks after Hurricane Katrina in 2005, Hurricane Rita was actually the more intense storm, causing significant damage over the entire ORHC service area.² All of the communities along the Texas gulf coast including the City and the entire ORHC service area had seen affordable housing virtually disappear as the refugees from Hurricane Katrina flooded into the area. Public services were also sorely and completely taxed.

¹ KBMT News: Hurricane Survival Guide 2008 Edition

² National Weather Service lists Hurricane Rita as the most intense Gulf storm of all time

The City of Orange and Orange County combined reported 21,150 units damaged and 3,800 units destroyed due to Hurricane Rita. The Federal Emergency Management Agency (FEMA) reported 42,800 owner occupied units damaged from Hurricane Rita, and 18,972 units destroyed in the ORHC service area.³ Because demolition permits are not uniformly issued over the ORHC service area there is no way to determine the total number of units demolished after Hurricane Rita.

The City of Orange reports 346 demolition permits issued between 2004 and 2008⁴. The Rita Disaster Recovery Program reports 25 units were demolished and then reconstructed within the City of Orange and an additional 31 MHU's were replaced during the same period

The Rita Disaster Recovery Program⁵ reports 109 units were demolished and reconstructed in the ORHC service area between 2005 and the second quarter of 2009 and an additional 113 manufactured housing units ("MHU's") were replaced during the same period.

Hurricane Ike

The City of Orange and Orange County combined reported 7,677 units damaged and 99 units destroyed. The Federal Emergency Management Agency (FEMA) reported 13,777 owner occupied units damaged from Hurricane Ike, and 317 units destroyed in the ORHC service area⁶. Because demolition permits are not uniformly issued over the ORHC service area there is no way to determine the total number of units demolished after Hurricane Ike.

Housing disaster recovery work for Hurricane Ike is expected to get underway in September 2009.

Units Permitted

Between 2004 and 2008 6,128 new single family units were permitted in ORHC service area, for an average of 1,226 units annually.⁷ During the same period, 177 new single family units were permitted within the City of Orange, for an average of 35 units annually⁸.

³ FEMA: Hurricane Rita Rapid Response Wind Water Line Report (Final), February 28, 2006, pg 5

⁴ City of Orange: Jimmie Lewis [jlewis@orangetx.org]

⁵ A CDBG Disaster Recovery Program administered locally by the Southeast Texas Regional Planning Commission

⁶ FEMA: Hurricane Ike Impact Report – December 2008 – pg 18

⁷ Liberty County, Louis Bergman [louis.bergman@co.liberty.tx.us]; Hardin County: 2004 – 2007: Hardin County Profile; 2008 Estimate; City of Orange: Jimmie Lewis [jlewis@orangetx.org]; Orange County: Lisa Roberts [lroberts@co.orange.tx.us]; Jefferson County: 2004 – 2007: Jefferson County Profile; 2008 Estimate.

⁸ City of Orange: Jimmie Lewis [jlewis@orangetx.org]

Hurricane Ike:



FIGURE 3: Hurricane Ike covers the City and the ORHC service area at 12:05 pm September 12th, 2008 - NOAA

Since Hurricane Ike was the most recent storm to unleash its’ tremendous power on the Region, the following is a report of damage filed with the State of Texas outlining the extent of destruction in Orange City and County:

FIGURE 4: Impact of Hurricane Ike on Housing in Orange County

Entity		Explanation of Loss		Impact of Loss	
Name/Contact	Brief Narrative	Specify Loss	*Gross Loss Estimate		
City of Bridge City Jerry Jones, City Manager	Bridge City has 3,400 homes in its jurisdiction and only 16 of these single family residences were not flooded by the storm surge from the Neches River. This means 3,384 households were left homeless following Hurricane Ike. He felt that approximately 40% of the population was uninsured for homeowner’s insurance and there would be an even larger population that did not have flood insurance. This means at least 1,354 of these houses have no homeowner’s insurance and will require major assistance to get their homes back in a habitable condition. Bridge City has very minimal single family rental properties.	Private Residence	\$450,000,000		

City of Orange Jimmie Lewis, Director of Community and Economic Development	The City of Orange damage assessment determined that 3,048 homes were greatly affected by Hurricane Ike. ITEX Developers are planning an 80 unit apartment complex for replacement housing in Orange. The developers can add capacity with more needed tax credits for this area.	Private Residence	\$62,500,000
		Multifamily Complex	\$8,000,000
City of Pine Forest Jody Crump, Mayor	The City of Pine Forest had approximately 40 homes damaged due to the storm. They estimate that 50% of the homeowners were either underinsured or uninsured.	Private Residence	\$500,000
City of Pinehurst Dan Robertson, Chief of Police/ City Administrator	Pinehurst had 36 single family homes that were damaged by Hurricane Ike. It is estimated that 8 of these families were uninsured or underinsured. The city also had 1 multifamily development that was damaged leaving 6 units unlivable. There will be an approximate 20% gap between insurance and the actual cost of the repairs for the apartment complex. This will leave a substantial unmet need.	Private Residence	\$1,840,000
		Multifamily Complex	\$100,000
City of Rose City Dorothy Barras, Councilwoman	Rose City had 192 homes out of 251 completely destroyed by Hurricane Ike. Approximately 1% of the population had flood insurance on their property. The homeowners with insurance are having issues with the insurance fighting over the semantics of floodwaters and storm surge. The city had 3 multifamily developments that were majorly damaged leaving 22 units uninhabitable. Before the storm the city was at 76% of the poverty level and since the storm that percentage has increased. The majority of the residents have no vehicles either due to the storm waters.	Private Residence	\$33,000,000
		Multifamily Complex	\$1,650,000
SUBTOTAL			\$557,590,000
<i>*The estimates represented are gross loss estimates which do not reflect insurance coverage or any other potential benefits.*</i>			

Similar damage Reports are available for the other three Counties (and Cities) in the balance of the Regional Consortium.

Finally, the following is a Report of Goals achieved and reflected in the 2008 CAPER:

Summary of Performance Outcomes and Outputs 2007-08

This performance-centered approach outlines the County's approach to housing and community development during the October 1, 2007 – September 30, 2009 Program Year.

#1: Decent Affordable Housing
A. Affordability of Affordable and HOME Assisted Homeownership
Objective: Increase homeownership opportunities under programs that maximize HOME resources.
Outcome and Output: Increased homeownership in the City as well as throughout the Region with 12 potential homebuyers completed a counseling/education program and 10 low income homebuyers purchased a home.

#1: Decent Affordable Housing
B. Affordability of Affordable Rental housing
Objective: Preserve existing affordable rental units and develop new units.
Outcome and Output: During this reporting period 20 rehabilitated rental units were completed, however, the Consortium is constructing 120-140 new rental units.

#1: Decent Affordable Housing
C. Accessibility of Special needs housing for homeless and non-homeless persons
Objective: Provide financing for the development of permanent service-enriched housing for the physically/mentally challenged and other special needs populations.
Outcome and Output: On track toward reduction of the currently unmet need for permanent supportive housing for special needs individuals and families is expected to be completed by the end of 2014.

#2: Decent Affordable Housing
A. Accessibility to Fair and Affordable Housing
Objective: Promote the ability of persons – regardless of race, color, religion, sex, handicap, familial status or national origin – of similar income levels to have available to them the same housing choices.
Outcome and Output: Reduction of the number of incidents of fair housing violations and decrease in disparate treatment of protected class families pursuing private or public housing opportunities. Conducted an annual fair, media events and review of fair housing impediments leading to the A.I. update during 2009.

#2: Decent Affordable Housing

B. Accessibility by removing barriers to affordable housing
Objective: Work to remove barriers to affordable housing by focusing on needs of low- and moderate-income households, as they are identified.
Outcome and Output: Improvement in the quality of life of low-moderate income, including homeless, families and individuals seeking decent housing opportunities in areas of revitalization that allow improved access to employment centers through a special initiative on 5-10 single family dwellings.

#3: Suitable Living Environment
A. Sustainability of low and moderate family support and Improve Services for the Continuum of Care Network
Objective: Provide social services to special populations, homeless, and non-homeless in need of such services.
Outcome and Output: Provided essential services and training to prevent homelessness to over 300 persons per year.

#4: Suitable Living Environment
A. Sustainability of low and moderate family support and Improve Public Services
Objective: Provide social services to special populations, homeless, and non-homeless in need of such services.
Outcome and Output: Provided essential services and training to over 120 low-moderate income people who are ready to become self-sufficient members of society.

#5: Suitable Living Environment
A. Code Enforcement and Public Facilities/Infrastructure
Objective: Provide CE, Infrastructure, and safe/suitable facilities for neighborhood stabilization.
Outcome and Output: CE essential services and necessary infrastructure/facilities targeting low-moderate income residents were provided and 15 dilapidated structures demolished in the Cove neighborhood (CT 202 and 203).

During the next five years, the City of Orange and the ORHC expect to

improve Program delivery and have set the following basic Goals and anticipate outcomes that are in keeping with projections shown below:

GOALS for 2009-2014

#1: Decent Affordable Housing
A. Affordability of Affordable and HOME Assisted Homeownership
Objective: Increase homeownership opportunities under programs that maximize HOME resources.
Outcome: Increased homeownership throughout the City and Region. During the next five years, homeownership in the City as well as throughout the Region should be 50-75 homebuyers completing a counseling/education program and 25-35 low income homebuyers purchased a home.

#1: Decent Affordable Housing
B. Affordability of Affordable Rental housing
Objective: Preserve existing affordable rental units and develop new units.
Outcome: Continued reduction in the number of low-income (below 60% of AMI) renters, homeowners, and homeless that experience housing problems including lead based paint issues and energy conservation needs targeting 2 rehabilitated rental units and construction 50-75 new rental units per year.

#1: Decent Affordable Housing
C. Accessibility of Special needs housing for homeless and non-homeless persons
Objective: Provide financing for the development of permanent service-enriched housing for the physically/mentally challenged and other special needs populations.
Outcome: Reduction of the currently unmet need for permanent supportive housing for special needs individuals and families is expected to be completed by the end of 2014.

#2: Decent Affordable Housing
A. Accessibility to Fair and Affordable Housing
Objective: Promote the ability of persons – regardless of race, color, religion, sex, handicap, familial status or national origin – of

similar income levels to have available to them the same housing choices.
Outcome: Complete the Analysis of Impediments update and continued reduction of the number of incidents of fair housing violations and decrease in disparate treatment of protected class families pursuing private or public housing opportunities.

#2: Decent Affordable Housing
B. Accessibility by removing barriers to affordable housing
Objective: Work to remove barriers to affordable housing by focusing on needs of low- and moderate-income households, as they are identified.
Outcome: Improvement in the quality of life of low-moderate income, including homeless, families and individuals seeking decent housing opportunities in areas of revitalization that allow improved access to employment centers helping at least five special needs cases each year.

#3: Suitable Living Environment
A. Sustainability of low and moderate family support and Improve Services for the Continuum of Care Network
Objective: Provide social services to special populations, homeless, and non-homeless in need of such services.
Outcome: Provide essential services and training to prevent homelessness to at least 250-300 per year.

#4: Suitable Living Environment
A. Sustainability of low and moderate family support and Improve Public Services
Objective: Provide social services to special populations, homeless, and non-homeless in need of such services.
Outcome: Provide essential services and training to 100-125 low-moderate income people who are ready to become self-sufficient members of society per year.

#5: Suitable Living Environment
A. Code Enforcement and Public Facilities/Infrastructure
Objective: Provide CE, Infrastructure, and safe/suitable facilities

for neighborhood stabilization.
Outcome: Provide CE essential service, demolition of 5-7 dilapidated structures per year, and necessary infrastructure/facilities targeting low-moderate income residents in the Cove neighborhood (CT 202 and 203).

Strategic Plan

Due every three, four, or five years (length of period is at the grantee’s discretion) no less than 45 days prior to the start of the grantee’s program year start date. HUD does not accept plans between August 15 and November 15.

Strategic Plan 2009-2014

Mission: In response to these needs, the City of Orange’s strategic plan outlines the overall goals for addressing area housing and community development needs in the coming five years. The plan will identify how the City intends to use its Federal resources of almost \$1.2 million annually to address priority needs. The specific resources to be discussed include the Community Development Block Grant (CDBG) Program, the HOME Program, and a CHDO. Finally, Orange is supported by the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program, administered by the State of Texas, Department of Health and Human Services, as well as the Southwest Texas Homeless Coalition Continuum of Care for Homeless Programs.

Additionally, the City and ORHC expect to be awarded assistance through the ARRA process, including NSP, CDBG, and other funding vehicles.

Population and Area

Founded in 1836, as of the 2000 census, the City of Orange population was 18,643. The county seat of Orange County and a deep water port, it is the easternmost city in Texas located on the Sabine River at the border with Louisiana and part of the Beaumont–Port Arthur Metropolitan Statistical Area.

The City was originally called **Green's Bluff** for a man named Resin Green, a Sabine River boatman who arrived at this location sometime before 1830. A short time later, in 1840, the town was renamed **Madison** in honor of President James Madison. To resolve the frequent post office confusion with another Texas community called

Madisonville, the town was renamed "Orange" in 1858. The area experienced rapid growth in the late 1800s due to 17 sawmills within the city limits, making Orange the center of the Texas lumber industry.

The harbor leading into the Port of Orange was dredged in 1914 to accommodate large ships. Ship building during World War I contributed to the growth in population and economy. The Great Depression, not surprisingly, affected the city negatively, and it was not until World War II that the local economy was boosted again. A U.S. Naval Station was installed and additional housing was provided for thousands of defense workers and servicemen and their families. The population increased to just over 60,000 residents.

After the war, the peace-time population decreased to about 25,000. At this time, the Navy Department announced it selected Orange as one of eight locations where it would store reserve vessels. The area of the shipyards provided a favorable location, as the Sabine River furnished an abundant supply of fresh water to prevent saltwater corrosion.^[6]

Also at this time, the local chemical plants expanded, which boosted the local economy. The chemical industry continues today as a leading source of revenue to the area. The U.S. Naval Station eventually closed in December 1975.

Geography

According to the United States Census Bureau, the City has a total area of 20.8 square miles (53.8 km²), of which, 20.1 square miles (52.0 km²) of it is land and 0.7 square miles (1.8 km²) of it (3.32%) is water.

Demographics

As of the census of 2000, there were 18,643 people, 7,310 households, and 5,021 families residing in the City. The population density was 928.5 people per square mile (358.5/km²). There were 8,364 housing units at an average density of 416.6/sq mi (160.8/km²). The racial makeup of the city was 60.59% White, 35.36% African American, 0.38% Native American, 1.17% Asian, 0.08% Pacific Islander, 1.08% from other races, and 1.35% from two

or more races. Hispanic or Latino of any race was 3.62% of the population.

There were 7,310 households out of which 31.6% had children under the age of 18 living with them, 46.5% were married couples living together, 18.3% had a female householder with no husband present, and 31.3% were non-families. 28.3% of all households were made up of individuals and 12.3% had someone living alone who was 65 years of age or older. The average household size was 2.47 and the average family size was 3.01.

In the City the population was spread out with 27.4% under the age of 18, 8.7% from 18 to 24, 26.5% from 25 to 44, 21.7% from 45 to 64, and 15.8% who were 65 years of age or older. The median age was 36 years. For every 100 females there were 92.4 males. For every 100 females age 18 and over, there were 86.2 males.

The median income for a household in the City was \$29,519, and the median income for a family was \$37,473. Males had a median income of \$37,238 versus \$21,445 for females. The per capita income for the city was \$16,535. About 20.5% of families and 22.9% of the population were below the poverty line, including 34.0% of those under age 18 and 16.0% of that age 65 or over.

Education

The City of Orange is served by the West Orange-Cove Consolidated Independent School District, the Little Cypress-Mauriceville Consolidated Independent School District, and Lamar State College-Orange.

Culture

The City of Orange hosts several cultural and historical attractions. The Stark Museum of Art, a two-story building houses a valuable and extensive collection of 19th and 20th Century American Western art and artifacts. The 19th Century collection features the work of early frontier artists such as Paul Kane, Albert Bierstadt, Thomas Moran and John Mix Stanley. In addition, the museum owns works by artist/naturalist John James Audubon.



Figure 5: The W.H. Stark House preserves the early days of Orange and lumber barons.

The W. H. Stark House is a careful restoration of an 1894 Victorian home, typical of a wealthy Southeast Texas family. The 15-room, three-storied structure with its many gables, galleries, and distinctive windowed turret, shows the influence of several architectural styles. Unfortunately, the Stark House was not spared the ravages of Hurricane Ike and was severely damaged by flood waters.

The First Presbyterian Church on Green Avenue is a strong example of the classic Greek revival architecture. Completed in 1912, it was the first air-conditioned public building west of the Mississippi River and its dome is the only opalescent glass dome inside of the United States.

Transportation

Orange is served by Interstate 10, as well as a deep-water seaport. Commercial aviation service is located at nearby Southeast Texas Regional Airport, and general aviation service is provided by Orange County Airport.

Orange has the distinction of having Exit 880 on Interstate 10 within its city limits, which is the highest numbered exit and mile marker on an interstate highway or freeway in North America.

Households and Age of Housing

City of Orange

This information represents data in aggregated form, combining figures for the counties of ORHC with that of Chambers County, then extracting estimates for the City of Orange, as well as for the ORHC. The designation "2005" refers to the calculated post-storm figures extracted from this aggregated dataset (December 2005).⁹

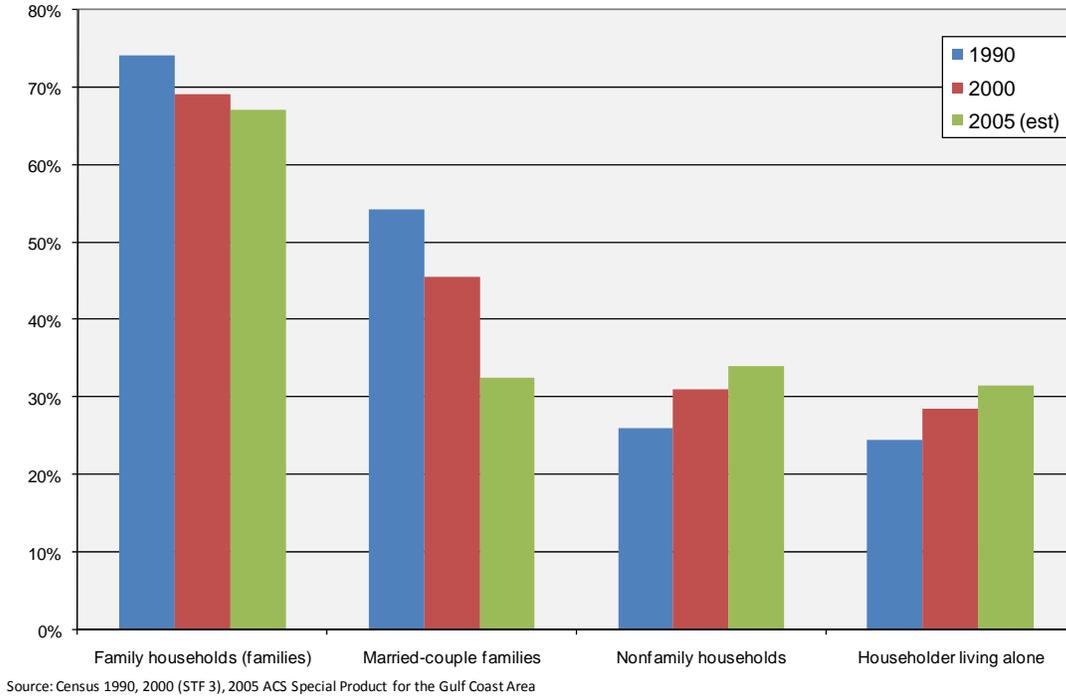
The number of households in the City of Orange decreased by 0.6 percent, from 7,303 in 1990 to 7,261 in 2000. This number fell again between 2000 and 2005 to an estimated 6,923, an additional loss of 4.7 percent. Overall household size dropped slightly from 2.29 to 2.23 persons per household between 1990 and 2000, but this number rose to 2.56 by 2005. Both the number and proportion in the population of family households declined over the period, from 5,412 in 1990 to 5,017 in 2000, and 4,676 in 2005, their proportion in the population declining from 74.1 percent in 1990 to 67.5 percent in 2005. Married-couple families declined from 54.2 percent of households in 1990 to 45.6 percent in 2000, and declined again to 33.0 percent in 2005. At the same time, non-family households increased, comprising 25.9 percent of all households in 1990, 30.9 in 2000, and 33.1 in 2005. A more rapid increase took place among householders living alone, which rose from 24.4 percent in 1990 to 28.4 percent in 2000, and 30.8 percent in 2005. Numerically, the increase in householders living alone from 1990 and 2000 was more than twice the increase from the 2000 to 2005 survey years (28.2 per year, as compared to 13.1), while the number of non-family households rose by over 7 points over the period. The overall increase in householders living alone (28.2 per year) compared to an increase in non-family households of 35.3 over this same period suggests that more individuals may be opting to partner with unrelated roommates rather than to live alone.

⁹ U.S. Census Bureau, 2005 American Community Survey Special Product for the Gulf Coast Area, retrieved 6/15/09.

The graph below illustrates the proportion of the population made up by each household type within the City of Orange; however, these household types are not mutually exclusive.

FIGURE 6

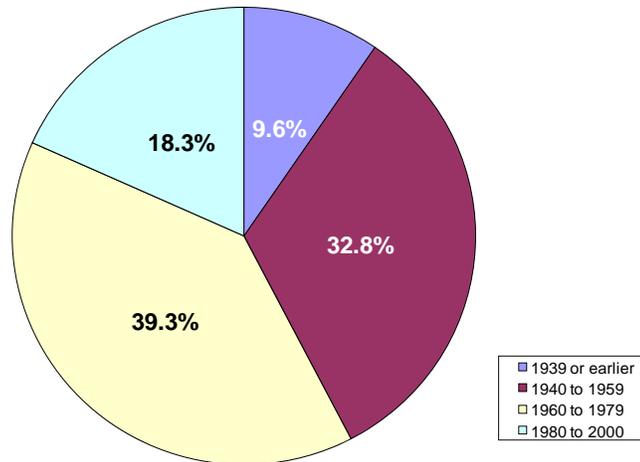
**Household Types 1990, 2000, 2005 (est)
City of Orange**



Most of Orange’s existing housing stock was constructed before 1980, with roughly one-third built during each period from 1940 to 1959 and 1960 to 1979. In 2000, nearly one-half (42.4 percent) of the housing stock in the City of Orange, Texas was more than 50 years old.

FIGURE 7

Age of Housing Stock, City of Orange 2000

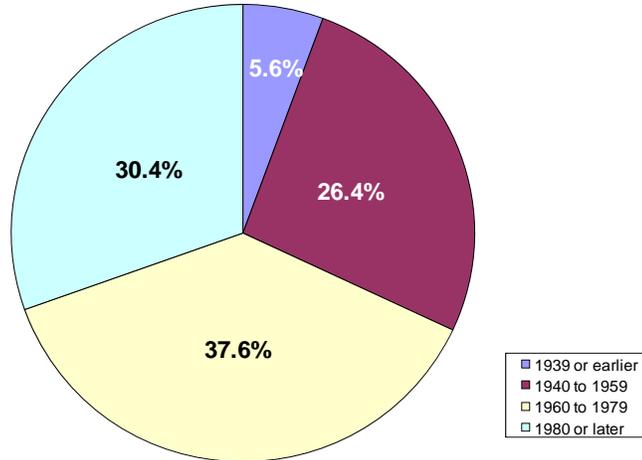


Source: Census 2000 (STF 3)

The 2005 data show a slight decline in the total number of housing units, from 8,309 in 2000 to 7,755 at the end of 2005. By this time, slightly less than one-third (32.0 percent) of the remaining housing stock was more than 50 years old.

FIGURE 8

Age of Housing Stock, City of Orange 2005 (est)



Source: 2005 ACS Special Product for the Gulf Coast Area

Orange Regional HOME Consortium

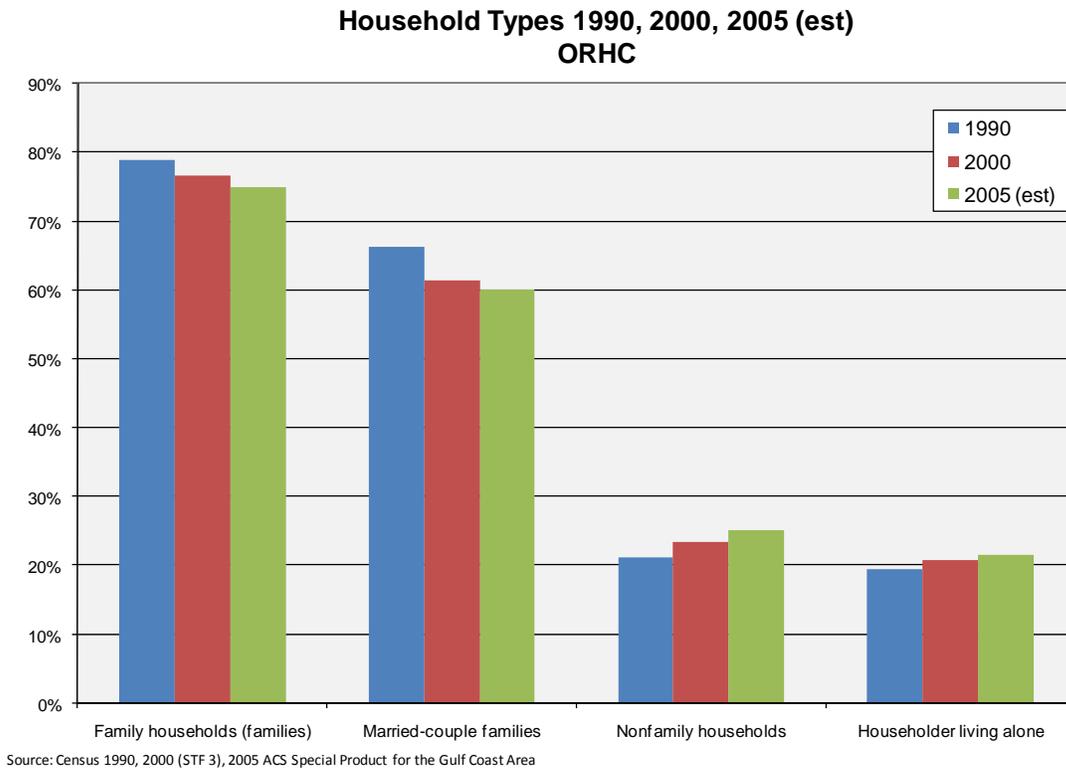
While the number of households decreased within the City of Orange from 1990 to 2000, households increased by 16.5 percent in the ORHC, from 69,034 in 1990 to 80,443 in 2000. This number increased again between 2000 and 2005 to an estimated 84,025, an increase of 4.5 percent. Overall household size rose slightly from 2.47 to 2.63 persons per household between 1990 and 2000, but dropped off slightly to 2.56 by 2005. While the number of family households rose over the period, from 54,433 in 1990 to 61,628 in 2000, their proportion in the population declining slightly from 78.9 percent in 1990 to 76.6 percent in 2000. This number increased to 62,900 by 2005, but the proportion of family households declined again to 74.9 percent.

Married-couple families declined from 66.3 percent of households in 1990 to 61.4 percent in 2000, and again to 60.0 percent in 2005. At the same time, non-family households, which comprised 21.2 percent of all households in 1990, rose to 23.4 percent in 2000, and continued to rise to 25.1 percent in 2005. Householders living alone rose from 19.5 percent in 1990 to 20.8 percent in 2000, and to 21.5 in 2005. As is the case in the City of Orange, the overall increase in householders living alone (about 306 per year) compared to an increase in non-family households (435 over this same period) suggests that more individuals may be opting to partner with unrelated roommates rather

than to live alone.

The graph below illustrates the proportion of the population made up by each household type within the ORHC; however, these household types are not mutually exclusive.

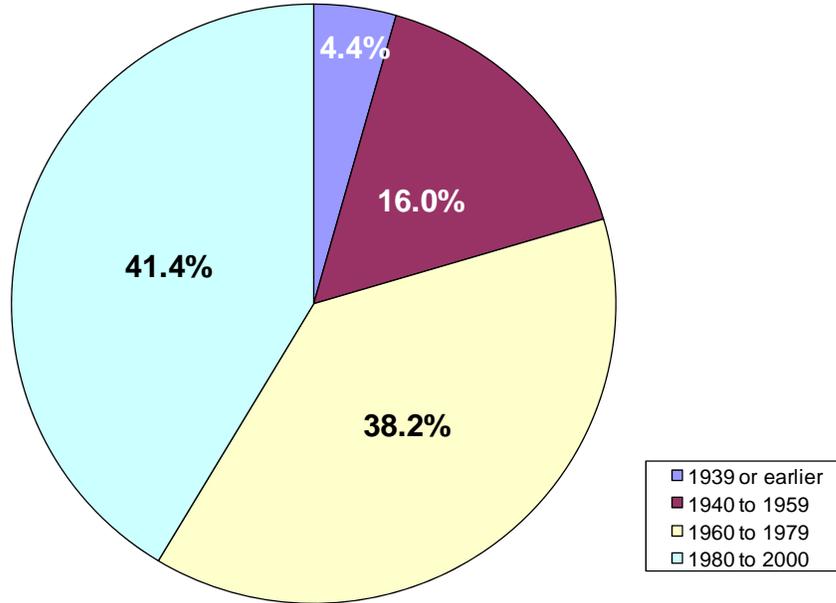
FIGURE 9



Most existing housing stock within the ORHC was constructed before 1980, with nearly one-half built within the last thirty years. In 2000, just one-fifth (20.4 percent) of the housing stock in the City of Orange, Texas was more than 50 years old.

FIGURE 10

**Age of Housing Stock 2000
ORHC**

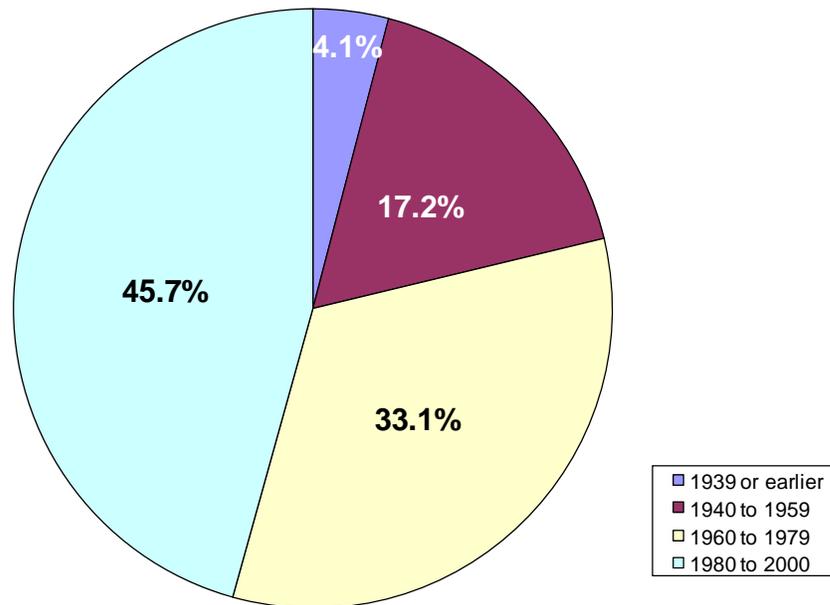


Source: Census 2000 (STF 3)

The 2005 data show an increase in the total number of housing units, from 89,343 in 2000 to 93,686 at the end of 2005. By this time, slightly more than one-fifth of the housing stock was over 50 years old (21.2 percent).

FIGURE 11

**Age of Housing Stock 2007
ORHC**



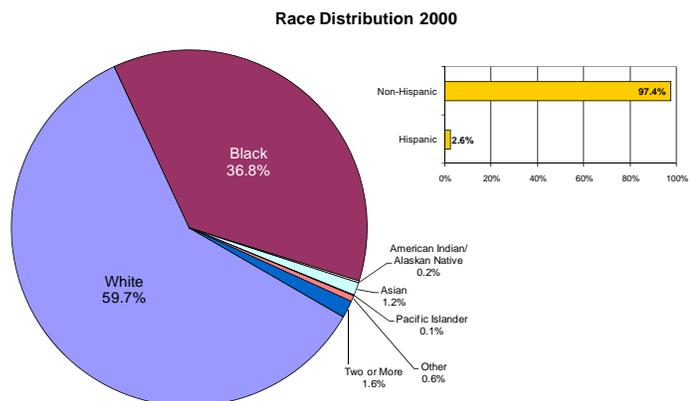
Source: 2005-07 American Community Survey

FIGURE 12

Racial Composition

City of Orange

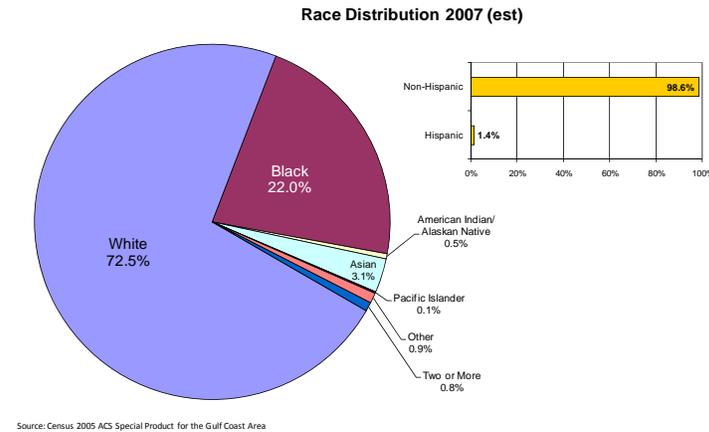
According to the 2000 census, the population of Orange was 59.7 percent white, 36.8 percent black or African American, 0.2 percent American Indian or Alaskan Native, 1.2 percent Asian, 0.7 percent Pacific Islander, 1.6 percent Two or More, and 2.6 percent Hispanic.



Source: Census 2000 (STF 3)

percent some other race, and 1.6 percent two or more races. Hispanic or Latino ethnicity accounted for 2.6 percent of the population.

