

Affordable Housing Policies/Requirements In Chapel Hill, Orange County, Hillsborough, and Carrboro

Chapel Hill, Orange County, Hillsborough and Carrboro have each adopted policies and in some cases land use ordinance provisions that stimulate the production of affordable housing. This section summarizes and compares the various mechanisms adopted by each governmental unit. The definition of affordable housing differs from one jurisdiction to another and is the first item for comparison followed by a summary of policies and ordinance provisions. The final piece of information is a series of charts giving an across-the-board comparison of affordable housing throughout Orange County.

AFFORDABLE HOUSING DEFINED

- **The Town of Chapel Hill** defines “affordable housing” under section 3.8.6.1 (*Substitution of Affordable Housing for Floor Area Restrictions*) of their Land Use Management Ordinance as: dwelling units shall be priced to be affordable to individuals and families who have incomes at or below eighty (80) per cent of the area median income for a family of four (4). Restrictive covenants shall be recorded with the dwelling unit(s) to ensure the continued and ongoing compliance with these requirements and shall be sold to individuals and families who have incomes at or below one hundred (100) per cent of the area median income by family size, and published periodically by the U.S. Department of Housing and Urban development.
- **Orange County** defines “affordable housing” through their criteria for density bonuses (Sec. 50-164).
 - A 25% density bonus for duplex or multifamily units may be approved if:
 - A minimum of 40 percent of the units are to be rented to families earning less than 60 percent of the county median income, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development (HUD), hereinafter to be referred to as "median income";
 - or
 - A minimum of 20 percent of the units are to be rented to families earning less than 50 percent of median income.
 - A 25 percent density bonus for single-family residential development may be approved if
 - the greater of two units or all of the bonus units are to be sold to families earning less than 80 percent of median income.
 - land with suitable soils or access to public water and sewer is donated to the county for the purpose of the development of affordable housing.
 - A 50 percent density bonus may be approved if at least 20 percent of the units are to be occupied by families earning less than 50 percent of median income and the remaining 80 percent of units are occupied by families earning less than 80 percent of median income.
- **The Town of Hillsborough** encourages affordable housing but has no formal definition or policy.
- **The Town of Carrboro** under Section 15-182.4 (a) of the Land Use Ordinance defines “affordable housing” as that which is offered for sale at a price that does not exceed two and a half times an amount equal to eighty percent of the annual median income level for a family of four in the Raleigh-Durham-Chapel Hill Metropolitan Statistical Area or is offered for rent at a monthly rate that does not exceed an amount equal to 12 percent of the monthly median income level for a family of four in the Raleigh-Durham-Chapel Hill Metropolitan Statistical Area

SUMMARY OF AFFORDABLE HOUSING POLICIES AND ORDINANCE PROVISIONS.

Chapel Hill	
Size-limited	Developers of a major subdivision or a planned development with 5 or more single family or two family residential lots, 25% of units must be less than 1,350 sf
Affordable Density Bonus	Residential Special Standards – Conditional, allows 12 units per acre, a 10ft minimum street back and no buffer requirements. 100% of units must be affordable and have a long-term affordability component
Affordable Housing Policy	The Council’s expectation is that any request for a residential rezoning provide a 15% affordable housing feature.
Affordable Housing Payment in Lieu	May be considered as an alternative. Amount is determined by multiplying the number of affordable units to be provided by an estimate of funding needed to make a homeownership opportunity in the proposed development available to a household earning less than 80% of the area median income for a family of 4.
Fee Waiver Policy for Affordable Housing	Waived for development applications from non-profit organizations involving residential development that is 100% affordable to low/moderate income households.
Referral service contract with Orange Community Housing and Land Trust	Residential Developers/Applicants are referred to discuss alternatives available for them to meet the Town’s affordable housing policies.
Single Room Occupancy (SRO’s)	Rooming House – Combination of 3-9 lodging units intended primarily for rental or lease for periods of longer than 1 week.
Inclusive Mobile/Modular Housing land use policies	No
Vernacular Architectural Standards	No

