

Affordable Housing Strategic Plan	OCPEH Plan to End Homelessness		
Goals/Strategies/Actions	Goals/Strategies/Actions	Priority	Status
<p>GOAL 1: Provide a continuum of decent, sound and safe affordable housing with a diversity of housing types, densities and choice throughout the County that promotes inclusive communities and full access to its assets for current and future populations.</p> <p>GOAL 2: Increase the quantity and quality of affordable housing, and help low-income families acquire needed information, knowledge, and skills to improve their employment opportunities and reduce the number of families falling below the poverty level.</p> <p>GOAL 3: Provide permanent and temporary housing and community and supportive services for populations with special needs that include the homeless, older residents, disabled, mentally ill, and persons with acquired immune deficiency syndrome.</p> <p>AR1: Provide county or other publicly owned property through a RFP for the immediate development of single family attached, detached, and multifamily housing units. Based on the SWOT analysis of publicly owned land, the County owned, small-parcel property (3 acres or less) will be provided for the development of small scale, single family detached and attached (duplex, triplex) units for sale or rent to qualified buyers and/or occupants through partner affordable housing non-profits.</p> <p>AR2: Implement a competitive process for evaluating proposals for development and maintenance of affordable housing inventory. The proposals will be evaluated by the Orange County Housing Authority and and/or the Affordable Housing Advisory Board as appropriate. These bodies will make recommendations to the BOCC on the distribution of any county funds.</p> <p>AR3: The County should negotiate an agreement with the Orange County Housing Authority to manage and maintain affordable housing inventory owned by the County.</p>	<p>Housing Goal 1. Increase affordable housing including RRH capacity, PSH units, rental units 30% AMI</p>	<p>High – long term</p>	<p>In progress</p>

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3.2: Increase the number of accessible permanent housing units through new construction and through rehabilitation of existing housing units and through financial or development incentives on available vacant and developable land in the County.	G1 Strategy 1. Advocate for funding and policy positions at local govt. budget hearings and other public hearings/meetings; G1S1 Action 1: Continue collaboration with OC AH Coalition; G1S1 Action 2: Advocate for potential OC and CH bond funding to be used for AH; advocate for payment-in-lieu be used for AH	High	In progress
AR 18 (partial) Bringing rapid rehousing approaches to scale and providing adequate funding for rapid rehousing initiatives	G1 Strategy 2. Increase RRH program budget to increase HH served & case mgmt. capacity; G1S2 Action 1: Advocate for local funding as well as other sources	High – long term	Not begun
AR 16 (partial) More PSH for disabled homeless people including creative and non-traditional affordable housing options that reduce cost and provide for more affordable units	G1 Strategy 3. Increase number of PSH units; G1S3 Action 1: Advocate for local funding as well as other sources	High – long term	Not begun
	<i>G1 Strategy 4. Discuss “Housing is Healthcare” and Housing First principles with UNCH and explore investments in housing that would reduce hospital visits including PSH and respite care; G1S4 Action1: Dedicated 2015 Leadership Team meeting to this topic</i>	High – long term	Not begun

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<p>AR4: Through a Design Competition create and implement an innovative development plan and designs for the larger county-owned parcel(s) including the Southern Human Services Center site that will include a mix of affordable housing uses including workforce housing and or special needs housing and services as suited to the site and identified priority needs.</p> <p>A5: Assess land use planning efforts to identify and provide greater opportunities for the joint location of affordable housing and employment centers near existing or near term construction of public utilities and transportation which reduces commuting times, traffic congestion on roadways, air emissions, and generally improve quality of life for families and individuals.</p> <p>A6: Assess land use planning efforts in consultation with the developer community (for profit/nonprofit) to identify potential barriers to development and to identify effective incentives for Orange County to increase affordable housing options including exploring the success of other communities and evaluating Chapel Hill's efforts to encourage developers to build affordable units as part of new developments.</p> <p>A7: Utilize planning and development opportunities, related to northern and western Orange County that include the NC 57/Speedway Small Area Plan, the Efland-Mebane Small Area Plan, Economic Development Zoning Districts, and the Efland Sewer Project, as well as regulations and practices contained in the Orange County Unified Development Ordinance and the Comprehensive Land Use Plan.</p> <p>A9: Encourage blending of development that can be supported by on-site/individual wastewater and utility systems (i.e. individual septic and wells) to afford use of underutilized mobile parks and small sites where feasible. A10: Examine increasing allowable densities and creating new mixed-use zoning districts where adequate public services are available.</p>	<p>G1 Strategy 5. Advocate for changes to local government land use ordinances and zoning regulations to facilitate affordable housing development including infill, accessory apartments, tiny homes, etc.</p> <p style="padding-left: 40px;">G1S5 Action 1: Continue collaboration with OC AH Coalition; Government Policies subcommittee to develop proposal</p>	<p>Med – long term</p>	<p>In progress</p>

