

Non-Profit Subcommittee Meeting – May 10, 2024  
Conference Room Dare Admin Manteo NC

Attendees: Donna Creef, Malcom Fearing, Melissa Dickerson, Ronnie Sloan, Jeff Schwartzberg, Elizabeth Morey, Duke Geraghty and Mitchell Bateman

The meeting started at 11:00. a.m. Donna facilitated the discussion of the group.

The members were polled on what communities should be contacted about future presentations to the subcommittee. Responses included Asheville-Buncombe County, Colorado towns such as Vail, Aspen, Summit; Wake County; Greensboro and Wilmington. Melissa asked if there would be funding support for the task force to invite guests to speak to us. Donna will follow up with the towns on this individually.

Elizabeth asked if the Task Force was to continue considering the State recalled the \$35 million from Dare County. Donna said she had spoken to Dare County Chair Bob Woodard and he expressed the need for the task force to continue. Melissa added the task force was community-based now and not just a county task force.

Mitchell said land trust for Dare County would be challenging since our land was geographically limited by our natural barriers and federal ownership. Malcolm said land trusts, which use land leases prove to be more successful than restrictive covenants according to his research. Mitchell and Malcom both said they had discussions with the Dare Education Foundation. No commitment was asked from either the DEF or the Dare County Board of Education during these conversations. Although the DEF did indicate an interest in continuing conversations as the Task Force work progressed.

Elizabeth said legislative options need to be explored. Melissa noted we need to have some idea on what legislation to pursue before the NCGA long session starts in January 2025. Elected officials on the task force need to be the members that interact with the NC elected delegation.

Mitchell asked about the task force's target market. Donna said she felt the term "AMI" needs to be translated into more relatable figures for the public. The term "workforce" is a broad term that can include all the working individuals in Dare County. Some communities define "workforce" with certain income levels. This will be different in Dare County.

Ronnie confirmed that the OB Hospital is a non-profit. He said any housing aid provided by the OB Hospital is counted toward income limits. Jeff suggested Chris Sawin from the Outer Banks Community Foundation be invited to a subcommittee meeting for general information on the set up and functions of a non-profit. Donna reiterated that anytime public funds are involved, there will be income limits. Melissa noted a non-profit organization that could accept donations and perform fundraising seems the logical focus.

There was some discussion on short-term rentals and how the consensus in the real estate industry is that many of the STRs in non-oceanfront areas of Dare County are experiencing decreased occupancy rates. Donna said we should try to get an idea on the location of such STRs in the more year-round areas of the OBX. Her research shows that in communities where incentives to STR owners to transition to long-term occupancy were offered, many owners prefer short-term renters because it gives them flexibility to use their second homes, which is not an option if a long-term renter is in place. Meissa said the subcommittee should investigate the possibility that some second homeowners may be willing to offer their homes to summer seasonal workers, such as lifeguards. This would allow them to use their vacation home in the offseason and during the winter holidays.

The projections for school populations were identified as another area the subcommittee should investigate. Recent demographics reflect static growth in school populations with overall demographics for Dare County reflecting a growing older population without school-aged children. Elizabeth said COA is releasing demographics on Currituck-Dare at a meeting on May 13, 2024. details about this meeting will be sent to the group.

Donna said she envisioned the subcommittees meeting more often than the full task force and the bulk of the research and presentations occurring at the subcommittee level with recommendations made to the full task force for action. She felt the focus of the PLAN subcommittee would be an inventory of land and housing, permitting systems and costs and other local regulatory issues. The non-profit subcommittee would focus on financing, other communities' housing programs and development of a non-profit charitable organization. There may be some overlap in the subcommittees' work.

The next meeting of the non-profit subcommittee will be on May 31 at 1 p.m. Donna will send out an invitation to the group closer to the date.

The meeting adjourned at 12:10 p.m.



Prepared by Donna Creef, Chair  
Dare Community Housing Task Force

Adopted by NON-PROFIT Subcommittee on May 31, 2024