

**GUILFORD COUNTY COMPREHENSIVE PLAN
COMPREHENSIVE PLAN IMPLEMENTATION TRACKING SYSTEM**

Housing Element

Policy #	Narrative	Responsible Party	Implementation Date	Status	Notes
1.1.1	Investigate with NCDOT alternative design standards that accommodate choice and flexibility in roadway construction.	NCDOT/ Planning staff	Summer 2007 (See Transportation policy 1.4.1)	Deferred	
1.1.2	Draft an "Affordable Housing Density Bonus System", including matrix, for possible inclusion in the Development Ordinance.	Planning Staff	Summer 2008	Deferred	Monthly meetings to discuss issues of mutual interest have occurred since July 1, 2006.
1.1.3	Collaborate with Guilford County Environmental Health Department to recognize creative wastewater technologies, and to insure consistency between regulations of Departments.	Environmental Health/Planning	On-going	On-going	
1.2.1	Collaborate with the City of Greensboro, to achieve meaningful advancement of their adopted "Growth at the Fringe" policies contained in their 2025 Comprehensive Plan.	Planning Staff/City Staff	On-going (See Future Land Use policy 1.4.2)	Active	Staff to Staff dialog initiated.
1.2.2	Develop and present for adoption a "rezoning guidance matrix" to assist in the review of land development petitions and recommended densities. The "guidance matrix" will incorporate such factors as future land use categories, the provision of public utilities, advancement of adopted Plan objectives and policies, and future annexation potential.	Planning Staff	concurrent with Plan Adoption	Complete	The residential rezoning guidance matrix was adopted as Appendix A of the Comprehensive Plan, but with a one-year "sunset" provision. Resolution to continue "Guidance Matrix" to be considered by resolution in September by Guilford County Commissioners.
1.2.3	Establish, in conjunction with the cities, a joint team to expedite the review and approval process for income eligible projects with public water/sewer access.	Planning staff/City Planning staffs	Initiate Spring 2007	Complete	"Fast Track" process has been developed and is ready for use.
1.3.1	Remain an active partner in the provision of HOME, Scattered Site, and CDBG housing programs and projects throughout the County.	P&D staff	On-going	Active	RFP has been submitted for 2007 Home Funds.
1.3.2	Maintain active participation on the task force to resolve "chronic homelessness"; promote adoption of the resultant "Ten-Year Plan"; and support initiatives contained in the adopted "Ten-Year Plan".	Planning staff	On-going	On-going	Planning staff participate on several committees associated with this community-wide effort.
1.3.3	Exploration of federal, state and local grant/funding opportunities to expand and enhance the provision of housing programs and services throughout Guilford County.	Greensboro Housing/High Point Housing/ P&D	On-going	Active	Staff applied for 2007 Home Grant awaiting approval. Existing agreement with Greensboro for the administration of housing renovation grant program.
1.3.4	Consider the waiver of building fees, site development fees, and other regulatory fees, in conjunction with the review of income eligible housing projects.	Planning staff/BOCC	Summer 2008	Deferred	
1.3.5	Advocate the waiver of non-County fees (e.g., water/sewer tap fees, etc.) for income eligible housing projects.	Planning staff/BOCC	Summer 2008	Deferred	
1.4.1	Continue to provide for, and consider expansion (with or without development standards) of group housing opportunities within zoning districts contained in the Development Ordinance.	Planning staff	On-going	Active	Review and discuss Family Care Home requirements with applicants.
1.4.1.1	Develop GIS layer to track the locations of approved group housing sites to ensure compliance with minimum separation requirements contained in the Development Ordinance.	Planning/GIS staff	Summer 2008	Complete	Completed mapping of State-licensed Family Care Homes. Compiling information on State-licensed Mental Health Homes as follow-up.

