

**PROBLEMS & SOLUTIONS WORKSHEET – HOUSING**

<b>SUBCOMMITTEE: Owned/Rental Housing Options</b>	
<b>Problem</b>	<b>Solutions</b>
<p>1. Insufficient affordable, safe, accessible owned housing stock</p>	<ul style="list-style-type: none"> <li>• Condominiums, especially in downtown areas of Chapel Hill, Carrboro and Hillsborough</li> <li>• Intentional Housing (e.g. Co-Housing)</li> <li>• Weatherizing homes and aging in place supports (accessibility features, etc.)</li> </ul>
<p>2. Moving new building projects for older adults forward</p> <p style="padding-left: 20px;">a. Habitat for Humanity housing development at Rusch Hollow subdivision in Rogers Road community for older adults/special needs residents.</p> <p style="padding-left: 20px;">b. St. Paul’s building project – senior housing cottages with some health services provided by partnership with Piedmont Health in the Rogers Rd. neighborhood.</p>	<ul style="list-style-type: none"> <li>• Endorse new building projects for older adults.</li> </ul> <p>Habitat for Humanity Orange County:</p> <ul style="list-style-type: none"> <li>• Funding sources and more subsidies in addition to \$140,000 bond from affordable housing bond (Habitat)</li> <li>• Partner for- or non-profit organization with experience in developing and managing rental housing for older adults (Habitat)</li> </ul>
<p>3. Regulations hinder the development of Accessory Dwelling Units (ADUs).</p>	<ul style="list-style-type: none"> <li>• Increase maximum square footage of ADUs in Orange County from 800 sq. ft. to _____ (?).</li> <li>• Changing regulatory requirements so that ADUs can be rented (especially in Northern Orange).</li> </ul> <p>Areas to Investigate:</p> <ul style="list-style-type: none"> <li>• allowing only one residential unit per lot</li> <li>• lot size has to be twice minimum lot size</li> <li>• limit proximity of ADUs to property lines</li> <li>• parking space requirements</li> <li>• permit fees or impact fees that make ADUs costly</li> </ul>

<p>4. Lack of use of universal design in current and future building projects.</p>	<p><b>CURRENT DEVELOPMENTS:</b>  Ask current developments</p> <ul style="list-style-type: none"> <li>• Glen Lennox → Grubb Properties</li> <li>• Charterwood → Bill Christian (developer)</li> <li>• Corbinton Commons</li> </ul> <p><b>FUTURE DEVELOPMENTS:</b></p> <ul style="list-style-type: none"> <li>• Mandatory universal design or visitability Requirements for rental units (e.g. newly-built single-family homes and duplexes) that receive tax credits, city loans, land grants or impact fee waivers (Atlanta, Austin, San Antonio have adopted).</li> <li>• Make a formal recommendation that the state of North Carolina incorporate universal design features into the state’s Health and Safety Code for builders.</li> <li>• County-level incentives for new developers to adopt Universal Design features (e.g. financial incentives, building certification, streamlined permitting, construction permit fee waivers).</li> </ul>
<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>SUBCOMMITTEE: Unsubsidized Congregate Housing</b>	
<b>Problem</b>	<b>Solutions</b>
<ul style="list-style-type: none"> <li>• Lack of variety of unsubsidized congregate housing options for older adults.</li> </ul>	<ul style="list-style-type: none"> <li>• Co-Housing Options: (e.g. Solterra)</li> <li>• Family Care Homes: A family care home model of people living together with separate rooms and baths. They would have someone to cook and clean.</li> <li>• Continuing Care Retirement Communities: Establish a CCRC of rental units that has the continuum of care.</li> <li>• Age-restricted apartments: have an apartment building with apartments for people over the age of 55 who do not qualify for subsidized housing due to their incomes/assets. It would have a fitness room, common area for</li> </ul>