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AR8: With the completion of a conditions survey and SWOT analysis of mobile home parks in the County, immediately pursue opportunities to preserve the inventory, expand and or improve this source of affordable housing through acquisition, land banking and partnership opportunities. This may include and is not limited to minor to moderate repairs and or conversion of underutilized parks to modular housing, cottages, and or small (micro/tiny) homes.	<p>G1 Strategy 6. Explore feasibility of creating tiny homes</p> <p>G1S6 Action 1: Propose research project to UNC City & Regional Planning students - Complete</p> <p>G1S6 Action 2: Advocate for pilot project collaborating with public schools & others – not begun</p> <p>G1S6 Action 3: Partner with OC stakeholders to explore feasibility – in progress</p>	Med – long term	Varied (marked by each action, see left)
	<i>G1 Strategy 7. End veteran homelessness; G1S7 Action 1: Form committee of vet stakeholders to coordinate services and develop strategies</i>	High – 2016	In progress
1.11: Evaluate the feasibility of incentives and utilize them to stimulate the development/ production of needed affordable low income housing and increase participation and or private investment by lenders, landlords, apartments, developers and faith-based organizations.	Housing Goal 2. Increase number of landlords that will rent to people that are homeless/at risk & take vouchers/subsidies	High – long term	In progress
A18 (partial) 1) Identifying landlords willing to rent to formerly homeless people, with either short-term rental assistance or assistance via a rapid rehousing program or long-term rental assistance via permanent supportive housing tenant-based voucher programs;	G2 Strategy 1. Partner with OC Housing Dept. to recruit and maintain relationships with landlords, focusing on local landlords; G2S1 Action 1: Continue collaboration with OC AH Coalition to develop proposal. Develop our own?; G2S1 Action 2: Convene a meeting of community stakeholders including OC Housing, DSS, town staff, Justice United, others; G2S1 Action 3: Survey agencies to determine what they are doing to recruit/keep landlords, what their greatest needs are, etc.	High – long term	In progress

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	<i>G2 Strategy 2. Advocate for Housing Resource Specialist/Housing Locator position to be established; G2S2 Action 1: Develop proposal: meet with OC Housing, DSS Director, County Manager</i>	High – long term	In progress
	Housing Goal 3: Support the development of OC 2015-2019 ConPlan		Complete
	Housing Goal 4a: Increase number of CH public housing units		Complete
A13 (partial) Develop a similar model for successful obtainment, maintenance and retention of rental housing and providers of rental housing particularly for the Housing Choice Voucher Program	Housing Goal 4b: Increase number of OC HCVs for people who are homeless or at risk of homelessness	High – long term	In progress
AR11: Develop in collaboration with community service providers: 1) a community plan to respond to housing emergencies due to acts of nature, life events, etc.; 2) a coordinated community-wide service model for intake of homeless individuals and families seeking assistance; and a displacement plan for larger housing displacement events due to new development and or sale of property affecting households of low income and no immediate alternative housing options and to minimize housing instability, loss of personal property and an adverse impact on families and individuals and particularly on vulnerable populations. 3.1: Support the coordinated strategies undertaken by the Partnership to End Homelessness for housing and support services for homeless persons, and persons who are at risk of becoming homeless.	Housing Goal 5: Implement Coordinated Assessment system	High – long term	In progress

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	G5 Strategy 1. Use CoC planning grant to support CA system and OC Connect database	High – long term	Complete
	G5 Strategy 2. Pilot program with 6 agencies: IFC, HFNH, DSS, VA, CTI & CEF	High – long term	Complete
AR 11 & 3.1 same as above	G5 Strategy 3. People discharged from public institutions referred to agency who administers VI-SPDAT	Med – 2015-16	Not begun
<i>3.3: Continue to enforce the ADA and Fair Housing requirements for landlords to permit reasonable accommodations to their rental properties so they become accessible to tenants who are disabled.</i>			
<i>3.4: Support the local Continuum of Care's (CoC) efforts to provide emergency shelter, increase support for rapid rehousing, and permanent supportive housing for persons and families who are homeless or who are at risk of becoming homeless.</i>	Housing Goal 1. (partial) Increase affordable housing including RRH capacity, PSH units, rental units 30% AMI		
<i>A13: 1) Assist low- and moderate-income households including Section 8 Housing Choice Voucher Program households through the Housing Authority in becoming homeowners by providing down payment assistance, closing cost assistance, and pre and post housing counseling training. 2) Develop a similar model for successful obtainment, maintenance and retention of rental housing and providers of rental housing particularly for the Housing Choice Voucher Program</i>	Housing Goal 4b (partial) Increase number of OC HCVs for people who are homeless or at risk of homelessness		

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<p>AR16: Assist and participate in collaborative efforts in partnership with the local CoC and affordable housing community and partners to address the following unmet community needs:</p> <p><i>1) an adequate emergency shelter (s) that can accommodate individuals and families of mixed composition and sex and for men; 2) a Domestic Violence shelter according to best practices and expertise in meeting the needs of victims; 3) more permanent supportive housing for disabled homeless people including creative and non-traditional affordable housing options that reduce cost and provide for more affordable units; and service needs of unaccompanied minors/youth.</i></p>	<p>G1 Strategy 3. (partial) Increase number of PSH units; G1S3 Action 1: Advocate for local funding as well as other sources</p>		
<p><i>A17: Make full use of performance data from the HMIS to help drive program decision-making and to monitor, evaluate, and report program and system-wide performance and gaps of the housing and service delivery system for the homeless</i></p>			
<p>A18: Continue to work collaboratively and review other success models and evidence based approaches and or programs to address the following challenges: 1) Identifying landlords willing to rent to formerly homeless people, with either short-term rental assistance or assistance via a rapid rehousing program or long-term rental assistance via permanent supportive housing tenant-based voucher programs; 2) Bringing rapid rehousing approaches to scale and providing adequate funding for rapid rehousing initiatives; and</p> <p><i>3) Engaging homeless people in developing a permanent "housing plan" and in working to improve their own self-sufficiency, using asset-based strategies.</i></p>	<p>G2 Strategy 1. (partial) Partner with OC Housing Dept. to recruit and maintain relationships with landlords, focusing on local landlords; G2S1 Action 1: Continue collaboration with OC AH Coalition to develop proposal. Develop our own?; G2S1 Action 2: Convene a meeting of community stakeholders including OC Housing, DSS, town staff, Justice United, others; G2S1 Action 3: Survey agencies to determine what they are doing to recruit/keep landlords, what their greatest needs are, etc.</p>		