FIGURE 13

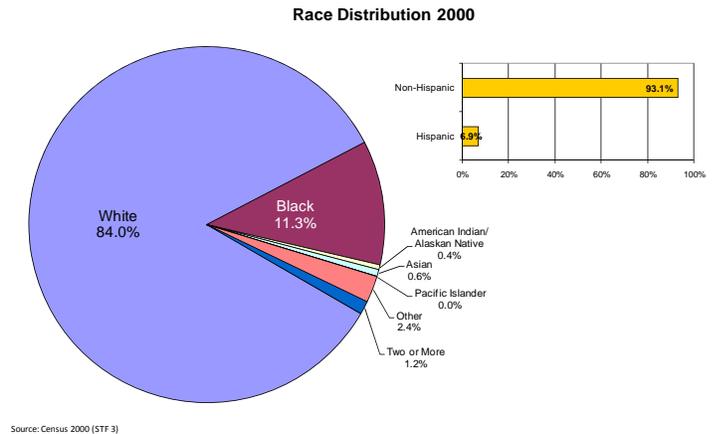


By 2005, nearly three-quarters of the population was white (72.5 percent), while the black population declined to 22.0 percent. At the same time, those who reported Hispanic or Latino ethnicity declined by nearly half, to comprise 1.4 percent of the population.

FIGURE 14

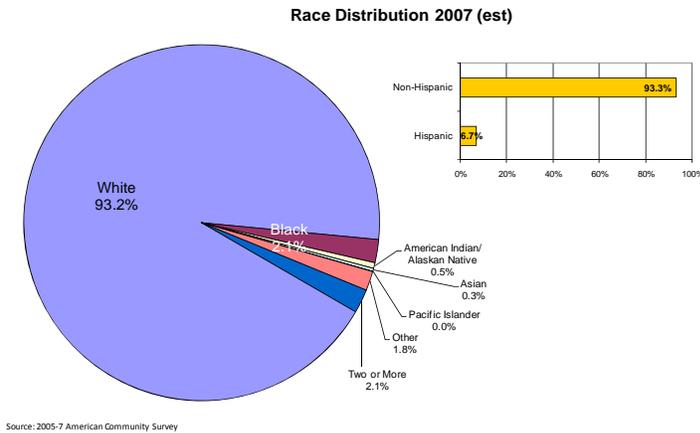
Orange Regional HOME Consortium

According to the 2000 census, the population of ORHC was 84.0 percent white, 11.3 percent black or African American, 0.4 percent American Indian or Alaskan Native, 0.6 percent Asian, 2.4 percent some other race, and 1.2 percent two or more races. Hispanic or Latino ethnicity accounted for 6.9 percent of the population.



By 2005, 93.2 of the population was white, while the black population

FIGURE 15



declined to 2.1 percent. American Indian/Alaskan Natives made up 0.5 percent of the population, 0.3 percent reported as Asian, and 1.8 were some other race. At the same time, those who reported Hispanic or Latino ethnicity declined slightly to 6.7 percent of the population.

As a hurricane recovery community, the City of Orange must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, the City must invest its scarce public resources wisely. Therefore, as a general principle, the City will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible, especially in the most needy low-moderate section of the community.

Through the public participation and consultation process, the City has identified the community's overall goals and objectives, under the Performance Measurement System (PMS). The objectives also appear on an Integrated Disbursement Information System (IDIS) screen and the City chooses from the options presented. The three objectives are:

Suitable Living Environment - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Under the **PMS** the City has chosen from one of the three outcome categories that best reflects what the Council and Citizens are seeking to achieve by funding that activity, and then enter the outcome on the appropriate IDIS screen. The three outcome categories are:

Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of low and moderate income people. It may include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability (Promoting Livable or Viable Communities). This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Finally, each outcome category is connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements under which the City reports the activity or project data to document the results of the activities or projects. Each activity provides one of the following statements, although sometimes an adjective such as new, improved, or corrective may be appropriate to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for purpose of creating suitable living environments
- Affordability for the purpose of providing decent affordable housing
- Affordability for the purpose of creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Based on the objectives and outcomes selected, and, in the case of CDBG activities the National Objective selected, IDIS identifies the specific indicators for each activity. Only the specific indicators appropriate for that activity will be available for the City to report. Thus, the process of identifying and selecting indicators is minimized. The objective and outcomes will combine with the activity indicator data to produce statements of National significance regarding the results of the activity.

There are certain data elements commonly reported by all programs, although both of the City's programs (CDBG and HOME) may require different specificity or may not require each element listed below. The City reports the information required for both programs, as currently required, including:

- Amount of money leveraged (from other Federal, State, City, and private sources) per activity;
- Number of persons, households, units, or beds assisted, as appropriate;
- Income levels of persons or households by: 30 percent, 50 percent, 60 percent, or 80 percent of area median income, per applicable program requirements. However, if a CDBG activity benefits a target area, that activity will show the total number of persons served and the percentage of low/mod persons served. Note that this requirement is not applicable for economic development activities awarding funding on a "made available basis;"
- Race, ethnicity, and disability (for activities in programs that currently report these data elements).

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

General Information

Geographic Priorities

City of Orange

A disproportionate need is identified when the difference between a particular group and All Households is greater than 10 points. This table illustrates that Asians (both as renters and as owners) experience disproportionately higher rates of housing problems¹⁰ in the City of Orange than other groups. Hispanics experience this same differential as renters, but not as owners. While African Americans do not experience disproportionate rates of housing problems as either renters or owners, the combined rate of all African American households does exceed the 10-point range, indicating a disproportionate rate of housing problems.

TABLE 1			
Households with Any Housing Problem by Race and Tenure (2000)			
Race	Renter Occupied	Owner Occupied	Total
White	37.4%	17.8%	24.4%
African American	54.6%	27.2%	42.3%
Hispanic	65.4%	7.4%	35.8%
Native American	N/A	0.0%	0.0%
Asian	58.8%	48.3%	54.0%
Pacific Islander	N/A	N/A	N/A
All Households	46.1%	20.4%	31.0%

Orange Regional HOME Consortium

The table below illustrates that, throughout the Consortium, Asians and Hispanics (both as renters and as owners) experience disproportionately higher rates of housing problems¹¹ than other

¹⁰ Households with housing problems are those households that occupy units without a complete kitchen or bathroom, that contain more than one person per room or that pay more than 30% of their income for housing expenses.

¹¹ Households with housing problems are those households that occupy units without a complete kitchen or bathroom, that contain more than one person per room or that pay more than 30% of their income for housing expenses.

groups. African Americans experience this same differential as renters, but not as owners, while Pacific Islanders experience disproportionate needs as owners, but not as renters.

TABLE 2			
Households with Any Housing Problem by Race and Tenure (2000)			
Race	Renter Occupied	Owner Occupied	Total
White	32.7%	19.1%	21.6%
African American	51.9%	28.7%	39.0%
Hispanic	52.2%	43.8%	46.3%
Native American	14.7%	25.4%	22.4%
Asian	56.6%	37.7%	43.6%
Pacific Islander	0.9%	100.0%	91.0%
All Households	37.3%	20.7%	24.1%

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Managing the Process 2009-2014

Lead Agency

The City of Orange, through its Department of Planning and Community Development, the HOME Consortium (ORHC), network of housing sub-recipients, and Community Housing Development Organization (CHDO), are effectively organized to utilize all the funding received through the various State/Federal programs.

The Orange Regional HOME Consortium ("ORHC") was formed in 2004 with the City of Orange as lead entity and a service area of unincorporated Jefferson County, Hardin County, Orange County, Liberty County, and the towns of Liberty, Orange, Silsbee, Sour Lake, Kountze, West Orange, Pinehurst, Dayton, Bridge City, China and Vidor. The ORHC is administered by the Southeast Regional Planning Commission ("SETRPC") under contract to the City of Orange.

Orange and the Consortium (ORHC area) sustained a direct hit from Hurricane Rita in 2005, resulting in 250 residential homes to be ultimately demolished and then during Hurricane Ike, the Region experienced further storm damage and home abandonment as well as foreclosures in 2008. Most of the HUD funding is now being committed to Multi-family rental using Consortium managed HOME new construction and CDBG public services, demolition, street improvements, and fair housing initiatives.

Plan Process

The City of Orange will continue to provide program delivery services through the process established while administering the HOME Consortium in conjunction with the on-going CDBG effort within census tracts 202 and 203 (the low/moderate income sections of the City). Non-profit agencies and local service providers as well as the State of Texas, the Orange Housing Authority, and the Southeast Texas Continuum of Care are key organizations in the City's Community Development delivery structure.

Consultations

Developing the Plan, the City consulted with the Chamber of Commerce; Southeast Texas Hospice; GOALS; private sector developers, Habitat for Humanity, the Southeast Texas Regional Planning Commission, the Southeast Texas Continuum of Care and various agencies within the State.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Citizen Participation 2009-2014

CITY OF ORANGE AND ORHC CITIZENS' PARTICIPATION PLAN FOR THE COMMUNITY DEVELOPMENT PROGRAM

City of Orange and ORHC's Citizens' Participation Plan is designed to insure that the public interest is protected through provision of adequate opportunity for citizens participation in implementing and carrying out activities under the Community Development Block Grant, Emergency Shelter Grant and HOME Investment Partnerships Programs and other federally funded formula grant programs, as described in regulations governing submission of the Consolidated Plan, as published in the Federal Register on January 5, 1995, and hereinafter referred to as the Community Development Program(s).

This plan is intended to establish minimum requirements to insure citizen involvement in the planning of activities under the aforementioned programs. The plan in no way restricts the City of Orange and ORHC from providing additional information and assistance when deemed to be in the best interest of the citizens of Region.

City of Orange and ORHC 's plan for citizen participation shall:

Provide for and encourage the involvement of interested citizens and organizations, particularly persons of low and moderate income who are residents of slum and blight areas or low and moderate-income neighborhoods;

Provide for full public access to program information and affirmative efforts to make adequate information available to citizens, as further described in this plan;

Provide for and encourage citizens' submission of views, proposals, input and/or complaints regarding the development and performance of the Community Development Program.

In order to stimulate and encourage citizens participation in the City of Orange and ORHC 's Community Development Program, the Consortium shall, at a minimum, adhere to the requirements contained herein.

1. PUBLIC HEARINGS

- a. The City of Orange and ORHC shall provide citizens with reasonable and timely access to local public meetings relating to the Consortium's proposed and actual use of funds under the Community Development Program by holding at least two public hearings per year to provide information to citizens, obtain their views and to respond to proposals and questions. At a minimum:
 - i. One public hearing shall be conducted to address the City of Orange and ORHC 's housing and community development needs and the development of proposed activities to be carried out under the Community Development Program; and
 - ii. One public hearing shall be conducted to review the City of Orange and ORHC 's performance in carrying out activities under the Community Development Program.
 - iii. In the event of an Amendment to the Action Plan, one public meeting shall be conducted to provide citizens with reasonable notice of, and opportunity to comment on proposed changes in use of funds.
- b. Public hearings will be located generally in the City or elsewhere in the Consortium. The Consortium may, at its option, schedule additional meetings at various handicapped accessible locations throughout the Consortium.
- c. Should it become reasonably apparent that non-English speaking residents could be expected to participate in public hearings, adequate efforts will be made by the County, utilizing necessary services, to provide information to these individuals in an understandable form.
- d. Notice of public hearings will be published in newspapers of general circulation in accordance with Section 3 of this Plan.

2. ACCESS TO INFORMATION AND RECORDS

- a. The City of Orange and ORHC will provide citizens with reasonable and timely access to information and records relating to the City of Orange and ORHC 's proposed and actual use of funds under these programs.
 - i. Upon written request, individuals and groups will be provided with a copy of the Consolidated Plan, the

Annual Action Plan, the Consolidated Annual Performance Report, and other documents related to program activities.

- (1) Notice of availability of said documents shall be published in newspapers of general circulation within the City of Orange and ORHC, along with information as to how they may obtain copies of the documents.
- (2) Said documents will be available for inspection in the City of Orange.

3. PUBLICATION OF NOTICES

- a. Notices of public meetings shall be published in newspapers of general circulation within the City of Orange and ORHC not less than 7 days prior to the public hearing. The advertisement shall state the time, date, location and purpose of the hearing. The notice shall also include other pertinent information relative to the hearing, such as handicapped accessibility, etc.
- b. The Consortium may, at its option, utilize other forms of promoting citizens participation in the Community Development process, including but not limited to public service announcements and mailings.
- c. A summary of proposed Consolidated Plan objectives and Annual Action Plan activities will be published in a newspaper of general circulation within the Consortium, along with notice of availability of the Plan, in accordance with Section 5 (Consolidated Plan/Annual Action Plan) of this Plan.
- d. Notice of the availability of the Consolidated Annual Performance Report will be published in a newspaper of general circulation within the County, along with notice of availability of the Report, in accordance with Section 6 (Consolidated Annual Performance Report) of this Plan
- e. Notice of substantial amendment to the Annual Action Plan will be published in a newspaper of general circulation within the Consortium, along with notice of availability of the Amendment, in accordance with Section 7 (Amendment to Annual Action Plan) of this Plan.
- f. Notice of the availability of the Consolidated Assessment will be published in a newspaper of general circulation within the County, in accordance with Section 6 (Consolidated Annual Performance Report) of this Plan.

4. COMMENTS/COMPLAINTS

- a. The Consortium shall respond with a timely written answer to written comments, requests, proposals, complaints and

grievances, within 15 working days from receipt, where practicable. Whenever practical, responses will be made prior to formal local approval of any application under question. Said citizen comments will be taken into consideration throughout the planning/performance/ evaluation process of carry out the Community Development Program.

5. CONSOLIDATED PLAN/ANNUAL ACTION PLAN:

- a. The City/ORHC will hold at least one public hearing during the Consolidated Planning process to:
 - i. obtain the views of citizens on the City/ORHC 's community development and housing needs;
 - ii. provide information to citizens on the amount of available funding and the range of community development and housing activities that may be undertaken;
 - iii. obtain views and comments on activities for inclusion in the development of the Annual Action Plan and respond to citizens questions as they relate to the Consolidated Plan.
- b. The City/ORHC shall publish a summary of the Consolidated Plan, so as to afford affected citizens an opportunity to comment.
 - i. Said notice shall include the scheduled date for adoption of the Plan by the Board of Commissioners, and the anticipated submission date to the Department of Housing and Urban Development.
 - ii. Said notice will provide clarification as to where and how the Plan may be obtained and the procedure for submission of citizens comments or questions.
 - iii. Said Notice shall be published not less than 30 days prior to adoption by the Board of Commissioners.
- c. The City/ORHC shall consider citizen comments on the Consolidated Plan prior to submission of the formal document to the Department of Housing and Urban Development;
- d. The City/ORHC 's Consolidated Plan shall be submitted to HUD no later than 45 days prior to the start of the Program Year, unless written approval is obtained from the Department of Housing and Urban Development to alter this date.
 - i. City/ORHC 's Community Development Program year begins on October 1st and concludes the final day of September.

6. CONSOLIDATED ANNUAL PERFORMANCE REPORT:

- a. A public hearing shall be held to review the City/ORHC 's performance in carrying out activities under the Community Development Program.
- b. Notice of the completion of the Annual Performance Report shall be published in a newspaper of general circulation, in accordance with Section 3 (Publication of Notices) of this Plan. Said notice shall:
 - i. be published not less than 15 days prior to submission of the Report to HUD.
 - ii. inform the public of the date, time and purpose of the public meeting.
 - iii. inform the public when the Report will be available for review and where and how it may be obtained.
 - iv. include the date of submission to the Department of Housing and Urban Development.
 - v. clarify the process for submitting comments regarding the plan.
- c. Upon completion of HUD's review of the Report, written comments regarding the content will be provided to the City/ORHC. The City/ORHC will respond in writing to any questions or concerns. HUD will review the City/ORHC 's response and then issue its final written Assessment of the City/ORHC 's Performance.
- d. A Notice of Availability of the Consolidated Assessment will be published in a newspaper of general circulation within the City/ORHC, in accordance with Section 3 (Publication of Notices) of this Plan. Said Notice shall:
 - i. inform the public where and how the Assessment may be obtained.
 - ii. clarify the process for submitting comments regarding the Assessment.

7. AMENDMENTS TO ANNUAL ACTION PLAN

- a. The City/ORHC shall amend its Annual Action Plan whenever a substantial change occurs in activities.
 - i. Substantial change to the Action Plan shall be defined as elimination of an activity; addition of an activity not previously included; revision of an activity, which will drastically change the purpose, scope, location or beneficiaries; or a change in the project cost by 50% or more.
 - (1) A change in the type of activity (example: street improvements to recreational improvements) is considered to be a substantial change, regardless of location of

the activity, since the total scope of the project has been revised.

- (2) When an activity has cost overruns or cost savings of greater than 50%.
 - b. Prior to amending its Plan, the City/ORHC shall hold a public meeting to provide citizens with reasonable notice of, and opportunity to comment on proposed changes in its use of funds.
 - i. Said meeting shall be advertised in a newspaper of general circulation, as further described in Section 3 (Publication of Notices) of this Plan.
 - c. The City/ORHC shall consider any such comments and, if deemed appropriate, modify the amendment.
 - d. The City/ORHC shall publish a description of the amendment in a newspaper of general circulation, in accordance with Section 3 (Publication of Notices) of this Plan.
 - i. Said notice shall include the scheduled date for adoption of the Amendment by the Board of Commissioners and the formal notification of amended activities to the Department of Housing and Urban Development.
 - ii. Said notice will provide clarification as to where and how the Amendment may be obtained and the procedure for submission of citizens comments or questions.
 - iii. Said notice will be published not less than 30 days prior to adoption by the Board of Commissioners.
 - e. The final amendment shall be approved at a regularly scheduled meeting of the Board of Commissioners.
 - f. A letter of description of the amended activities shall be submitted to the Department of Housing and Urban Development.
8. TECHNICAL ASSISTANCE
- a. The City/ORHC shall provide technical assistance to groups and representatives of persons of low, very low and moderate income that request such assistance in developing proposals, with the level and type of assistance to be determined by the City/ORHC.
9. ANTI-DISPLACEMENT
- a. It is the policy of the City/ORHC that Community Development Program activities will not convert a low/mod dwelling unit to another use.
 - i. Conversion shall mean an activity that results in an

- existing low/mod dwelling unit no longer being available as a low/mod unit, due to (1) the activity resulting in rents which exceed the Section 8 Fair Market Rents; or (2) the activity converts the unit to a use other than housing.
- b. It is the policy of the City/ORHC that Community Development Block Grant funds will not be utilized for the demolition of a low/mod dwelling unit. Community Development Block Grant funded demolition will occur when the unit is vacant, substandard, and not suitable for rehabilitation.
 - i. Vacant shall mean the unit was not occupied at any time during the 12 months prior to the date of the demolition contract with the property owner. Substandard shall mean that the unit has one or more code violations and does not meet, at a minimum, the Section 8 Existing Housing Quality Standards. If the cost of required rehabilitation to bring the unit to Housing Quality Standards exceeds 50% of the post-rehabilitation property value, the unit is considered not to be suitable for rehabilitation.
 - ii. For each unit proposed for demolition, a list of the code violations will be prepared by the municipality's code enforcement officer and submitted to the City/ORHC Office of Community Development for review. After review, the OCD will determine the fundability of the demolition activity with CDBG dollars.
 - c. Should extenuating circumstances lead to displacement of residents, or elimination of City/ORHC low/mod dwelling units, the City/ORHC will adhere to the requirements of the Uniform Acquisition and Relocation Act and utilize HOME funding to aid in the development of replacement housing.

Summary of the Citizen Participation Process

To maximize citizen participation, employees of the City held two public meetings to solicit information for the Consolidated Plan (2009-14), in addition to one public hearing to discuss the past year's performance and to hear funding requests for the coming 2009-2010 program year. Public comment and input was encouraged at the Consolidated Plan meetings regarding the needs of the City and the surrounding area and the use of CDBG program funds.

Summary of Comments or Views on the Plan

No comments were received.

Efforts to Broaden Public Participation

Although no direct comments were received, the public hearings/meetings were advertised in local newspapers at least 15 days in advance. The advertisements encouraged public attendance and input on the process, identification of which needs should be addressed, and the effectiveness of programs and activities carried out by the City's Department of Community Development.

Efforts to involve citizens in the planning process for the development of the consolidated plan included the invitation of the public to several hearings. Invitations were made through advertisements in the local newspapers, the distribution of flyers in the community, letters to partners, housing advocates, local churches and businesses, lenders and various community and neighborhood organizations. Announcements were made at City Council meetings and notice was also given to the public via television. Meetings were accessible to the handicapped as well.

The meeting notices advised the public of the availability of the draft Consolidated Plan and Annual Action Plan for review. The notices encouraged input from the public and also advised them of the date of the final public meeting.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional Structure 2009-2014

Partnerships

The City works with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources, and promote the coordination of resources. Representatives from public and private agencies, as well as the private sector involved in assisted housing, health services, and social services participate in individual and group meetings to obtain information and provide input to the development of the consolidated plan.

City Strengths and Gaps

The mission of the Community Development Department is to administer and implement policies, programs, and services authorized by the Orange City Council that shape the physical environment of the City and provide services to the citizens of Orange and the Region in a professional manner.

The Department covers the following areas:

Assistance to low and moderate-income citizens, including federal CDBG and HOME programs and local affordable housing initiatives

Works with citizens, neighborhood groups, business and property owners, local commissions and organizations, and elected officials to revitalize and preserve Orange's Center City and surrounding neighborhoods.

Serves as the administrative and technical coordinator for current land development and long range planning activities within the City

Public Housing Strengths and Gaps

The Orange Housing Authority with a total of 431 units, annually receives Federal funds to modernize and repair public housing units and funds 805 Housing Choice Vouchers. In addition, may offer Homeownership classes to public housing residents. Residents may utilize the Housing Choice Voucher program and a down payment assistance program to purchased new homes, developed by a local Community Housing Development Organization and other affordable housing sources.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Monitoring 2009-2014

Within the existing CDBG and HOME programs, the City's Staff has the responsibility for monitoring all activities undertaken.

All activities are covered by an established set of standards in the City of Orange's Policy and Procedures Manual for the Community Development Programs. In addition, all activities are carried out under a binding contract. Activities are reviewed for compliance with program objectives. The Department maintains records of all activities.

Monitoring activities include but are not limited to the following:

- Contact with agencies and entities funded under CDBG and HOME as projects occur for compliance with Local/National Program Objectives.
- Monitor projects of agencies that provide public service to insure compliance with Davis-Bacon, Bidding, Contracting, Uniform Act, Auditing and Local Building Code requirements.
- Monitor progress of all projects through reporting to City Management.
- Financial activities in the programs are reviewed on a regular basis.
- Annual independent audit of all expenditures is conducted and results are provided to City Council, Granting Agencies, and Bonding Agencies.
- Review of agencies and entities files for maintaining information required by the City and granting agencies (as outlined in procedures manual and contract).
- Conduct Workshops for contractors, non-profits, and other program participants to establish guidelines and requirements.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Priority Needs Analysis and Strategies 2009-2014

Assigning Priorities

The City's top community development priorities are to concentrate on the needs in census tracts 202 and 203 over the five year term of the 2009-2014 Consolidated Plan. In addition, the City will also serve the balance of the low-moderate population of the City with housing rehabilitation programs and utility connections.

As indicated in the overall ORHC Strategy Rental Housing is the primary objective, especially in the continuing response to the needs generated by Hurricanes Rita and Ike.

Obstacles to Underserved Needs

The major obstacle to serving all the low-moderate income persons in the City, including the 202 and 203 census tracts, is the very small amounts of Federal funds available. The City uses local funds to carry out most of the Community Development work in Orange. Hopefully, these needs will be aided by NSP and other ARRA funding.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Lead Based Paint 2009-2014

Lead-Based Paint Hazards

Lead poisoning is one of the worst environmental threats to children in

the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children.

All children are at higher risk to suffer lead poisoning than adults, but children under age six are more vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma, and even death. Such severe cases of lead poisoning are now extremely rare, but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities, impaired hearing and slowed growth.

Since the 1970s, restrictions on the use of lead have limited the amount of lead being released into the environment. As a result, national blood lead levels for children under the age of six declined by 75 percent over the 1980s and declined by another 29 percent through the early 1990s. Despite the decline in blood-lead levels over the past decade, recent data show that 900,000 children in the United States still have blood lead levels above 10µg/dL. These levels are unacceptable according to the Centers for Disease Control and Prevention (CDC) which lowered blood lead intervention level for young children from 25 to 10µg/dL (micrograms of lead per deciliter of whole blood) in 1991. Many of these lead-poisoned children live in low-income families and in old homes with heavy concentrations of lead-based paint. The CDC identified the two most important remaining sources of lead hazards to be deteriorated lead-based paint in housing built before 1978 and urban soil and dust contaminated by past emissions of leaded gasoline.

The national goal for blood lead levels among children ages six months to five years is to limit elevations above 15µg/dL to no more than 300,000 per year and to entirely eliminate elevations above 25µg/dL.

Housing with Lead-Based Paint Hazards

National Trends

According to a report published by the U.S. Department of Housing and Urban Development in September 1995, as many as 64 million homes (83% of the privately owned housing units built before 1980) have lead-based paint somewhere in the building. Twelve million of these homes are occupied by families with children who are six years old or younger. An estimated 49 million privately-owned homes have lead-based paint on their interiors. Although a large majority of pre-1980 homes have lead-based paint, the affected areas are relatively

small. The amounts of lead based paint per housing unit vary with the age of the dwelling unit. Pre-1940 units have, on average, about three times as much lead-based paint as units built between 1960 and 1979.

Local Estimates

City of Orange

According to the Report on the National Survey of Lead-based Paint in Housing,¹² there are no statistically significant differences in the prevalence of lead-based paint by type of housing, the market value of the home, amount of rent payment, household income or geographic region. The following Table includes data from the 2000 census on the year housing units in the City of Orange were built. By applying the estimated national percentages of housing with lead-based paint somewhere in the building, we can estimate the housing units in the City of Orange with lead-based paint.

TABLE 3			
Estimated Units with Lead-Based Paint			
City of Orange, Texas			
Construction Year	Occupied Housing Units built before 1980	Housing with Lead-Based Paint	
		Units	Percent
Total	11,291	9,261	82%
1960 to 1979	6,835	5,195	76%
1940 to 1959	3,620	3,330	92%
Before 1940	836	736	88%

Based on these estimates, as many as 11,291 occupied housing units in the City of Orange may contain lead-based paint. Nationally, the presence of lead is even more widespread in public housing; 86 percent of all pre-1980 public housing family units have lead-based paint somewhere in the building.

Three important measures of the likelihood of lead-based paint poisoning are (in order of relevance) the presence of a child under age 6, living in a structure that was built prior to 1978 (using census year 1980 as a proxy), and low income. By compiling these measures, we

¹² EPA, *National Survey of Lead-based Paint in Housing*, DocNo024EPA,, June, 1995.

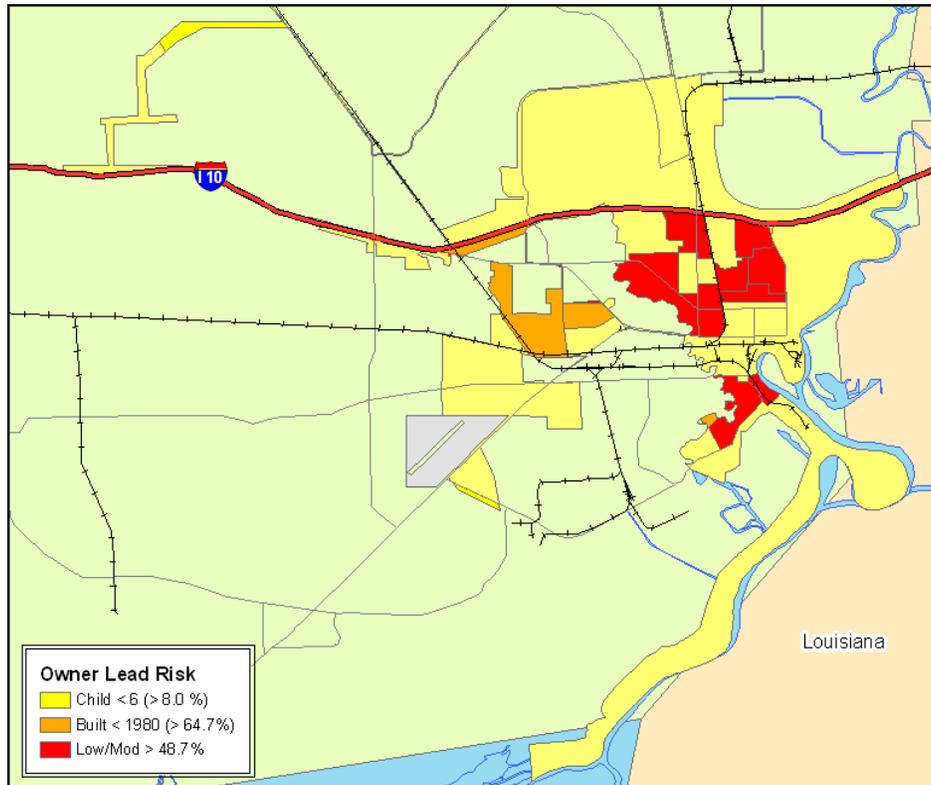
can begin to focus on where these affected housing units might be located.

The map below was developed by cumulative measures, comparing each to the City's average. The yellow areas indicate census tracts where more than 8.0 percent of the population is made up of children under age 6. This threshold represents the average percent of children under 6 throughout the City of Orange.

On average, 64.7 percent of the owner-occupied structures in the City were built prior to 1978—the year when lead-based paint was banned. The second measure—shown in orange below—indicates census tracts where the percent of children under age 6 exceeds the 8.0 percent area average, and there is a greater percent of owner-occupied structures built prior to 1978 than the area's average of 64.7 percent, indicating a higher likelihood of risk of lead-based paint poisoning among young children.

Finally, the ten block groups shown in red below indicate a culmination of the previous two measures with the addition of higher-than-average population of low- and moderate-income households. In the City of Orange, this average is 48.7 percent. This analysis suggests that, among homeowners, childhood lead-based paint poisoning is most likely to occur in these ten block groups.

FIGURE 16

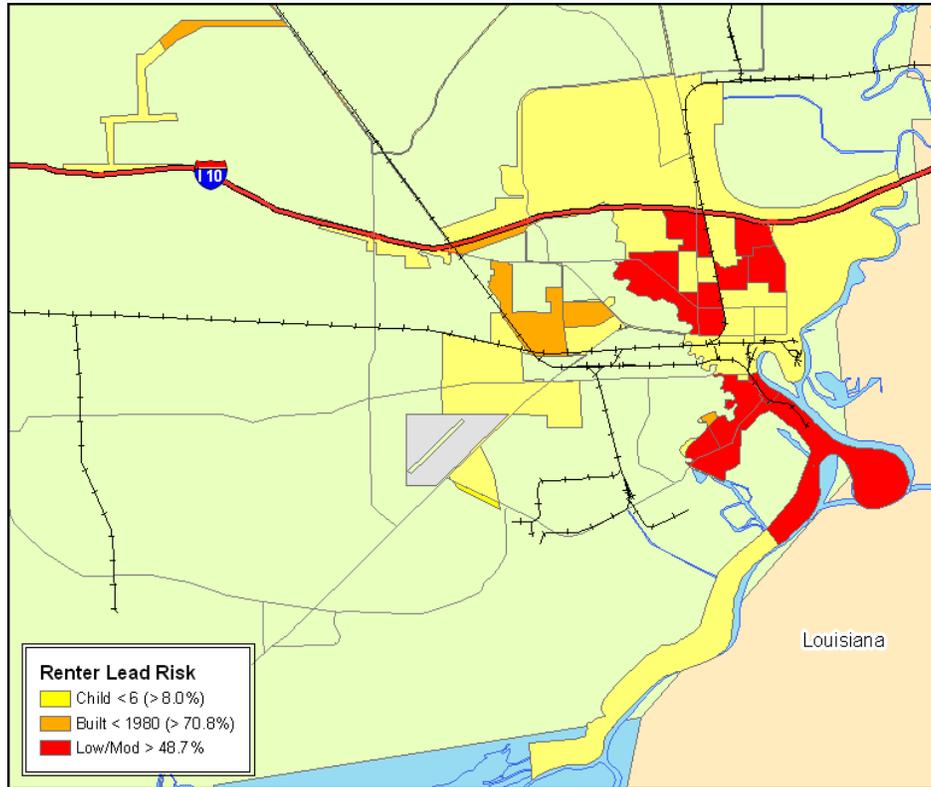


Renters, too, are at risk of lead-based paint poisoning hazard; in fact, they may actually be at greater risk, since they have less control over the conditions of the structures in which they live. The difficulty in lead hazard control for rental properties lies in gaining the owner's consent and cooperation for performing needed work. Unfortunately, it is often the presence of a child with Elevated Intervention Blood Lead Levels (EIBLL) that sounds the alarm.

The methodology for targeting lead remediation for tenant-occupied units is the same as for owners. The same thresholds of children under age 6 (greater than 8.0 percent of the population) and low- and moderate-income composition of the tract's population (48.7 percent) apply. However, in The City of Orange, the threshold for renters living in homes built prior to 1980 is 70.8 percent (as compared to 64.7 percent of owners). This threshold means that there may be a high risk of lead-based paint poisoning hazard even in tracts that fall short of this measure, and this risk should not be minimized. Eight block groups (shown in red below) have all three of the significant factors for lead hazards. Seven of these (with the exception of block group

0203.00-3) were also identified as having a high risk of lead hazards in owner-occupied units.

FIGURE 17



Orange Regional HOME Consortium

The following Table includes data from the 2000 census on the year housing units throughout the ORHC were built. By applying the estimated national percentages of housing with lead-based paint somewhere in the building, we can estimate the number of housing units with lead-based paint.