Orange County	
Small House	
Affordable Density Bonus	
Affordable Housing Policy	
Affordable Housing Payment in Lieu	
Fee Waiver Policy for Non-profit Affordable Housing	
Referral service contract with Orange Community Housing and Land Trust	
Single Room Occupancy (SRO's)	
Inclusive Mobile/Modular Housing land use policies	
Vernacular Architectural Standards	

Hillsborough	
Small House	Not available
Affordable Density Bonus	Not available
Affordable Housing Policy	No formal policy. Recently, large Special Use Permit requests have been encouraged to provide affordable housing with OCHLT.
Affordable Housing Payment in Lieu	Not available
Fee Waiver Policy for Non-profit Affordable Housing	No formal policy. The Town Board has considered requests for utility fee waivers in the past.
Referral service contract with Orange Community Housing and Land Trust	Not available
Single Room Occupancy (SRO's)	Not available
Inclusive Mobile/Modular Housing land use policies	Singlewide mobile homes can replace existing units. Doublewide mobile homes and modular homes are permitted in all residential districts.
Vernacular Architectural Standards	Not available

Carrboro	
Size-limited	13 to 20 units must have 15% <1,350 sq ft & 10% < 1,100 sq ft 21+ Units must have 15% < 1,100 sq ft and 10% <1,350 sq ft* ¹
Affordable Density Bonus	150 % Density Bonus with up to 25% Affordable and 25 % Market Rate * ²
Affordable Housing Policy	Carrboro Vision2020 encourages all developments with 5 or more units to provide at least 15% affordable units* ³
Affordable Housing Payment in Lieu	Implementation alternatives under consideration
Fee Waiver Policy for Affordable Housing	Land use and building permit fee waver policy available for government funded developments that implement the Orange Co. Consolidated Housing Plan
Referral service contract with Orange Community Housing and Land Trust	Residential Developers/Applicants are referred to discuss alternatives available for them to meet the town's affordable housing policies & procedures.
Single Room Occupancy (SRO's)	Multi Family unit that includes no more than 450 square feet allowed in the downtown business and R-2 zoning districts. Requires 500 square feet per dwelling unit (density calculation).
Inclusive Mobile/Modular Housing land use policies	HUD certified Mobile Homes built after 7/1/1976 allowed in most residential zones except for 2 high density zones. Modular housing allowed in all residential zones.
Vernacular Architectural Standards	Affordable housing provided to obtain the density bonus must incorporate architectural features that are reflective of the local vernacular.

NOTES:

*¹ A residential development that provides at least 85 percent of the maximum number of affordable housing units available under the "Residential Density Bonuses for Affordable Housing" shall not be subject to the small house requirements.

*² Open space may be reduced up to 10% for affordable units

*³ Residential Developments of 5 or more units that do not provide at least 15% affordable housing units are required to participate in an "Affordable Housing Review Meeting" with the Carrboro Board of Aldermen.

