

MANUFACTURED HOME INITIATIVE UPDATE

DRAFT



Council Business Meeting Presentation
June 20, 2018

Agenda

1. Background

2. Strategy Overview and Update

3. Recommended Next Steps

DRAFT

Council Consideration for Tonight

1. Provide feedback on Strategy implementation
2. Approve Resolution designating Jay Street, Bennett Road, and Dogwood Acres Drive Town-owned sites for affordable housing development

DRAFT

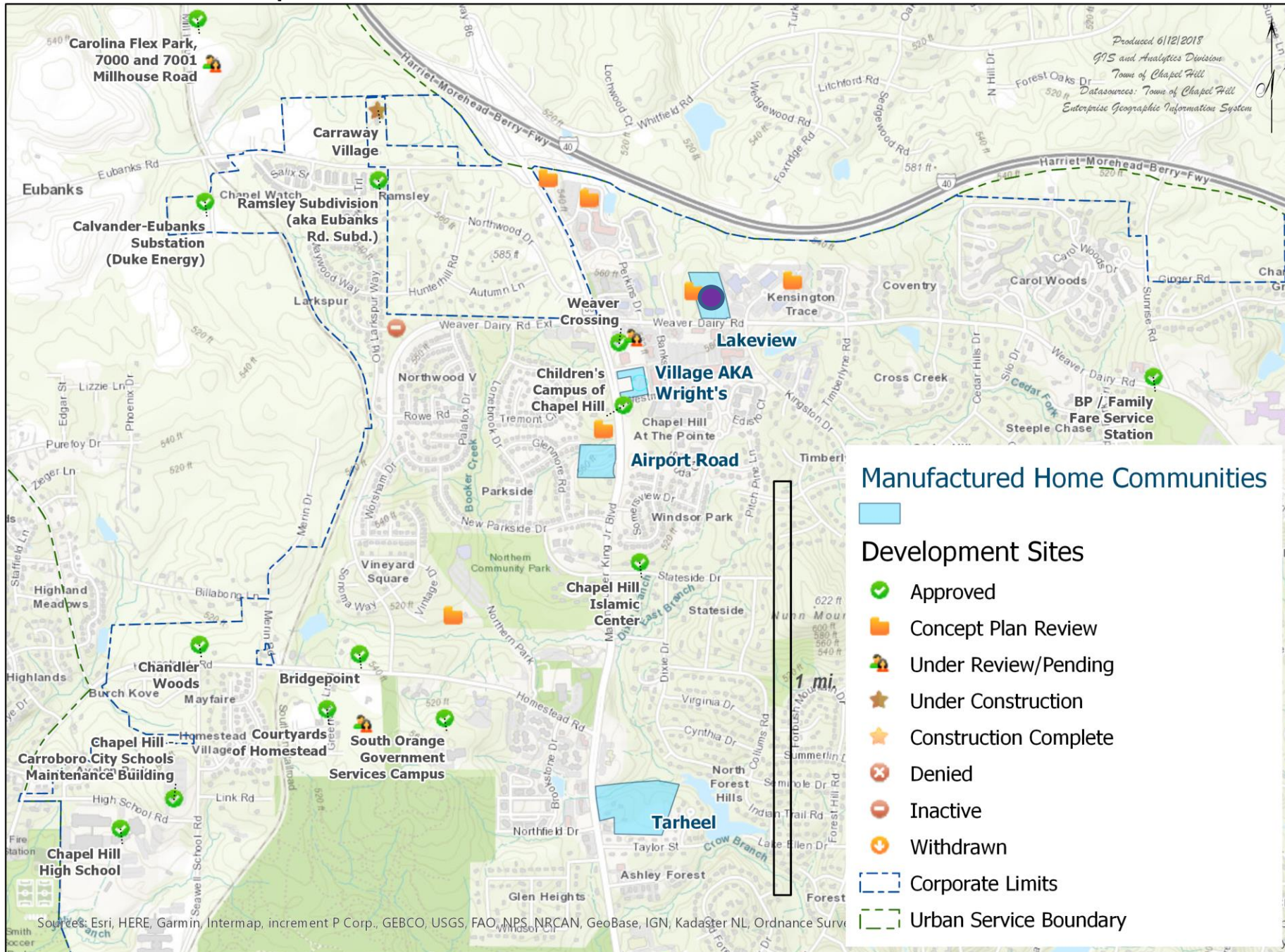
Background

- **Manufactured housing** (commonly known as mobile homes) is a type of prefabricated housing that is largely assembled in factories and then transported to sites of use
- **Mobile home** is the term used for manufactured homes produced prior to 1976