TABLE 4			
Estimated Units with Lead-Based Paint City of Orange, Texas			
Construction Year	Occupied Housing Units built before 1980	Housing with Lead- Based Paint	
		Units	Percent
Total	69,230	56,776	82%
1960 to 1979	41,920	31,859	76%
1940 to 1959	22,107	20,338	92%
Before 1940	5,203	4,579	88%

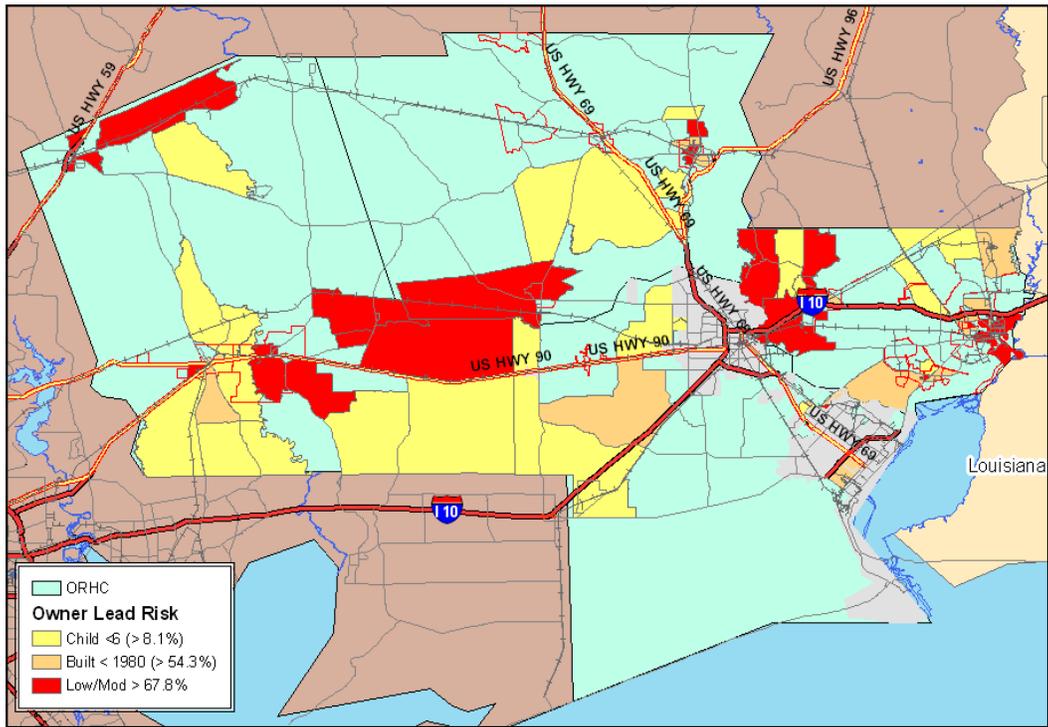
Based on these estimates, as many as 56,776 occupied housing units in the City of Orange may contain lead-based paint. Nationally, the presence of lead is even more widespread in public housing; 86 percent of all pre-1980 public housing family units have lead-based paint somewhere in the building. As within the City, the three key measures of the likelihood of lead-based paint poisoning were compiled to help focus on where these affected housing units might be located.

The map below was developed by cumulative measures, comparing each to the ORHC average. The yellow areas indicate census tracts where more than 8.1 percent of the population is made up of children under age 6. This threshold represents the average percent of children under 6 throughout the ORHC, and is slightly higher than the 8.0 percent within the City of Orange.

On average, 67.8 percent of the owner-occupied structures in the City were built prior to 1978—the year when lead-based paint was banned. The second measure—shown in orange below—indicates census tracts where the percent of children under age 6 exceeds the 8.1 percent area average, and there is a greater percent of owner-occupied structures built prior to 1978 than the area’s average of 67.8 percent, indicating a higher likelihood of risk of lead-based paint poisoning among young children.

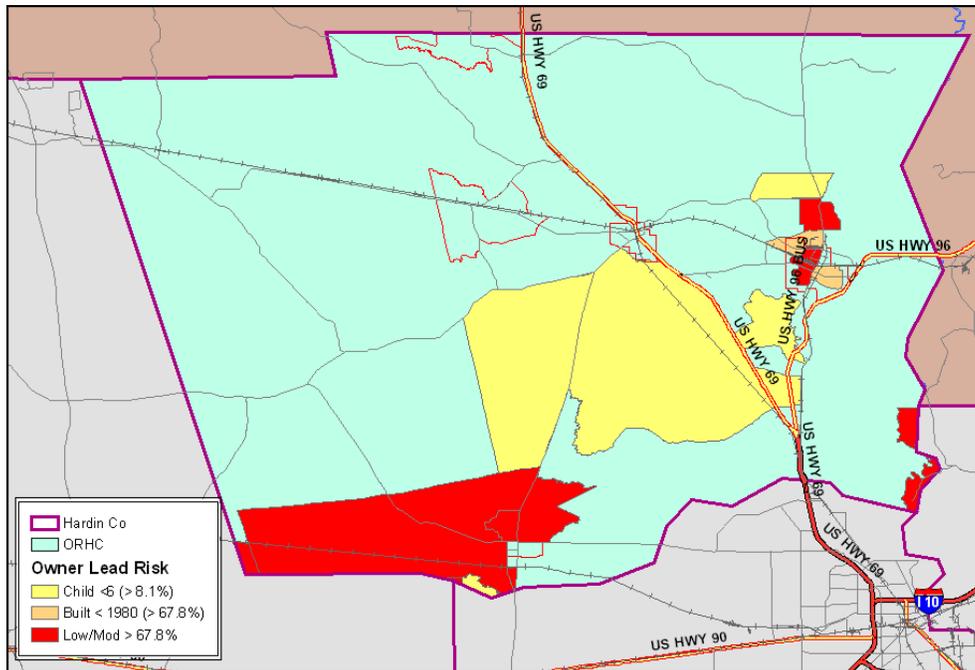
Finally, the 44 block groups shown in red below indicate a culmination of the previous two measures with the addition of higher-than-average population of low- and moderate-income households. In the ORHC, this average is 67.8 percent. This analysis suggests that, among homeowners, childhood lead-based paint poisoning is most likely to occur in these 44 block groups.

FIGURE 18



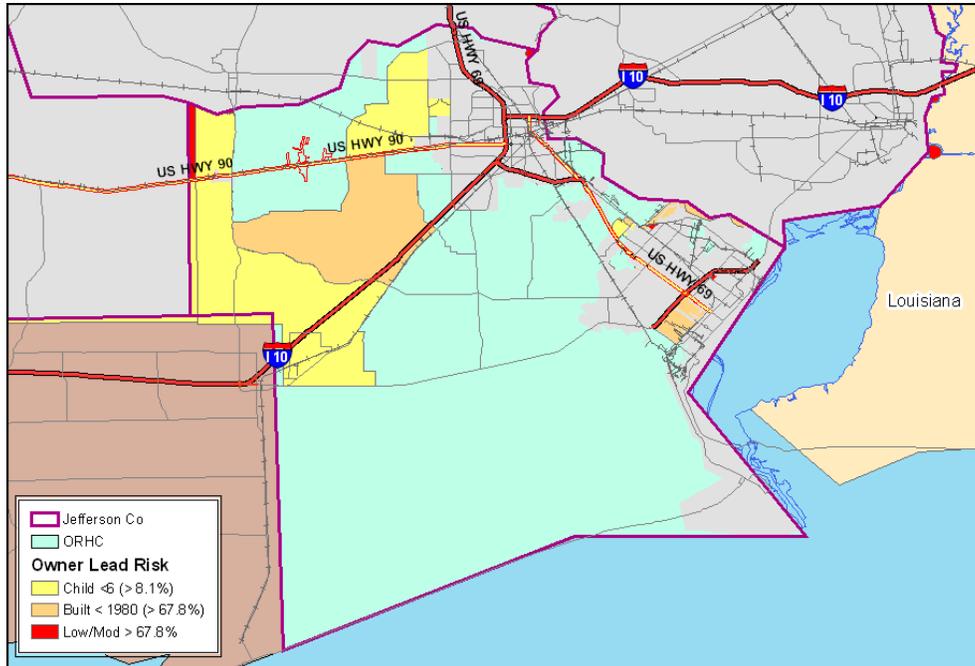
For clarity, these block groups are shown in the maps below by county. Five of these block groups are in Hardin County (0302.00-2, 0308.00-2, 0308.00-3, 0308.00-4, and 0309.00-2), primarily concentrated in and around Silsbee.

FIGURE 19



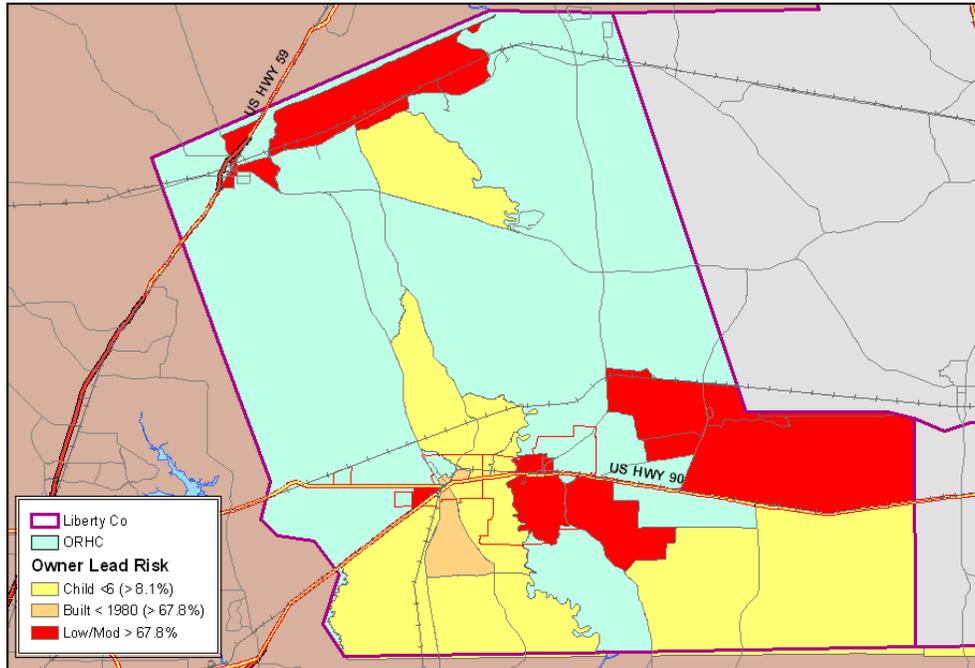
Four high-lead-risk block groups are located in Jefferson County, but two are completely within Groves City (0105.00-2 and 0106.00-2). While most of 0105.00-4 is also located within Groves City, a portion of this block group is outside the municipal boundaries. The same applies to 0111.02-1, which is partially located with Nederland City, with a portion outside the municipal boundaries.

FIGURE 20



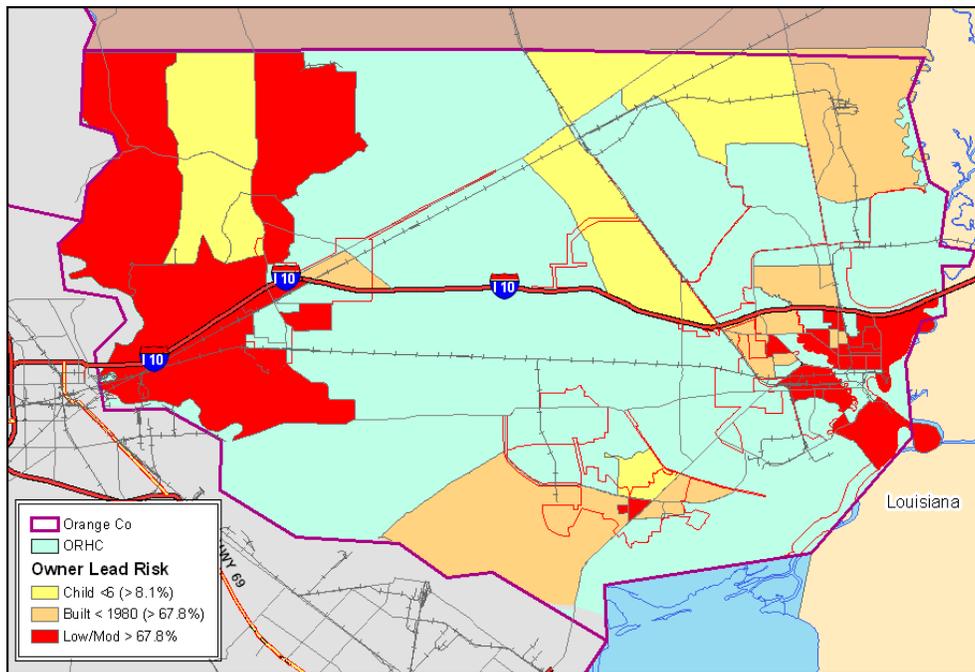
There are 13 high-lead-risk block groups for owners in Liberty County. Four are within Liberty City, one in Dayton, and the others are at the north and southeast edges of the county.

FIGURE 21



One high-lead-risk block group for owners is located in Bridge City (0223.00-3), while three in their entirety (0220.00-1, 0219.00-3, 0219.00-1, and parts of two others (0217.00-2, 0215.00-3) are located in Vidor City. The remaining 22 are either located in Orange City or adjacent to its borders.

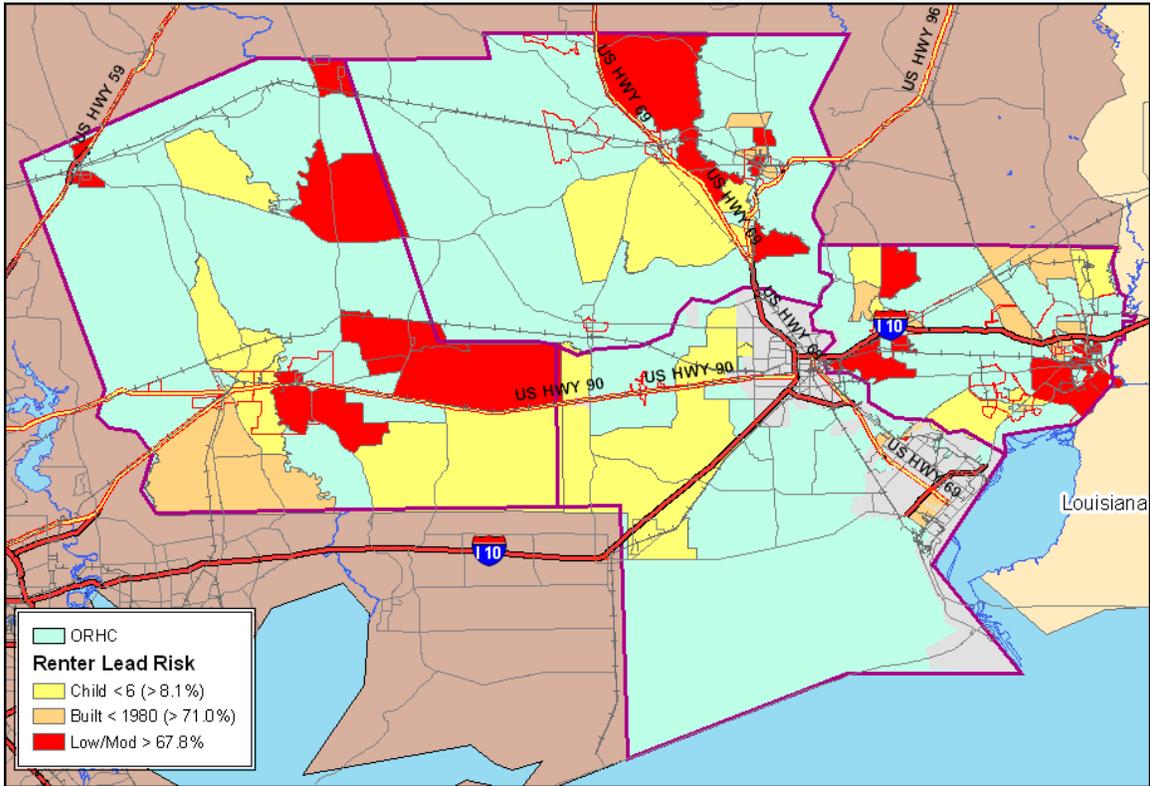
FIGURE 22



Renters, who have less control over the conditions of the structures in which they live, may be at greater risk to the effects of lead-based paint. Unfortunately, it is often the presence of a child with Elevated Intervention Blood Lead Levels (EIBLL) that sounds the alarm. The difficulty in lead hazard control for rental properties lies in gaining the owner’s consent and cooperation for performing needed work.

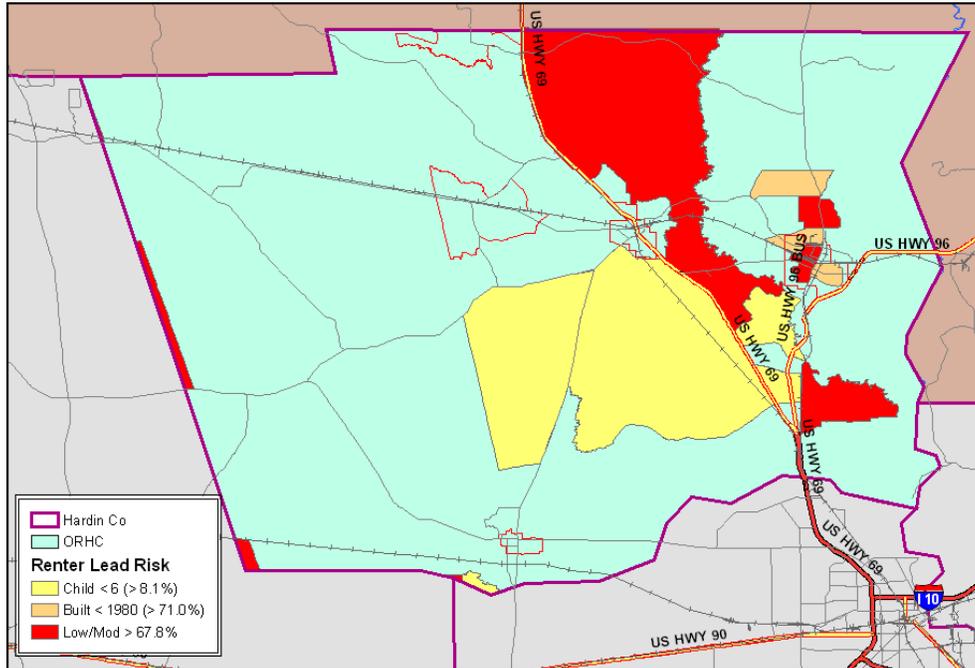
The methodology for targeting lead remediation for tenant-occupied units is the same as for owners. The same thresholds of children under age 6 (greater than 8.1 percent of the population) and low- and moderate-income composition of the tract’s population (67.8 percent) apply. However, in the ORHC, the threshold for renters living in homes built prior to 1980 is 71.0 percent (as compared to 67.8 percent of owners). Forty-one block groups (shown in red below) have all three of the significant factors for lead hazards. Thirty-two of these were also identified as having a high risk of lead hazards in owner-occupied units.

FIGURE 23



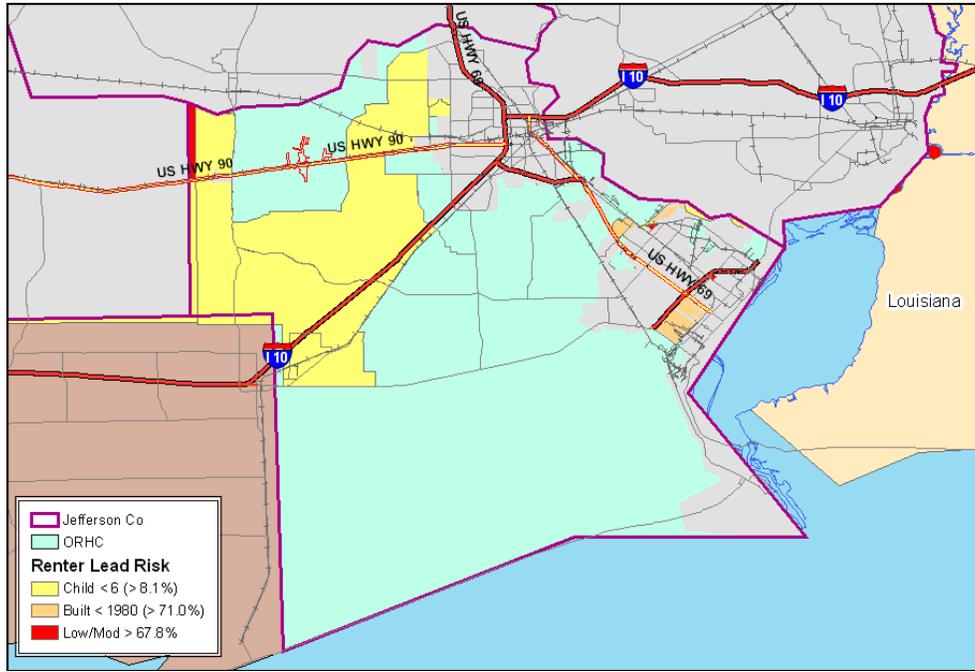
Renter Lead Risk is shown by county below. In addition to the block groups in and around Silsbee (as was the case among owners), renters face significantly higher risk in the north central part of the county.

FIGURE 24



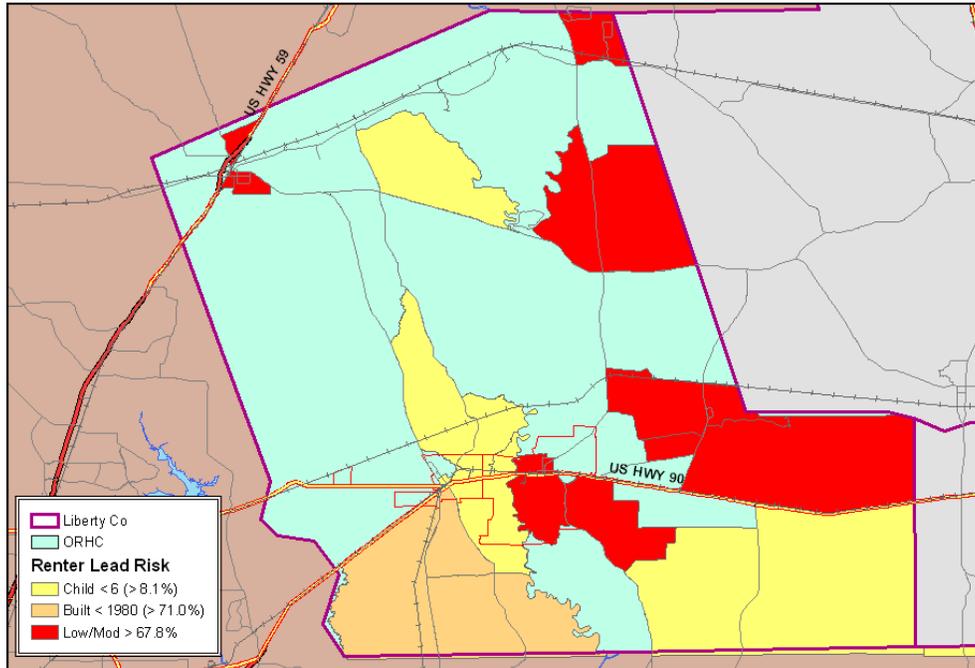
Renters in Jefferson County face very little risk of the hazard of lead-based paint poisoning.

FIGURE 25



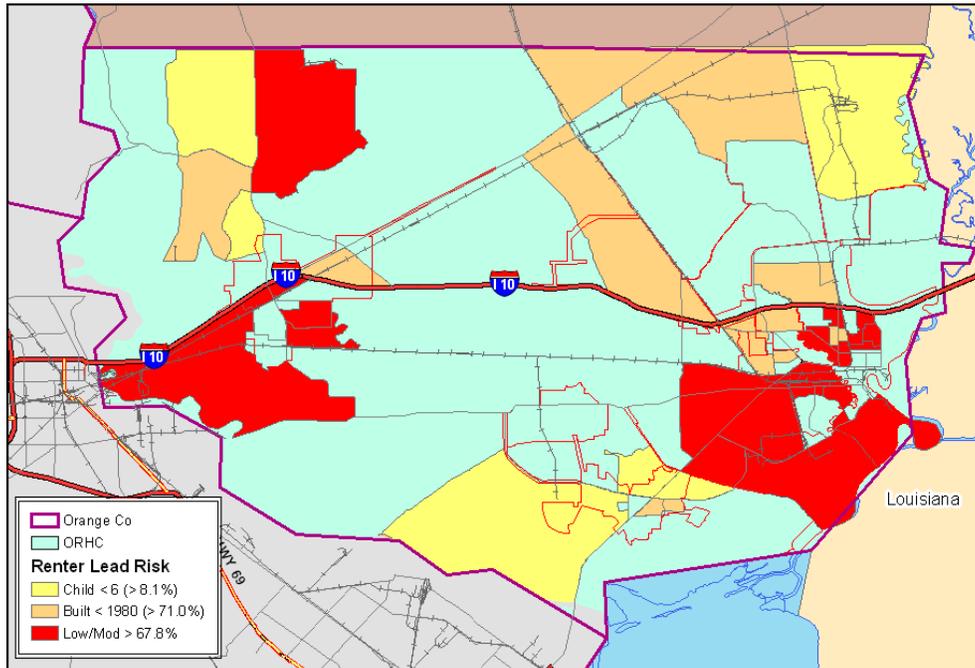
High risk of lead-based paint poisoning is more prevalent among renters in Liberty County than among owners, particularly in the block groups to the east within the county.

FIGURE 26



Renters in near the City of Orange have a higher risk of lead-based paint poisoning than do owners. While the risk is not as widespread in the west, several block groups pose a risk for all residents—renters and owners.

FIGURE 27



Data on the number of children tested and those found to have elevated levels of blood-lead levels within the City of Orange and throughout the ORHC appear in the table below. The City has seen an increase in levels in recent years. Consortium-wide, however, there has been a marked improvement over the last five years and the incidence of children with increased blood lead levels has declined by more than one-third.¹³

While the numbers are quite low, the fact that there are children with elevated blood lead levels speaks to the greater issue of the importance of continued vigilance in eliminating lead hazards.

¹³ Childhood Lead Poisoning Prevention Program, Environmental and Injury Epidemiology and Toxicology Unit, Texas Department of State Health Services, Austin, TX; report provided 7/1/09.

TABLE 5						
Year	Orange City			ORHC		
	Number of Children Tested	>10 µg/dL	Percent	Number of Children Tested	>10 µg/dL	Percent
2004	694	< 5	0.7%	5,090	130	2.6%
2005	715	8	1.1%	4,751	107	2.3%
2006	487	8	1.6%	4,130	80	1.9%
2007	345	< 5	1.4%	4,531	81	1.8%
2008	552	< 5	0.9%	5,509	41	0.7%

Lead-Based Paint Hazard Reduction

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In renovation and property rehabilitation projects involving the City of Orange, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

HOUSING

Housing Needs 2009-2014

Estimated Housing Needs

City of Orange

More than three-quarters of extremely low-income (earning less than 30% of the area's median household income) and over one-half of very low-income (earning less than 50% of the area's median household income) households in City of Orange experienced one or more housing problems. Households with housing problems are those households occupying units that may be without a complete kitchen or bathroom, may contain more than one person per room, or that pay more than 30 percent of their income to cover housing expenses. The table below provides a breakdown of the percentage of households with housing problems by type of housing problem and income level.¹⁴

Housing Problem	Income Level	Households		
		Renter	Owner	Total
Any Housing Problems	30% or Less of Median	77.5%	73.8%	76.3%
	31% to 50% of Median	64.3%	38.8%	52.2%
	51% to 80% of Median	33.4%	24.7%	28.9%
	All Income Levels	46.1%	20.4%	31.0%
Cost Burden Over 30%	30% or Less of Median	68.8%	67.4%	68.4%
	31% to 50% of Median	60.2%	35.7%	48.6%
	51% to 80% of Median	22.0%	23.2%	22.6%
	All Income Levels	37.5%	17.4%	25.7%
Cost Burden Over 50%	30% or Less of Median	51.1%	40.0%	47.5%
	31% to 50% of Median	18.1%	5.6%	12.2%
	51% to 80% of Median	2.3%	3.9%	3.1%
	All Income Levels	20.4%	5.6%	11.7%

¹⁴ CHAS data, 2000, retrieved 6/22/09.

Extremely Low-Income Households

Extremely low-income households are households that earn 30 percent or less of the area median income (adjusted for family size). Given that HUD's 2009 area median family income for City of Orange is \$43,450 (for a family of four), households earning \$16,290 or less annually are considered extremely low-income. Extremely low-income renters are slightly more likely than homeowners to live in a home with housing problems or experience a cost burden (77.5 percent of renters, as compared to 73.8 percent of homeowners).

Renters

Among extremely low-income renters, large related households are more likely to experience one or more housing problems (100 percent) than are small related (84.3 percent) or elderly (37.9 percent) households. Small related households are more likely to be cost burdened (77.5 percent), paying 30 percent or more of their income for housing, than any other group of renters. Among all extremely low-income renters, over two-thirds (68.8 percent) spend 30 percent or more on housing, and 51.1 percent spend 50 percent or more on housing. Over one-half (57.1 percent) of households that are neither related nor elderly ("All Others") pay more than 50 percent of their income for housing, while 58.8 percent of small related households pay more than 50 percent of the income for rent.

Owners

Among extremely low-income homeowners, 100 percent of large related households experience one or more housing problems. While 72.2 percent of small related households, 67.4 percent of unrelated households and 65.9 percent of elderly households experience housing problems, these are attributable to a cost burden of over 30 percent. Nearly one-half of "all other" households (47.3 percent) experience a cost burden of over 50 percent.

Very Low-Income Households

Very low-income households are those that earn between 31 percent and 50 percent of the area's median household income (adjusted for family size). Given that the 2009 area median household income for City of Orange is \$43,450 (for a household of four), households earning between \$16,290 and \$27,150 annually are considered very low-income. Very low-income renters are considerably more likely to experience housing problems than homeowners (64.3 percent of renters, as compared to 38.8 percent of homeowners).

Renters

Among very low-income renters, large related households experience housing problems more than any other group (83.3 percent), of which 66.7 percent is attributable to a cost burden of 30 percent or more. None of these households experiences a cost burden of 50 percent or more; therefore, the remainder of these households experiences problems in housing quality and overcrowding. Nearly two-thirds of unrelated households experience housing problems (63.0 percent), all of which is a cost burden of over 30 percent, with 22.2 percent experiencing a cost burden of over 50 percent.

Owners

The housing problems experienced by very low-income households are primarily attributable to a cost burden of 30 percent or more. Among large related households, 100 percent experience a cost burden of 30 percent or more, but none experience a higher cost burden. Roughly one-third of all other household types experience a cost burden of 30 percent or more; and 11.1 percent of small related and 5.5 percent of elderly households experience a cost burden of 50 percent or more.

Low-Income Households

Low-income households are those earning between 51 and 80 percent of the area median household income (adjusted for family size). Given that the 2009 area median household income for City of Orange is \$43,450 (for a household of four), households earning between \$27,150 and \$43,440 annually are considered low-income. Low-income renters are more likely than owners to experience housing problems (33.4 percent, as compared to 24.7 percent).

Renters

A higher percentage of large related households (57.6 percent) experience one or more housing problems than other low-income groups, but this is more attributable to housing quality and overcrowding than cost burden (6.8 percent experience a 30 percent cost burden). Conversely, nearly all housing problems experienced by elderly households is attributable to cost burden (26.5 percent), 20.6 percent of which is over 50 percent of income spent for housing. No other renter households experience a cost burden of over 50 percent or more income spent on housing.

Owners

Over one-half of unrelated households experience housing problems (51.3 percent), of which 25.6 percent is attributable to cost burden of

more than 50 percent. All housing problems experienced by elderly households are attributable to cost burden of 30 to 50 percent (15.6 percent). While 41.2 percent of large related households experience housing problems, just 11.8 is attributable to cost burden of between 30 and 50 percent; the remainder is housing quality or overcrowding. More than one-third (35.1 percent) of Nearly one-half of small related households also experience cost burden of over 30 percent, while 8.1 of these experience a cost burden over 50 percent.

Renters Summary

Overall, renters with housing problems increased in the period 1990 to 2000 by 9.2 percent.

Among extremely low-income renter households, 16.2 percent more households experienced housing problems than in 1990, and 6.3 percent more households experienced a cost burden in excess of 30 percent. In addition, 54.2 percent more renter households experienced a cost burden in excess of 50 percent.

Very low-income renter households experienced some improvement, with 15.6 percent fewer households experiencing any housing problems and 16.9 percent fewer experiencing a cost burden of over 30 percent. However, 46.5 percent more renter households experienced a cost burden in excess of 50 percent in 2000 than in 1990.

For low-income renter households, 98.8 percent more households experienced housing problems than in 1990, and 44.7 more households experienced a cost burden in excess of 30 percent. Among households experiencing a cost burden of over 50 percent, there was an unprecedented increase of 392 percent, from 2.4 percent in 1990 to 11.8 percent of low-income renter households in 2000.

TABLE 7								
Summary of Renter Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	915	66.7%	64.7%	41.7%	978	77.5%	68.8%	64.3%
Income 31% to 50% of Median	399	76.2%	72.4%	22.8%	498	64.3%	60.2%	33.4%
Income 51% to 80% of Median	422	16.8%	15.2%	2.4%	601	33.4%	22.0%	11.8%
Total Households	2,576	42.2%	**	**	3,012	46.1%	37.5%	20.4%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Owners Summary

Overall, owners with housing problems increased in the period 1990 to 2000 by 20.7 percent, as illustrated in the table below. A small part of this increase is attributable to a decrease in the overall number of households with housing problems. The change was most significant among extremely-low and very-low income owners than any others.

Among extremely low-income owner households, 7.9 percent more households experienced housing problems in 2000 than in 1990. While just 0.2 percent more households experienced a cost burden in excess of 30 percent, 21.3 percent fewer owner households experienced a cost burden in excess of 50 percent.

Very low-income owner households experienced significantly greater improvements in housing problems between 1990 and 2000, with 12.0 percent fewer experiencing any housing problems and 19.1 percent fewer experiencing cost burden over 30 percent. Owner households experiencing a cost burden in excess of 50 percent increased by 40.3 percent.

For low-income owner households, 83.0 percent more households experienced housing problems in 2000 than in 1990 and 71.9 percent

more households experienced a cost burden in excess of 30 percent. While 787.5 percent more low-income owner households experienced a cost burden in excess of 50 percent in 2000 than in 1990, this figure represented fewer than one percent of low-income owner households in 1990 and increased to just 7.1 percent in 2000.

TABLE 8								
Summary of Owner Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	507	68.4%	67.3%	49.3%	473	73.8%	67.4%	38.8%
Income 31% to 50% of Median	490	44.1%	44.1%	17.6%	448	38.8%	35.7%	24.7%
Income 51% to 80% of Median	657	13.5%	13.5%	0.8%	643	24.7%	23.2%	7.1%
Total Households	4,727	16.9%	**	**	4,297	20.4%	17.4%	5.6%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Elderly and Frail Elderly

Understandably, elderly owner households are more likely to be low-income. While the cost of maintaining a home rises with age of the house and homeowner's insurance rates increase almost annually, elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, the rise in insurance rates, and an overall decline in the owner's health. Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly to maintain an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical and social service resources.