SUMMARY OF AFFORDABLE HOUSING INITIATIVES

Chapel Hill Affordable Housing Initiatives									
Development	Permit Date	Tenure	Total Units	Affordable		Size Limited		Constructed (as of 9/15/2005)	
				Units	%			Afford	Size
Meadowmont Master Land Use Plan	10/23/95	Mixed use	1,298 resid.	32 TH	2%			32	
Franklin Grove Townhomes	10/27/99	TH	58	4	7%			4	
Parkside II	7/5/00	SF	67			17	25%		17
Chapel Ridge Apts.	11/13/00	Rental Apts.	180	24	13%			24	
Vineyard Square	6/25/05	TH	191	30	15.7%			30	
Larkspur	2/25/02	SF	86	13	15%			5	
Cross Creek	4/22/02	SF	17	1	5%	2	11.7%		
Greenway Condos	4/22/02	Condo	64	16	25%			16	
Rosemary Mixed Use	8/26/02	Condo	42	6	15%				
Marriott Residence Inn	3/24/03	Condo	4	1	25%				
Creekside	4/14/03	SF	9			2	22%		2
1723 Homestead Rd	5/12/03	SF	3			1	33%		1
Rusch Hollow (Habitat)	11/10/03	SF, Rental	17	17	100%				
Chancellor's View	10/11/04	SF	25	3	12.5%				
Montclair	10/11/04	SF	13	1	7.7%				
Wilson Assemblage	3/7/05	SF, Rental	149	32	21%				
TOTAL			925	148	16%	22	2%	111	20
Payments-in-Lieu of Providing Affordable Housing									
Development	Date	Description							
Winston Hotel	1999	\$15,200 donation to Orange Community Housing and Land Trust							
Providence Glenn (amended 2004)	2000	\$96,000 contribution to Town's Revolving Acquisition Fund							
Wilshire Place	2001	\$36,000 to Orange Community Housing and Land Trust							
Wachovia Bank at Meadowmont	2001	\$25,000 to Orange Community Housing and Land Trust							
Morgan Estates	2003	\$52,500 to the Town's Revolving Acquisition Fund							
Avalon Park	2003	\$52,500 to the Town's Revolving Acquisition Fund							

Attachment 1.A

Hillsborough Affordable Housing Initiatives	
Development	Initiatives
Waterstone	330 ac mixed use development, agreed to provide land and some design assistance for 24 townhouse units to OCHLT.
Ashton Hall	118 ac mixed density development, has been encouraged to contact OCHLT and is still in the review process.
Government Initiatives	
Hillsborough and Habitat for Humanity are investigating the potential to acquire land to build 18 new houses in the Fairview neighborhood.	
Hillsborough has \$100,000 of HOME funds to acquire, rehab and resell 2 houses in the Fairview neighborhood with the assistance of a housing non-profit.	

Carrboro Affordable Housing Initiatives									
Development	Permit	Tenure	Total Units	Affordable Units		Size Limited		Constructed (as of 9/15/2005)	
								Afford	Size
Mulberry Street Apartments	SUP 11/15/00	Condo	12	1	8 %			1	
Rose's Walk at ULake	CUP 12/11/01	TH	64			15	23 %		
Chan Mixed Use	5/7/02	SRO/ Office	17			17	100%		17
Club Nova	CUP 4/9/2002	SRO	24			24	100%		24
108B Dillard Street	ZP 6/5/02	SF	3	1	33%			1	
Twin Magnolias	CUP 11/12/02	Condo	23	2	9 %			2	
Winmore	CUP 6/1/03	SF/TH	232*	48	21 %	86	37 %		
Pacifica	CUP 6/24/03	TH Condo	46	7	15 %	12	26 %		
TOTAL			421	59	14%	154	36%	4	41

**** CUP also allows up to 98 additional accessory dwelling units and 20 commercial lots with residences. Percentages are calculated from the base number of permitted units (232)**

Affordable Housing

What have we done lately?

All elected boards in Orange County remain committed to designating financial resources to address the affordable housing needs of the community.


Non-Profit Partners

- Orange Community Housing and Land Trust (OCHLT)
- Habitat for Humanity of Orange Co, NC
- EmPOWERment, Inc.
- Chrysalis Foundation
- The Women's Center, Inc.
- Weaver Community Housing Association

- Residential Services, Inc.
- Affordable Rentals
- First Baptist Church and Manley Estates, Inc.
- Club Nova LLC


- Primary Funding Sources**
- **Federal Housing Programs**
 - HOME Investment Partnership Program
 - Community Development Block Grant (CDBG)
 - Low Income Housing Tax Credit Program
 - Section 202 Housing for the Elderly
 - Farmers Home Administration Programs
 - Section 811 Program for the Handicapped
 - Public Housing Modernization Funds
 - Supportive Housing Program