Legend

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1.4.2	Review options and opportunities for farm labor and migrant labor housing. Guilford County will adopt and diligently enforce the most current version of the N.C. State Building Code, Rehabilitation Code, and all other applicable life/safety codes.	Planning Department	Fall 2008	Deferred	
1.5.1	Carefully evaluate the advantages/disadvantages related to minimum housing standards, and consider adopting such standards for implementation and enforcement thereof.	Inspection Division/Fire Marshal	per DOI adoption schedules	On-going	
1.5.2	Guilford County will assist in the posting and distribution of materials related to fair housing laws and nondiscriminatory housing practices.	Planning Department	Spring 2007	Deferred	
1.6.1	Incorporation of website linkages to consumer information sites related to fair housing laws and nondiscriminatory housing practices.	Planning & Development	Immediately	Complete	Received and posted posters about Fair Housing. Pamphlets available.
1.6.2	Diligently monitor and assess new construction technologies that are structurally sound yet environmentally friendly (e.g., LEED), for potential application in Guilford County.	Planning Department	Fall 2006	Complete	Sent to web master for incorporation in website.
2.1	Organize a multi-disciplinary team to review and recommend acceptance of new construction technologies, materials and practices.	Planning & Development/AIA/Design Community	Initiate dialogue Winter 2007		
2.1.1	Encourage and support local research of new and evolving changes in construction technologies by local colleges and universities.	Inspections/Planning and Environmental Health	Beginning Fall 2006 (See Natural Resource policy 1.8.1)		
2.1.2	Review availability and delivery of essential public services, including schools, emergency services, roads, and water/wastewater, in conjunction with land use petitions and applications.	Planning/Colleges	Initiate dialogue Winter 2007 (See Natural Resource policy 1.8.3)		EMS now included in distribution of rezoning field packets to provide more timely information on pending land use petitions.
2.2.1	Establish baselines for essential public services, then track and tabulate changes, on a quarterly basis, incorporating new land use petitions/applications per Policy 2.2.1 and other pertinent data or service improvements.	Planning Department/Service Providers	Initiate tracking system Winter 2007 (See Future Land Use policy 1.2.1)	Active	
2.2.2	Prepare Memorandum of Understanding (MOU) between Guilford County and the School District as described in Transportation Element Policy 1.1.3.	Planning Department/Service Providers	Spring 2008	Deferred	
2.2.3	The County will attend local and regional forums, to track current and future housing needs, changes and market trends.	Planning Department/School District	Beginning Winter 2007 (See Future Land Use policy 1.2.3)	Active	Staff to staff dialog initiated.
2.3.1	Support clustering for projects with significant environmental challenges to afford the greatest protection of natural resources.	CED	On-going		Reviewed as plats are submitted in conjunction with Engineers.
2.4.1	Consider the creation of a "Rural Estate" zoning district to allow large lot (e.g., 5+ acres) subdivisions with development standards/regulations that promote land stewardship.	Planning Staff	On-going	Active	Research of Rural Estate codes complete. Recommendation to present report to Planning Board.
2.4.2		Planning Department	Spring 2007	Complete	

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2.4.3	Incorporate buffering requirements into the Landscape Code for new projects/subdivisions located adjacent to bona fide farms.	Planning Department	Spring 2007	On-going	Recommendations to buffer bona fide farms, first advocated by the Northeast Area Plan, are now included in the Northern Lakes and Alamance Creek Area Plans.
2.4.4	Include participation by the Open Space, Parks, and Historic properties planners on the Technical Review Committee (TRC).	Planning/CED	On-going	On-going	Planners participating in bi-weekly TRC meetings.
2.4.5	Support the Voluntary Agricultural District program and individuals seeking bona fide farm status for their property.	Cooperative Extension/ Planning	On-going	On-going	Staff continues to assist individuals seeking Bona Fide Farm Status.
2.4.6	Investigate the "Purchase of Development Rights" program in Forsyth County for possible application in Guilford County.	Planning Department	Spring 2009 (See Future Land Use policy 1.3.3)	Future	
2.4.7	Review Mixed-Use development standards in the Development Ordinance, and pursue amendments as deemed necessary, to foster more creativity in design and housing options.	Planning Department	Winter 2007 (See Natural Resource policy 1.2.2)	Deferred	

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