Elderly persons comprised 14.7 of the total population of the City of Orange. This increased to 15.3 percent in 2000, but is estimated to have declined to 14.0 percent by 2007. Elderly households experienced some improvement since 1990, at which time they comprised 21.0 percent of all households in Orange, but 36.8 percent of all low-income households. In 2000, elderly households comprised 29.3 percent of all households (an increase of 39.3 percent), but 36.0 percent of low-income households (a decline of 2.2 percent).

TABLE 9					
Elderly and Elderly Low-Income Households (2000)					
	All Households			Low-Income Households	
	Total	Elderly	Percent of Total	Elderly	Percent Low-Income
Renters	3,012	476	15.8%	371	17.9%
Owners	4,297	1,667	38.8%	938	60.0%
Total	7,309	2,143	29.3%	1,309	36.0%

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to

healthcare, shopping and other services, affordability and ease of upkeep. Categories of housing for the elderly include the following:

- Independent living housing, which includes elderly apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing
- Assisted living, which includes adult care homes and multi-unit assisted housing with services
- Nursing homes

Orange Regional HOME Consortium

Nearly two-thirds of extremely low-income (earning less than 30% of the area’s median household income) and almost one-half of very low-income (earning less than 50% of the area’s median household income) households in the ORHC experienced one or more housing problems. Households with housing problems are those households occupying units that may be without a complete kitchen or bathroom, may contain more than one person per room, or that pay more than 30 percent of their income to cover housing expenses. The table below provides a breakdown of the percentage of households with housing problems by type of housing problem and income level.¹⁵

TABLE 10				
Households with Housing Problems (2000)				
Housing Problem	Income Level	Households		
		Renter	Owner	Total
Any Housing Problems	30% or Less of Median	69.9%	63.3%	65.9%
	31% to 50% of Median	59.9%	40.8%	46.6%
	51% to 80% of Median	25.4%	29.2%	28.1%
	All Income Levels	37.3%	20.7%	24.1%
Cost Burden Over 30%	30% or Less of Median	63.7%	60.1%	61.6%
	31% to 50% of Median	53.6%	37.1%	42.2%
	51% to 80% of Median	12.9%	22.6%	20.1%
	All Income Levels	28.6%	16.4%	18.9%
Cost Burden Over 50%	30% or Less of Median	46.5%	40.1%	42.6%
	31% to 50% of Median	8.9%	13.1%	11.8%
	51% to 80% of Median	1.2%	5.3%	4.2%
	All Income Levels	13.7%	6.4%	8.0%

¹⁵ CHAS data, 2000, retrieved 6/22/09.

Extremely Low-Income Households

Extremely low-income households are households that earn 30 percent or less of the area median income (adjusted for family size). Given that HUD's 2009 area median family income for the ORHC¹⁶ is \$43,450 (for a family of four), households earning \$16,290 or less annually are considered extremely low-income. Extremely low-income renters are slightly more likely than homeowners to live in a home with housing problems or experience a cost burden (69.9 percent of renters, as compared to 63.3 percent of homeowners).

Renters

Among extremely low-income renters, large related households are more likely to experience one or more housing problems (93.5 percent) than are small related (75.6 percent) or elderly (51.7 percent) households. Small related households are more likely to be cost burdened (71.5 percent), paying 30 percent or more of their income for housing, than any other group of renters. Among all extremely low-income renters, almost two-thirds (63.7 percent) spend 30 percent or more on housing, and 46.5 percent spend 50 percent or more on housing. Almost one-half (47.7 percent) of households that are neither related nor elderly ("All Others") pay more than 50 percent of their income for housing, while 54.0 percent of small related households pay more than 50 percent of the income for rent.

Owners

Among extremely low-income homeowners, 83.8 percent of large related households experience one or more housing problems. Two-thirds of small-related households experience a cost burden of over 30 percent, as do 64.3 percent of large-related households, which also experience a 50-percent cost burden rate of 53.8 percent. More than one-half of "all other" households (54.4 percent) experience a cost burden of over 30 percent.

Very Low-Income Households

Very low-income households are those that earn between 31 and 50 percent of the area's median household income (adjusted for family size). Given that the 2009 area median household income for the ORHC is \$43,450 (for a household of four), households earning between \$16,290 and \$27,150 annually are considered very low-

¹⁶ Figures were used from the Beaumont-Port Arthur MSA.

income. Very low-income renters are considerably more likely to experience housing problems than homeowners (59.9 percent of renters, as compared to 40.8 percent of homeowners).

Renters

Among very low-income renters, large related households experience housing problems more than any other group (73.5 percent), of which 53.6 percent is attributable to a cost burden of 30 percent or more, but just 2.3 percent accounts for a cost burden of 50 percent. Nearly two-thirds of unrelated households experience housing problems (64.9 percent), most of which is a cost burden of over 30 percent, with 18.5 percent experiencing a cost burden of over 50 percent.

Owners

Among large related households, 64.6 percent experience a cost burden of 30 percent or more, and 16.9 experience a higher cost burden. Nearly one-half of small related households (46.9 percent) experience a cost burden of 30 percent, and 20.6 experience a cost burden of over 50 percent. Roughly one-third of all other household types experience a cost burden of 30 percent or more; and 16.9 percent of unrelated households experience a cost burden of 50 percent or more.

Low-Income Households

Low-income households are those earning between 51 and 80 percent of the area median household income (adjusted for family size). Given that the 2009 area median household income for the ORHC is \$43,450 (for a household of four), households earning between \$27,150 and \$43,440 annually are considered low-income. Low-income renters are slightly less likely than owners to experience housing problems (25.4 percent, as compared to 29.2 percent).

Renters

A higher percentage of large related households (52.8 percent) experience one or more housing problems than other low-income groups, but this is more attributable to housing quality and overcrowding than cost burden (10.1 percent experience a 30 percent cost burden and none incur a 50 percent cost burden). No unrelated households and just 0.8 percent of small related households experience a 50 percent cost burden; however, among elderly households this rate is 6.2 percent.

Owners

Over one-half of large related households experience housing problems (54.1 percent), of which just 2.2 percent is attributable to cost burden of more than 50 percent. Nearly all housing problems experienced by elderly households are attributable to cost burden of 30 to 50 percent (13.4 percent) out of 14.9 percent experiencing some housing problems. One-third of small related households (33.6 percent) experience housing problems, and just 8.2 percent incur a cost burden of over 50 percent. While 14.9 percent of elderly households experience housing problems, this is primarily attributable to a cost burden of 30 percent, with just 2.5 percent incurring a 50 percent cost burden.

Renters Summary

Overall, renters with housing problems declined in the period 1990 to 2000 by 2.7 percent.

Among extremely low-income renter households, 1.6 percent more households experienced housing problems than in 1990, and 23.3 percent more households experienced a cost burden in excess of 50 percent. At the same time, 2.9 percent fewer renter households experienced a cost burden in excess of 30 percent.

Very low-income renter households experienced some improvement, with 7.3 percent fewer households experiencing any housing problems. However, those experiencing a cost burden of over 30 percent increased slightly (0.4 percent) and those experiencing a cost burden of over 50 percent rose by 128.6 percent in 2000 over 1990.

For low-income renter households, just 3.3 percent more households experienced housing problems in 2000 than in 1990, and those with a cost burden in excess of 50 percent increased from 1.3 percent to 10.7 percent of all households—an increase of 734.3 percent. At the same time, those experiencing a cost burden in excess of 30 percent declined by 27.5 percent—from 24.6 percent in 1990 to 12.9 percent in 2000.

TABLE 11								
Summary of Renter Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	4,389	68.8%	65.6%	48.6%	4,272	69.9%	63.7%	59.9%
Income 31% to 50% of Median	2,670	64.6%	53.4%	11.1%	2,744	59.9%	53.6%	25.4%
Income 51% to 80% of Median	3,121	24.6%	17.7%	1.3%	3,652	25.4%	12.9%	10.7%
Total Households	15,353	38.4%	**	**	16,576	37.3%	28.6%	13.7%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Owners Summary

Overall, owners with housing problems increased in the period 1990 to 2000 by 10.8 percent, as illustrated in the table below. A small part of this increase is attributable to a decrease in the overall number of households with housing problems. The change was most significant among low income owners than any others.

Among extremely low-income owner households, 2.8 percent fewer households experienced housing problems in 2000 than in 1990, and 2.5 percent fewer experienced a cost burden in excess of 30 percent. At the same time, 3.2 percent more experienced a cost burden in excess of 50 percent.

Very low-income owner households experienced significantly greater instances of housing problems between 1990 and 2000, with 12.4 percent more experiencing any housing problems and 18.3 percent more experiencing cost burden over 30 percent. Owner households experiencing a cost burden in excess of 50 percent more than doubled, rising from 9.3 percent in 1990 to 29.2 percent in 2000.

For low-income owner households, 34.6 percent more households experienced housing problems in 2000 than in 1990 and 46.6 percent

more households experienced a cost burden in excess of 30 percent. While 444.0 percent more low-income owner households experienced a cost burden in excess of 50 percent in 2000 than in 1990, this figure represented 1.6 percent of low-income owner households in 1990 and increased to 8.8 percent in 2000.

TABLE 12								
Summary of Owner Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	6,334	65.1%	61.6%	39.5%	6,477	63.3%	60.1%	40.8%
Income 31% to 50% of Median	5,891	36.3%	31.4%	9.3%	6,152	40.8%	37.1%	29.2%
Income 51% to 80% of Median	8,788	21.7%	15.4%	1.6%	10,520	29.2%	22.6%	8.8%
Total Households	54,323	18.7%	**	**	63,829	20.7%	16.4%	6.4%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Elderly and Frail Elderly

While the cost of maintaining a home rises with age of the house and homeowner's insurance rates increase almost annually, elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, the rise in insurance rates, and an overall decline in the owner's health. Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly to maintain an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical and social service resources.

The elderly population of the ORHC continues to remain quite stable, as elderly persons comprised 12.9 of the total population of the ORHC in 1990, declined slightly to 12.8 percent in 2000, but is estimated to have returned to 12.9 percent by 2007. In 1990, elderly households comprised 19.3 percent of all households in the ORHC, but 34.9 percent of all low-income households. In 2000, elderly households comprised 23.7 percent of all households (an increase of 16.6 percent), but continued to represent 34.9 percent of low-income households.

TABLE 13					
Elderly and Elderly Low-Income Households (2000)					
	All Households			Low-Income Households	
	Total	Elderly	Percent of Total	Elderly	Percent Low-Income
Renters	16,576	2,321	14.0%	1,976	18.5%
Owners	63,829	16,764	26.3%	9,843	42.5%
Total	80,405	19,085	23.7%	11,819	34.9%

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older

residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to healthcare, shopping and other services, affordability and ease of upkeep. Categories of housing for the elderly include the following:

- Independent living housing, which includes elderly apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing
- Assisted living, which includes adult care homes and multi-unit assisted housing with services
- Nursing homes

FEMA reports Orange County lost 46 intermediate care beds in Hurricane Ike and Liberty County lost six (6) intermediate care beds¹⁷.

Housing Market Analysis 2009-2014

Market Characteristics

City of Orange

Housing Conditions

Data for this section were presented in aggregated form, combining figures for the counties of Orange and Hardin, and required calculations to extract estimates for the City of Orange. The designation "2005" refers to the calculated post-storm figures extracted from this aggregated dataset (December 2005).¹⁸

In 2000, there were 125 housing units with inadequate plumbing facilities. According to 2007 American Community Survey, there are now no housing units within the City of Orange that lack plumbing facilities. In 2000, there were 159 housing units with incomplete kitchens. In 2007, it is estimated that forty-one occupied housing units remained with incomplete kitchen facilities, of which 25 were renter occupied.

Overcrowding is another important measure of housing condition. HUD defines overcrowding as more than one resident per room in a housing unit. Combined data from the 2005 Gulf Coast dataset suggest that 1.9 percent of all households live in homes with more than one

¹⁷ FEMA: Hurricane Ike Impact Report, December 2008, pg 7

¹⁸ U.S. Census Bureau, 2005 American Community Survey Special Product for the Gulf Coast Area, retrieved 6/15/09.

occupant per room (154 units). While homeowners and renters are not separated in this dataset, this is an improvement over the combined rate in 2000, which was 6.0 percent of all households (2.6 and 10.8 percent, among homeowners and renters, respectively).

Vacancy Rates

In 2000, the overall vacancy rate in Orange was 12.4 percent of all housing units, representing an improvement over the 1990 rate of 13.3 percent. At the end of 2005, the vacancy rate was estimated to have increased to 14.7 percent.

Of all vacant units in 2000, 54.8 percent were for rent, 9.5 percent were for sale, and 9.4 percent had been rented or sold but were unoccupied. The percentage of properties available for rent increased from 1990, when 45.9 percent of vacant properties were for rent. At the same time, and the percentage of properties for sale decreased from 12.5 percent in 1990. Specific data are not available at this level of detail for vacant units in 2005.

Dwelling units designated for seasonal, recreational or occasional use made up 9.1 percent of vacancies in 2000, a significant increase from 0.6 percent in 1990. Units vacant for other reasons accounted for 17.2 percent of total vacancy in 2000—significantly lower than the 41.0 percent in 1990. This figure was not available in 2005 or 2007.

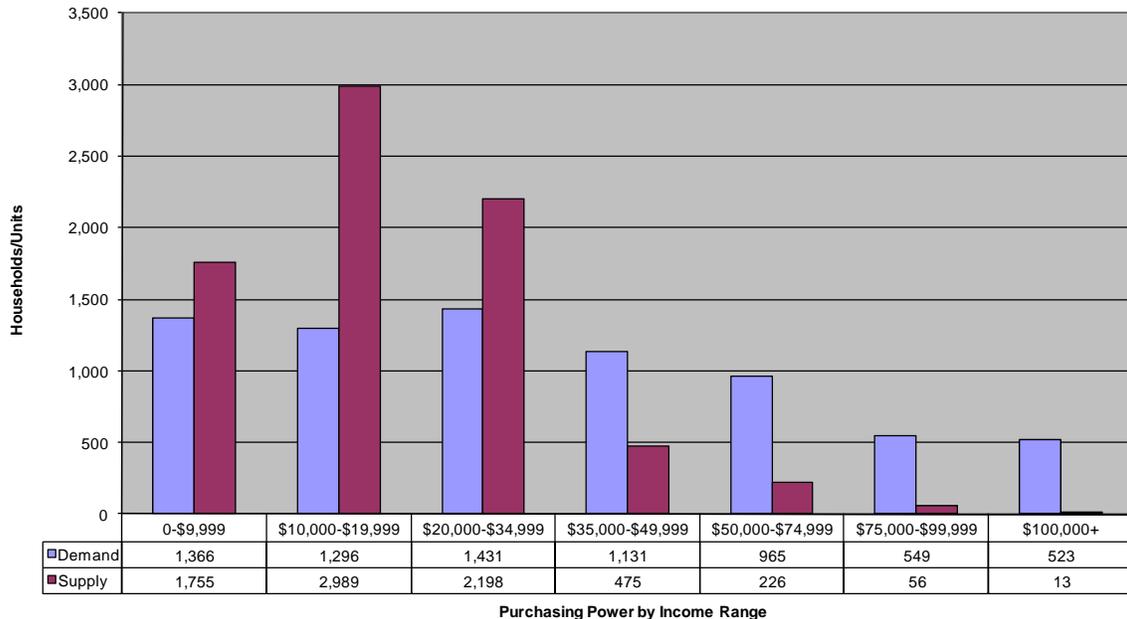
In 2000, the highest vacancy rates were found among 2-unit structures. Of the estimated 474 such units in City of Orange in 2000, 165 were vacant (34.8 percent). Structures of 3 or 4 units had the second highest vacancy rate (26.6 percent), which together accounted for a 32.4 percent vacancy rate among structures of 2 to 4 units: 219 vacancies out of 677 units. Dwellings in structures of 20 or more units had a slightly higher vacancy rate at 32.8 percent. Data on vacancy rates by type of structure are not available for 2005 or 2007.

Housing Stock

The graph below takes into account all housing units affordable by each income category in 2000. In this graph, the term demand represents the numbers of households at each income level shown (\$0-\$9,999, \$10,000-\$19,999, etc.). The term supply represents all housing units—that is, rented and owned, occupied and vacant—valued at appropriate affordability for each income level.

FIGURE 28

**Households by Purchasing Power Range versus
All Units by Income Range* (2000)
City of Orange**



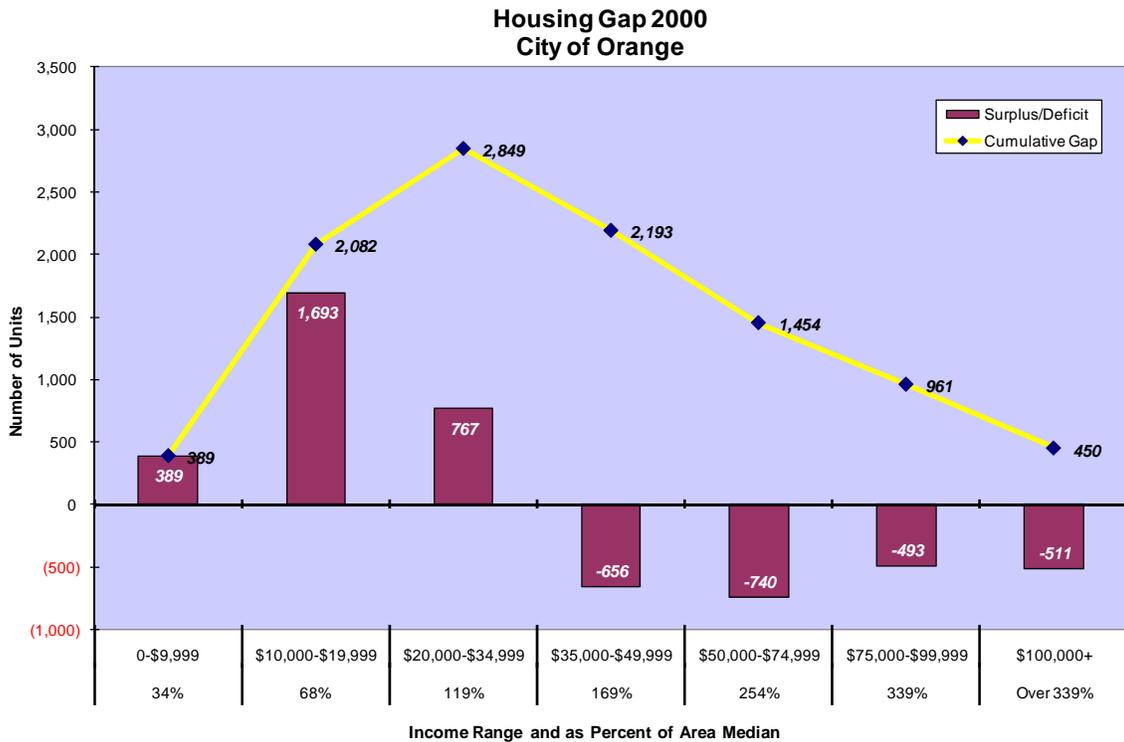
Source: Census 2000 (STF 3)

* for all households

In 2000, there was a high supply of units affordable to those below the area’s median income level (\$29,519), including for those at the very lowest range. The high demand that continues into the higher income levels indicates that these households may seek higher-cost housing if it were available. Without such a supply, higher-income households are purchasing homes below their affordability levels, causing them to compete for housing with those at lower income levels.

The following graph shows the gap between the supply and demand of housing units at each income level in 2000. For example, the demand of 1,366 units and supply of 1,755 creates a gap of 389 units (see graph and table above). In other words, there were 389 more units available to households earning up to \$9,999 annually than there were households in this income category.

FIGURE 29



Source: Census 2000 (STF 3)

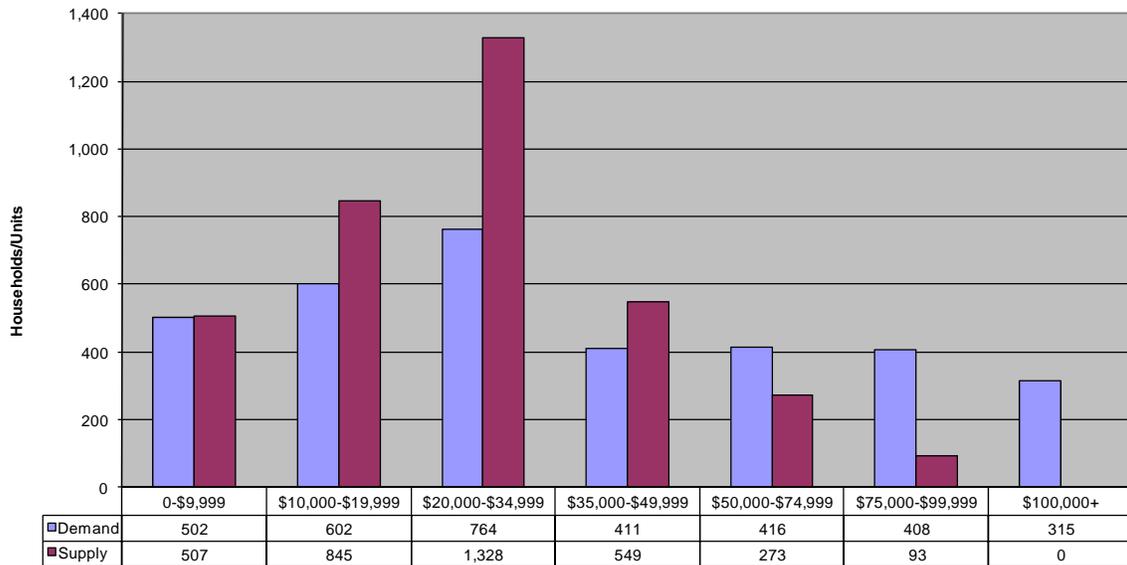
At the next level, the demand of 1,296 units and supply of 2,989 created a gap of 1,693 units in excess of the demand. This surplus is increased by the overstock of 389 units at the previous level, offering an ample pool of housing to households of a wide range of income levels below the median.

A review of the cumulative housing supply and demand (yellow line) shows that there was ample housing for all households and cumulative surplus of 450 units (as of the 2000 Census). This surplus indicates that there were sufficient units for all households to live in housing at or below their affordability levels.

Estimates from the 2005 Special Product for the Gulf Coast Area survey suggest the shifts as illustrated in the following graphs. Housing availability appears to have improved somewhat at the middle-income levels, but still falling short of demand at the higher levels.

FIGURE 30

**Households by Purchasing Power Range versus
All Units by Income Range* (2005 est)
City of Orange**



Purchasing Power by Income Range

Source: 2005 ACS Special Product for the Gulf Coast Area

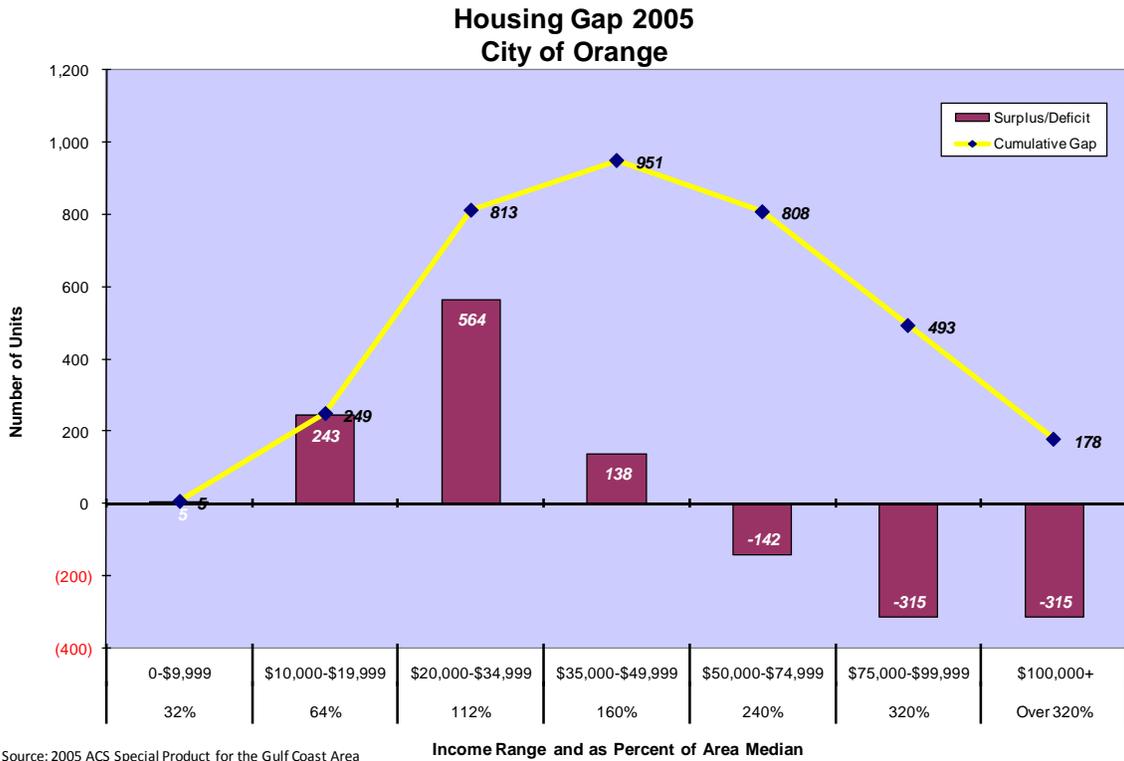
* for all households

The demand for 502 units and supply of 507 at the lowest level reveals an overstock of five units—considerably less than the overstock of 389 units in 2000. Important to note is that a home priced at less than \$10,000 in 2000 was available to households earning up to 34 percent of the area’s median income. By 2005, this home was available to those earning up to just 32 percent of the area’s median income. Because the price of the home is held constant against a rising median income, the affordability measure decreases.

At the next price point, the demand for 602 units and supply of 845 units increases the overall availability of housing units for the lowest-income earners those who earn less than 64 percent of the area’s median. Ultimately, Orange appears to have an estimated net surplus of 178 housing units. The low availability of stock for the highest earners illustrates that these households compete with lower earners for housing priced near the median.

While both owned and rented housing units suffered hurricane damage from a number of storms since 2005, there are no data available at this time indicating the total of housing units lost.

FIGURE 31



Orange Regional HOME Consortium

Housing Conditions

Data for this section were presented in aggregated form, combining figures for the ORHC counties with those of Chambers County, requiring calculations to extract estimates for the City of Orange and the ORHC. The designation “2005” refers to the calculated post-storm figures extracted from this aggregated dataset (December 2005).¹⁹

In 2000, there were 2,209 housing units with inadequate plumbing facilities (1.3 percent). According to 2007 American Community Survey, there were 3,054 housing units within the ORHC that lack plumbing facilities (1.7 percent). In 2000, there were 2,994 housing units with incomplete kitchens (1.7 percent). No data are available for 2007.

Housing condition is also measured by Overcrowding. HUD defines overcrowding as more than one resident per room in a housing unit. Estimates from the 2007 American Community Survey suggest that

¹⁹ U.S. Census Bureau, 2005 American Community Survey Special Product for the Gulf Coast Area, retrieved 6/15/09.

4.7 percent of all households live in homes with more than one occupant per room. Among homeowners, this rate was 4.4 percent in 2000, and estimated at 3.2 percent in 2007. Renters fared worse, having been overcrowded in 10.3 percent of housing units in 2000, which increased to 11.5 percent in 2007.

Vacancy Rates

In 2000, the overall vacancy rate in the ORHC counties was 10.1 percent of all housing units, representing an improvement over the 1990 rate of 11.8 percent. Estimates from the 2005-07 survey show an increase to 15.8 by 2007, which likely reflects increased vacancies due to storm damage.

Of all vacant units in 2000, 27.3 percent were for rent, 13.6 percent were for sale, and 11.3 percent had been rented or sold but were unoccupied. The percentage of properties available for rent increased from 1990, when 23.6 percent of vacant properties were for rent. At the same time, and the percentage of properties for sale remained nearly the same, having been 13.7 in 1990. Specific data are not available at this level of detail for vacant units in 2005.

Dwelling units designated for seasonal, recreational or occasional use made up 18.8 percent of vacancies in 2000, an increase from 16.6 percent in 1990. Units vacant for other reasons accounted for 28.9 percent of total vacancy in 2000—significantly lower than the 46.1 percent in 1990. This figure was not available for 2005 or 2007.

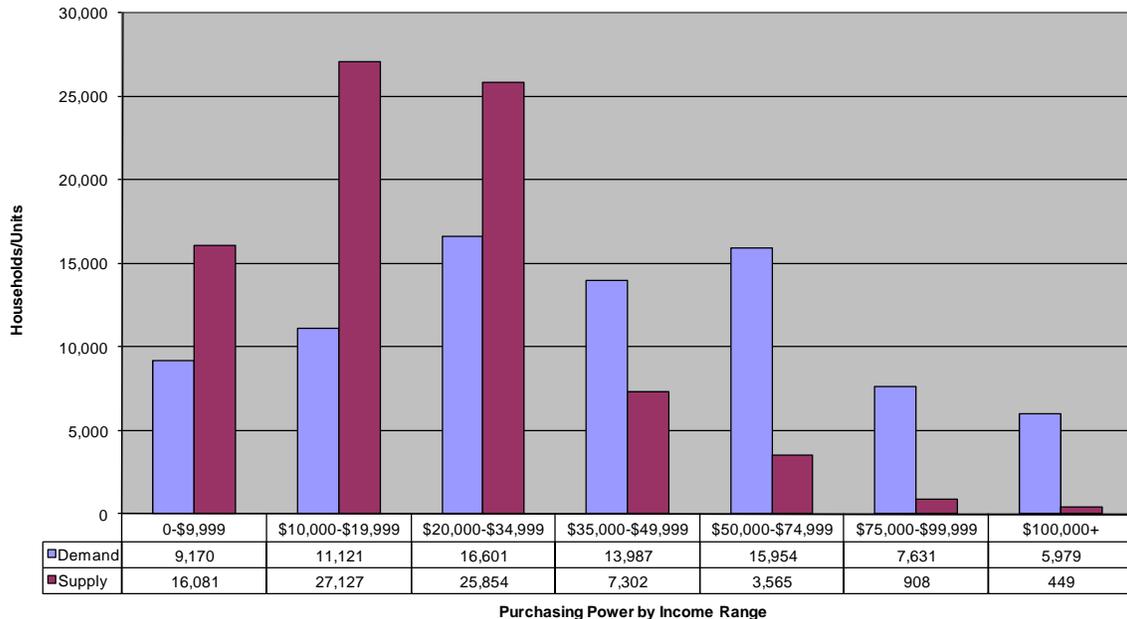
With the exception of boats and recreational vehicles, the highest vacancy rates in 2000 were found structures of 5 to 19 units. Of the estimated 1,987 such units in the ORHC in 2000, 413 were vacant (20.8 percent). Structures of 2 to 4 units had the second highest vacancy rate (17.5 percent): 399 vacancies out of 2,278 units. Single-unit-attached dwellings had a vacancy rate of just 8.1 percent. Data on vacancy rates by type of structure are not available for 2005 or 2007.

Housing Stock

The graph below takes into account all housing units affordable by each income category in 2000. In this graph, the term demand represents the numbers of households at each income level shown (\$0-\$9,999, \$10,000-\$19,999, etc.). The term supply represents all housing units—that is, rented and owned, occupied and vacant—valued at appropriate affordability for each income level.

FIGURE 32

**Households by Purchasing Power Range versus
All Units by Income Range* (2000)
ORHC**



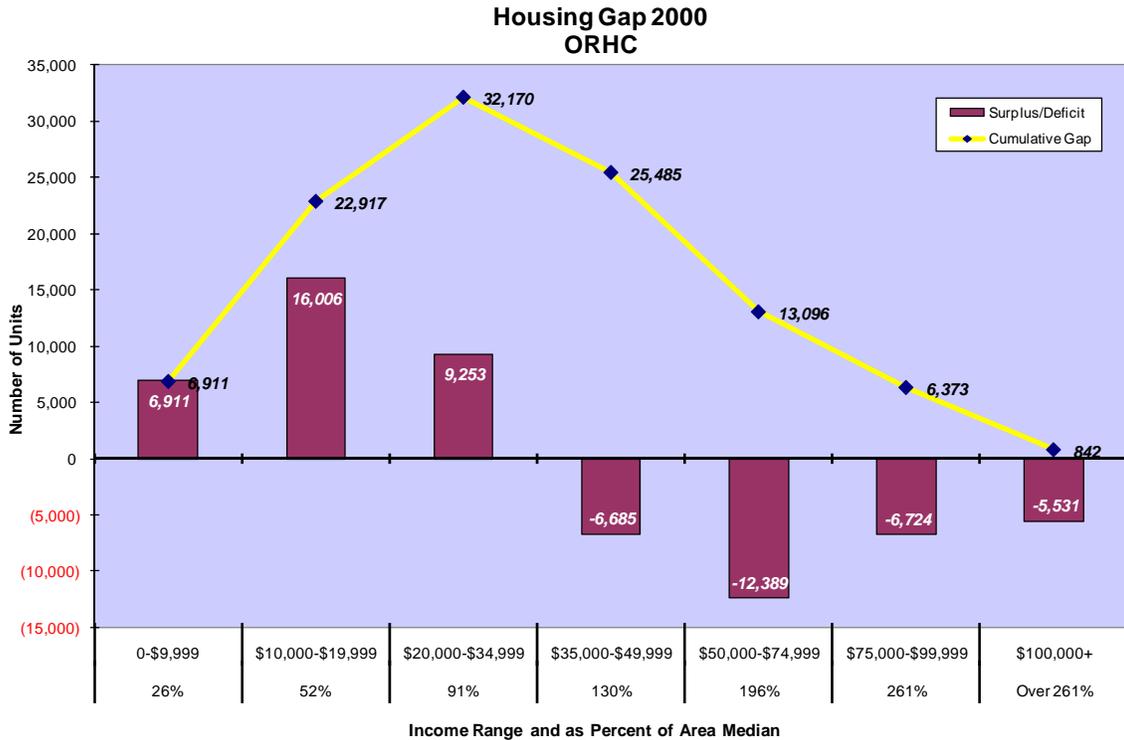
Source: Census 2000 (STF 3)

* for all households

In 2000, there was a high supply of units affordable to those below the area’s median income level (\$41,778), including for those at the very lowest range. The high demand that continues into the higher income levels indicates that these households may seek higher-cost housing if it were available. Without such a supply, higher-income households are purchasing homes below their affordability levels, causing them to compete for housing with those at lower income levels.