- **State Housing Programs**
 - Community Development Block Grant (CDBG) Program
 - N.C. Housing Trust Fund Program
- **Local Housing Programs**
 - Orange County Affordable Housing Bonds (1997 - \$1.8 million) (2001 - \$4 million)
 - Orange County Housing Trust Fund
 - Chapel Hill Housing Trust Fund



Types of Activities

- New Construction for Homeownership
- Housing Rehabilitation
- Second Mortgage Assistance – First Time Homebuyers
- New Rental Housing Construction
- Property Acquisition
- Impact Fee Reimbursements
- Administrative funding for housing non-profit organizations



Total Affordable Housing Investment FY 2001 – 2004


Total Cost of Projects Built **\$15,774,282**

Total Amount of Public Dollars Investment:

\$ 8,505,008

Total Number of New Units Assisted : 170

Total Number of Existing Units Assisted: 134



Notable Local Projects

to name a few....

- Legion Road Townhouses
- Rosemary Place at Meadowmont
- Richmond Hills
- Rusch Hollow
- Pine Hill Drive Condominiums
- Sykes Street Revitalization
- Individual Development Accounts (IDA) Program
- Club Nova Apartments

11 2 22

2005 NC Housing Award Winners

- **Manley Estates**
Developer: First Baptist Church and Manley Estates


- **Spring Glen Continuing Care Facility**
Developer: Residential Services, Inc.

Orange County Affordable Housing Advisory Board

- 15 member citizen board
- **Activities have included:**
 - Housing Bond Policy Review
 - Bus Tour of Affordable Housing Projects
 - Semi-annual Housing Bond Program Status Reports
 - Annual Performance Report/Calendar


Plan Development

1. **Consolidated Housing Plan 2005-2010**
(adopted May 2005)
2. **Comprehensive Housing Strategy**
(underway)
3. **Partnership to End Homelessness**
(underway)




Consolidated Plan Goals

- Provide Decent and Affordable Housing for Lower-Income Households
 - Targets
 - Homeowners (<80% AMI) and renters (<60% AMI) living in substandard housing
 - Homeowners (<80% AMI) without indoor plumbing or inadequate connections to public systems.
 - Renters (<80% AMI) that are potential homebuyers.
 - Eliminate barriers to affordable housing.



Provide Housing and Services for Populations with Special Needs

- Targets
 - Service-enriched transitional housing for homeless persons with special needs
 - Continuum of services for special populations including older adults, disabled, mentally ill, persons with AIDS and at-risk youth



Promote Neighborhood and Economic Development

- Target
 - Promote revitalization in selected Chapel Hill neighborhoods and economic development in general throughout the County.

Comprehensive Housing Strategy

- Overall Market Analysis for Orange County and the Towns to include:
 - Analysis of Housing Production Activity
 - Analysis of Housing Sales and Lease activity
 - Comprehensive Inventory of Affordable Housing Stock
 - Forecast of Future Demand

- Gap Analysis – Production vs. Needs
- Strategies for Future Action

Timeline

Draft – October 3, 2005

Public Comment – October, 2005

Final Draft and Adoption – Nov./Dec. 2005

Orange County Partnership to End Homelessness

The purpose of the Partnership is to address the following goals:

- ✓ To educate the community by dispelling myths and putting a face on the homeless;
- ✓ To develop a long term plan to end homelessness in Orange County; and
- ✓ To encourage personal responsibility by inviting the community to address this issue individually.

Current Partnership Members

- › Town of Carrboro
- › Town of Chapel Hill
- › Town of Hillsborough
- › Orange County
- › Triangle United Way
- › OPC Area Program
- › Inter-Faith Council
- › The Community Initiative to End Homelessness
- › Orange Congregations in Mission
- › Hillsborough Chamber of Commerce
- › The University of North Carolina

Timeline

- Establish Steering Committee
October, November 2005

- Hire a project administrator to develop the
County's 10-year plan.
October, 2005

- Draft 10 Year Plan to End Homelessness
October, 2006

Additional Information for Agenda Item 1B

1. Consolidated Housing Plan 2005-2010 Goals
2. Comprehensive Housing Strategy
3. Steering Committee Structure – 10 Year Plan to End Homelessness

Five-Year Strategic Plan

As a growing community, the Orange County and the Town of Chapel Hill must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, the community must invest its scarce public resources wisely. Therefore, as a general principle, the Town will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible.

