



Manufactured Home Park Resident Engagement Report

May 2018

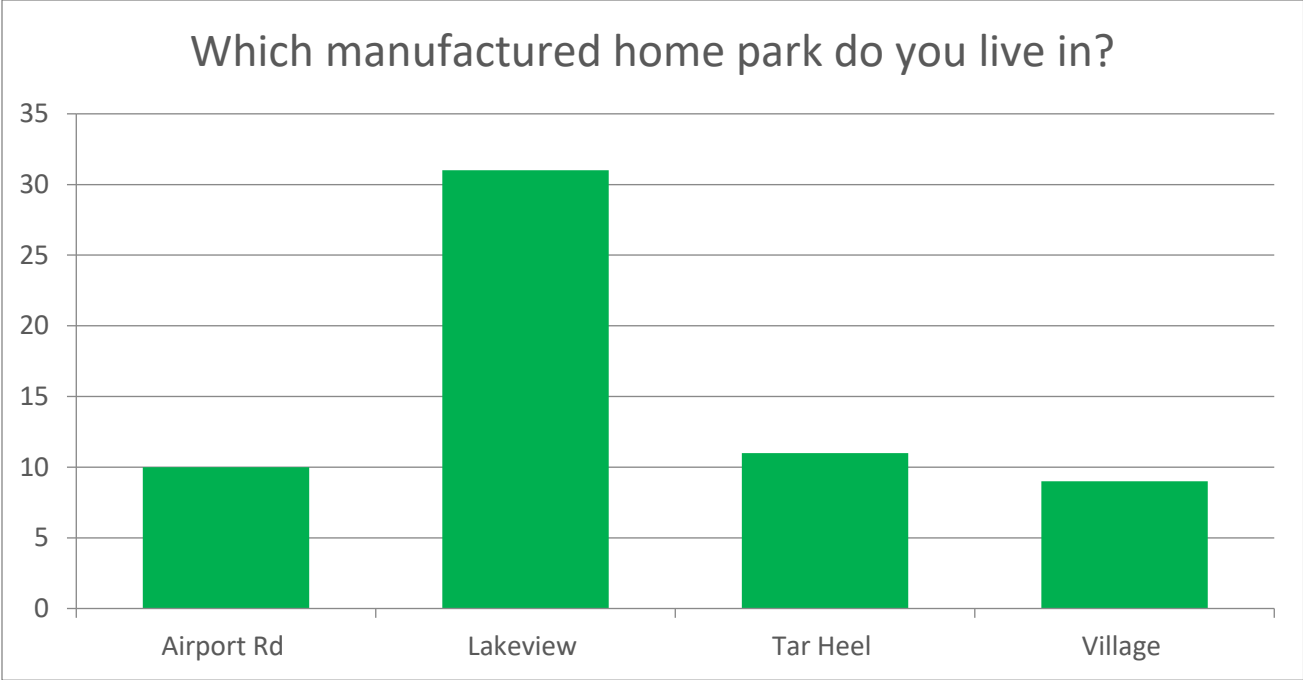
The purpose of this report is to summarize the results from the survey and focus groups conducted by the Town of Chapel Hill Office for Housing and Community of manufactured home park residents in the winter and spring of 2018 on household composition and housing preferences.

