

TASK FORCE PLAN SUBCOMMITTEE MEETING – MAY 3, 2024 – Southern Shores Town Hall

Attending: Matt Neal, Subcommittee Chair, Mike Siers, Ryan Lang, Ron Payne, Tess Judge (late arrival), Malcom Fearing and Donna Creef

Matt called the meeting to order at 1:00 p.m. The technical corrections of the State budget approved May 2 by the NC General Assembly that recall the \$35 million grant allocated to Dare County in 2021 was the first item of discussion. Since this money has been recalled by the State, the urgency to identify specific sites with high potential for development has decreased. Although the \$35 million is no longer available, what happens with the \$11 million or so Dare County set aside for housing remains unclear until additional information is provided by Dare County. The idea to develop a plan for future use, such as that developed by the NC 12 Task Force, was noted and it was suggested this be used as a model for the work of the subcommittee and the overall task force.

The group reviewed the old site plans and aerials of the Bowsertown property owned by Dare County and the history of the Bowsertown site and the adjoining land owned by Dare County that was previously used as a landfill site. This property, which is adjacent to the NC Wildlife Resources site, had been identified by Dare County for development of workforce housing in conjunction with Woda Cooper using Dare County funds. Central wastewater from Manteo is not available currently due to a Town moratorium on wastewater connections for properties outside of the Town limits. The subcommittee agreed this site has potential since it is owned by Dare County.

There was also discussion of the Dare Education Foundation efforts to construct 24 more units at the Run Hill site in Kill Devil Hills.

It was acknowledged that use of public funds in any housing development is complicated and that advice from the UNC School of Government would be beneficial so everyone understands the complexities of the issue better and what other options may exist for private financing also. Non-profits should be explored also since they may not be encumbered by some of the limits imposed on public funding.

There was a consensus among the committee members that homeownership should be a component of our efforts and not just rental or leasing of units. Home ownership adds to the success of retaining workforce employees since they have equity in their home and ties to the community. Deed restrictions have been used by other communities/states in ensuring that ownership remains with the local workforce/residents of the community. Additional research on this topic is needed also as part of the development of a plan. In conjunction with research of non-profits and land trusts, funding mechanisms and potential funding sources will need to be discussed in any plan developed by the subcommittee/task force.

An inventory of parcels greater than 2 acres in size has been secured from Dare County. This information should be filtered for public/private owners and investigate the zoning of the properties. The subcommittee can then analyze this information at a future meeting. Projects need to be respectful of the existing zoning regulations and community aesthetics.

Research into the efforts of the City of Greensboro was identified as a task for the subcommittee at future meetings. Perhaps an invitation to someone involved in Greensboro's efforts should be extended.

More emphasis and efforts to attract private developers was identified as a focus of the subcommittee.

There was some discussion on the decrease in rentals of Airbnb-managed properties, especially on the west side neighborhoods. Free market forces appear to be affecting the transition of some of these Airbnbs to long-term rentals.

The subcommittee meeting ended at 2:30 p.m. A report of the meeting will be shared with the Task Force at its May 14 meeting.

A handwritten signature in cursive script, appearing to read "Donna Creef".

Prepared by Donna Creef, Chair

Dare County Community Housing Task Force

Adopted by PLAN Subcommittee June 7, 2024