The following graph shows the gap between the supply and demand of housing units at each income level in 2000. For example, the demand of 9,170 units and supply of 16,081 creates a gap of 6,911 units (see graph and table above). In other words, there were 6,911 more units available to households earning up to \$9,999 annually than there were households in this income category.

FIGURE 33



Source: Census 2000 (STF 3)

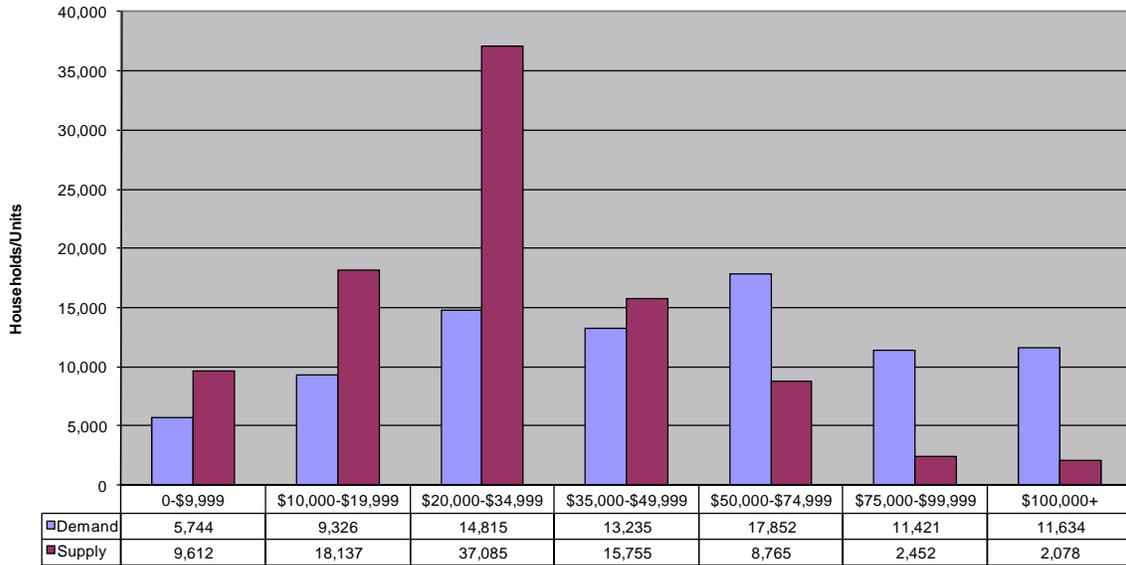
At the next level, the demand of 11,121 units and supply of 27,127 created a gap of 16,006 units in excess of the demand. This surplus is increased by the overstock of 6,911 units at the previous level, offering an ample pool of housing to households of a wide range of income levels below the median.

A review of the cumulative housing supply and demand (yellow line) shows that there was ample housing for all households and cumulative surplus of 842 units (as of the 2000 Census). This surplus indicates that there were sufficient units for all households to live in housing at or below their affordability levels.

Estimates from the 2005 Special Product for the Gulf Coast Area survey indicate the shifts as illustrated in the following graphs. Housing availability appears to have improved somewhat at the middle-income levels, but is still falling short of demand at the higher levels.

FIGURE 34

**Households by Purchasing Power Range versus
All Units by Income Range* (2007 est)
ORHC**



Purchasing Power by Income Range

Source: 2005 ACS Special Product for the Gulf Coast Area

* for all households

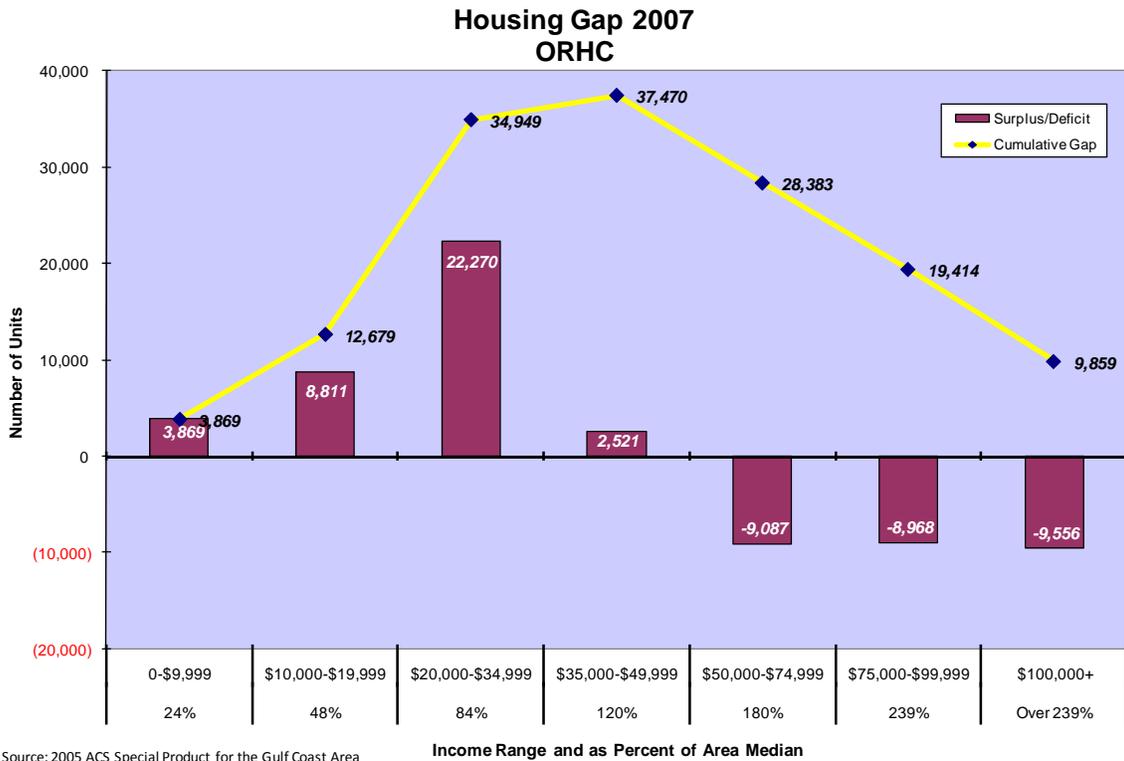
The demand for 5,744 units and supply of 9,612 at the lowest level reveals an overstock of 3,869 units—considerably less than the overstock of 10,732 units in 2000. Important to note is that a home priced at less than \$10,000 in 2000 was available to households earning up to 26 percent of the area’s median income. By 2005, this home was available to those earning up to just 24 percent of the area’s median income. Because the price of the home is held constant against a rising median income, the affordability measure decreases.

At the next price point, the demand for 9,326 units and supply of 18,137 units reduces the overall availability of housing units for the lowest-income earners, despite the continued overstock of housing units for those who earn less than 48 percent of the area’s median. Ultimately, the ORHC counties had an estimated net surplus of 9,859 housing units. The low availability of stock for the highest earners illustrates that these households compete with lower earners for housing priced near the median.

These figures do not take into account homes that were destroyed by storm damage, and does not account for whether structures that

remain standing are inhabitable. While both owned and rented housing units suffered hurricane damage from a number of storms since 2005, there are no data available at this time indicating the total number of housing units lost.

FIGURE 35



Owner-Occupied Housing

City of Orange

The current median value of a single-family home in the City of Orange is \$129,900²⁰. Since the current median income in City of Orange is \$32,396²¹, it would appear that homeownership is attainable by any household earning an income near the median.²²

The map below illustrates the distribution of owner-occupancy throughout the City as compared to the total number of housing units. The City's homeownership rate fell from 61.5 percent in 1990 to 58.9 in 2000, and rose again to an estimated 65.3 in 2005. In all years, the

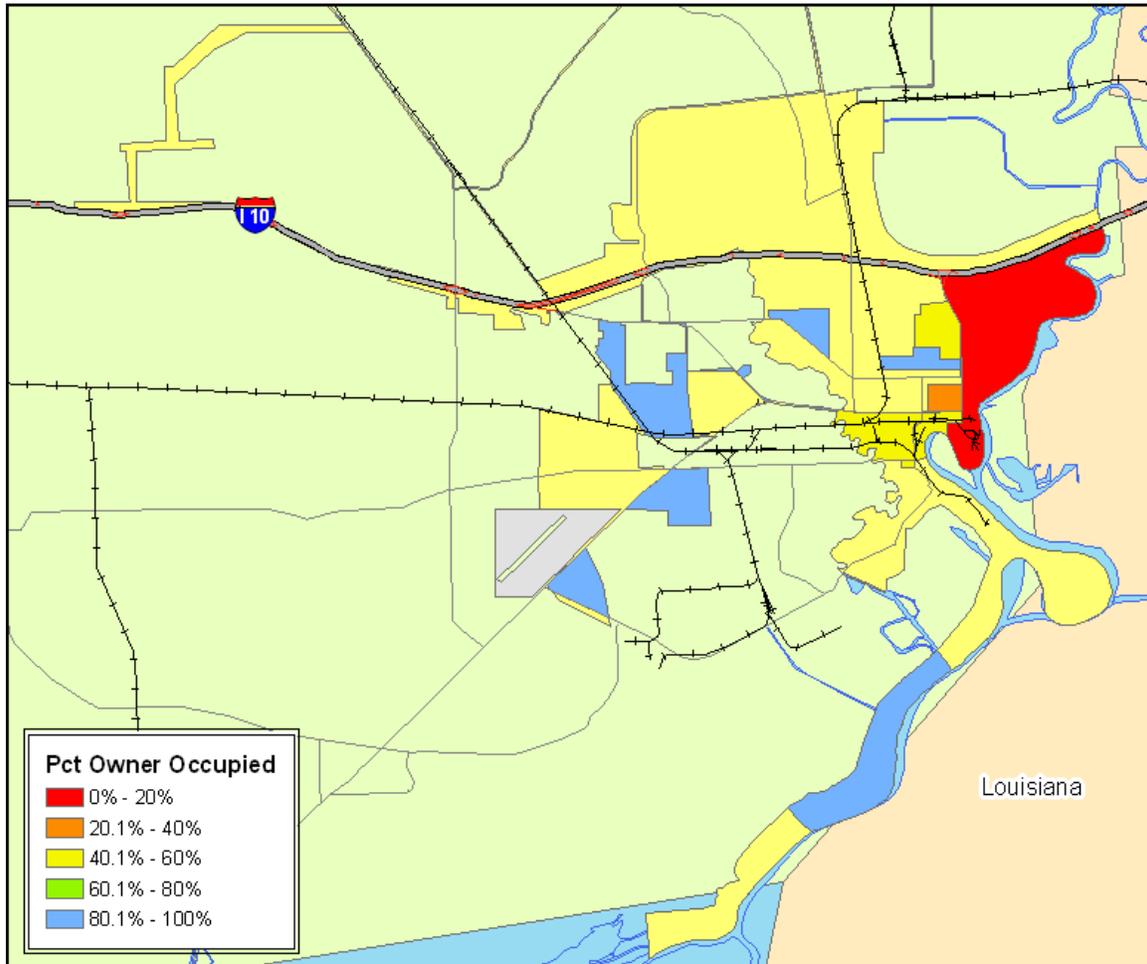
²⁰ Realtor.com, accessed 6/24/09.

²¹ According to the 2005 ACS Special Product for the Gulf Coast Area.

²² Twenty-eight percent of the median income would support a mortgage of \$115,125, which is greater than the current median sales price.

homeownership rates have been significantly below the national average (which increased to 67.3 in 2007).

FIGURE 36



Orange Regional HOME Consortium

The current median value of a single-family home in the ORHC area is \$100,000²³. Since the current median income in ORHC area is \$41,778²⁴, it would appear that homeownership is attainable by any household earning an income near the median.²⁵

The map below illustrates the distribution of owner-occupancy throughout the ORHC as compared to the total number of housing

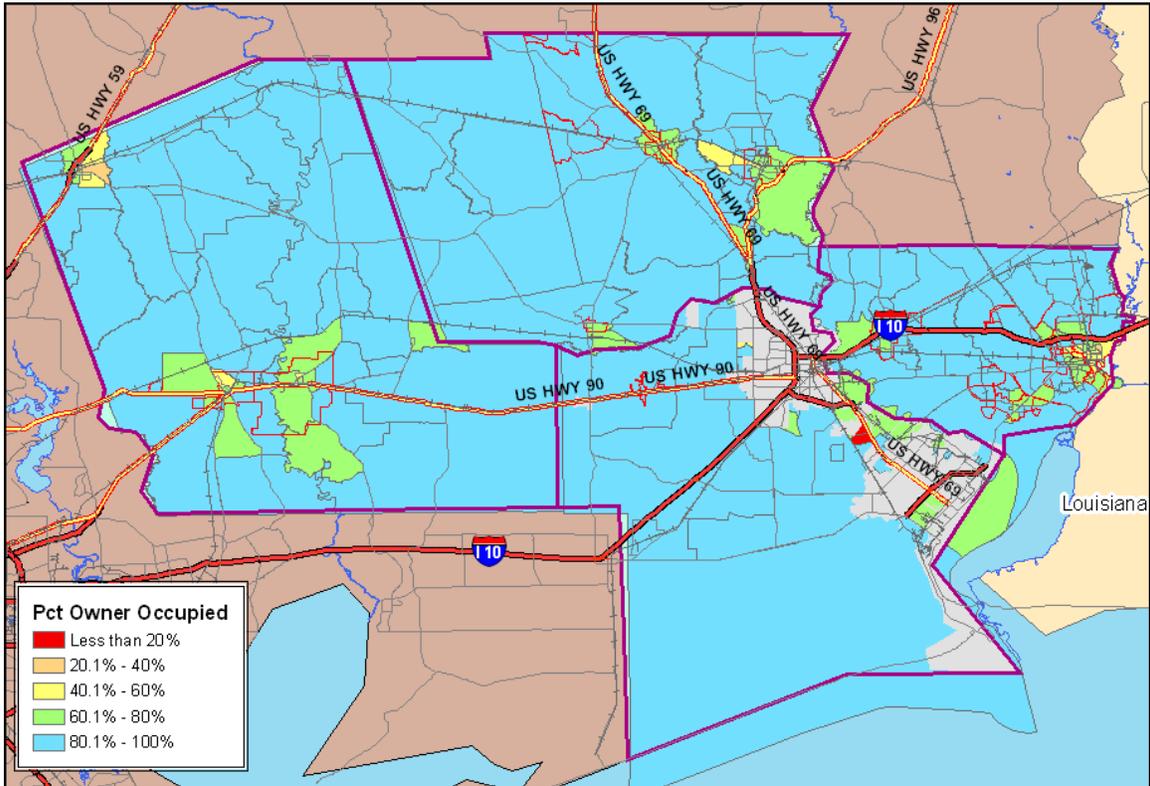
²³ Calculated from area median prices found at Realtor.com, accessed 7/2/09.

²⁴ According to the 2005-7 American Community Survey.

²⁵ Twenty-eight percent of the median income would support a mortgage of \$162,470, which is greater than the current median sales price.

units. The area's homeownership rate rose slightly from 70.4 percent in 1990 to 71.7 in 2000, then subsequently fell to an estimated 68.0 in 2005. In all years, the homeownership rates have been slightly above the national average (which increased to 67.3 in 2007).

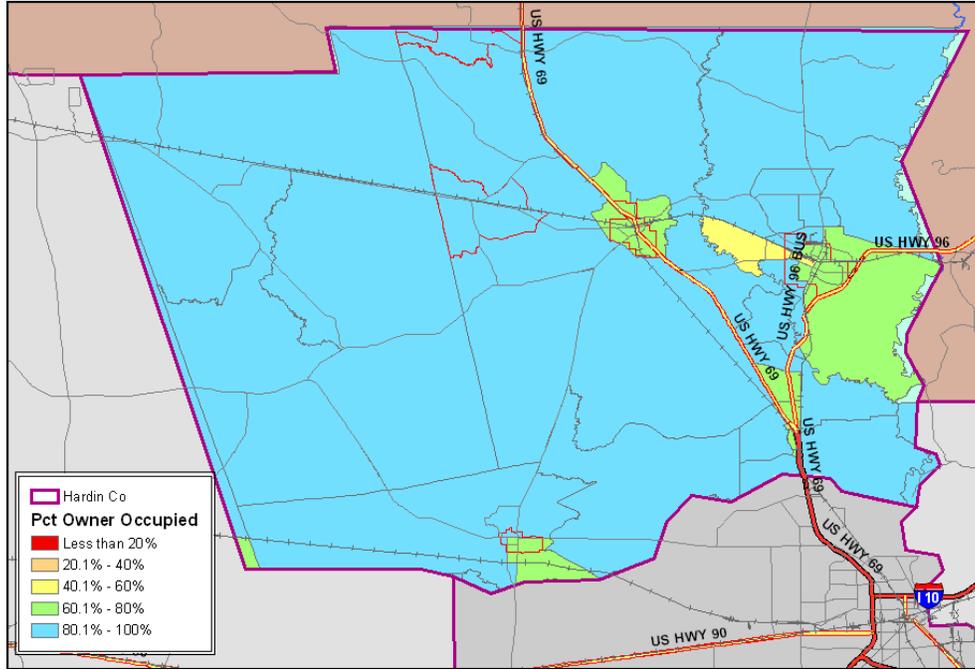
FIGURE 37



For increased clarity, each of the counties is shown separately below.

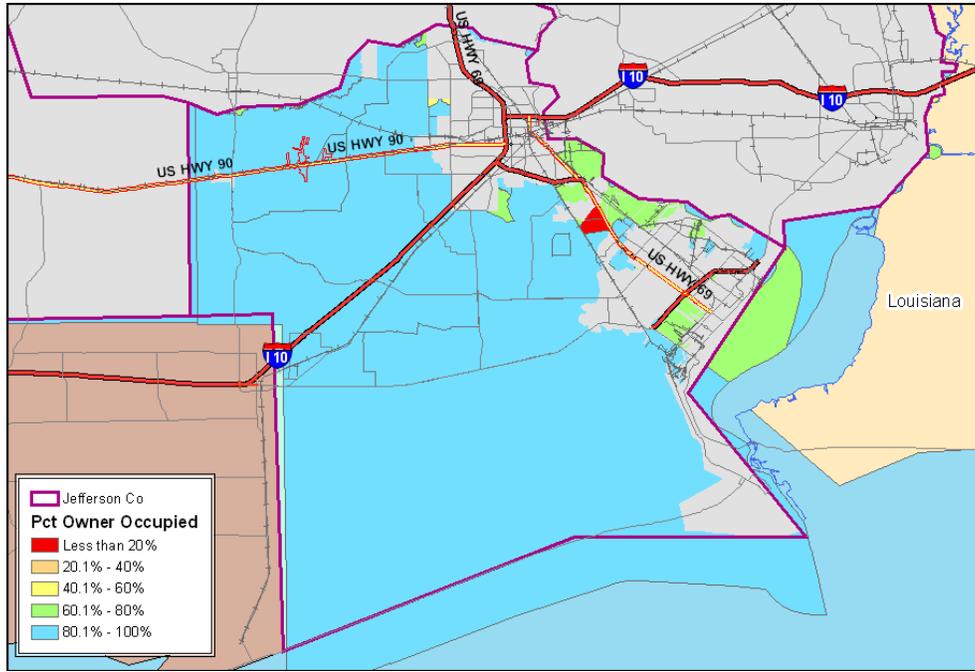
The owner-occupancy rate in Hardin County is between 40 and 60 percent in a block group south of the railroad tracks near Silsbee.

FIGURE 38



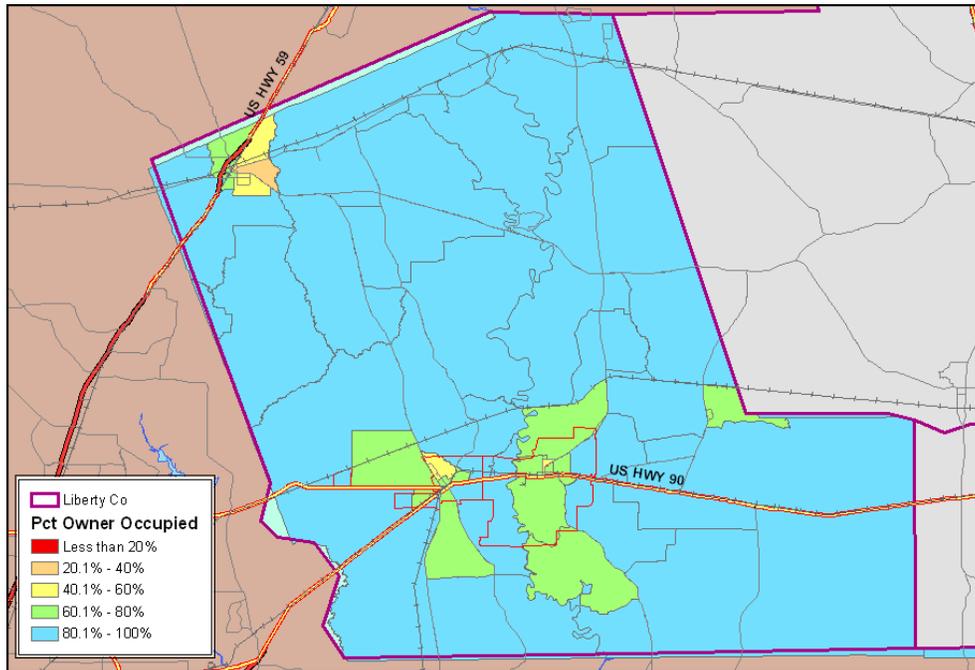
In Jefferson County, the owner-occupancy rate is less than 20 percent between Beaumont and Nederland, along the railroad tracks.

FIGURE 39



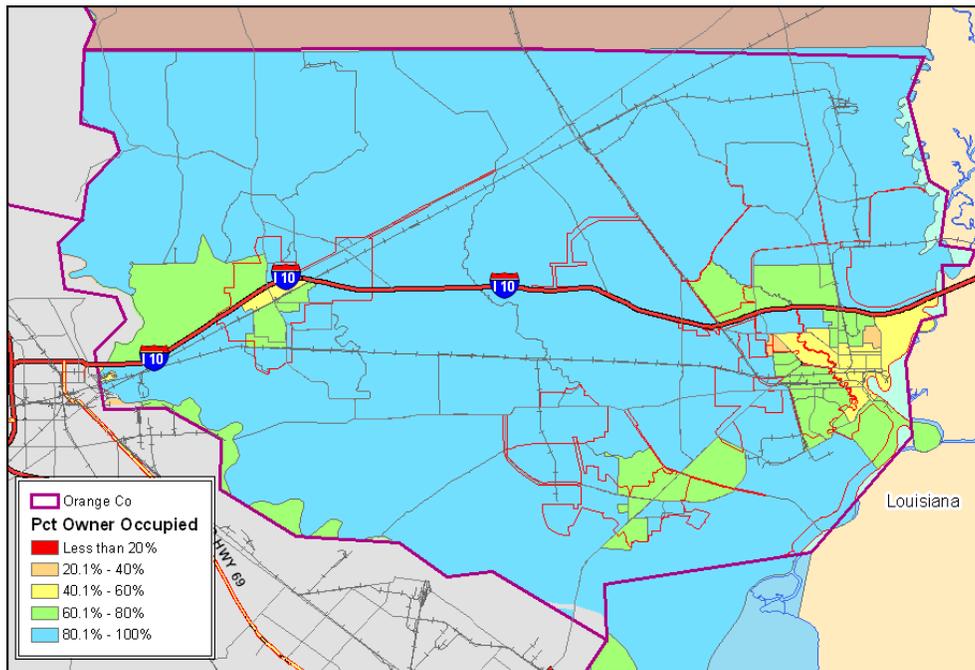
Owner-occupancy is between 20 and 40 percent in one block group near the intersection of US Highway 59 and the railroad track at the north boundary of Liberty County. Adjacent to this block group and within the City of Dayton are three block groups with owner-occupancy of 40 to 60 percent.

FIGURE 40



In Orange County, there are several block groups in the cities of Orange, Pinehurst, and Vidor with owner-occupancy rates between 40 and 60 percent. Elsewhere throughout the county, the rate exceeds 60 percent.

FIGURE 41



HOMELESS NEEDS

Homeless Needs 2009-2014

Estimated Homeless Needs

The local Continuum of Care process originated through the efforts of Congressmen Nick Lampson and Jim Turner resulting in the completion of the area's first grant application in 2000. Their efforts mobilized local Mayors; County Judges; Council Members; non-profit, faith based and for-profit organizations, as well as concerned citizens to create a tri-county homeless coalition administered by the South East Texas Regional Planning Commission. Thus, the Southeast Texas Coalition for the Homeless (SETCH) began. The Coalition meets monthly to discuss service priorities, regional challenges and coordination of efforts. Each meeting has a different theme – chosen based on the needs of the service providers and homeless population (i.e., private funding

options, securing identification, etc.). Education and training is also provided on as needed basis. Common goals include assistance in designing gap filling projects, providing expertise on issues affecting homeless sub-populations, ensuring strong service delivery and discharge planning. The Continuum of Care process ensures the existence of a coordinated, inclusive and outcome oriented community process.

Since its inception the Coalition has grown to include state and local governmental agencies, housing developers, service providers, school systems, law enforcement, hospital and medical entities, funding providers, private businesses and homeless and formerly homeless persons. The SETCH has achieved a well defined Continuum of Care planning process that is fair and impartial in its review and selection of projects for inclusion, and the subsequent ranking, in each grant submission. The SETCH Coordinating Council is comprised of two members from each city and county within the coalition's jurisdiction. The members are appointed by local officials and approved by the Executive Committee of the South East Texas Regional Planning Commission (SETRPC). The Council is charged with ensuring fair process, and providing guidance and oversight for Coalition activities as well as grant review and ranking for the annual Continuum of Care competition.

SETCH has just become a division of the Department of Community Services of the South East Texas Regional Planning Commission (SETRPC), and staffing includes a SETCH Coordinator and Programs Manager supervised by the Director of Community Services. As part of this approach, SETCH has continued efforts to increase the supply of data available to area agencies serving the homeless with the Homeless Management Information System (HMIS). SETRPC staff currently service as System Administrator for the Regional HMIS. In an effort to increase capacity for the program to ensure accurate and timely national reporting requirements recently implemented, the SETRPC has applied for local entitlement cities for funding through the Homelessness Prevention and Rapid Re-Housing provided for by President Obama's stimulus package. The SETRPC has received local approval for their request and are awaiting national approval to hire additional staffs to assist local government and service providers who are required to comply with data collection and evaluation requirements.

HUD is now requiring bi-annual homeless street counts. The SETCH, in an effort to gain a more accurate picture of its local homeless

population, has made a commitment to conduct region wide street census' bi-annually and focused homeless population surveys annually. The most recent statistics from a three county homeless census conducted January 22, 2009 is as follows:

TABLE 14				
Indicate date of last point-in-time count:		01/22/09		
Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional [Unsheltered		
1. Number of Households with Dependent Children:	17	47	68	105
1a. Total Number of Persons in these Households (adults and children)*	52	266	168	486
2. Number of Households without Dependent Children	72	405	240	717
2a. Total Number of Persons in these Households	72	405	240	717
Total Persons (Add Lines 1a and 2a):	124	671	408	1203
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
(Adults only, except g. below)				
a. Chronically Homeless		72	61	133
b. Severely Mentally Ill		119	73	192
c. Chronic Substance Abuse		215	90	305
d. Veterans		40	29	69
e. Persons with HIV/AIDS		8	6	14
f. Victims of Domestic Violence		79	22	101
g. Unaccompanied Youth (Under 18)		39	2	41



This chart is taken directly from Exhibit 1 of the Continuum of Care grant and shows the results of the homeless census conducted on 01/22/2009 for the three county areas.

*2009 Figures include information received from ISD Homeless Liaisons

**Statistics per county/city:

Jefferson County: 1033

Hardin County: 15

Orange County: 155

Beaumont: 923

Port Arthur: 110

**The 2009 Homeless census was conducted using a service provider/known locations approach therefore those areas with more service providers will have a higher census count.

SETCH staff utilizes figures from both homeless surveys and bi-annual street counts to identify and analyze unmet needs in the community.

With the cooperative approach that is being demonstrated throughout the region under the leadership of SETRPC and the Coalition, it is important to also include the addressing of homeless issues in a similar manner. The Consortium will focus its efforts on encouraging and facilitating the provision of services through partnerships and support of the efforts of other organizations that are already attempting to address homeless issues. It would be a duplication of effort for the Consortium to initiate homeless initiatives independent of the efforts of others.

The Consortium, through SETCH, will implement its Continuum of Care Strategy with a focus on **Prevention** by supporting continued funding of rental subsidy programs and the efforts of other organizations to continue and expand those programs as needed. The Consortium will also encourage the expansion of affordable housing throughout the region through the implementation of affordable housing options. The Consortium will support increased service coordination and case-management services by participating and facilitating outreach efforts and community approaches to meeting needs. Other organizations and entities will be encouraged to participate in community forums and to gain information regarding available services. The Consortium will

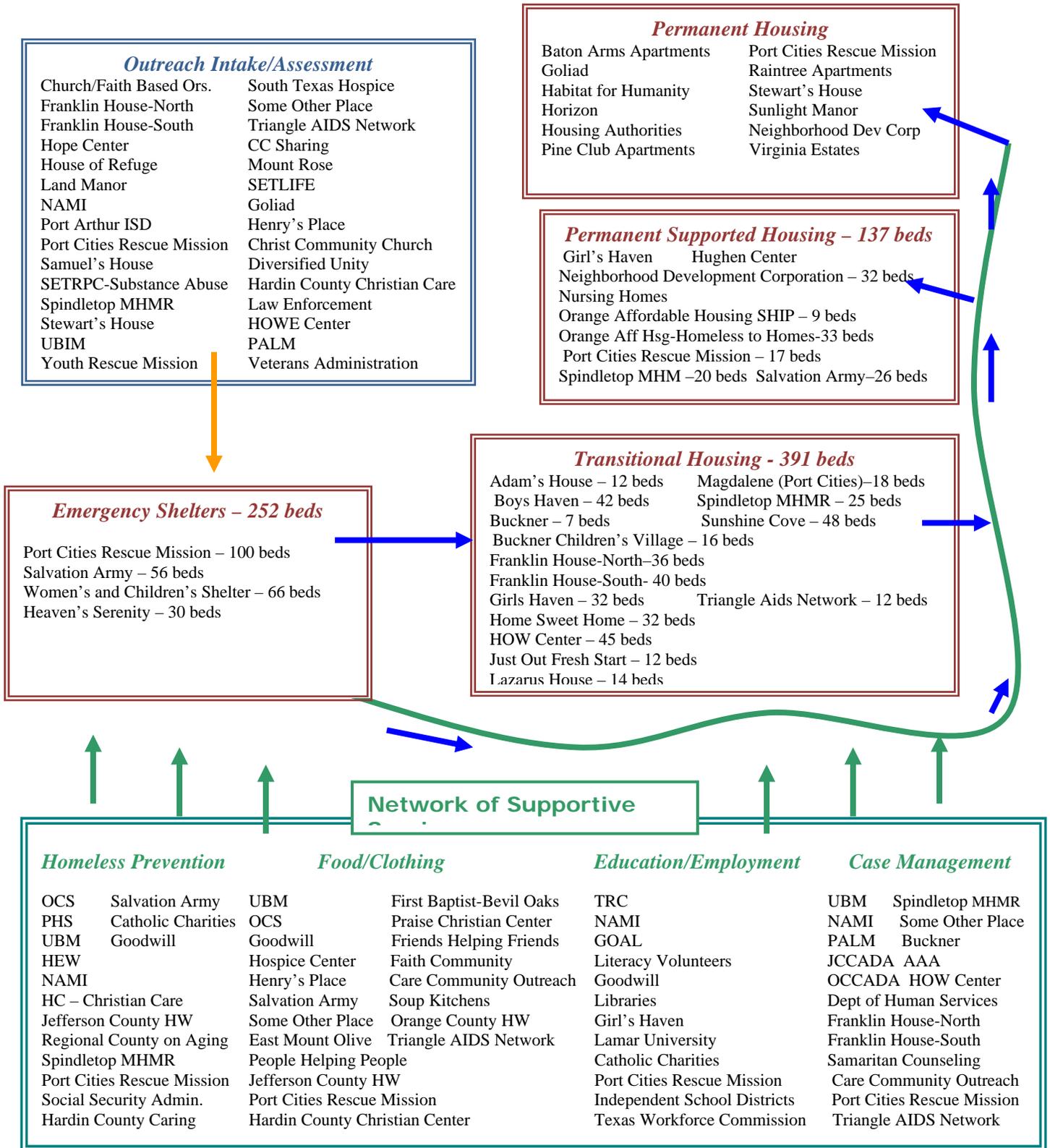
serve as a referral source for residents by matching those in need with an appropriate service provider.

A second focus will be on ***Intake, Assessment, and Referral*** by encouraging and facilitating the improvement of intake and assessment processes to expedite the provision of assistance. The Consortium will support the efforts of the Coalition members for ***Outreach*** that includes education of county and city officials, public employees, and the community regarding homeless needs and issues.

Thirdly, the Consortium will emphasize the support of a ***Continuum of Housing Services*** through the continued development and expansion of housing and homeless services, ***Emergency Shelter, Transitional Housing, and Permanent Housing***. The Consortium will participate in community efforts to address homeless needs with identification of those in need, provision of shelters, supportive services, homeless advocacy, and the provision of programs providing permanent housing. Lastly, the Consortium will participate in the ***Continuum of Supportive Services*** by encouraging the expansion of service coordination and collaboration amongst service providers, promoting economic development and employment opportunities, and advocating for special issues that affect homeless populations, such as transportation, health care, job training, and employment readiness.

The City of Orange Homeless Shelter, the House of Refuge, serves 400 persons annually and provides services such as alcohol abuse counseling, job search assistance, continuing education, and permanent housing placement.

South East Texas Continuum of Care - Flowchart



ORANGE REGIONAL HOME CONSORTIUM GOALS TO ASSIST WITH THE CONTINUUM OF CARE

Objective:

1. Encourage and facilitate the development, maintenance, rehabilitation, and continued affordability of residential properties.
2. To mitigate health and safety issues in residential properties occupied by lower income persons.
3. Encourage and facilitate programs that maintain and/or create housing options for special needs populations.
4. Encourage and facilitate programs that promote self-sufficiency.
5. Reach out to homeless persons and assess their individual needs.
6. Address the emergency shelter and transitional housing needs of homeless persons.
7. Assist homeless persons make the transition to permanent housing and independent living.

