
Manufactured Home Update

Site Analysis Report – June 2018

Overview

This report presents the methodology used and the properties identified by staff as potentially suitable options for development of housing for relocation of manufactured home community or other displaced residents, if needed. The three sites that have been identified are Town-owned properties on Bennett Road, Jay Street, and Dogwood Acres Drive.

Methodology

Staff implemented a strategic multi-layered approach to analyzing property that could be suitable for relocation of manufactured home residents. Below is an outline of the criteria used in the analysis:

1. Potential for Exploration

- a. The initial step in the screening process applied broad criteria to identify properties with potential for exploration. The initial screening criteria utilized by staff required that the sites be:
 - Publicly or institutionally owned
 - ≥ 3 acres
 - Within 100 feet of water/sewer service
 - Within Chapel Hill-Carrboro City Schools District

2. Development Constraints

- a. The subset of parcels that met these criteria were then screened for absolute constraints to development, including: regulatory floodplain, state and local stream buffers, utility easements, parcels managed for conservation purposes, and properties with ongoing or planned development.

3. Suitability for Housing for this Purpose

- a. Of the remaining parcels, Town staff ran an analysis using a combination of key information gathered from manufactured home park resident surveys and focus groups along with site evaluation criteria from the North Carolina Low-Income Housing Tax Credit application. These criteria were utilized to assess the suitability for housing for these particular residents.

4. Existing Plans for Use of the Property

- a. Staff worked collaboratively to identify any potential existing or competing uses of the sites. The Town Properties Task Force Report, previous Council direction and interdepartmental meetings were held to review and discuss potential plans or competing uses of any of the remaining properties.

Findings

Utilizing the methodology described above, staff has identified three sites that meet all the criteria described in the methodology and appear to be suitable for developing housing for the purpose of relocation of manufactured home parks or other displaced affordable housing residents, if needed. The three parcels identified were Town owned sites near Jay Street, Bennett Road, and Dogwood Acres Drive.

Jay Street Property Evaluation

Evaluation Category	Finding
Publicly Owned	Town owned
≥ 3 acres	7.34 acres
Within 100 feet of water/sewer service	✓
Within Chapel Hill-Carrboro City Schools District	✓
Absolute Development Constraints	None identified
Suitability for Development of this Purpose	<ul style="list-style-type: none"> • Scored well on Low-Income Housing Tax Credit criteria • Scored well on criteria identified as important by manufactured home residents
Existing Plans for Use of the Property	Town Properties Task Force Recommendation: <ul style="list-style-type: none"> • 3 small parcels <ul style="list-style-type: none"> ○ Partner with a non-profit provider and offer the lots on Jay Street as potential affordable housing opportunities. • Large parcel (7.34 acres) <ul style="list-style-type: none"> ○ Due to potentially difficult access issues, continue to manage portions of the property as open space and preserve the corridor of the future campus-to-campus bike trail.

Bennet Road Property Evaluation

Evaluation Category	Finding
Publicly Owned	Town owned
≥ 3 acres	7.37 acres
Within 100 feet of water/sewer service	✓
Within Chapel Hill-Carrboro City Schools District	✓
Absolute Development Constraints	None identified
Suitability for Development of this Purpose	<ul style="list-style-type: none"> • Scored well on Low-Income Housing Tax Credit criteria

	<ul style="list-style-type: none"> Scored well on criteria identified as important by manufactured home residents
Existing Plans for Use of the Property	<p>Town Properties Task Force Recommendation:</p> <ul style="list-style-type: none"> Land-bank the property for possible future consideration unless a compelling proposal is made.

Dogwood Acres Drive Property Evaluation

Evaluation Category	Finding
Publicly Owned	Town owned
≥ 3 acres	24.5 acres total
Within 100 feet of water/sewer service	✓
Within Chapel Hill-Carrboro City Schools District	✓
Absolute Development Constraints	None identified
Suitability for Development of this Purpose	<ul style="list-style-type: none"> Scored well on Low-Income Housing Tax Credit criteria Scored well on criteria identified as important by manufactured home residents
Existing Plans for Use of the Property	<ul style="list-style-type: none"> Currently preserved as open space and Frisbee golf course part of Southern Community Park.