SUMMARY OF RESPONSES

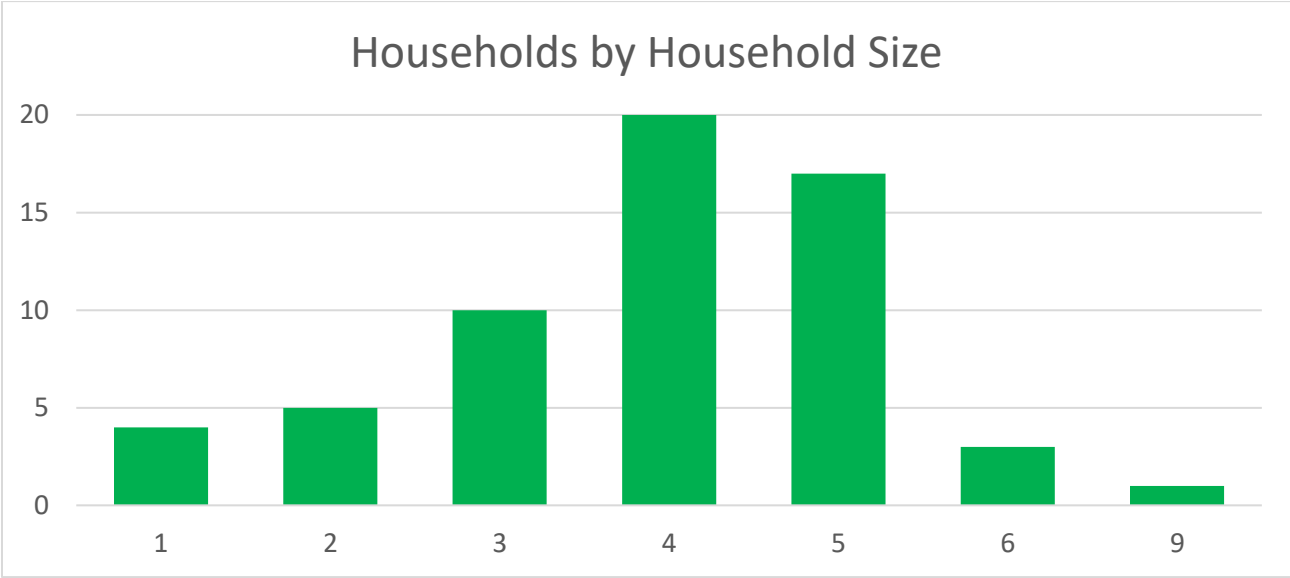
- More than two out of three (68 percent) of households have lived in their home for at least ten years.
- The average household size is four people for surveyed households.
- Surveyed households like most that their current living situation is close to work, safe, affordable, and close to shopping and services.
- The average annual income for surveyed households is \$31,418.
- 90 percent of surveyed households own their manufactured home.
- The average monthly housing cost is \$604 and the median is \$575.
- A majority of surveyed households prefer either an attached or detached single family home as an ideal living situation.
- Regarding potential relocation options respondents would consider, responses vary widely but include: moving to an affordable apartment or house in town, not having an option, and moving to a different park in town.
- If funding was available to move their household and existing manufactured home, a majority of surveyed households indicated they would not apply.

RESPONSE ANALYSIS

To date there have been 62 responses out of 162 homes in Chapel Hill, for a response rate of almost 40%.

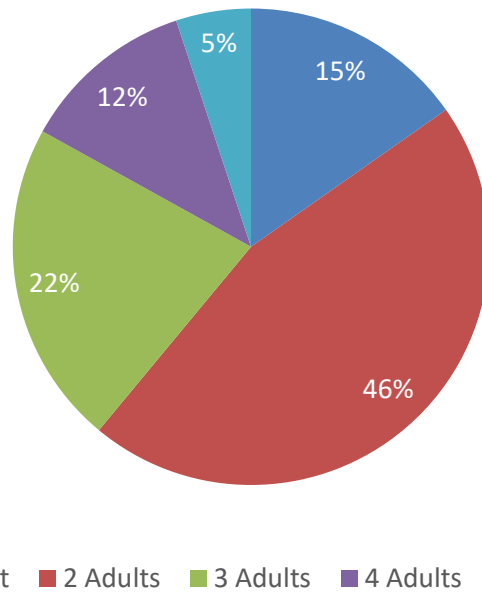


There were 62 responses from four different manufactured home parks.