	gathering, etc. Since it would be independent living, it would not need to have live-in managers.
<ul style="list-style-type: none"> <li>High cost for businesses to develop housing in Orange County (e.g. high tax rates)</li> </ul>	<ul style="list-style-type: none"> <li>Tax relief to developers who build housing types deemed necessary by the County and the various towns.</li> </ul>
<ul style="list-style-type: none"> <li>Land-use review process in Chapel Hill, Carrboro, Orange County (?). (e.g. time-consuming, uncertain, expensive)</li> </ul>	<ul style="list-style-type: none"> <li>Streamline the land use review process for housing options for older adults.</li> <li>Pre-determining areas in which senior housing of various types would be desired and fast-tracking the development process for projects that meet county/town goals.</li> </ul>
<ul style="list-style-type: none"> <li>Identify a corporation/group that would like to build in Orange County</li> </ul>	<ul style="list-style-type: none"> <li>If Holiday Retirement would like to build in OC, they do have live-in managers and furnish three meals a day.</li> </ul>
<ul style="list-style-type: none"> <li>Little buildable land in Orange County.</li> </ul>	<ul style="list-style-type: none"> <li>Identify land that is both available and suitable – water, sewer, etc.</li> </ul>
<ul style="list-style-type: none"> <li>Zoning Issues</li> </ul>	<ul style="list-style-type: none"> <li>Address zoning issues</li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<b>SUBCOMMITTEE: Subsidized Congregate Housing</b>	
<b>Problem</b>	<b>Solutions</b>
<ul style="list-style-type: none"> <li>Lack of subsidies <ul style="list-style-type: none"> <li>Public housing</li> <li>HUD 202</li> <li>Section 8 vouchers</li> <li>Special assistance payments to adult care/family care homes</li> <li>Tax credits</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Change local policies or land use restrictions.</li> <li>Get BoCC to advocate for more state/federal funds.</li> <li>Get BoCC to advocate for expanding low-income eligibility criteria</li> <li>Create new options: <ul style="list-style-type: none"> <li>Require 15% set aside for affordable options in all non-subsidized congregate housing units.</li> <li>Find new sources of funding for co-housing options.</li> <li>Other.</li> </ul> </li> <li>Generate local funding similar to 2001 Housing Bond to replace dwindling federal funds.</li> </ul>

<ul style="list-style-type: none"> <li>Support ongoing developments</li> </ul>	<ul style="list-style-type: none"> <li>Corbinton Commons (47 single family units, 193 independent living apartments, 12 independent living duplex units, 23 independent living health care beds)</li> <li>Advocate for age-restriction on this community (?).</li> </ul>
<ul style="list-style-type: none"> <li>1965 Older American Act</li> </ul>	<ul style="list-style-type: none"> <li>Reauthorize 1965 Older Americans Act – Bill to be introduced by Senator Bernie Sanders.</li> </ul>
<ul style="list-style-type: none"> <li>Less costly alternatives to new construction exist.</li> </ul>	<ul style="list-style-type: none"> <li>Financing senior care renovations is less expensive than new construction. FY2011 increase in commitments (31 up from 18 in FY2010)</li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<b>OTHER:</b>	
<b>Problem</b>	<b>Solutions</b>
<p>Insufficient information about housing stock and housing need in Orange County.</p>	<ul style="list-style-type: none"> <li>Request a formal study of housing availability and housing need for older adults in Orange County. <ul style="list-style-type: none"> <li>What do we have the right amount of?</li> <li>What do we not have enough of?</li> <li>What kinds of housing are priorities for building?</li> </ul> </li> <li>Advocate that the NC Division of Aging and Adult Services formulate recommendations about how much housing is needed per population of older adults. (e.g. for a population X amount of older adults living within X miles of each other, at X% of median income X number of assisted living units/independent living units/etc. are recommended.)</li> </ul>
<ul style="list-style-type: none"> <li>Information Sharing about Housing Options</li> </ul>	<ul style="list-style-type: none"> <li>Protect or expand Housing 101 presentations by Orange County Department on Aging/Senior Centers. <ul style="list-style-type: none"> <li>Advocate for the expansion of NCHousingSearch.org to include an optional build-in feature tailored to housing searches for older adults.</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>Marketing Housing Options</li> </ul>	<ul style="list-style-type: none"> <li>Establish certification program to “brand” housing options meeting accessibility standards under a recognized label.</li> </ul>
<ul style="list-style-type: none"> <li>Lack of representation of older adult issues in existing planning efforts.</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>Establish a listserv of housing advocates and disseminate public meeting notices so that issues about older adult housing can be raised during planning meetings (e.g. Corbinton Commons meeting, Glen Lennox/Grubb Properties Meeting, town and county planning efforts)</li> <li></li> </ul>
<p>Community engagement</p>	<ul style="list-style-type: none"> <li>Sponsor forums to facilitate conversation about what kinds of housing Orange County residents need and want.</li> <li>Address whether having housing options right outside Orange County is a problem for people. Charles House may be able to serve as an umbrella organization to share information and successful business models with organizations interested in developing family care homes.</li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>