The following presentation utilizes this performance-centered approach to outline the Town's approach to housing and community development in the upcoming five years. This approach includes identifying goals, objectives and strategies; determining what resources are necessary to achieve these goals; analyzing and evaluating performance data; and using that data to drive improvements in organization. All objectives and performance indicators are based on a five-year time frame.

Goal 1 – Decent and Affordable Housing for Lower-Income Households

<i>Priority 1.1 – Low income (< 80%AMI) homeowners that live in substandard housing</i>	
Strategies:	<ul style="list-style-type: none"> - Continue to fund urgent repairs for qualified units - Continue to fund substantial rehabilitation for qualified units - Continue to incorporate handicap, weatherization and lead-based paint improvements into all substantial rehabilitations
Output Indicators:	<ul style="list-style-type: none"> - 25 substantially rehabilitated units (Orange County/Chapel Hill) - 50 units with urgent repairs (Orange County)
<i>Priority 1.2 – Low income renters (<60% AMI) that live in substandard housing</i>	
Strategies:	<ul style="list-style-type: none"> - Continue to fund the rehabilitation of existing rental housing units - Monitor and enforce rent and property standards for completed projects - Leverage existing Town and County resources by utilizing the federal low income tax credit, HUD Section 202 and 811, and other programs to construct new rental housing - Provide educational opportunities related to fair housing, tenant rights, etc. - Continue to dialogue with the University of North Carolina – Chapel Hill on issues that affect affordable rental opportunities in the area
Output Indicators:	<ul style="list-style-type: none"> - 50 additional affordable rental units (Orange County/Chapel Hill) - 20 low income renters receive HOME funded rental assistance for up to 2 years each (Orange County) - 100 units of renovated public housing (Chapel Hill) - 150 units of refurbished public housing (Chapel Hill)
<i>Priority 1.3 – Low income (<80% AMI) homeowners that do not have indoor plumbing or adequate connections to existing public water and sewer systems</i>	
Strategies:	<ul style="list-style-type: none"> - Continue to fund the connection of lower income homeowners to existing water and sewer facilities. - Continue to fund the construction of complete indoor plumbing facilities
Output Indicators:	<ul style="list-style-type: none"> - 100% of all County residents have adequate indoor plumbing (Orange County/Chapel Hill)

Priority 1.4 – Low-income renters (<80% AMI) that are potential homebuyers	
Strategies:	<ul style="list-style-type: none"> - Provide down-payment and closing cost assistance to qualified homebuyers - Provide homebuyer education and counseling with an emphasis on credit - Provide acquisition, infrastructure, predevelopment and/or construction funding to eligible non-profits and for-profits to develop affordable housing opportunities - Establish homeownership program to assist existing Section 8 recipients
Output Indicators:	- 75 additional lower income homebuyers (Orange County/Chapel Hill)
Priority 1.5 – Eliminate barriers to affordable housing	
Strategies:	<ul style="list-style-type: none"> - Challenge and encourage non-profit and for-profit affordable housing providers to share resources and collaborate - Seek legislation that would require all local governments to require new residential and commercial developers in the County and Towns seeking zoning approval and/or permits to contain at least 15% affordable units in residential projects - Declare 2006 "The Year of Affordable Housing" and implement a public education that defines affordable housing - Utilize equity sharing and community land trust concepts to limit the dramatic escalation of housing costs
Output Indicators:	<ul style="list-style-type: none"> - 100 units of new affordable housing in mixed income developments (Orange County/Chapel Hill) - Increased awareness of barriers to affordable housing (Orange County/Chapel Hill)