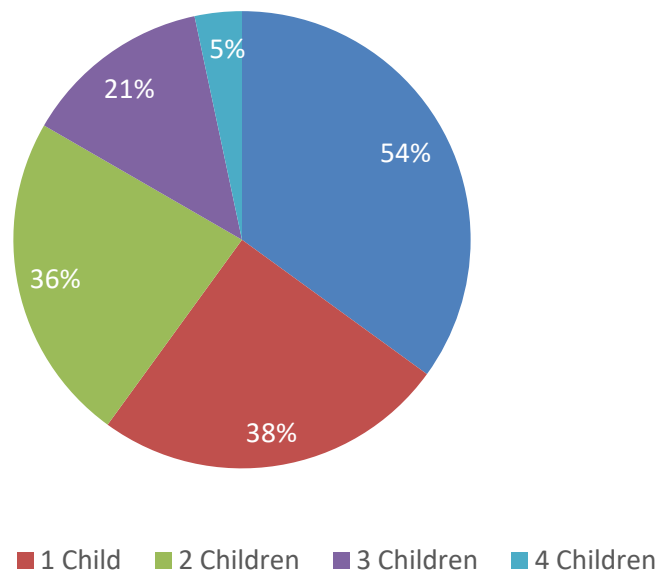
The average number of people per household of surveyed households is approximately four, with the largest being 9 people.

Percent of Households by Household Size - Adults

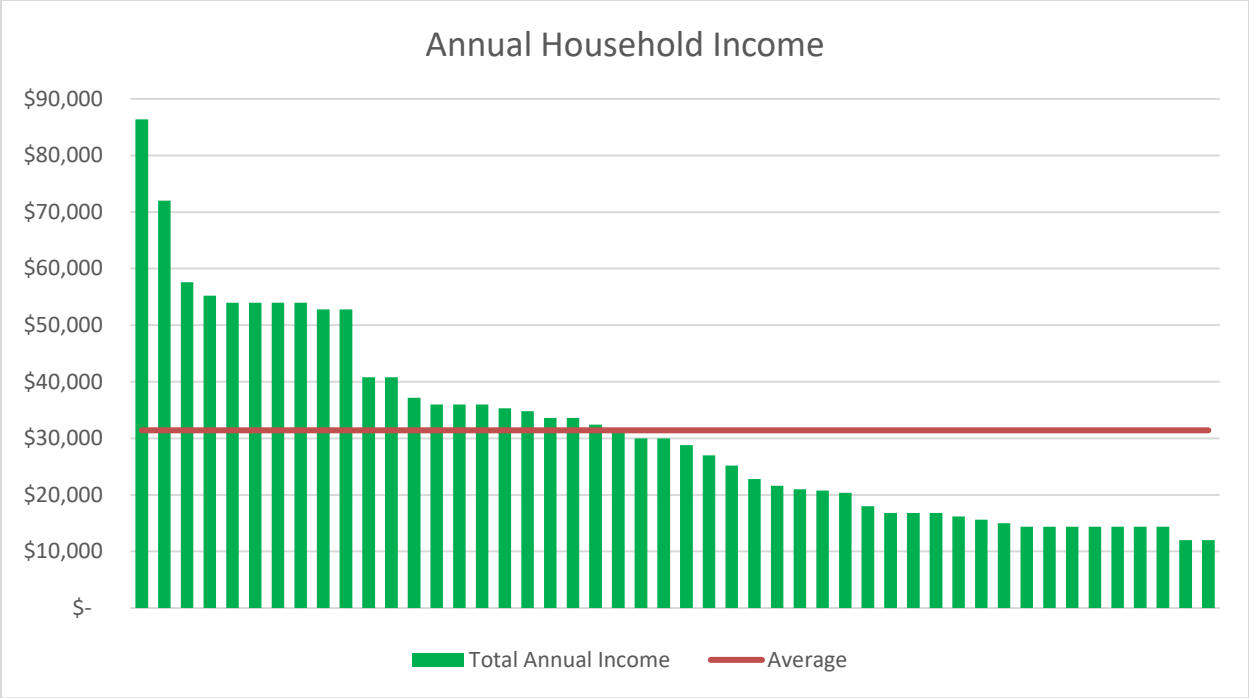


85 percent of surveyed households have a household including at least two adults. 46 percent of households have two adults.