Activities	Inputs (Potential Resources & Agency Involvement)	Outputs	Projected Outcomes and Evaluation
<p><i>Provide and increase access to homeless services through intake assessment, counseling, and referrals</i></p> <ul style="list-style-type: none"> ▪ Generate a base line of client data and services utilized in southeast Texas ▪ Actively participate in South East Texas Coalition for the Homeless ▪ Simplify client access to Mainstream resource application procedure ▪ Support continued funding of Public Service Programs, ▪ Support comprehensive I&R services ▪ Support other subsidized housing projects ▪ Provide assistance to schools and homeless liaisons in dealing with their role as providers and counselors for homeless children 	<ul style="list-style-type: none"> ▪ Consortium Members ▪ CDBG ▪ City of Orange ▪ House of Refuge ▪ NDC ▪ Orange Affordable Hsg SHIP ▪ HUD ▪ Section 8 Vouchers ▪ Section 202 funds ▪ LIHTC ▪ HOME funds ▪ Public Housing Authorities ▪ ESG ▪ USDA ▪ Lamar University Social Work faculty ▪ Churches ▪ Non-profit agencies ▪ Homeless Shelters 	<p>Geographic</p> <ul style="list-style-type: none"> ▪ Regionwide <p>Target Population</p> <ul style="list-style-type: none"> ▪ Very low & low income renters ▪ Homeless ▪ Special Needs ▪ Elderly <p>Products</p> <ul style="list-style-type: none"> ▪ Complete review of homeless providers & comprehensive case mgmt services ▪ Annual Street Census for entire region to be held in January. Follow-up counts & surveys performed 1 jurisdiction at a time. ▪ Increase staff and capacity for the data collection and evaluation, Homeless Management ▪ Develop a case study school and form a child history report card (a card containing the education and personal history of the child to travel with them should they need to change schools) ▪ Organize a specific planning committee to improve CoC-wide participation in mainstream programs & develop a single mainstream resource application form for use by CoC agencies. ▪ Attendance and participation in SETCH activities/events ▪ Comprehensive Information & Referral System developed & implemented 	<ul style="list-style-type: none"> ▪ Expanded committed memberships in the South East Texas Coalition for the Homeless ▪ Increased knowledge and skill of Coalition members in identifying, addressing, and alleviating homeless needs ▪ Strong media coverage of homeless issues that furthers the community's awareness of homelessness ▪ Reduced duplication of effort through the usage of centralized and/or common intake process and procedures ▪ Current and verifiable homeless data made available to providers, agencies, Coalition members, and governmental entities <p>Evaluation: Measurable accomplishments (Coalition membership, homeless awareness and knowledge, use of common intake, updated homeless data) will be documented in project files, with annual reports made available to the public and to HUD through the CAPER.</p>
<p><i>Support and expand collaboration and networking of local non-profit providers throughout the community stressing access to mainstream resources for the chronically homeless</i></p> <ul style="list-style-type: none"> ▪ Participate in evaluations to monitor the status of homeless individuals and resources ▪ Provide technical assistance, incentives or funds 	<ul style="list-style-type: none"> ▪ Consortium Members ▪ CDBG ▪ City of Orange ▪ House of Refuge ▪ NDC ▪ Orange Affordable Hsg SHIP ▪ HUD 	<p>Geographic</p> <ul style="list-style-type: none"> ▪ Regionwide <p>Target Population</p> <ul style="list-style-type: none"> ▪ Very low & low income renters ▪ Homeless ▪ Special Needs ▪ Elderly 	<ul style="list-style-type: none"> ▪ Expanded membership in the South East Texas Coalition for the Homeless ▪ Increased knowledge and skill of Coalition members in identifying, addressing, and alleviating homeless needs ▪ Increased and comprehensive data collection on incidence of homelessness that assists in seeking and obtaining funds and resources to address identified needs

<ul style="list-style-type: none"> to non-profit and for-profit developers ▪ Actively participate in South East Texas Coalition for the Homeless 	<ul style="list-style-type: none"> ▪ SETRPC ▪ Section 8 Vouchers ▪ Section 202 funds ▪ LIHTC ▪ HOME funds ▪ Public Housing Authorities ▪ United Way ▪ ESG ▪ USDA ▪ Churches ▪ Non-profit agencies ▪ Homeless Shelters ▪ Lamar University Social Work faculty 	<p>Products</p> <ul style="list-style-type: none"> ▪ Complete development & review of comprehensive approach to homeless and affordable housing issues and management services ▪ Annual evaluation/count of sheltered and unsheltered homeless ▪ SETCH Coordinator will work with Lamar University faculty to develop a game of “Life” assignment that will place students in the shoes of the homeless. 	<ul style="list-style-type: none"> ▪ A more accurate and detailed knowledge of the incidence of homelessness in the region outside of the cities of Beaumont and Port Arthur is available ▪ A more accurate and detailed knowledge of the location and services provided by homeless providers in the region outside of the cities of Beaumont and Port Arthur is available <hr/> <p>Evaluation: Measurable accomplishments (Coalition membership, homeless awareness and knowledge, use of common intake, updated homeless data) will be documented in project files, with annual reports made available to the public and to HUD through the CAPER.</p>
<p><i>Increase the capacity of emergency and transitional shelters</i></p> <ul style="list-style-type: none"> ▪ Participate in evaluations to monitor the status of homeless individuals and resources ▪ Provide technical assistance, incentives or funds to non-profit and for-profit developers ▪ Actively participate in South East Texas Coalition for the Homeless ▪ Continue local permanent supportive housing capacity building 	<ul style="list-style-type: none"> ▪ Consortium Members ▪ CDBG ▪ City of Orange ▪ House of Refuge ▪ NDC ▪ Orange Aff. Hsg SHIP ▪ HUD ▪ SETRPC ▪ Section 8 Vouchers ▪ Section 202 funds ▪ LIHTC ▪ HOME funds ▪ Public Housing Authorities ▪ ESG ▪ USDA ▪ Churches ▪ Non-profit agencies ▪ Homeless Shelters ▪ Lamar University Social Work faculty ▪ Fair Housing Conference Committee 	<p>Geographic</p> <ul style="list-style-type: none"> ▪ Regionwide <p>Target Population</p> <ul style="list-style-type: none"> ▪ Very low & low income renters ▪ Homeless ▪ Special Needs ▪ Elderly <p>Products</p> <ul style="list-style-type: none"> ▪ Develop and participate in regional Fair Housing Conference ▪ Complete development and review of comprehensive approach to homeless and affordable housing issues and management services ▪ Develop and implement strategy to identify and eliminate gaps and duplications of services 	<ul style="list-style-type: none"> ▪ Increased and comprehensive data collection on incidence of homelessness that assists in seeking and obtaining funds and resources to address identified needs ▪ Increased awareness and knowledge of Fair Housing issues and requirements <hr/> <p>Evaluation: Measurable accomplishments (Coalition membership, homeless awareness and knowledge, Fair Housing knowledge, use of common intake, updated homeless data) will be documented in project files, with annual reports made available to the public and to HUD through the CAPER.</p>

<p><i>Provide employment training and counseling to homeless persons, assist homeless in accessing public services, and secure permanent housing</i></p> <ul style="list-style-type: none"> ▪ Support efforts to continue homeless programs to provide employment, counseling, and shelter assistance ▪ Actively participate in South East Texas Coalition for the Homeless 	<ul style="list-style-type: none"> ▪ Consortium Members ▪ Workforce Board/Centers ▪ Texas Workforce Commission ▪ HUD ▪ City of Orange ▪ House of Refuge ▪ NDC ▪ Orange Aff Hsg SHIP ▪ SETRPC ▪ Section 8 Vouchers ▪ LIHTC ▪ HOME funds ▪ Public Housing Authorities ▪ United Way ▪ ESG ▪ Churches ▪ Non-profit agencies ▪ Homeless Shelters 	<p>Geographic</p> <ul style="list-style-type: none"> ▪ Regionwide <p>Target Population</p> <ul style="list-style-type: none"> ▪ Very low & low income renters ▪ Homeless ▪ Special Needs ▪ Elderly <p>Products</p> <ul style="list-style-type: none"> ▪ Complete comprehensive intake assessments and make appropriate referrals for services ▪ Continued printing of Street Outreach Cards to distribution to homeless ▪ Assist 2500 homeless persons through coordinated efforts of local agencies 	<ul style="list-style-type: none"> ▪ Homeless persons utilize comprehensive employment assistance and case management systems designed specifically for persons who are homeless <hr/> <p>Evaluation: Measurable accomplishments (# or percentage of homeless receiving comprehensive case management and completing Individual Progress Plans) will be documented in project files, with annual reports made available to the public and to HUD through the CAPER.</p>
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Emergency Shelter Grants (ESG) 2008-2013

The House of Refuge Community Shelter applies annually to the State of Texas for ESG funds and has been funded previously through the National SHP competition.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Community Development 2009-2014

Non Housing Community Development Needs

Economy

City of Orange

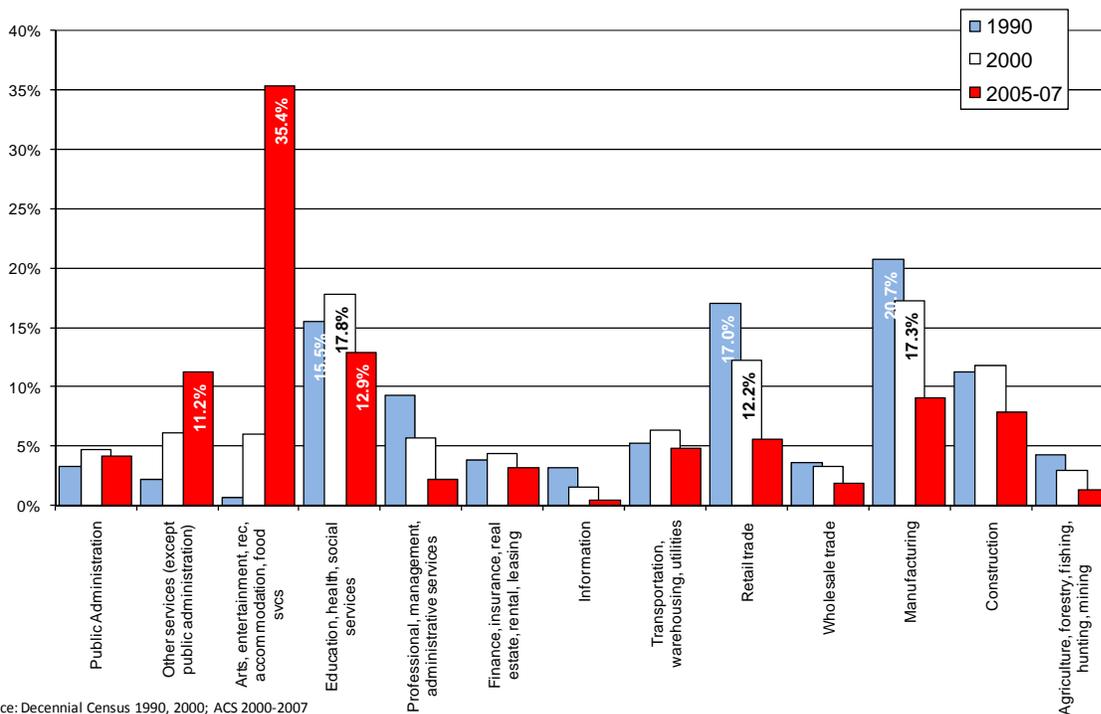
From 1990 to 2000, the labor force of City of Orange rose slightly from 7,809 to 7,938—an increase of 1.7 percent, which represents nearly a six-point differential in comparison to the decline in the city's population, suggesting overall strengthening of employment within the City. In 2005, the labor force numbered 7,830, a 1.4 percent decline over 2000. Still, when compared to the 2.6 percent decline in the population over the same period. Together, the faster decline in the population than in the labor force suggests continued employment stability for

residents of the City of Orange.

The chart below provides a breakdown of the labor force by industry. Seventeen years ago, the Arts, Entertainment, Recreation, Accommodations and Food Services industry employed just 0.4 percent of the population. This sector rose to 8.5 percent in 2000 and was estimated to have reached 47.3 percent in 2007. While in 1990 employment in Manufacturing was the top industry, employing 23.7 percent of the labor force, by 2000 it had fallen to third position behind Arts, Entertainment, Recreation, Accommodations and Food Services and Education, Health and Social Services, employing just 10.4 percent by 2007. In 1990, Education, Health and Social Services employed 21.4 percent of the workforce. This figure remained essentially static at 21.7 percent in 2000 but subsequently fell to 12.7 percent by 2007. Retail Trade was the third largest employment sector in 1990, but dropped employing an estimated 4.9 percent of workers by 2007.

FIGURE 42

Employed Residents by Industry, 1990-2007 (est)



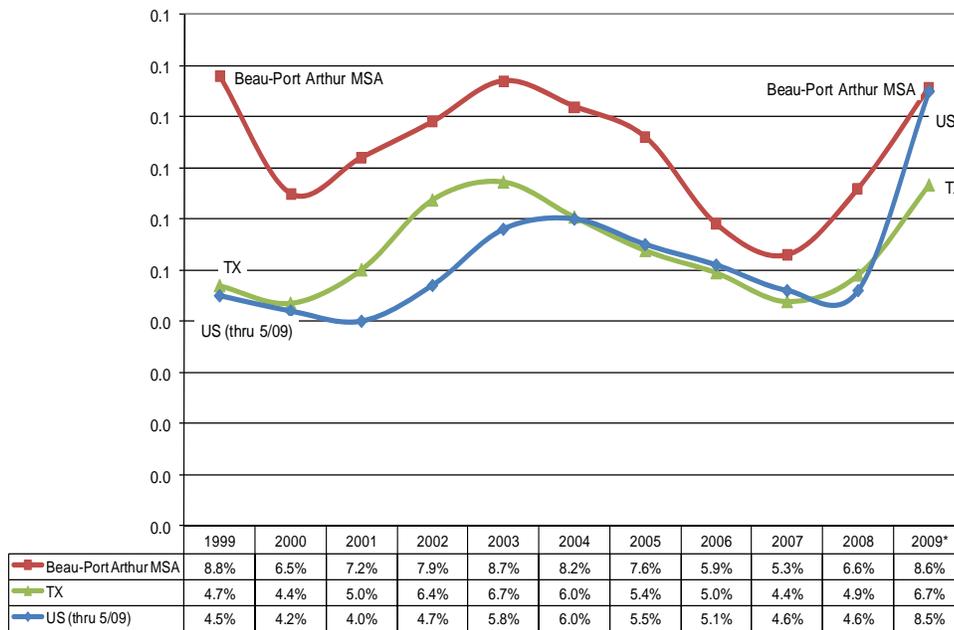
Source: Decennial Census 1990, 2000; ACS 2000-2007

Unemployment data for the Beaumont-Port Arthur Metropolitan Statistical Area (MSA) are used in this graph as a substitute for the City of Orange, as Unemployment data are not available at this level. Since 1999, unemployment in the MSA has been higher than that of both the State of Texas and nationwide. While national unemployment has now risen to nearly meet that of the MSA, the

prolonged unemployment experienced by local residents has a far more serious effect. The annual rates for the last ten years are illustrated in the graph below and the accompanying table.

FIGURE 43

Unemployment Rate History



Source: Decennial Census (1990, 2000), 2005-7 ACS 3-year estimates, Bureau of Labor Statistics

Orange Regional HOME Consortium

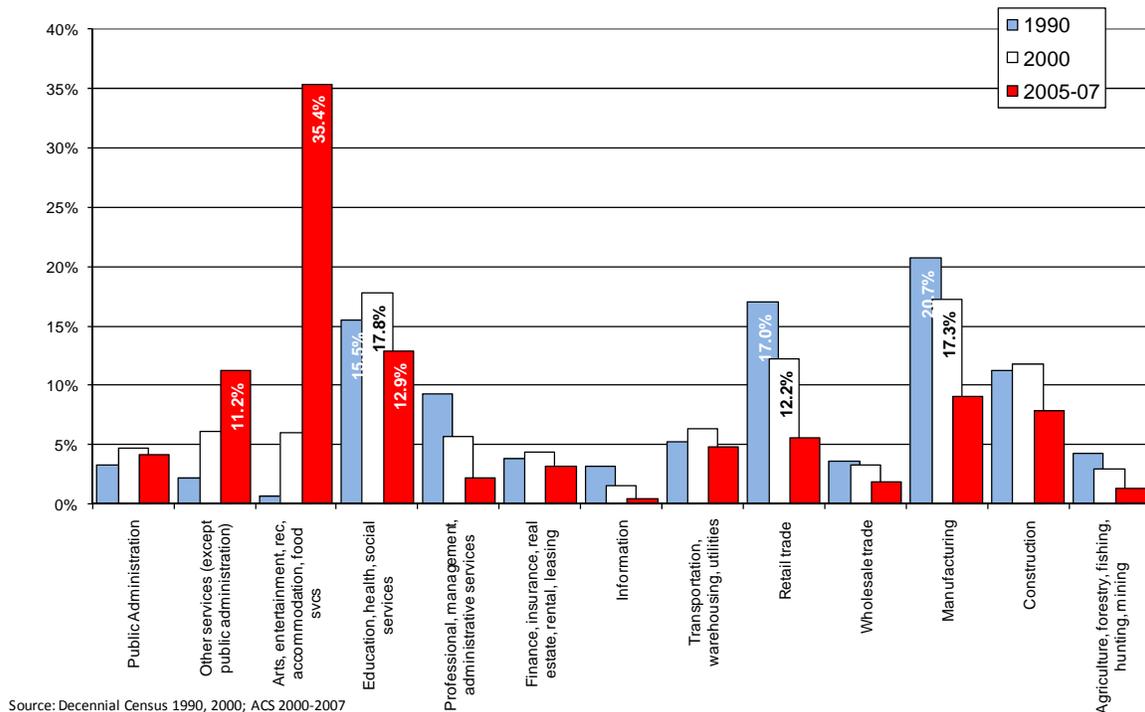
From 1990 to 2000, the labor force of the ORHC rose from 143,693 to 181,366—an increase of 26.2 percent, which represents a smaller increase than in the population size (21.5 percent increase from 1990 to 2000), suggesting overall strengthening of employment within the area. In 2005, the labor force numbered 119,856—a 51.3 percent loss from 2000. The combination of decline in employment (-16.6 percent since 1990) and increase in population (23.9 percent since 1990), suggests employment instability for residents of the ORHC counties.

The chart below provides a breakdown of the labor force by industry. Seventeen years ago, the Manufacturing, Retail, and Education, health and social services industries employed 53.0 percent of the population at a rate of 20.7, 17.0, and 15.5 percent, respectively. While still the top three industries in 2000, Education, health and social services rose to 17.8 percent by 2000; the others declined to 17.3 percent (Manufacturing) and 12.2 percent (Retail). In 2000, these three

industries employed just 47.3 percent of the population together. By 2005, Arts, entertainment, recreation, accommodation and food services had risen to employ 35.4 percent of the ORHC region’s workers. While employing just 12.9 percent of the area’s workforce, Education, health, and social services remained one of the top three employers. The “Other Services (except Public Administration) sector employed 11.2 percent of the workforce in 2005 and, together, these three industries employed 59.5 percent of the area’s workers.

FIGURE 44

Employed Residents by Industry, 1990-2007 (est)

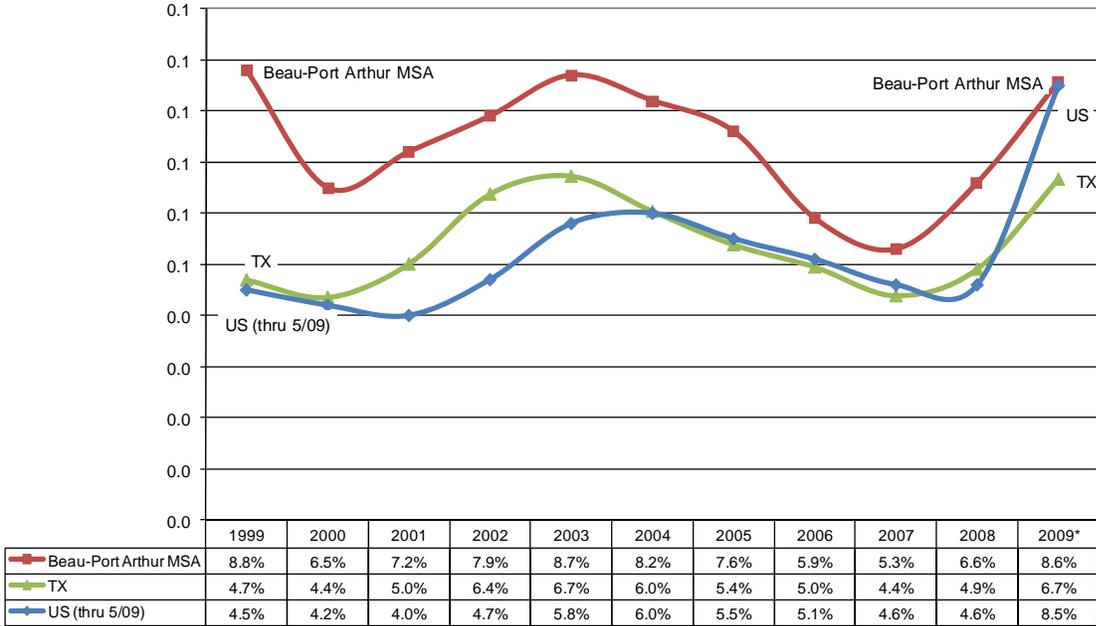


Unemployment data are not available for the ORHC and, as for the City of Orange, unemployment data for the Beaumont-Port Arthur Metropolitan Statistical Area (MSA) are used in this graph as a substitute. The previous graphs are reproduced here.

Since 1999, unemployment in the MSA has been higher than that of both the State of Texas and nationwide. While national unemployment has now risen to nearly meet that of the MSA, the prolonged unemployment experienced by local residents has a far more serious effect. The annual rates for the last ten years are illustrated in the graph below and the accompanying table.

FIGURE 45

Unemployment Rate History



Source: Decennial Census (1990, 2000), 2005-7 ACS 3-year estimates, Bureau of Labor Statistics

Community Development Projects 2009-2014

GOALS for 2009-2014

#1: Decent Affordable Housing

A. Affordability of Affordable and HOME Assisted Homeownership

Objective: Increase homeownership opportunities under programs that maximize HOME resources.

Outcome: Increased homeownership throughout the City and Region. During the next five years, homeownership in the City as well as throughout the Region should be 50-75 homebuyers completing a counseling/education program and 25-35 low income homebuyers purchased a home.

#1: Decent Affordable Housing

B. Affordability of Affordable Rental housing

Objective: Preserve existing affordable rental units and develop new units.

Outcome: Continued reduction in the number of low-income (below

60% of AMI) renters, homeowners, and homeless that experience housing problems including lead based paint issues and energy conservation needs targeting 10 rehabilitated rental units and construction 50-75 new rental units per year.

#1: Decent Affordable Housing

C. Accessibility of Special needs housing for homeless and non-homeless persons

Objective: Provide financing for the development of permanent service-enriched housing for the physically/mentally challenged and other special needs populations.

Outcome: Reduction of the currently unmet need for permanent supportive housing for special needs individuals and families is expected to be completed by the end of 2014.

#2: Decent Affordable Housing

A. Accessibility to Fair and Affordable Housing

Objective: Promote the ability of persons – regardless of race, color, religion, sex, handicap, familial status or national origin – of similar income levels to have available to them the same housing choices.

Outcome: Complete the Analysis of Impediments update and continued reduction of the number of incidents of fair housing violations and decrease in disparate treatment of protected class families pursuing private or public housing opportunities.

#2: Decent Affordable Housing

B. Accessibility by removing barriers to affordable housing

Objective: Work to remove barriers to affordable housing by focusing on needs of low- and moderate-income households, as they are identified.

Outcome: Improvement in the quality of life of low-moderate income, including homeless, families and individuals seeking decent housing opportunities in areas of revitalization that allow improved access to employment centers helping at least five special needs cases each year.

#3: Suitable Living Environment

A. Sustainability of low and moderate family support and Improve Services for the Continuum of Care Network

Objective: Provide social services to special populations, homeless, and non-homeless in need of such services.

Outcome: Provide essential services and training to prevent homelessness to at least 250-300 per year.

#4: Suitable Living Environment
A. Sustainability of low and moderate family support and Improve Public Services
Objective: Provide social services to special populations, homeless, and non-homeless in need of such services.
Outcome: Provide essential services and training to 100-125 low-moderate income people who are ready to become self-sufficient members of society per year.

#5: Suitable Living Environment
A. Code Enforcement and Public Facilities/Infrastructure
Objective: Provide CE, Infrastructure, and safe/suitable facilities for neighborhood stabilization.
Outcome: Provide CE essential service, demolition of 5-7 dilapidated structures per year, and necessary infrastructure/facilities targeting low-moderate income residents in the Cove neighborhood (CT 202 and 203).

Summary of 2008 CDBG, American Recovery & Reinvestment Act of 2009 (CDBG-R), HOME, and ADDI Projects

**** CDBG-R – Denotes funds received by the City of Orange from the American Recovery and Reinvestment Act of 2009.*

These funds, consisting of the Public Facilities and Improvements Activities of \$33,000.00 for Street Improvements and \$74,523.00 for Water Main, Service Connection Pipe Upgrades, and upgrade of Water Meters along with \$11,946 allowed for the administration and planning of these activities, constitute the entirety of this substantial amendment to the 2008 Annual Action Plan.

Funding Resource				Total Funds	Activity	Eligible Location*
CDBG	CDBG-R	HOME	ADDI			
77,990	11,946	10,000	Not Eligible	99,936.00	Administration of CDBG and CDBG-R *** Program for City of Orange, HOME, ADDI, and other eligible activities that benefit low-income citizens, with services provided by staff, contractors, non-profits, &/or consultants	City of Orange

Funding Resource					Activity	Eligible Location*
CDBG	CDBG-R	HOME	ADDI	Total Funds		
					for management, planning, and capacity building activities	
0	0	56,694.70	Not Eligible	56,694.70	Administration of HOME Program for Consortium	Consortium
65,983	0	Not Eligible	Not Eligible	65,983	Public Service Activities Operating expenses of non-profit organizations that provide eligible health and human services to low-income residents	City of Orange
					\$20,000.00 – Southeast Texas Hospice – provides care to terminally ill indigent persons – funds for physician care, nurses, social workers, medical supplies, and medical equipment on a 24-hour 7-day basis	
					\$19,997.00 – Samaritan Counseling – Provides individual and family counseling for citizens of Orange regardless of their ability to pay.	
					\$ 7,986.00 – Heaven’s Serenity – Funds will be used to assist residents to become independent and self-sufficient as they overcome addictions and abuse.	
					\$18,000.00 – GOALS – Literacy Program – Provides basic education to those reading below 6 th grade level and English as a Second Language for non-English speaking persons	
56,616	0	Not Eligible	Not Eligible	56,616	Clearance and Demolition – funds to be utilized for removal of dilapidated structures and clearance activities	City of Orange

Funding Resource					Activity	Eligible Location*
CDBG	CDBG-R	HOME	ADDI	Total Funds		
74,265	0	Not Eligible	Not Eligible	74,265	Code Enforcement – Funds will be used to pay salaries directly related to the enforcement of local codes and ordinances pertaining to unsafe, abandoned structures, vacant lots, vehicles and high weeds.	City of Orange
0	0	100,042.05	Not Eligible	100,042.05	CHDO Set-Aside Projects – funds allocated to designated Community Housing Development Organizations (CHDO) for CHDO-eligible affordable housing activities that are owned, developed, or sponsored by eligible CHDOs	Consortium
165,100	107,523	Not Eligible	Not Eligible	272,623.00	<p>Public Facility Improvements – funds to expand, improve, and/or add public facilities and infrastructure to provide long term economic benefits or that provide services to primarily low income residents, or are located in low-income areas</p> <p>\$ 5,100.00 Heaven’s Serenity – Funds will be used to repair and upgrade the main structure located at 1207 W. Park and buy appliances.</p>	City of Orange

Funding Resource					Activity	Eligible Location*
CDBG	CDBG-R	HOME	ADDI	Total Funds		
					<p>\$100,000.00 – Water and Sewer Rehabilitation – Funds will be used to rehabilitate lift station within Census Tract 202 and 203.</p> <p>\$60,000.00 – Park Improvements - Funds will be used to repair and/or replace play structures at Norwood and Levingston Parks located within Census Tracts 202 & 203.</p>	
					<p>\$33,000.00-Street Improvements – CDBG-R*** Funds will be used for Asphalt Overlay, improving Morrell Blvd., 7th and Decatur Streets west of 6th Street, in addition to serving low to moderate income families, location serves as the primary rear entrance to the North Learning Center, and the main entrance to Greater Orange Area Literacy Service, creating safer and easier access to these essential services. This street improvement is located in Census Tract 202</p>	

Funding Resource					Activity	Eligible Location*
CDBG	CDBG-R	HOME	ADDI	Total Funds		
					<i>\$74,523.00-Water Main, Service Connection Pipe Upgrade, and upgrade of Water Meters – CDBG-R*** - Replacement of old, deteriorated 2”galvanized pipe with new 2” PVC pipe providing new Water Main and Service Connections, and replacing old water meters with new water meters, providing long term benefits to 106 low to moderate income families on Morrell Blvd. from 1st through 6th Streets.</i>	
0	0	0	4,139.00	4,139.00	Homebuyer Activities – funds to provide or expand affordable housing opportunities for low-income homebuyers, including acquisition, new development of single-family dwellings, downpayment and closing cost assistance and homebuyer education to eligible low-income homebuyers, including direct and project delivery costs.	Consortium
0	0	500,244.25	Not Eligible	500,244.25	Rental Housing Activities – funds to preserve or expand the availability of affordable rental housing through rehabilitation, reconstruction, or new construction, including direct and project delivery costs.	Consortium

Funding Resource					Activity	Eligible Location*
CDBG	CDBG-R	HOME	ADDI	Total Funds		
\$439,954	\$119,469	\$666,981	\$ 4,139	\$1,230,543.00		

***** CDBG-R – Denotes funds received by the City of Orange from the American Recovery and Reinvestment Act of 2009.**

These funds, consisting of the Public Facilities and Improvements Activities of \$33,000.00 for Street Improvements and \$74,523.00 for Water Main, Service Connection Pipe Upgrades, and upgrade of Water Meters along with \$11,946 allowed for the administration and planning of these activities, constitute the entirety of this substantial amendment to the 2008 Annual Action Plan.

NSP and NSP 2

NSP		
Priority 1	Redevelopment of a blighted area centered on the Sabine River Inn	
Objective 1a	To acquire the Sabine River Inn and adjacent sites in the Sheldon Survey Block 9	
Objective 1b	To affect the demolition of the Sabine River Inn.	
Objective 1c	To acquire 50 foreclosed and/or abandoned properties in the Cove Community (Census Tracts 202 and 203)	
Objective 1d	To complete rehabilitation or reconstruction of 50 single family units in the Cove Community (Census Tract 202 and 203) To build a retaining wall at the edge of the Sabine River Inn site and the Sabine River	
Objective 1e	To build 50 units of mixed income housing on the Sabine River Inn site.	
Funding	Annual funding \$1,100,000	Five-year funding \$5,500,000
Strategy and Geographic location	Census Tracts 202 and 203, City of Orange	
Funding Resources	NSP2; Private Sources	
Time Frame	10/2009 – 9/2014	
Output	Accomplishments	
	Year 1: Acquisition and demolition of the Sabine River Inn	Acquisition of blighted properties; redevelopment of blighted area; construction of

	<p>Year 1: Begin acquisition of foreclosed and abandoned properties in the Cove Community (Census Tract 203)</p> <p>Year 2: Completion of the retaining wall</p> <p>Year 2: Complete rehabilitation or reconstruction of 15 vacant or abandoned units</p> <p>Year 3: Begin construction on 50 new units of mixed income housing on the Sabine River Inn site</p> <p>Year 3: Complete rehabilitation or reconstruction of 15 vacant or abandoned units</p> <p>Year 4: Complete rehabilitation or reconstruction of 15 vacant or abandoned units</p> <p>Year 4: Complete rehabilitation or reconstruction of 5 vacant or abandoned units</p> <p>Year 4: Complete 50 units of new rental housing</p> <p>Year 5: Complete lease up of new rental housing</p>	<p>a retaining wall; rehabilitation/reconstruction of 50 units of abandoned or foreclosed on single family units; development of 50 units of affordable housing</p>
Outcome	Redevelopment of a blighted area; increase in the number of affordable rental units; increase in Public Service efficiency.	

Office of Rural Community Affairs Disaster Grant

Supplemental disaster relief funds for Hurricanes Dolly and Ike, Community Development Block Grant.

Two of these items, serving the entire City of Orange are meeting the National objective of Urgent Need. The others are either low/mod area or low/mod limited clientele. Total grant application request: \$6,292,514.

Submitted (June 27, 2009).

Downtown Central Fire Station and Emergency Management Center

Demolition and new construction of the Central Fire Station and Emergency Management Center. Built in the 1940's. The building was inundated with approximately 2' (two feet) of salt water from the storm surge of Hurricane Ike.

Project will include demolition of old fire station, construction of new, with new housing, kitchen, emergency management center, training facilities and all necessary supplies and equipment \$4,400,000.

Orange Senior Center

Construction of new Orange Senior Center, to house nonprofit organization, Orange Community Action Association, an organization that supplies "Meals on Wheels" at a congregate dining facility and delivers hot meals to home bound senior citizens. The congregate dining facility also serves as a senior recreation facility when not serving meals.

Project will include acquisition of property, new construction, and all necessary supplies and furnishings \$1,258,125

Simmons Drive Lift Station

Project will consist of replacing and relocating motor controls and electrical controls (currently located underground) above ground, above the flood zone, and placing in a waterproof housing \$82,500

Jackson Street Lift Station

Project will consist of replacing and relocating motor controls and electrical controls (currently located underground) above ground, above the flood zone, and placing in a waterproof housing \$82,500

Meeks Water Plant Generator

Project will include the purchase and installation of a permanent generator \$86,621

Wastewater Treatment Plant – South Trickling Filter Repair

Funds will be used to replace the support arms, damaged to high winds of Hurricane Ike, remove and dispose of damaged plastic filter grating, and have three layers of rock filter, each layer to be four feet deep installed \$100,000

These are supplemental disaster relief funds for Hurricanes Dolly and Ike, Community Development Block Grant.