Goal 2 – Provide Housing and Services for Populations with Special Needs

Priority 2.1 – Service-enriched transitional housing for homeless persons with special needs	
Strategies:	<ul style="list-style-type: none"> - Promote and make public service funds available to homeless agencies that operate emergency shelters - Partner with other funding agencies to encourage the development of transitional housing (SRO's, group homes) that is service-enriched - Continue to strengthen partnership with the local Continuum of Care - Provide property acquisition funding to eligible non-profits and for-profits to develop transitional housing
Output Indicators:	- Provide financial assistance to support the construction of a residential center for homeless men (Orange County/Chapel Hill)
Priority 2.2 – Continuum of services for special populations including older adults, disabled, mentally ill, persons with AIDS and at-risk youth	
Strategies:	<ul style="list-style-type: none"> - Promote and make public service funds available to agencies that serve identified special populations - Partner with other funding agencies to encourage the development of transitional housing (SRO's, group homes) that is service-enriched - Continue to strengthen partnership with local service providers - Support applications for federal supportive housing funds - Provide property acquisition funding to eligible non-profits and for-profits to develop permanent housing for those with special needs
Output Indicators:	<ul style="list-style-type: none"> - 20 additional permanent housing units for those with special needs (Orange County) - Provide community services to 100 area youth (Chapel Hill)

17 8 22

Goal 3 – Promote Neighborhood and Economic Development

<i>Priority 3.1 – Promote revitalization in selected Chapel Hill neighborhoods and economic development in general throughout the County</i>	
Strategies:	<ul style="list-style-type: none"> - Strengthen partnerships with neighborhood associations (community pride, education, family services, etc.) - Work with neighborhoods to design and implement specific beautification strategies, including neighborhood cleanups - Promote recreational opportunities for area youth - Prioritize one to two neighborhoods located in Chapel Hill and develop revitalization plans accordingly - Concentrate Town funding in selected neighborhoods to create maximum impact. Programs may include redevelopment activities, CHDO Development-Infill and various rehabilitation programs. - Build community capacity and better coordinate neighborhood services through the regular dissemination of information. Examples may include Community Development Day workshops, self-help workshops, activity updates, etc. - Continue to work with area Chambers of Commerce and others to promote the economic development of the community - Coordinate effort of various Town departments to concentrate resources into selected neighborhoods
Output Indicators:	<ul style="list-style-type: none"> - Development of a small area plan for the Rogers Road Neighborhood and a Neighborhood Conservation District for the Pine Knolls neighborhood (Chapel Hill) - Promote county wide partnerships that are dedicated to the economic development of the County

Comprehensive Housing Strategy
Prepared for the Orange County HOME Consortium including the Towns of
Carrboro, Chapel Hill, and Hillsborough, North Carolina

Training & Development Associates, Inc. will provide an overall housing market analysis for the Orange County consortium area as well as for the constituent towns of Carrboro, Chapel Hill, and Hillsborough. In doing so, we will provide an analysis of historical data (from the past 10 years), current numbers, and projections of housing needs for a five-year period. TDA will include in the Comprehensive Housing Strategy for Orange County all the required elements described in the RFP, including an executive summary, analysis of housing activity and production, future demand, gaps analysis, discussion of strategies, as well as a comprehensive inventory of affordable housing currently available in the County.

Required Elements:

1. Executive Summary

In the executive summary, TDA will provide a general description of the housing market in the consortium area and in individual constituent areas as well as the balance of the county. We will document general trends, and we will also highlight specific areas that are not adequately explained by these trends, noting how the housing supply or demand for these areas differs from the surrounding region.

2. Analysis of Housing Production Activity

TDA will analyze and evaluate current and historical housing production activity with consideration of the geographic and economic descriptions of construction type, tenure, and price (or rent). In doing so, we will utilize information provided by the constituent planning departments (in each town and the county). We will also consult building permit records in each town and the county to determine the total number of housing starts over the historical period of our study. We will also consult with the constituent departments of housing to obtain the number of new assisted housing units.