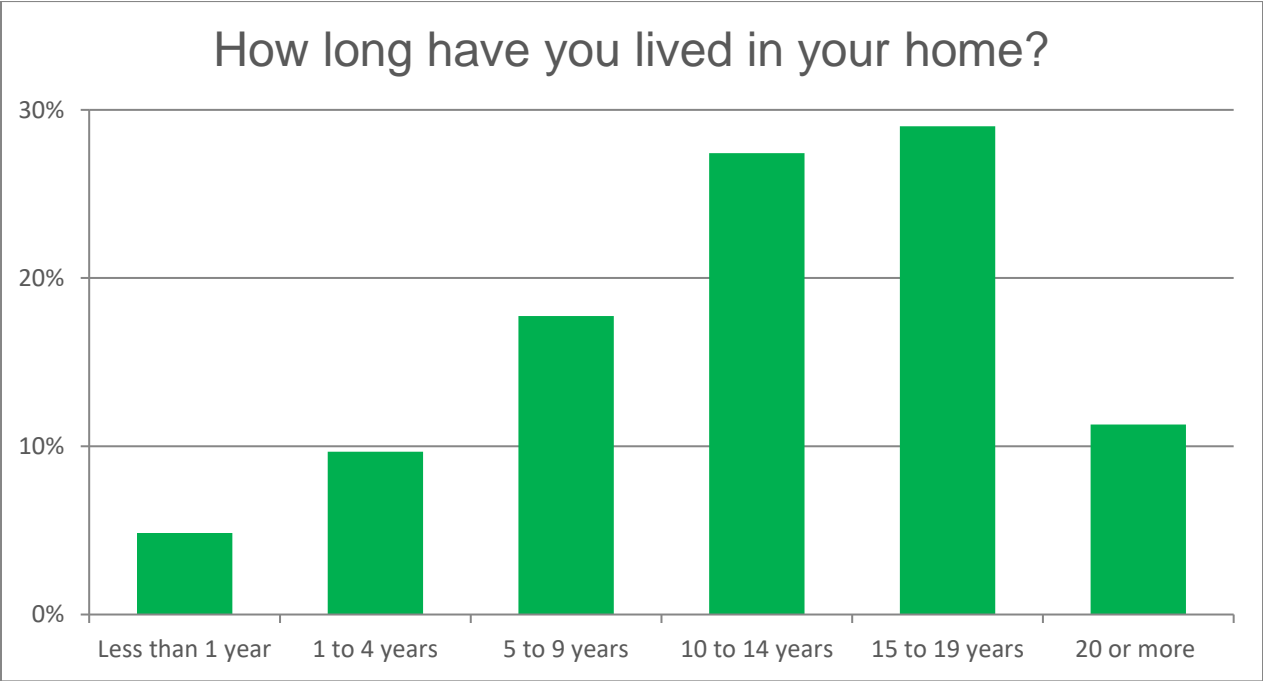
Percentage of Households by Household Size - Children