Two of these items, serving the entire city are meeting the national objective of Urgent Need. The others are either low/mod area or low/mod limited clientele.

Total grant application request: \$6,292,514. This was submitted late last month (June 27, 2009).

Community Development Projects 2009-2010

2009 - Year 1 CDBG and HOME

CDBG	HOME	Total Funds	Activity	Eligible Location
\$ 90,437	\$10,000	\$100,437	Administration of CDBG and HOME, eligible activities that benefit low-income citizens, with services provided by staff, contractors, non-profits, &/or consultants for management, planning, and capacity building activities	City of Orange
	\$64,034	\$64,034	Administration of HOME Program for Consortium	Consortium
\$65,983	Not Eligible	\$65,983	Public Service Activities Operating expenses of non-profit organizations that provide eligible health and human services to low-income residents	City of Orange
			\$18,000 – Southeast Texas Hospice – Provides care to terminally ill indigent persons – funds for physician care, nurses, social workers, medical supplies, and medical equipment on a 24-hour 7-day basis	
			\$9,980 – Samaritan Counseling – Provides individual and family counseling for citizens of Orange regardless of their ability to pay.	
			\$ 9,000 – Garth House – Provides forensic interviews of abused/molested juveniles for admission in Court.	
			\$15,000 – GOALS – Literacy Program – Provides basic education to those reading below 6 th grade level and English as a Second Language for non-English speaking persons	
			\$9,000 – OCAA (Meals on Wheels) – Provides hot meals in a congregate dining facility and delivers hot meals to home bound senior citizens.	
			\$5,003 – Scholarship Program Provides up to \$1,500 for books and tuition per semester for graduating High School students from Low to Moderate Income Families attending Lamar State College Orange.	

CDBG	HOME	Total Funds	Activity	Eligible Location
\$93,164	Not Eligible	\$93,164	Clearance and Demolition – funds to be utilized for removal of dilapidated structures and clearance activities	City of Orange
\$91,836	Not Eligible	\$91,836	Code Enforcement – Funds will be used to pay salaries directly related to the enforcement of local codes and ordinances pertaining to unsafe, abandoned structures, vacant lots, vehicles and high weeds.	City of Orange
\$110,768	Not Eligible	\$110,768	Public Facility Improvements – funds to expand, improve, and/or add public facilities and infrastructure improvements to provide long term economic benefits or that provide services to primarily low to moderate income residents, or funds to expand, improve, and/or add public facilities and infrastructure improvements in low-to moderate income areas	City of Orange
			\$110,768 – Water and Sewer Rehabilitation – Funds will be used for Water/Sewer connections for Low to Moderate Income, Elderly and Disabled citizens in the newly annexed Little Cypress – Mauriceville area.	
0	\$111,052	\$111,052	CHDO Set-Aside Projects – funds allocated to designated Community Housing Development Organizations (CHDO) for CHDO-eligible affordable housing activities that are owned, developed, or sponsored by eligible CHDOs	Consortium
0	\$555,263	\$555,263	Rental Housing Activities – funds to preserve or expand the availability of affordable rental housing through rehabilitation, reconstruction, or new construction, including direct and project delivery costs.	Consortium
\$452,188	\$740,349	\$1,192,537	Total Funding for 2009 Annual Action Plan	

CDBG Projects 2011-2014

2009 - Year 1

Based on \$452,188

Administration **\$90,000**

The general administration, personnel and operating expenses necessary for compliance with the planning, execution and regulatory requirements of the HUD Consolidated Grant Program, including Environmental Reviews, Davis-Bacon Wage Act and Sub-Recipient Contract Monitoring

Code Enforcement **\$88,000**

Salaries and eligible activities directly related to the enforcement of local codes and ordinances pertaining to unsafe, abandoned structures, vacant lots, vehicles and high weeds in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Clearance & Demolition **\$55,000**

Removal of dilapidated, abandoned, blighted, and/or unsafe structures and other eligible activities in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Fair Housing **\$2,500**

Provide information to citizens on Fair Housing through a Fair Housing Conference.

Public Services **\$67,500**

To be awarded competitively - Citizen's Advisory Committee makes recommendations to City Council on Funding.

Public Facilities & Improvements **\$155,000**

Approximately 8300 linear feet of 1 ½" Asphalt Overlay In the Lower and Upper Cove area in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Water Main change out and upgrade, water meter change out and Up grade for portions of Hickory Street and Riverside Drive in the East Brownwood Addition located in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Construction of a Covered Shelter and replacement of benches and Tables Navy Park, located in low/mod Census Tract of 202, a CDBG strategy Area.

Construction of road with curb and gutter and water/sewer connections for Habitat for Humanity in a low/mod Census Tract in preparation for construction of homes for low to moderate income families.

2010 - Year 2

Based on \$500,000

Administration: \$100,000

The general administration, personnel and operating expenses necessary for compliance with the planning, execution and regulatory requirements of the HUD Consolidated Grant Program, including Environmental Reviews, Davis-Bacon Wage Act and Sub-Recipient Contract Monitoring.

Code Enforcement \$91,000

Salaries and eligible activities directly related to the enforcement of local codes and ordinances pertaining to unsafe, abandoned structures, vacant lots, vehicles and high weeds in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Clearance & Demolition \$65,000

Removal of dilapidated, abandoned, blighted, and/or unsafe structures and other eligible activities in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Fair Housing \$3,000

Provide information to citizens on Fair Housing through a Fair Housing Conference.

Public Services \$70,000

To be awarded competitively - Citizen's Advisory Committee makes recommendations to City Council on Funding.

Public Facilities & Improvements \$161,000

Approximately 8300 linear feet of 1 ½" Asphalt Overlay In the Lower and Upper Cove area in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Water Main change out and upgrade, water meter change out and Up grade for portions of Hickory Street and Riverside Drive in the East Brownwood Addition located in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Construction of a Covered Shelter and replacement of benches and Tables Navy Park, located in low/mod Census Tract of 202, a CDBG strategy Area.

Construction of road with curb and gutter and water/sewer Connections for Habitat for Humanity in a low/mod Census Tract in preparation for construction of homes for low to moderate income families.

2011 - Year 3

Based on \$515,000

Administration: \$103,000

The general administration, personnel and operating expenses necessary for compliance with the planning, execution and regulatory requirements of the HUD Consolidated Grant Program, including Environmental Reviews, Davis-Bacon Wage Act and Sub-Recipient Contract Monitoring.

Code Enforcement \$91,000

Salaries and eligible activities directly related to the enforcement of local codes and ordinances pertaining to unsafe, abandoned structures, vacant lots, vehicles and high weeds in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Clearance & Demolition \$70,000

Removal of dilapidated, abandoned, blighted, and/or unsafe structures and other eligible activities in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Fair Housing \$3,000

Provide information to citizens on Fair Housing through a Fair Housing Conference.

Public Services \$75,000

To be awarded competitively - Citizen's Advisory Committee makes recommendations to City Council on Funding.

Public Facilities & Improvements \$173,000

Approximately 8,300 linear feet of 1 ½" Asphalt Overlay In the Old Town and Historic Districts located in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Water Main change out and upgrade, water meter change out and upgrade for portions of North 6th Street, Dogwood, and Barkins, in the West Brownwood Addition, located in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Purchase and Install a new Play Ground, installation/construction of sidewalks providing ADA access to Navy Park, located in low/mod Census Tract of 202, a CDBG strategy Area.

2012 - Year 4

Based on \$515,000

Administration: \$103,000

The general administration, personnel and operating expenses necessary for compliance with the planning, execution and regulatory requirements of the HUD Consolidated Grant Program, including Environmental Reviews, Davis-Bacon Wage Act and Sub-Recipient Contract Monitoring.

Code Enforcement \$91,000

Salaries and eligible activities directly related to the enforcement of local codes and ordinances pertaining to unsafe, abandoned structures, vacant lots, vehicles and high weeds in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Clearance & Demolition \$65,000

Removal of dilapidated, abandoned, blighted, and/or unsafe structures and other eligible activities in the low/mod Census Tracts of 202 and 203, a CDBG strategy area

Fair Housing \$3,000

Provide information to citizens on Fair Housing through a Fair Housing Conference.

Public Services \$75,000

To be awarded competitively - Citizen's Advisory Committee makes recommendations to City Council on Funding.

Public Facilities & Improvements \$178,000

Approximately 8,300 linear feet of 1 ½" Asphalt Overlay In the Navy Park and Charlemont areas in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Rehabilitation/Upgrade Link Street Water Plant distribution pumps and pump piping serving the primary areas of low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Construction and upgrade, of the parking lot next to the basketball court, providing ADA access to the basketball court at Navy Park, replace tennis court at turret park and install light standards. Parks are located in the low/mod Census Tract of 202, a CDBG strategy Area, providing a recreational facilities serving low to moderate citizens.

2013 - Year 5

Based on \$516,000

Administration: \$103,200

The general administration, personnel and operating expenses necessary for compliance with the planning, execution and regulatory requirements of the HUD Consolidated Grant Program, including Environmental Reviews, Davis-Bacon Wage Act and Sub-Recipient Contract Monitoring

Code Enforcement \$91,000

Salaries and eligible activities directly related to the enforcement of local codes and ordinances pertaining to unsafe, abandoned structures, vacant lots, vehicles and high weeds in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Clearance & Demolition \$65,000

Removal of dilapidated, abandoned, blighted, and/or unsafe structures and other eligible activities in the low/mod Census Tracts of 202 and 203, a CDBG strategy area

Fair Housing \$3,000

Provide information to citizens on Fair Housing through a Fair Housing Conference.

Public Services \$76,500

To be awarded competitively - Citizen's Advisory Committee makes recommendations to City Council on Funding.

Public Facilities & Improvements: \$177,300

Approximately 8,300 linear feet of 1 ½" Asphalt Overlay for Clairmont Drive in the Brownwood addition, located in the low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Rehabilitation/Upgrade to the Jackson Street WasteWater Treatment Plant, from a PLC to a UV system, serving the primary areas of low/mod Census Tracts of 202 and 203, a CDBG strategy area.

Construction and upgrade of restrooms at Simmons field Ball Park, providing ADA access, new bleachers, and replacement of light standards, Simmons Field Ball Park is located in the low/mod Census Tract of 202, a CDBG strategy Area, providing a recreational facility serving low to moderate citizens.

HOME and Specific Housing Objectives and Cost 2009-2014

Based on Housing Funding Expected to be Available to the ORHC

Housing Assistance		
Priority 1	Decent Affordable Housing---New Construction Multi-family Units	
Objective 1	Creation of HOME Assisted Multifamily Housing Finance at least 20 units of new multifamily housing.	
Funding	Annual funding	Five-year funding
	\$554,314	\$2,771,570
Strategy and Geographic Location	Provide a HOME subsidy to developers in the ORHC Service Area in the form of either a grant or a loan over the required compliance period	
Priority 1a	Decent Affordable Housing---Rehabilitation of Multi-family Units	
Objective 2	Creation of HOME Assisted Multifamily Housing Finance at least 5 units of rehabilitated multifamily housing.	
Strategy and Geographic Location	Provide a HOME subsidy to developers in the ORHC Service Area in the form of either a grant or a loan over the required compliance period for rehabilitating existing multifamily units. Specific to developers utilizing Hurricane Ike Disaster Recovery CDBG funds.	
Funding Resources	HOME	
Time Frame	10/2009 – 9/2014	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 households	25 households
Outcome	Increase safe, decent and affordable rental opportunities for low and very low income families.	

Housing Assistance		
Priority 2	Decent Affordable Housing—CHDO Set-Aside	
Objective 2	Provide designated CHDO's with financing to produce at least two safe, decent and affordable units annually.	
Funding	Annual funding	Five-year funding
	\$150,000	\$750,000
Strategy and Geographic location	Provide a HOME subsidy to CHDO developers in ORHC Service Area in the form of either a grant or a loan over the required compliance period	
Funding Resources	HOME	
Time Frame	10/2009 – 9/2014	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	2 households	10 households
Outcome	Increase safe, decent and affordable housing opportunities for low and very low income families.	

Housing and Non-Housing Community Development		
Priority 1	Redevelopment of a blighted area centered on the Sabine River Inn	
Objective 1a	To acquire the Sabine River Inn and adjacent sites in the Sheldon Survey Block 9	
Objective 1b	To affect the demolition of the Sabine River Inn.	
Objective 1c	To acquire 50 foreclosed and/or abandoned properties in the Cove Community (Census Tracts 202 and 203)	
Objective 1d	To complete rehabilitation or reconstruction of 50 single family units in the Cove Community (Census Tract 202 and 203)	
Objective 1e	To build a retaining wall at the edge of the Sabine River Inn site and the Sabine River	
Objective 1f	To build 50 units of mixed income housing on the Sabine River Inn site.	
Objective 1g		
Funding	Annual funding	Five-year funding
	\$1,100,000	\$5,500,000
Strategy and Geographic location	Census Tracts 202 and 203, City of Orange	
Funding Resources	NSP2; Private Sources,	
Time Frame	10/2009 – 9/2014	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	Year 1: Acquisition and demolition of the Sabine River Inn Year 1: Begin acquisition of foreclosed and abandoned properties in the Cove Community (Census Tract 203) Year 2: Completion of the retaining wall Year 2: Complete rehabilitation or reconstruction of 15 vacant or abandoned units Year 3: Begin construction on 50 new units of mixed income housing on the Sabine River Inn site Year 3: Complete rehabilitation or reconstruction of 15 vacant or abandoned units Year 4: Complete rehabilitation or reconstruction of 15 vacant or abandoned units Year 4: Complete rehabilitation or	Acquisition of blighted properties; redevelopment of blighted area; construction of a retaining wall; rehabilitation/reconstruction of 50 units of abandoned or foreclosed on single family units; development of 50 units of affordable housing

	reconstruction of 5 vacant or abandoned units Year 4: Complete 50 units of new rental housing Year 5: Complete lease up of new rental housing	
Outcome	Redevelopment of a blighted area; increase in the number of affordable rental units; increase in Public Service efficiency.	

Antipoverty Strategy 2009-2014

Goals, Programs, and Policies to Reduce Poverty

City of Orange

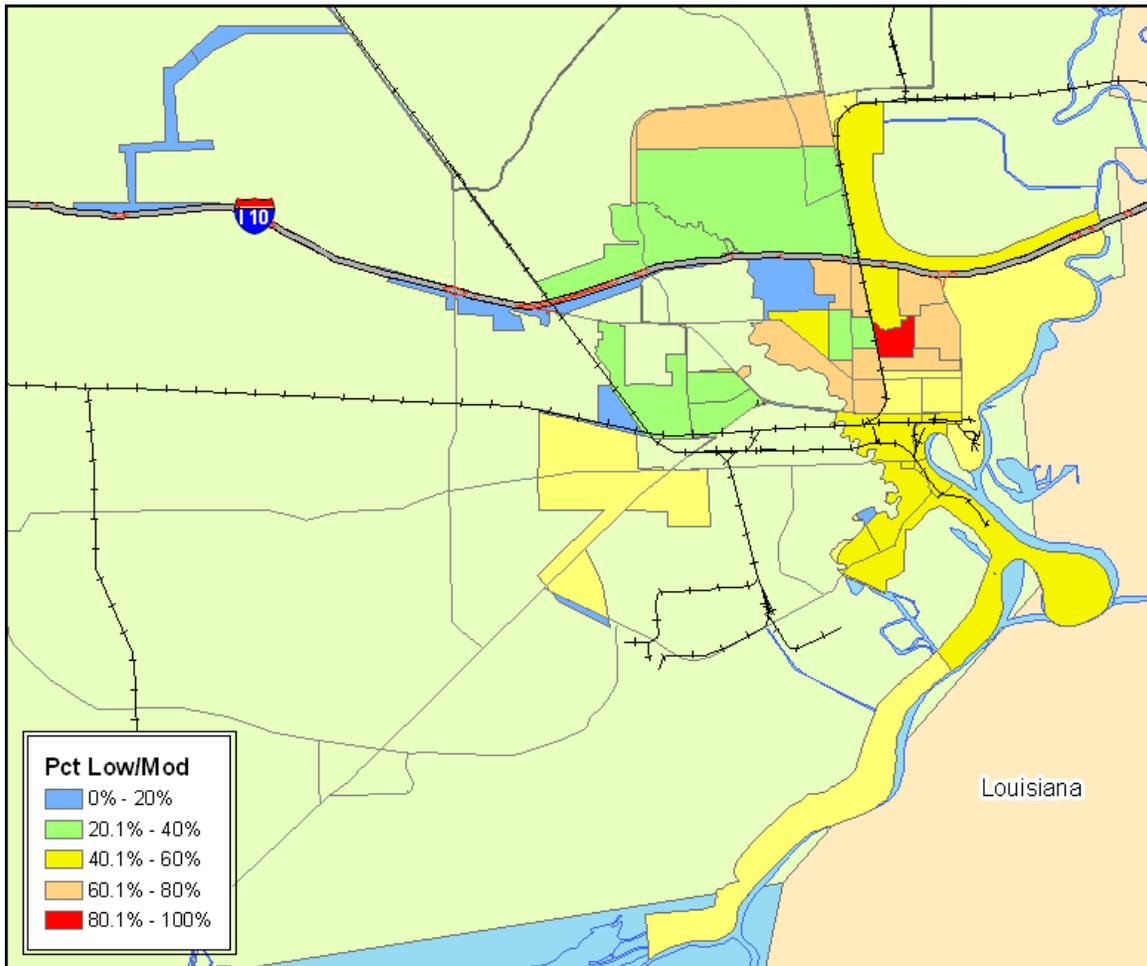
According to the 2005 ACS Special Product for the Gulf Coast Area, there was an estimated 2,223 persons identified as having incomes below the poverty level in 2005, representing nearly 12.0 percent of the City’s population. Among adults, this is comprised of 11.0 percent of adults aged 18 to 64, and just 4.6 percent of those over age 65. In Orange, 19.5 percent of children (those under age 18) are in poverty.

There are some 600 households in poverty that are described as female-headed families where there is no husband present. These comprise 40.4 of all households in poverty. While this may indicate a high number of single-parent households with young children, this also captures households comprised of cohabiting couples, as well as elderly parents living with unmarried adult children.

Households earning less than 30 percent of the area’s median income are considered Very Low Income, those earning 31 percent to 50 percent are Low Income, and those earning from 51 percent to 80 percent are Moderate Income. The blue areas in the map below indicate areas where fewer than 20 percent of the households earn less than 80 percent of the area’s median income. Conversely, areas shown in red are those where between 81 and 100 percent of the households are within this income range.²⁶ Within the City of Orange, there is just one such block group (0202.00-3), located on the east side of the north-south railroad track that bisects the city center.

²⁶ HUD FY 2008 Low and Moderate Summary Income Data, based on Census 2000

FIGURE 46



Orange Regional HOME Consortium

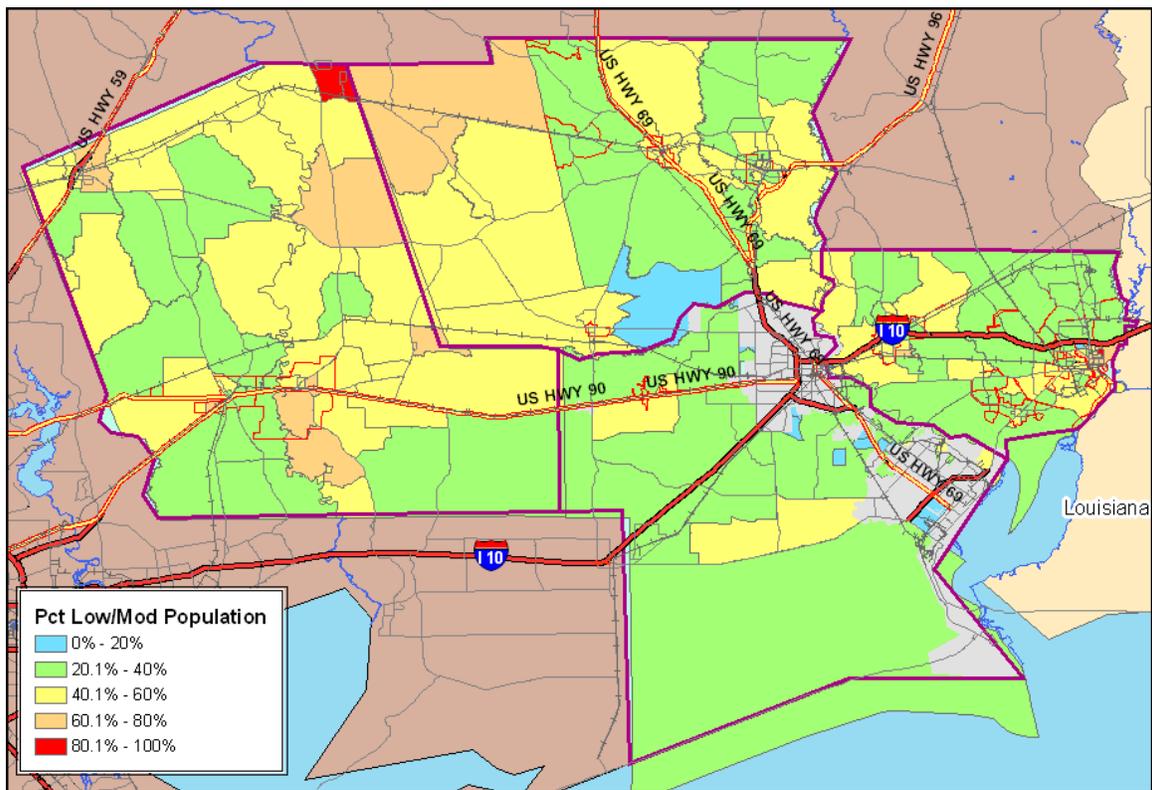
According to the 2005 ACS Special Product for the Gulf Coast Area, there was an estimated 64,695 persons identified as having incomes below the poverty level in 2005, representing 17.0 percent of the ORHC area's population. Among adults, this is made up of 13.3 percent of those aged 18 to 64, and 11.5 percent of those over age 65. In the ORHC counties, 29.0 percent of children (those under age 18) are in poverty.

There are 56,429 households in poverty that are described as female-headed families where there is no husband present. These comprise 54.4 of all households in poverty. While this does indicate a high number of single-parent households with young children, this figure also captures households comprised of cohabiting couples, as well as elderly parents living with unmarried adult children.

Households earning less than 30 percent of the area's median income are considered Very Low Income, those earning 31 percent to 50 percent are Low

Income, and those earning from 51 percent to 80 percent are Moderate Income. The blue areas in the map below indicate areas where fewer than 20 percent of the households earn less than 80 percent of the area's median income. Conversely, areas shown in red are those where between 81 and 100 percent of the households are within this income range.²⁷ Throughout the ORHC counties, there are just two block groups where more than 80 percent of the population earns less than 80 percent of the area median income: one within the City of Orange (002.00-3) and the other in Liberty County, adjacent to Hardin County (7006.00-1).

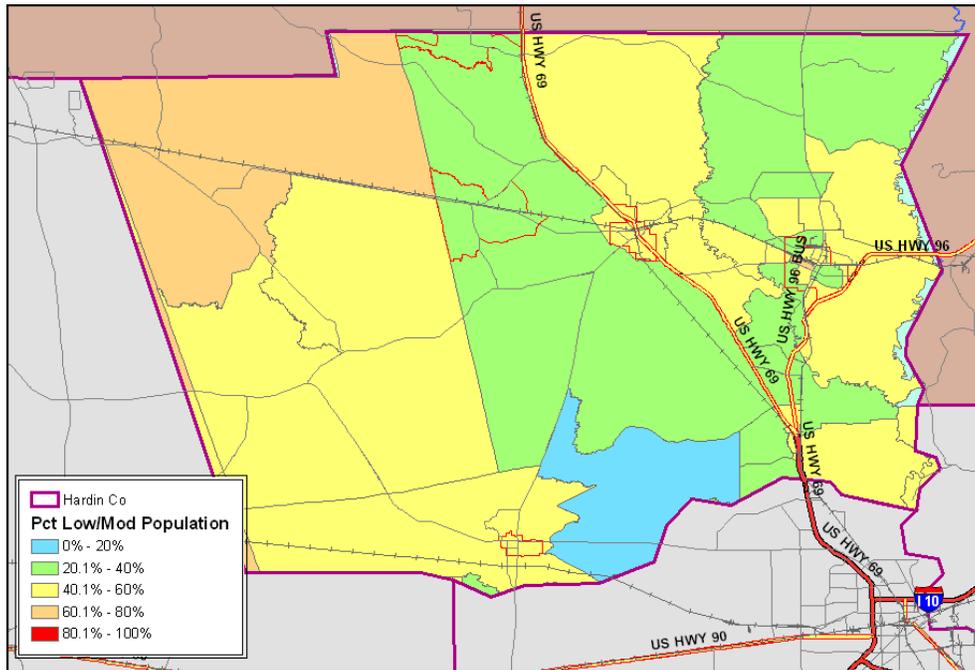
FIGURE 47



²⁷ HUD FY 2008 Low and Moderate Summary Income Data, based on Census 2000

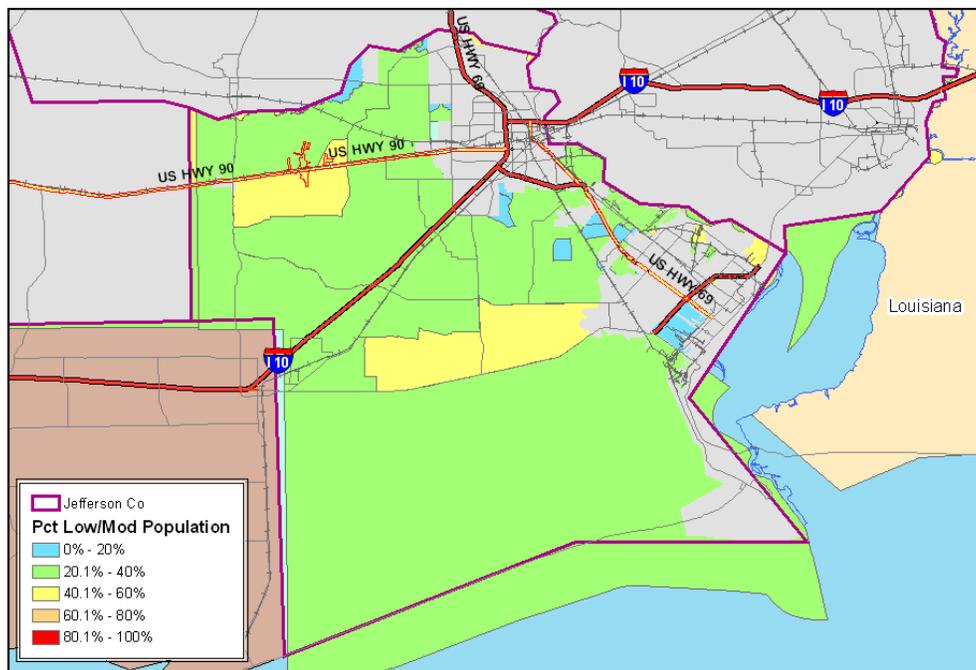
Block groups comprised of 60 to 80 percent low-to-moderate income households are found in the northwestern corner of Hardin County, while fewer than 20 percent of the households in the south central portion of the county are Low/Mod.

FIGURE 48



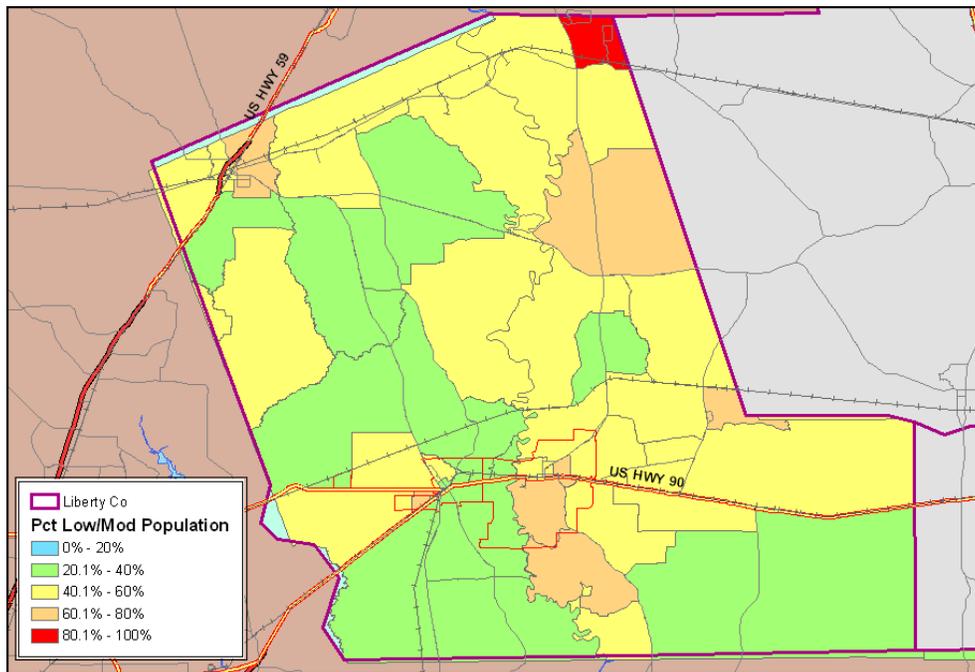
No block group in Jefferson County is comprised of more than 60 percent low-to-moderate-income population.

FIGURE 49



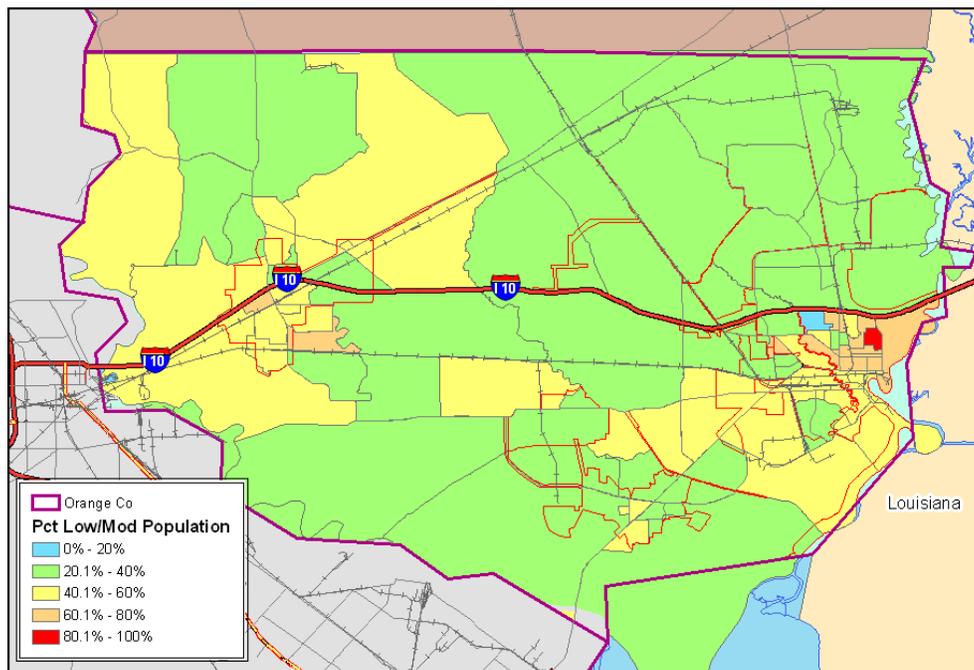
Countywide, no block group in Liberty County consists of less than 20 percent low-to-moderate income population. Higher concentrations of low-to-moderate income populations are found along the border with Hardin County, particularly at the northern-most edge, where the largest concentration of the low-to-moderate population in the ORHC area is located (93.2 percent).

FIGURE 50



The only block group in Orange County where more than 80 percent of the population is of low-to-moderate-income is located within the City of Orange. At the far north edge of the City, adjacent to I-10, is the only block group in Orange County where less than 20 percent of the population is low-to-moderate-income.

FIGURE 51



Currently Assisted Units

The DETCOG Regional Housing Authority will offer twenty-five (25) Section 8 Homeownership Vouchers in the 2009 fiscal year²⁸, with a like amount anticipated each year over 2009-14 period. The Port Arthur Housing Authority will offer twenty (20) Section 8 Homeownership Vouchers in the 2009 fiscal year²⁹, with a like amount anticipated each year over 2009-14 period.

Rental

Rental affordability is defined by the US Department of Housing & Urban Development (HUD) as 30 percent of a family's adjusted gross income. Included in the 30 percent of income is both rent and utilities.

²⁸ DETCOG Programs:

<http://www.detcog.org/Programs/RegionalHousingAuthority/Voucher/tabid/404/Default.aspx>

²⁹ Cele Quesada, Executive Director, Port Arthur Housing Authority, 409.982.6442

Existing Subsidized Units

There are a total of 787 existing subsidized rental units in the City of Orange, including 200 low income housing tax credit units³⁰, 431 units of public housing³¹, 70 units of project based section 8 housing,³² and 156 units of 202/811 housing³³. In addition, 70 units of low income housing tax credit units are currently under construction in the City of Orange.

There are a total of 2,242 existing subsidized rental units in the ORHC service area, including 1,225 low income housing tax credit units³⁴, 531 units of public housing³⁵, 330 units of project based section 8 housing,³⁶ and 156 units of 202/811 housing³⁷. In addition, 216 units of low income housing tax credit units are currently under construction in the ORHC service area.

Units Permitted

Between 2004 and 2008, 79 new rental units were permitted in the City of Orange, for an average of 16 units annually³⁸.

Between 2004 and 2008, 266 new rental units were permitted in the ORHC service area, for an average of 53 units annually³⁹.

Between 2004 and 2008 allocations for low income housing tax credits in the City Orange included 162 units, of which no units were built and 76 units are currently under construction⁴⁰.