3. Analysis of Housing Sales and Lease Activity

TDA will analyze and evaluate new construction sales and existing home resale activity across Orange County. To do so, we will access detailed data from the Multiple Listing Service to obtain historical and current sales information. As described in Item 7 below, we will also contact developers of subdivisions that have been platted for information on ongoing construction, sales, and future plans. For lease information, we will contact by telephone area apartment complexes and property managers to update census information to determine the number of rental units available in the area, rents, and vacancy rates.

4. Comprehensive Inventory of Affordable Housing Stock

As an add-on to our original proposal, TDA will develop a comprehensive count of all affordable housing units in the County. To do so, we will supplement counts of subsidized housing in the area with information from MLS listings and building permits to determine the number of housing units that are affordable to residents earning 80 percent of the area median income or below.

5. *Future Demand*

To forecast future demand for housing, TDA will obtain information from several sources. We will access information provided by constituent planning departments and building permit applications. We will also analyze economic trends by considering the location of major employers, utilities, banks, schools, and shopping in the area in an effort to pinpoint areas of relative growth. TDA will attempt to identify future demand by housing type, tenure, price/rent levels and geographic location.

6. *Gaps Analysis – Production vs. Needs*

In our Gaps analysis, TDA will compare our forecasts of future demand with estimates of future supply. For historical information, we will compare housing starts (estimated above from building permits) to annual household growth numbers to determine the size of the surplus or deficit in housing that currently exists. To develop supply forecasts, we will obtain quantitative and qualitative information from developers of subdivisions, condominiums and townhouses, and rental units, as well as information from the constituent planning departments. We will highlight gaps in production by housing type, tenure, price/rent levels, and geographic location.

7. *Provider Analysis*

TDA will conduct a universal survey of current and projected housing providers by telephone and/or onsite visits as an input for our analysis of current housing activity and future housing supply. We will draw upon information provided by the constituent housing departments and in building permit applications to generate a list of providers to contact. We will contact all providers, including for-profit and nonprofit builders to obtain quantitative and qualitative information about existing housing supply and plans for future activity. As part of our Gaps Analysis, we will highlight the types of development that seem to be under- (or over-) represented by these housing providers.

8. *Strategies for Future Action*

Drawing from our Gaps Analysis, TDA will provide a discussion of areas of housing production that need future consideration by the Consortium jurisdictions and their partners. We will also develop specific strategies for addressing the unmet needs of the communities with attention to problems of affordable housing across the County.

9. *Community Input*

Once a draft of the document has been completed, TDA will lead two community meetings in which the community will be invited to provide comment on the document's findings and recommendations. One TDA representative will attend each meeting. The County will be responsible for marketing the meetings and providing the meeting space.

Steering Committee Structure – 10 Year Plan to End Homelessness

Role: Broad based community group to provide guidance, advice, and support during the development phase of the 10 Year Plan.

Members:

Elected Official – each jurisdiction	(4)
County and Town Managers	(4)
Law Enforcement – each jurisdiction	(4)
Local School Board Chairs	(2)
School Superintendents	(2)
Chamber of Commerce Bd. Chair	(2)
Ministerial Alliances	(3)
UNC Chancellor's Office Representative	
UNC School of Social Work	
UNC Hospital Representative	
United Way President	
OCIM Board Chair	
IFC Board Chair	
El Centro Board Chair	
Media Representative	(3)
Business Representative	
Lending Institution Representatives	
Carrboro Downtown Development Commission	
CH Downtown Economic Dev. Commission	
Durham-Orange Homebuilders Association	
Board of Realtors	
Homeless Community Representative(s)	
Orange County Social Services Board Chair	
Orange County Health Board Chair	
OPC Area Program Board Chair or ED	
Continuum of Care Representative	
Orange County Correctional Facility	
Veterans Administration	

Current total – 44

77 or 22