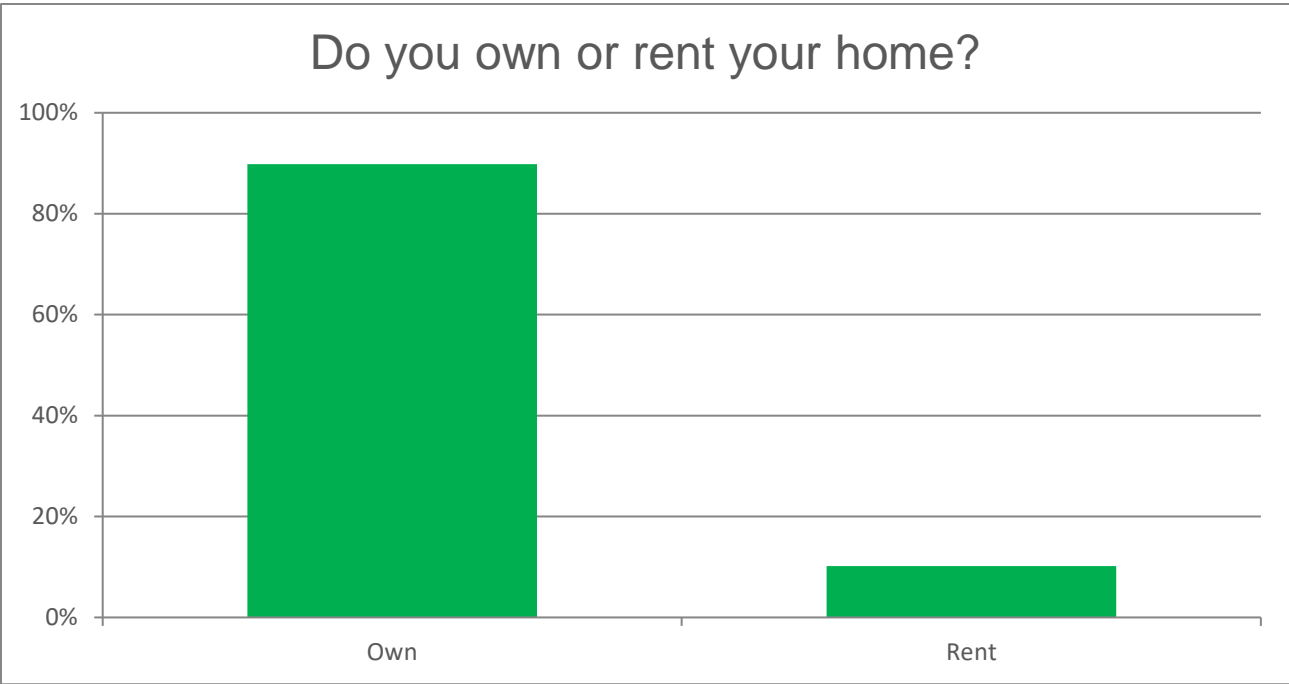
Approximately two out of three (62 percent) surveyed households have children.



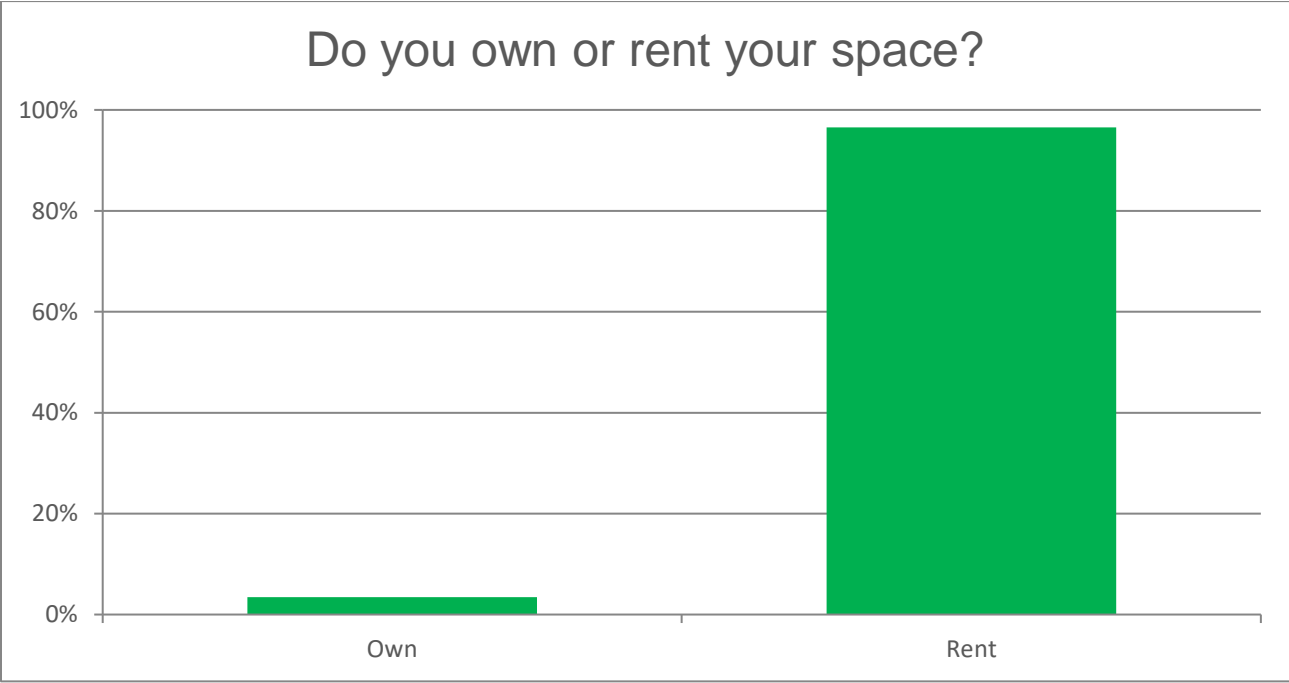
The average annual household income for surveyed households is \$31,418; the median annual household income is \$29,400. Annual household income ranges from \$12,000 to \$86,400. For the average 4 person household, that equates to a household income around 35% of the Area Median Income.



