

Approved by Board 6/11/03  
Southern Human Services Center



## **Orange Community Housing and Land Trust Mission, Guiding Principles and Goals**

### **Mission:**

To create permanently affordable housing and preserve land for the benefit of our community.

### **Guiding Principles:**

**RIGHT TO DECENT HOUSING:** We recognize the universal right to safe, decent and secure housing for people of all income levels. We strive to provide rental and homeownership opportunities that offer dignity and security to residents.

**PERMANENT AFFORDABILITY:** By keeping our lands and homes permanently affordable, we break the cycle by which real estate prices escalate beyond the reach of low-to-moderate income people. We seek to strike a balance between individual and community needs.

**QUALITY:** We develop housing that is durable, attractive, healthy to live in and economical to maintain over the long run. Our homes are built to serve generations.

**ENVIRONMENTAL SENSITIVITY:** We are good environmental stewards of our land and strive to balance the need for affordable development with environmental responsibility.

**COMMUNITY VOICE:** We give the community a voice in the use and management of Land Trust properties by drawing our board and membership base from local residents.

**STEWARDSHIP:** We will strive to ensure that Land Trust properties are well maintained over time, because we own the land in perpetuity. As our community evolves, our ownership of the land will allow us to meet changing land use needs. In time, our lands may be used for non-housing facilities and spaces if it is in the community's best interests.

**INCLUSIVITY:** We believe that strong communities are economically, ethnically and culturally diverse. In providing access to affordable housing, we seek to promote and sustain community diversity.

**WORK ENVIRONMENT:** We strive to create a respectful workplace where all employees and volunteers are treated with dignity, openness and fairness. We recognize the importance of maintaining decent wage, benefit and training opportunities in order to attract and retain dedicated staff.

8

## **Organizational Goals:**

1. Create permanently affordable homeownership opportunities for households earning 80% or less of the Area Median Income.
2. Create affordable rental opportunities for households earning 60% or less of the Area Median Income.
3. Educate the community about the housing needs of low and moderate-income people, and promote strong programs that meet those needs.
4. In conjunction with local governments, develop partnerships with private sector developers to include affordable housing units in all new housing developments in Orange County.
5. Collaborate with other non-profit affordable housing providers to generate new, innovative housing opportunities.
6. Build a "land bank" for future Land Trust projects.
7. Increase awareness and knowledge of the Land Trust among residents of Orange County.
8. Increase Land Trust membership and member involvement.
9. Diversify funding sources by increasing our donor base and establishing a strategic fundraising program.

Town staff reviewed applications received for Community Development Block Grant (CDBG), and sought comments from the Town's Housing and Community Development Advisory Board.

After both spending plans were developed and the draft Annual Update was completed, citizens were allowed to review the document and provide comments to local staff during the official public comment period of April 11, 2003 to May 12, 2003.

Each jurisdiction approved the Update prior to submission to HUD.

### **Housing Priorities**

The Consolidated Plan for Orange County identified the following housing priorities for 2000-2005.

1. Provide rehabilitation assistance for very low and low-income homeowners and renters.
2. Reduce the number of owner-occupied and rental housing units without indoor plumbing.
3. Provide assistance to households at less than 80 percent of median family income to connect existing public water and sewer systems.
4. Facilitate the construction of new or substantially rehabilitated housing units that are affordable to families below 60% of the area median income.
5. Facilitate the construction of up to 50 new units of rental housing affordable to very low and low-income families.
6. Create transitional housing units for shelter residents who can live independently.
7. Assist local non-profit human service agencies to provide a continuum of housing options for special populations, including older adults, the disabled, the mentally ill, and persons with AIDS.
8. Facilitate the purchase of new and existing housing units by first-time homebuyers with incomes 80% and below of the area median income

### **Non-Housing Community Development Priorities**

1. Provide economic development opportunities to low and moderate income citizens in Chapel Hill.
2. Revitalize the business areas serving low-income neighborhoods of Chapel Hill.
3. Provide funds to activities that support other Community Development objectives and activities or serve public housing residents.

