

DARE COMMUNITY HOUSING TASK FORCE

SEPTEMBER 23, 2025

ECU COMMUNITY SURVEY

Link shared by local governments and Bd of Education with their employees. OB Hospital and Chamber also provided link to share. Survey is open until end of September.

As of Monday afternoon a total of 1495 responses but Dr. Hur noted these results have not been checked for incomplete surveys so this number could decrease some.

OUTREACH SUBCOMMITTEE

Recommendation: Outreach activities associated with the 2024 report.

- Presentations were made to all local governments and several groups in early 2024.

Recommendation: Participate with the ECU Workforce Housing Community Attitudes Study.

- Community workshops held in spring by ECU group. First round of survey completed in spring- focus was on all community and property owners. Second round focusing on local government employees and businesses started in August and open until end of September 2025.

PLAN SUBCOMMITTEE

Recommendation: A toolkit of house plans that reflect desired architectural features should be considered by local governments to offer to residents as a cost-savings tool.

- Creation of outreach materials to illustrate existing housing developments in Dare County and towns, small scale multifamily options, ADUs, and small footprint homes. The grant secured by OBAR will be used to produce these materials.
- Consultation with OSOH Team from Western Piedmont is scheduled to discuss their work on a similar project.

PLAN SUBCOMMITTEE

RECOMMENDATION: Advocate for a study on the development of additional sites for teacher housing as anticipated in the 2004 legislation, especially a project on Roanoke Island/Mainland.

- Chair/Vice-Chair meetings with DEF, BOE and staff were held. DEF has issued a statement indicating that DEF is encouraged by recent initiatives of the Dare Community Housing Task Force and supports the proposed Dare Housing Foundation as the non-profit lead for affordable housing development on Roanoke Island.

PLAN SUBCOMMITTEE

RECOMMENDATION: Implementation of a study on additional housing units for teachers and local government employees, including a project on Roanoke Island as authorized by 2004 legislation. The study should include an analysis of the potential need and desire among local government employees for housing assistance.

RECOMMENDATION: Investigate development of housing units on government owned land. The sites included on the public property inventory list in the Appendix should serve as the starting point of this investigation.

- Public properties were further evaluated by Plan Subcommittee for zoning compatibility, topographic characteristics, and infrastructure needs. Next slide details the consensus of the subcommittee. Second round of ECU survey is focusing on local government employees.

OWNER	LOCATION	SIZE	ZONING
Dare County	Bowsertown Rd	2.06 acres	R-2
Dare County	Bowsertown Rd	5.74 acres	R-2
Dare County	Manteo Middle School	33.9 acres	R-1
Dare County Airport	Airport Rd	8.36 acres	R-1
Dare County	370 Airport Rd	46 acres	I1
NC State	Toler Rd- behind OBVB	21 upland	R1 and R2
Dare County	1531 Link Rd	467 upland	MHA
Dare BOE/DEF	800 Eighth Avenue	5.34 acres	GI
Dare County	25691 NC 12 Hwy	5.62 acres	S1
Dare County	Multiple lots off Tradewinds Dr	Unknown	S1
Dare BOE/DEF	47733 Buxton Back Rd	5.07	C3 and R3
Dare County/BOE	47500 Middle Ridge Rd	20.7	SED

NON-PROFIT SUBCOMMITTEE

Recommendation: Collaboration with leadership of the OBVB on housing efforts as discussed in the 2023 LRTMP.

- Chair and Vice-Chair met with OBVB staff and discussed potential collaborative efforts when non-profit is established. Continued conversations with OBVB will occur when non-profit is formed.

Recommendation: Request funding from Dare County to contract with UNC School of Govt. to assist Task Force with the establishment of a housing non-profit agency.

- OSOH funds (\$5,000 stipend for PM and \$5,000 implementation grant) are being used for professional services as voted on at June meeting. Attorney with extensive housing non-profit experience has been hired to prepare documents for NC filing and IRS paperwork for tax-exempt status.

NON-PROFIT SUBCOMMITTEE

RECOMMENDATION: Start-up funding options for a full-time non-profit or department that focuses on housing should be Identified. Partnerships with local governments are essential but there needs to be an independent non-profit agency that works with local governments but is not under the direct organizational structure of a local government.

- Dare County Board of Commissioners agenda item at their October 6, 2025 meeting to consider start-up funding for housing non-profit.

HOUSING NON-PROFIT

DARE HOUSING FOUNDATION – Thirteen board members – public and private sector representation. Two-year staggered terms. Executive committee selected by board. 501 (c)3 IRS tax exempt status.

Public Sector – Nine board positions

- Local governments and BOE can select elected official to serve, staff member, or member of community with experience or knowledge beneficial to DHF efforts. Preference is elected official.
- Local governments can choose not to participate at any time.
- If local government does not participate, that position will be filled by DHF board members.

DARE HOUSING FOUNDATION

Private sector – four members, selected for experience and knowledge of housing/community related issues.

Dare Community Housing Task Force Nominees

- Donna Creef,
- Malcolm Fearing

NON-PROFIT Subcommittee nominees

- Susan Flythe, Cape Hatteras Electric Membership Cooperative
- Taylor Sugg, TowneBank

DHF subcommittees will incorporate other DCHTF members to provide continuation of DCTFH discussions and efforts. Other members of community also may participate in DHF committees.

DARE HOUSING FOUNDATION

- Once incorporated under NC Secretary of State, DHF can seek grant funding and undertake fundraising activities.
- Sponsorships will be offered to local governments, businesses, stakeholder groups, property owners, and individuals.
- Focus outreach efforts on non-resident property owners and visitors. Want to create awareness of the issue with these groups and the idea of giving back to the community they love.
- Proceed with sketch plan/concept illustrations of housing development for outreach activities and additional site evaluations.

MOVING FORWARD

- Continue work with attorney on DHF paperwork
- Continue OSOH work – core team.
- Conduct December 2025 last DCHTF meeting with report on DHF status.
- DHF recognized by local governments as lead housing agency.
- DHF board will continue work on Dare Community Housing Task Force and focus of recommendations of 2024 report.

NEXT STEPS

- TODAY: Approval of four private sector names by Task Force.
- OCTOBER: Towns to seek input from their respective board members on participation. IRS form for tax exempt status must list board member names and experience. Results should be relayed to DCHTF Chair.
- OCTOBER: Dare Board of Commissioners meeting discussion to consider start-up funding for DHF.
- OCTOBER: Dare County Board acknowledges efforts of DHF once established to pursue development of public lands on RI.