More than two out of three (68 percent) of households have lived in their manufactured home for at least ten years.



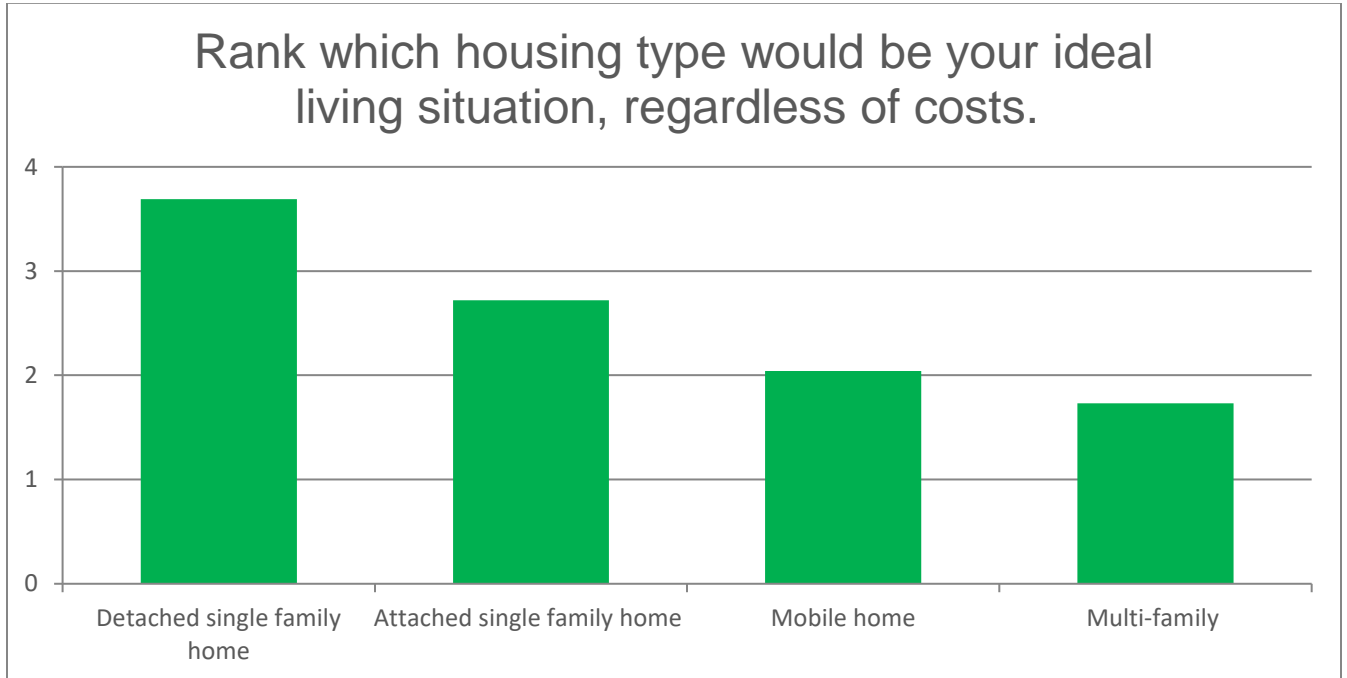
A large majority (90 percent) of surveyed households own their manufactured home.



