



Date: April 26, 2004

To: Mayor Kevin Foy and Members of Town Council

Copy: Mr. Cal Horton, Town Manager
From: Robert Dowling, Orange Community Housing and Land Trust

**Re: Quarterly status report
For Quarter ended March 31, 2004**

Board of Directors

Christopher Moses
Chair

Barbara Kaminski
Vice-Chair

Eleanor Howe
Secretary

Susan Levy
Treasurer

Marceia Blake

Marion Brooks

Laurie Charest

Gary Giles

Amy Hannon

Wayne Kuncl

Ernest Montague

Amy Newton

Jeff Oberhaus

Ruffin Slater

Garry Sronce

Edith Wiggins

Alex Zaffron

Robert Dowling
Executive Director

Funding provided by

Town of Chapel Hill

Orange County

Town of Carrboro

Town of Hillsborough



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The January, February, March quarter was a time of change for the organization that has extended into the current quarter. In January our construction manager left us to relocate overseas. In February the board and staff held a very productive retreat, and began a formal strategic planning process, and in March, our office manager gave notice that she would be moving to Charlotte.

We also hired a new construction manager, Ann Griffin, who previously served as the Director of Facilities Planning at UNC's School of Medicine. Ann brings great experience to our organization, and has already improved our approach to construction-related matters.

Other changes include two additions to the board of directors – Edith Wiggins replaced Flicka Bateman as the appointee from the Chapel Hill Town Council, and Jeff Oberhaus, a homeowner in the Greenway Condominiums, joined the board at the February retreat. Edith is well versed in affordable housing matters and will offer a broad and deep perspective to the board. Jeff is new to affordable housing, but has valuable experience in fund raising and organizational development.

Home sales continued in the quarter as we closed on 10 more Land Trust properties. All of these homes are located in new developments in Chapel Hill and are the direct result of the Town Council's policy that private sector developers include affordable housing in all new developments. As a result of this policy, there are now 74 homes in the Land Trust.

The rapid growth of homes in the Land Trust has kept the staff quite busy over the past 12 months. We have learned a great deal during this period and we will continue working with our board of directors and local governments to improve our operations. We are keenly aware of the long-term nature of this model, and the need to respond to the varying circumstances that arise as we grow. Our primary objective is to create a model that works for both our homeowners and the community alike.

If you have any questions about the information provided in this report, please call me at 967-1545. Thank you for your continuing support.