³⁰ U.S. Department of Housing and Urban Development – Low Income Housing Tax Credit Database (<http://lihtc.huduser.org/>)

³¹ Dayton Housing Authority Five Year Plan 2007 <http://www.hud.gov/offices/pih/pha/approved/pdf/07/tx168v01.pdf> and Housing Authority of Orange Five Year Plan 2007 <http://www.hud.gov/offices/pih/pha/approved/pdf/07/tx037v01.pdf>

³² U.S. Department of Housing and Urban Development – Section 8 Contract Database <http://www.hud.gov/offices/hsg/mfh/exp/mfhdiscl.cfm>

³³ U.S. Department of Housing and Urban Development – Section 8 Contract Database <http://www.hud.gov/offices/hsg/mfh/exp/mfhdiscl.cfm>

³⁴ U.S. Department of Housing and Urban Development – Low Income Housing Tax Credit Database (<http://lihtc.huduser.org/>)

³⁵ Dayton Housing Authority Five Year Plan 2007 <http://www.hud.gov/offices/pih/pha/approved/pdf/07/tx168v01.pdf> and Housing Authority of Orange Five Year Plan 2007 <http://www.hud.gov/offices/pih/pha/approved/pdf/07/tx037v01.pdf>

³⁶ U.S. Department of Housing and Urban Development – Section 8 Contract Database <http://www.hud.gov/offices/hsg/mfh/exp/mfhdiscl.cfm>

³⁷ U.S. Department of Housing and Urban Development – Section 8 Contract Database <http://www.hud.gov/offices/hsg/mfh/exp/mfhdiscl.cfm>

³⁸ City of Orange: Jimmie Lewis; jlewis@orangetx.org

³⁹ Liberty County, Louis Bergman [louis.bergman@co.liberty.tx.us]; City of Orange: Jimmie Lewis [jlewis@orangetx.org]; Orange County: Lisa Roberts [lroberts@co.orange.tx.us] ;

⁴⁰ Texas Department of Housing and Community Affairs: <http://www.tdhca.state.tx.us/multifamily/htc/archive.htm#2008lihtc>

Between 2004 and 2008 allocations for low income housing tax credits in the ORHC service area included 312 units, of which 70 units were built and 156 units are currently under construction⁴¹. The remaining 86 units allocated were abandoned due to cost increases caused by Hurricane Rita.

Of the new units permitted during the period, 76, or 96% percent of units permitted in the ORHC service area were assisted with low income housing tax credits. Of the new units permitted during the period, 76, or 96% percent of units permitted in the City of Orange were assisted with low income housing tax credits.⁴²

Units Lost to Demolition, Conversion or Expiring Use

Hurricane Rita destroyed 200 units of multifamily housing and damaged 900 single family units in the City of Orange. The City of Orange issued a total of 215 demolition permits between 2005 and 2007 and an additional 108 permits in 2008 of which two thirds can be attributed to Hurricane Rita. Total demolition permits for the period 2005 through 2008 were 323, or 81 units a year. In contrast, in 2004, only 43 demo permits were issued.

Hurricane Rita destroyed 282 units of multifamily housing and damaged 1,198 single family units in the ORHC service area⁴³. Because demolition permits are not uniformly issued over the ORHC service area there is no data available to determine the total number of units demolished after Hurricane Rita.

TABLE 16		
Summary of Multifamily Losses 2004 - 2008		
Item	Orange	ORHC Service Area
Multifamily Destroyed	240	350
Multifamily Demolished	0	Unknown
Multifamily Permitted	79	266
Net Multifamily Units	-121 units	-84 units

Hurricane Ike destroyed 40 units of multifamily housing and damaged 66 single family units in the City of Orange.

Hurricane Ike destroyed 68 units of multifamily housing and damaged 900 single family units in the ORHC service area.⁴⁴ Because demolition permits are not uniformly issued over the ORHC service area there is no data available to determine the total number of units demolished after Hurricane Ike.

⁴¹ Texas Department of Housing and Community Affairs:
<http://www.tdhca.state.tx.us/multifamily/htc/archive.htm#2008lihtc>

⁴² U.S. Department of Housing and Urban Development – Low Income Housing Tax Credit Database
[\(http://lihtc.huduser.org/\)](http://lihtc.huduser.org/)

⁴³ FEMA: Hurricane Rita Rapid Response Wind Water Line Report (Final), February 28, 2006, pg 5

⁴⁴ FEMA: Hurricane Ike Impact Report – December 2008 – pg 18

The new rental units permitted during the period 2004 through 2008 represent 58 percent of the units demolished or destroyed in the same period.

The expiring use properties in the City of Orange and for the ORHC service area include all 156 units of 202/811 housing which are scheduled to expire in 2010 and 2011. All Section 8 Project based contracts expire after the term of this Consolidated Plan.⁴⁵

Fair Market Rents

Rental affordability is defined by the US Department of Housing & Urban Development (HUD) as 30% of a family's adjusted gross income. Included in the 30 percent of income is both rent and utilities. The ORHC service area falls primarily in the Beaumont/Port Arthur MSA with Liberty County being part of the Houston MSA. To assure uniformity across the ORHC service area, ORHC utilizes the Beaumont/Port Arthur MSA regulatory rents and incomes.

TABLE 17						
Fair Market Rents by Unit Size 2004 - 2008						
ORHC Service Area						
Unit Type	2004	2005	2006	2007	2008	Net Inc/Dec
Efficiency	\$ 347	\$ 413	\$ 425	\$ 442	\$ 481	38.6%
1 Bdr	\$ 520	\$ 463	\$ 477	\$ 496	\$ 539	3.7%
2 Bdr	\$ 512	\$ 554	\$ 570	\$ 593	\$ 645	26.0%
3 Bdr	\$ 677	\$ 687	\$ 707	\$ 735	\$ 800	18.2%
4 Bdr	\$ 716	\$ 712	\$ 732	\$ 762	\$ 829	15.8%
5 Bdr	\$ 823	\$ 819	\$ 842	\$ 876	\$ 953	15.8%
6 Bdr	\$ 838	\$ 926	\$ 952	\$ 991	\$ 1,078	28.6%

⁴⁵ U.S. Department of Housing and Urban Development – Section 8 Contract Database
<http://www.hud.gov/offices/hsg/mfh/exp/mfhdiscl.cfm>

HUD's Fair Market Rent ("FMR") for a two-bedroom unit is \$676 in 2009.⁴⁶ At the Fair Market Rent, the housing wage in the ORHC service area is \$13 an hour.⁴⁷ The housing wage is 50.4 percent of the minimum wage.⁴⁸ This means that a full-time worker (40 hours per week) must earn \$20,040 in the ORHC service area in order to afford a two-bedroom unit at the area's FMR, and a worker earning the minimum wage (\$6.55 per hour) must work 103 hours per week in order to afford the unit⁴⁹.

FMR's have risen dramatically during the period 2004 through 2008 for efficiencies; up nearly 39%, or 7.7% annually; two bedroom units; up 26%, or 5.2% annually; and three bedroom units up 18%, or 3.6% annually. Four bedroom and above units have experienced a 15.8% to 28.6% increase in FMR over the five year period

	30%	50%	60%	80%	100%	110%
Two Person Families						
Annual Income	\$11,400	\$19,000	\$22,800	\$30,400	\$38,000	\$41,800
Monthly Housing Expense @ 30% of Annual	\$285	\$475	\$570	\$760	\$950	\$1,045
Fair Market Rent (1 bedroom)	\$565	\$565	\$565	\$565	\$565	\$565
Affordability Gap	(\$280)	(\$90)	\$5	\$195	\$385	\$480
Fair Market Rent (2 bedroom)	\$676	\$676	\$676	\$676	\$676	\$676
Affordability Gap	(\$391)	(\$201)	(\$106)	\$84	\$274	\$369
Three Person Families						
Annual Income	\$14,650	\$24,450	\$29,340	\$39,100	\$48,900	\$53,790
Monthly Housing Expense @ 30% of Annual	\$366	\$611	\$734	\$978	\$1,223	\$1,345
Fair Market Rent(2 bedroom)	\$676	\$676	\$676	\$676	\$676	\$676
Affordability Gap	(\$310)	(\$65)	\$58	\$302	\$547	\$669
Fair Market Rent (3 bedroom)	\$838	\$838	\$838	\$838	\$838	\$838
Affordability Gap	(\$472)	(\$227)	(\$105)	\$140	\$385	\$507
Four Person Families						
Annual Income	\$16,300	\$27,150	\$32,580	\$43,450	\$54,300	\$59,730
Monthly Housing Expense @ 30% of Annual	\$408	\$679	\$815	\$1,086	\$1,358	\$1,493
Fair Market Rent(3 bedroom)	\$838	\$838	\$838	\$838	\$838	\$838
Affordability Gap	(\$431)	(\$159)	(\$24)	\$248	\$520	\$655

⁴⁶ U.S. Department of Housing and Urban Development – HOME Program and Fair Market Rents 2009
<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2009/tx.pdf>

⁴⁷ The housing wage is the rate per hour required to pay the fair market rent if the rent and utilities are no greater than 30% of income

⁴⁸ Calculation: ((\$676 [fair market rent] times 12 [months]) divided by 30 [allowable housing expense] multiplied by 100 = \$23,160 (which is the income needed to support rent of \$676 a month if housing expense is 30 percent of income)) divided by (\$6.55 [Minimum wage] times 2080 [annual hours] = \$12,792) = 181.1%

⁴⁹ Calculation: \$579 (fair market rent) divided by \$6.15 (minimum wage) = 94.146 hours per month to pay rent and utilities, divided by 4.3 weeks in a month = 21.89 hours, rounded to 22 hours.

The Rental Affordability Index indicates all family sizes at or below 60% of median income in the ORHC service area will pay more than 30% of their income for rent and utilities at the FMR. Families at or below 50% of median income in the ORHC service area will also pay more than 30% of their income for rent at the FMR. The gap between ability to pay and the FMR is particularly acute among all family sizes at or below 30% of AMI.

Rental Summary

The ORHC has identified new multifamily housing as the primary affordable need in the ORHC service area. The rate of production of new multifamily units has not kept up with the multifamily units demolished in the normal course or multifamily units destroyed due to Hurricanes Rita and Ike. Over the last five years a gap of 205 units of affordable rental units has developed. In addition, the Affordability Index identifies a significant affordability gap for renters at or below 60% of AMI. In response ORHC's multifamily program supports low income tax credit developments within the ORHC service area targeting families at or below 60% of AMI and at or below 50% of AMI.

b. Housing Market Trends

Single Family Ownership

Units Lost to Demolition or Hurricane Damage

Hurricane Rita

The City of Orange and Orange County combined reported 21,150 units damaged and 3,800 units destroyed due to Hurricane Rita. The Federal Emergency Management Agency (FEMA) reported 42,800 owner occupied units damaged from Hurricane Rita, and 18,972 units destroyed in the ORHC service area.⁵⁰ Because demolition permits are not uniformly issued over the ORHC service area there is no way to determine the total number of units demolished after Hurricane Rita.

The City of Orange reports 346 demolition permits issued between 2004 and 2008⁵¹. The Rita Disaster Recovery Program reports 25 units were demolished and then reconstructed within the City of Orange and an additional 31 MHU's were replaced during the same period

The Rita Disaster Recovery Program⁵² reports 109 units were demolished and reconstructed in the ORHC service area between 2005 and the second quarter of 2009 and an additional 113 manufactured housing units ("MHU's") were replaced during the same period.

⁵⁰ FEMA: Hurricane Rita Rapid Response Wind Water Line Report (Final), February 28, 2006, pg 5

⁵¹ City of Orange: Jimmie Lewis jlewis@orangetx.org

⁵² A CDBG Disaster Recovery Program administered locally by the Southeast Texas Regional Planning Commission

Hurricane Ike

The City of Orange and Orange County combined reported 7,677 units damaged and 99 units destroyed. The Federal Emergency Management Agency (FEMA) reported 13,777 owner occupied units damaged from Hurricane Ike, and 317 units destroyed in the ORHC service area⁵³. Because demolition permits are not uniformly issued over the ORHC service area there is no way to determine the total number of units demolished after Hurricane Ike.

Housing disaster recovery work for Hurricane Ike is expected to get underway in September 2009.

Units Permitted

Between 2004 and 2008 6,128 new single family units were permitted in ORHC service area, for an average of 1,226 units annually.⁵⁴ During the same period, 177 new single family units were permitted within the City of Orange, for an average of 35 units annually⁵⁵.

Average Sales Price

The average sales price of all single family housing sold in ORHC service area has risen 36.1 percent in the last five years, or an average of 7.2% annually, to \$72,197.

County	Average Sale Price	Average Listing Price	Median Listing Price	Average Days on the Market	Current Active Listings
Hardin	\$83,347	\$131,369	\$72,400	162	727
Jefferson	\$74,987	\$191,611	\$119,500	199	2,502
Liberty	\$72,578	\$219,615	\$97,790	196	649
Orange	\$57,876	\$116,746	\$74,900	149	1,087
ORHC Region (Average)	\$72,197	\$164,835	\$100,001	177	4,965 (Total)
City of Orange	\$65,842	\$115,749	\$69,900	171	624

⁵³ FEMA: Hurricane Ike Impact Report – December 2008 – pg 18

⁵⁴ Liberty County, Louis Bergman [louis.bergman@co.liberty.tx.us]; Hardin County: 2004 – 2007: Hardin County Profile; 2008 Estimate; City of Orange: Jimmie Lewis [jlewis@orangetx.org]; Orange County: Lisa Roberts [lroberts@co.orange.tx.us]; Jefferson County: 2004 – 2007: Jefferson County Profile; 2008 Estimate.

⁵⁵ City of Orange: Jimmie Lewis [jlewis@orangetx.org]

⁵⁶ Realtor.com: retrieved July 2, 2009

Housing Affordability

There are four distinct measures of affordability in housing markets.

Affordability Index

The first measure is of the ability of a given family to afford an appropriately sized market rate unit in a given community. The measure is known as the Affordability Index. The Affordability Index establishes the affordability gap, or difference between what a family can pay and what the market indicates the family must pay on a monthly basis.

Family income is measured in relationship to median income and the market price of housing is based on the median size of units available at the median expected building cost. Calculations of interest rates and housing expense ratios are based on established industry norms at the time.

Affordable House Index

The second measure is the Affordable House Index. The Affordable House Index takes various income levels and derives what an affordable house would cost for that income level. The Affordable House Index permits a determination of the equity gap between a buyer's ability to pay and the market cost of the housing.

Availability Index

The third measure is the Availability Index. The Availability Index examines appropriately sized housing currently listed for sale and defines what percentage of the available housing is affordable to various income levels.

Cash-to-Close Index

The fourth measure is the Cash-to-Close Index. The Cash to Close Index defines the amount of cash needed by a given family to close the purchase of their first home. Families who must spend in excess of 35 percent of their annual income to close the purchase generally have great difficulty obtaining a home.

Taken together, these four affordability measures provide a broad and detailed synopsis of the current market in the City of Orange and the ORHC service area.

Affordability Index

City of Orange

According to the MLS listings, there are currently 318 three (3) bedroom properties available for sale in the City of Orange. Of the 318 three bedroom units for sale in Orange 314 are single family homes and four (4) are mobile homes⁵⁷. There are no new construction properties listed in Orange. The least expensive three (3) bedroom single family home built in the last five years is for sale at

⁵⁷ MLS listings as shown on Realtor.com on July 4, 2009 for three bedroom, two bath units

\$169,900. The house is a 2,065 square foot, three (3) bedroom two (2) bath on .32 acres. The sales price per square foot is \$82.28.

Half acre lots are available at \$10,000, or \$0.46 a square foot. Land is available for \$20,000 for an acre, or \$0.46 per square foot. Existing units at the relevant price range are listed at an average of \$85 per square foot. Therefore, the probable new construction building cost is \$86 a square foot including land.

Three Person Families	50%	60%	80%	100%
Annual Income	\$24,450	\$29,340	\$39,100	\$48,900
Monthly Housing Expense @ 28% of Annual Income	\$571	\$685	\$912	\$1,141
Median Building Cost at 1,450 sq ft/\$85 per sq ft	\$123,250	\$123,250	\$123,250	\$123,250
Typical Required Down Payment @ 5%	\$6,163	\$6,163	\$6,163	\$6,163
Mortgage Amount	\$117,088	\$117,088	\$117,088	\$117,088
Rate	6.5%	6.5%	6.5%	6.5%
Term	30	30	30	30
Monthly Payment	\$740.07	\$740.07	\$740.07	\$740.07
Affordability Gap	(\$169.57)	(\$55.47)	\$172.26	\$400.93
Four Person Families	50%	60%	80%	100%
Annual Income	\$27,150	\$32,580	\$43,450	\$54,300
Monthly Housing Expense @ 28% of Annual Income	\$634	\$760	\$1,014	\$1,267
Median Building Cost at 1,450 sq ft/\$85 per sq ft	\$123,250	\$123,250	\$123,250	\$123,250
Typical Required Down Payment @ 5%	\$6,163	\$6,163	\$6,163	\$6,163
Mortgage Amount	\$117,088	\$117,088	\$117,088	\$117,088
Rate	6.5%	6.5%	6.5%	6.5%
Term	30	30	30	30
Monthly Payment	\$740.07	\$740.07	\$740.07	\$740.07
Affordability Gap	(\$106.57)	\$20.13	\$273.76	\$526.93

At \$85 per square foot, a typical new home will have a sales price of \$123,250 for a 1,450 square foot, three-bedroom, two bath unit. Based on 2009 median income data, three person families at or below 60.4 percent of the area median income cannot afford the typical new home and four person families at or below 59 percent of the area median cannot afford a typical new home.

ORHC Service Area

According to the MLS listings, there are currently 1,533 three (3) bedroom properties available for sale in the ORHC service area⁵⁸. Of the 1,533 three bedroom units for sale in the ORHC service area, 1,415 are single family homes, eleven (11) are condominiums and 107 are mobile homes. There are no new construction properties listed in the ORHC Service area. The least expensive three (3) bedroom single family home built in the last five years is for sale at \$169,900. The house is a 2,065 square foot, three (3) bedroom two (2) bath on .32 acres. The sales price per square foot is \$82.28.

⁵⁸ Regional MLS data extracted from Realtor.com on July 6, 2009

TABLE 21				
Units for Sale in the ORHC Service Area				
<u>Area</u>	<u>Total Single Family Units</u>	<u>Condos</u>	<u>Single Family Homes</u>	<u>Manufactured Housing Units</u>
City Of Orange	318	0	314	4
Hardin County ⁵⁹	220	0	214	6
Unincorporated Jefferson County ⁶⁰	381	5	374	2
Liberty County ⁶¹	267	6	197	64
Orange County ⁶²	<u>347</u>	<u>0</u>	<u>316</u>	<u>31</u>
Totals	1,533	11	1,415	107

Half acre lots are available at \$10,000, or \$0.46 a square foot. Land is available for \$20,000 for an acre, or \$0.46 per square foot. Existing units at the relevant price range are listed at an average of \$85 per square foot. Therefore, the probable new construction building cost is \$86 a square foot including land.

At \$85 per square foot, a typical new home will have a sales price of \$123,250 for a 1,450 square foot, three-bedroom, two-bath unit. Based on 2009 median income data, three person families at or below 60.4 percent of the area median income cannot afford the typical new home and four person families at or below 59 percent of the area median cannot afford a typical new home.

⁵⁹ Hardin County MLS listings as shown on Realtor.com on July 5, 2009; Hardin County (0); Kountze (0); Lumberton (138); Rose Hill Acres (0); Silsbee (57); Sour Lake (25); Total (220). Three bedroom, two bath units or larger

⁶⁰ MLS listings as shown on Realtor.com on July 5, 2009; Unincorporated Jefferson County only; Three bedroom, two bath units or larger

⁶¹ Liberty County MLS listings as shown on Realtor.com on July 5, 2009; Ames (0); Cleveland (85); Daisetta (0); Dayton (73); Dayton Lakes (0); Devers (0); Hardin (2); Kenefick (0); Liberty (23); Mont Belvieu (21); Plum Grove (63); Total (267); Three bedroom, two bath units or larger

⁶² Orange County MLS listings as shown on Realtor.com on July 5, 2009; Bridge City (125); Pine Forest (90); Pinehurst (42); Rose City/Vidor (90); Total (347) Three bedroom, two bath units or larger.

Table 22				
Affordability Index - ORHC Service Area				
Three Person Families	50%	60%	80%	100%
Annual Income	\$24,450	\$29,340	\$39,100	\$48,900
Monthly Housing Expense @ 28% of Annual Income	\$571	\$685	\$912	\$1,141
Median Building Cost at 1,450 sq ft/\$85 per sq ft	\$123,250	\$123,250	\$123,250	\$123,250
Typical Required Down Payment @ 5%	\$6,163	\$6,163	\$6,163	\$6,163
Mortgage Amount	\$117,088	\$117,088	\$117,088	\$117,088
Rate	6.5%	6.5%	6.5%	6.5%
Term	30	30	30	30
Monthly Payment	\$740.07	\$740.07	\$740.07	\$740.07
Affordability Gap	(\$169.57)	(\$55.47)	\$172.26	\$400.93
Four Person Families	50%	60%	80%	100%
Annual Income	\$27,150	\$32,580	\$43,450	\$54,300
Monthly Housing Expense @ 28% of Annual Income	\$634	\$760	\$1,014	\$1,267
Median Building Cost at 1,450 sq ft/\$85 per sq ft	\$123,250	\$123,250	\$123,250	\$123,250
Typical Required Down Payment @ 5%	\$6,163	\$6,163	\$6,163	\$6,163
Mortgage Amount	\$117,088	\$117,088	\$117,088	\$117,088
Rate	6.5%	6.5%	6.5%	6.5%
Term	30	30	30	30
Monthly Payment	\$740.07	\$740.07	\$740.07	\$740.07
Affordability Gap	(\$106.57)	\$20.13	\$273.76	\$526.93

Affordable House Index

The gap between the market price of a house and the ability of a family to pay provides a useful methodology for examining the “equity gap” that would need to be closed in order to make home ownership a reality for various family incomes. The equity gap is the difference between what the family can afford (including a 5 percent down payment) and the cost of a typical new or existing home. Because the cost of new construction does not significantly vary between the City of Orange and the ORHC service area, the two are examined together.

TABLE 23				
ORHC Service Area, including the City of Orange				
Three Person Families	60%	80%	100%	110%
Annual Income	\$29,340	\$39,100	\$49,000	\$53,900
Monthly Housing Expense @ 28% of Annual Income	\$685	\$912	\$1,143	\$1,258
Mortgage Amount	\$108,311	\$144,341	\$180,888	\$198,976
House Value Assuming 5% Down Payment	\$114,012	\$151,938	\$190,408	\$209,449
Market Price	\$123,250	\$123,250	\$123,250	\$123,250
Equity Gap	(\$9,238)	\$28,688	\$67,158	\$86,199
Four Person Families	60%	80%	100%	110%
Annual Income	\$32,580	\$43,450	\$54,300	\$59,730
Monthly Housing Expense @ 28% of Annual Income	\$760	\$1,014	\$1,267	\$1,394
Mortgage Amount	\$120,272	\$160,399	\$200,453	\$220,498
House Value Assuming 5% Down Payment	\$126,602	\$168,841	\$211,003	\$232,104
Market Price	\$123,250	\$123,250	\$123,250	\$123,250
Equity Gap	\$3,352	\$45,591	\$87,753	\$108,854

The ORHC service area market has an equity gap for three person families at 60% of median of \$9,238, while there is no equity gap for four person families at or above 60% of median income.

Availability Index

The Availability Index takes the results of the Affordable House Index and determines, based on a fixed dates, the availability of units in the price ranges that would be affordable to the income segment.⁶³

	Three Person	Four Person		Three Person	Four Person
Affordable House @ 60% of Median	\$114,012	\$126,602	Affordable House @ 80% of Median	\$151,938	\$168,841
Units Available	509	573	Units Available	726	809
Total Housing Units on the Market	1225	1225	Total Housing Units on the Market	1225	1225
Affordable as a % of the Available Market	41.6%	46.8%	Affordable as a % of the Available Market	59.3%	66.0%
	Three Person	Four Person		Three Person	Four Person
Affordable House @ 100% of Median	\$190,408	\$211,033	Affordable House @ 110% of Median	\$209,449	\$232,104
Units Available	864	910	Units Available	910	933
Total Housing Units on the Market	1225	1225	Total Housing Units on the Market	1225	1225
Affordable as a % of the Available Market	70.5%	74.3%	Affordable as a % of the Available Market	74.3%	76.2%

While a large segment of the market is available to low income families, many of the properties available require significant repair or are in a floodplain.

Cash-to-Close Index

Typically, a family should spend no more than 35 percent of their annual income as the down payment and closing costs for the purchase of their first home.

⁶³ MLS Listings as provided by Realtor.com on July 5th, 2009. Units are three bedroom, two bath

Three Person Families	60%	80%	100%	110%
Annual Income	\$29,340	\$39,100	\$49,000	\$53,900
Median Building Cost at 1,450 sq ft/\$85 per sq ft	\$123,250	\$123,250	\$123,250	\$123,250
Typical Required Down Payment @ 5%	\$6,163	\$6,163	\$6,163	\$6,163
Mortgage Amount	\$117,088	\$117,088	\$117,088	\$117,088
Typical Closing Costs @ 4% of mortgage amount	\$4,684	\$4,684	\$4,684	\$4,684
Total Cash to Close	\$10,846	\$10,846	\$10,846	\$10,846
Cash to Close as a Percentage of Income	36.97%	27.74%	22.13%	20.12%
Four Person Families	60%	80%	100%	110%
Annual Income	\$32,580	\$43,450	\$54,300	\$59,730
Median Building Cost at 1,450 sq ft/\$85 per sq ft	\$123,250	\$123,250	\$123,250	\$123,250
Typical Required Down Payment @ 5%	\$6,163	\$6,163	\$6,163	\$6,163
Mortgage Amount	\$117,088	\$117,088	\$117,088	\$117,088
Typical Closing Costs @ 4% of mortgage amount	\$4,684	\$4,684	\$4,684	\$4,684
Total Cash to Close	\$10,846	\$10,846	\$10,846	\$10,846
Cash to Close as a Percentage of Income	33.29%	24.96%	19.97%	18.16%

In the ORHC service area, three person families at or below 60 percent of the area median income would spend more than 35 percent of their annual income to close their first home.

Summary of Single Family Affordability Indexes

In summary, the four affordability indexes indicate the median building cost is \$85 a square foot, yielding a market price of \$123,250 for a 1,450 square foot, three bedroom two bath single family home. The \$123,250 unit is affordable to families at or above 60.4 percent of median income. Approximately 41.6 percent of the current market is affordable to families at or below 60% of median income. The typical family at or above 62% of median income will spend less than 35 percent of their annual income to acquire their first home.

c. Needs of Public Housing 2009-2014

Families below thirty (30%) percent of AMI are traditionally served by Public Housing. Five (5) entities serve the public housing needs within the ORHC service area:

- The Liberty County Housing Authority controls 271 Section 8 vouchers/certificates⁶⁴.
- The Housing Authority of Orange controls 805 Section 8 vouchers/certificates and owns 431 units of Public Housing⁶⁵.

⁶⁴ Liberty County Housing Authority Five Year Plan 2007

<http://www.hud.gov/offices/pih/pha/approved/pdf/07/tx505v02.pdf> ; .

⁶⁵ Housing Authority of Orange Five Year Plan 2006 <http://www.hud.gov/offices/pih/pha/approved/pdf/06/tx037v01.pdf>

- The Dayton Housing Authority has no Section 8 vouchers/certificates and owns 100 units of Public Housing⁶⁶
- DETCOG serves Hardin County and controls 1,739 Section 8 vouchers/certificates to cover a twelve (12) County region. Currently, 136 Section 8 vouchers/certificates are being utilized in Hardin County. There are no public housing units in Hardin County⁶⁷
- Port Arthur Housing Authority controls 3,141 Section 8 vouchers/certificates to cover the City of Port Arthur, the City of Beaumont, unincorporated Jefferson County, Hardin County, Liberty County, Orange and Orange County. Currently, 224 Section 8 vouchers/certificates are being utilized in unincorporated Jefferson County; 48 Section 8 vouchers/certificates are currently being utilized in Hardin County; 536 Section 8 vouchers/certificates are currently being utilized in Orange and Orange County; and 2 Section 8 vouchers/certificates are currently being utilized in Liberty County. There are no public housing units in unincorporated Jefferson County⁶⁸

ORHC Region: Section 8 Certificates & Vouchers						
Administering Agent	Section 8	Annual Turnover Rate	Section 8 Waiting List	Waiting List Below 30% AMI	Waiting List Between 30% & 50% AMI	Waiting List Between 50% & 80% AMI
Dayton HA	0	0	0	0	0	0
DETCOG Regional HA	136	6%	N/A	N/A	N/A	N/A
HA of the City of Orange	805	6%	126	110	12	4
Liberty County HA	271	5%	311	93	62	47
Port Arthur HA	810	6%	N/A	N/A	N/A	N/A
Total	1,217	---	437	203	84	51

The Dayton Housing Authority reports the highest demand in public housing is for two (2) bedroom units⁶⁹ The Housing Authority of Orange reports the highest demand in public housing is for one (1) bedroom units⁷⁰.

⁶⁶ Dayton Housing Authority Five Year Plan 2007 <http://www.hud.gov/offices/pih/pha/approved/pdf/07/tx168v01.pdf>

⁶⁷ DET COG Regional Housing Authority Five Year Plan 2006 <http://www.hud.gov/offices/pih/pha/approved/pdf/06/tx512v01.pdf>

⁶⁸ Port Arthur Housing Authority; Cele Quesada, Executive Director, 409.540.0949. Note: Port Arthur HA controls 1,000 disaster related section 8 vouchers and 2,141 standard section 8 vouchers/certificates

⁶⁹ Dayton Housing Authority Five Year Plan 2007 <http://www.hud.gov/offices/pih/pha/approved/pdf/07/tx168v01.pdf>

⁷⁰ Housing Authority of Orange Five Year Plan 2006 <http://www.hud.gov/offices/pih/pha/approved/pdf/06/tx037v01.pdf>

Public Housing Strategy 2009-2014

Revitalization Strategy

The Housing Authority of Orange (“HAO”) operates a total of 413 units. HAO annually receives Federal funds to modernize and repair public housing units. HAO renovates a number of units annually replacing kitchen cabinets, all countertops, water heaters, and completes bathroom renovations and painting. HAO has a replacement cycle on all appliances⁷¹.

The Dayton Housing Authority (“DHA”) operates a total of 100 units. DHA annually receives Federal funds to modernize and repair public housing units. DHA renovates a number of units annually replacing refrigerators, HVAC, and water heaters⁷².

Homeownership

DETCOG Regional Housing Authority has a Voucher Homeownership Program that offers 25 Homeownership vouchers annually that can be used in the DETCOG region, including Hardin County⁷³

The Port Arthur Housing Authority offers 20 Homeownership vouchers annually that can be used in the Port Arthur Housing Authority service area which includes unincorporated Jefferson County.⁷⁴

Performance

None of the public housing providers within the ORHC service area are “troubled agencies”.

Barriers to Affordable Housing 2009-2014

Local Issues

The ORHC has identified several barriers that impede efforts to develop affordable housing or that make decent, safe and sanitary housing unobtainable by lower income families in the ORHC service area. Financial barriers to affordable housing exist for both homeowners and renters. Many low- and moderate-income families do not have the cash needed for down payment and closing costs for the purchase of a home. Coupled with poor credit histories, these households have difficulty

⁷¹ Housing Authority of Orange Five Year Plan 2006 <http://www.hud.gov/offices/pih/pha/approved/pdf/06/tx037v01.pdf>

⁷² Dayton Housing Authority Five Year Plan 2007 <http://www.hud.gov/offices/pih/pha/approved/pdf/07/tx168v01.pdf>

⁷³ DETCOG Programs: <http://www.detcog.org/Programs/RegionalHousingAuthority/Voucher/tabid/404/Default.aspx>

⁷⁴ Cele Quesada, Executive Director, Port Arthur Housing Authority, 409.982.6442

acquiring housing. Many low- and moderate-income households lack the education and job skills necessary to obtain adequate housing. In addition, first time homebuyers may not fully understand the home buying and lending process, making them less willing or ready to enter into homeownership.

For low income renters rents are rising at a 7.7% annual clip while the number of subsidized units has declined. Workforce estimates for the region suggest additional tightening of the rental market as labor for large scale energy projects flows into the region.

For lower income renters, a lack of understanding concerning the laws and requirements of landlords and the rights of tenants can further act as a barrier.

Strategy

In an attempt to address the barriers to developing affordable housing, the ORHC concentrates its limited resources on the creation of affordable multifamily housing. ORHC provides HOME funding to low income housing tax credit developments within the ORHC service area on an ongoing basis.

The ORHC will continue to provide financing opportunities for non-profit organizations ("CHDO's") to undertake any type of allowable CHDO development. ORHC will provide operating support and/or CHDO proceeds to properly configured CHDO developers to encourage participation.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Specific Special Needs Objectives 2009-2014

In examining supportive housing for persons with special needs, the City of Orange has considered the needs of the elderly, persons with disabilities (including mental, physical and developmental), alcohol and substance abusers and persons with HIV/AIDS.

Elderly and Frail Elderly

Elderly renter households are overwhelmingly low-income. On the other hand, elderly owner-occupied households have their own set of problems. The cost of maintaining a home rises with age of the house. Homeowner's insurance rates increase almost annually. Yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, the rise in insurance rates, and an overall decline in the owner's health. Many elderly persons find it medically beneficial and an emotional comfort to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical and social service resources.

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to healthcare, shopping and other services, affordability and ease of upkeep. Various categories of housing for the elderly include the following:

- Independent living housing, which includes elderly apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing
- Assisted living, which includes adult care homes and multi-unit assisted housing with services
- Nursing homes

Retirement Communities and Independent Living

Retirement communities and independent living include homes, condominiums, apartments, retirement hotels and cooperative housing arrangements that provide age-segregated, independent living units and offer personal care services, social activities and limited nursing supervision.

Priorities

There are currently many special needs throughout the City and Region. These needs are being met slowly by the various organizations indicated in the Strategy. Due to the higher demand for poverty level and very low income needs in Census Tracts 202 and 203, Non Homeless Special Needs must be met by State and Local funds as well as the private sector.

Resources Expected

Funds for Non Homeless Special Needs are expected from Orange County, the Region, the State of Texas and the private sector.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Non-homeless Special Needs Analysis (including HOPWA) 2009-2014

During the 2009-14 timeframe, the City's Special Needs, HOPWA, and Continuum of Care needs will be closely monitored and supported to the greatest extent possible. Since the City Community Development funds are so limited, every effort will be made to seek public and private assistance throughout the State of Texas.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds

to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Housing Opportunities for People with AIDS (HOPWA) 2009-2014

N/A

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

Specific HOPWA Objectives 2009-2014

State funded HOPWA assistance will be sought as may be required, on an annual basis.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

The City/Consortium Analysis of Impediments to Fair Housing Choice 2009 update is currently under preparation and should be completed by the end of the current program year.