Almost all of surveyed households indicated they rent their manufactured home space.

What is your total housing cost per month?

- Housing costs typically range from \$450 - \$850. The average monthly housing cost is \$604 and the median is \$575.



A majority of surveyed households would prefer a detached single family home or attached single family home as their ideal living situation. Some of the primary interests expressed in the focus groups related to residents' preference for a single family home included:

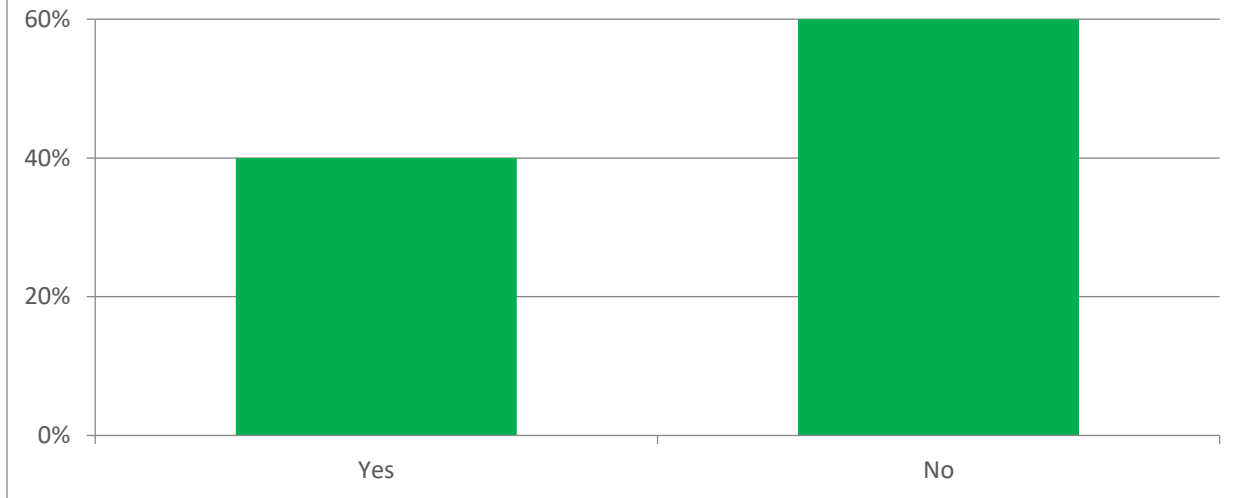
- If residents owned their own home, they would not have to worry about being displaced due to redevelopment or ongoing rent increases.
- Having the ability to pass their homes on to their children, so they can continue to have a home and live in Chapel Hill.
- Having their own space and sense of privacy. One resident said, "Where we live now, the houses aren't far from each other, but we have our own space."
- Not hearing the noise from neighbors if the houses are not connected.
- Having adequate space for children.

Top 5 relocation options you would consider if your park closed.



The most preferred potential relocation options that surveyed households would consider include: moving to an affordable apartment or house in town, moving to a different park in town, or moving to a different park in the county. However, many responded that they do not have an option.

If funding was available to move your household and/or existing mobile home, would you apply?



A majority (60 percent) of surveyed households would not apply if funding was available to move their household and existing manufactured home. We discussed this question in the focus groups and learned:

- Residents had concerns about the age and condition of their manufactured homes, which might make moving them to another location prohibitive.
 - Many residents did not see manufactured homes as a permanent housing solution and were concerned if they relocated to another manufactured home park, that park would soon be redeveloped and they would be forced to move again.
 - Some residents expressed an interest in receiving funding, if it was to assist them with finding a single family home.
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