DRAFT

Development Sites near Manufactured Home Communities



DRAFT

Manufactured Home Strategy Overview



Engagement



Housing
Options



Site Analysis



Coordinated
Plan



DRAFT

1. Engage manufactured home park residents, owners, and developers



Engagement



Housing
Options



Site Analysis



Coordinated
Plan



DRAFT

Manufactured Home Resident Engagement Highlights

- Approximately 650 residents live in manufactured homes in Chapel Hill
- 40% of manufactured home households responded to our survey (62 households)



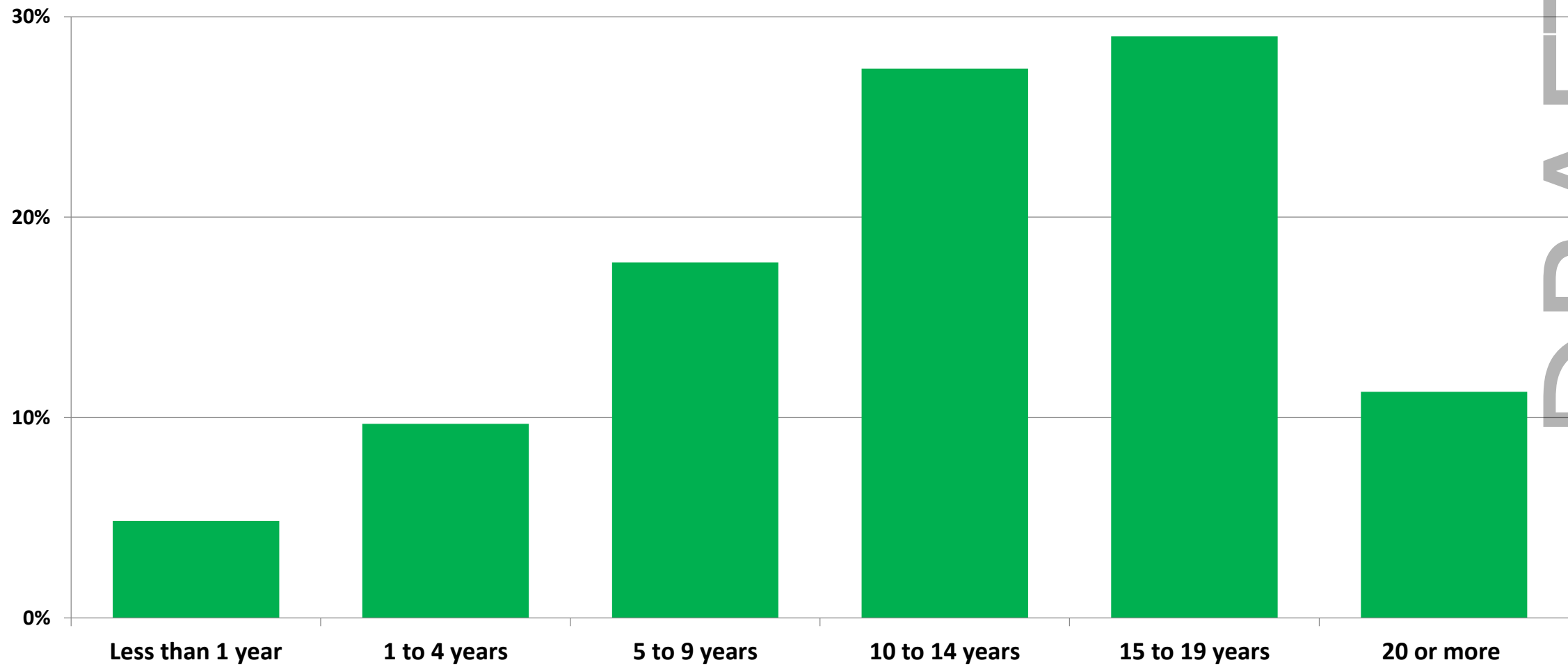
Resident Survey Key Findings

- 68% have lived in their home for at least ten years
- Average household size is 4
- Average annual income is \$31,418
- 90% own their home
- Average monthly housing cost is \$604
- Residents like most that their current living situation:
 - Proximity to work, school, and amenities
 - Safety
 - Affordability
- Residents prefer either an attached or detached single family home as an ideal living situation
- Most residents are not interest in being provided funding to move their household and existing home



Most Manufactured Home Residents are Long-Time Community Members

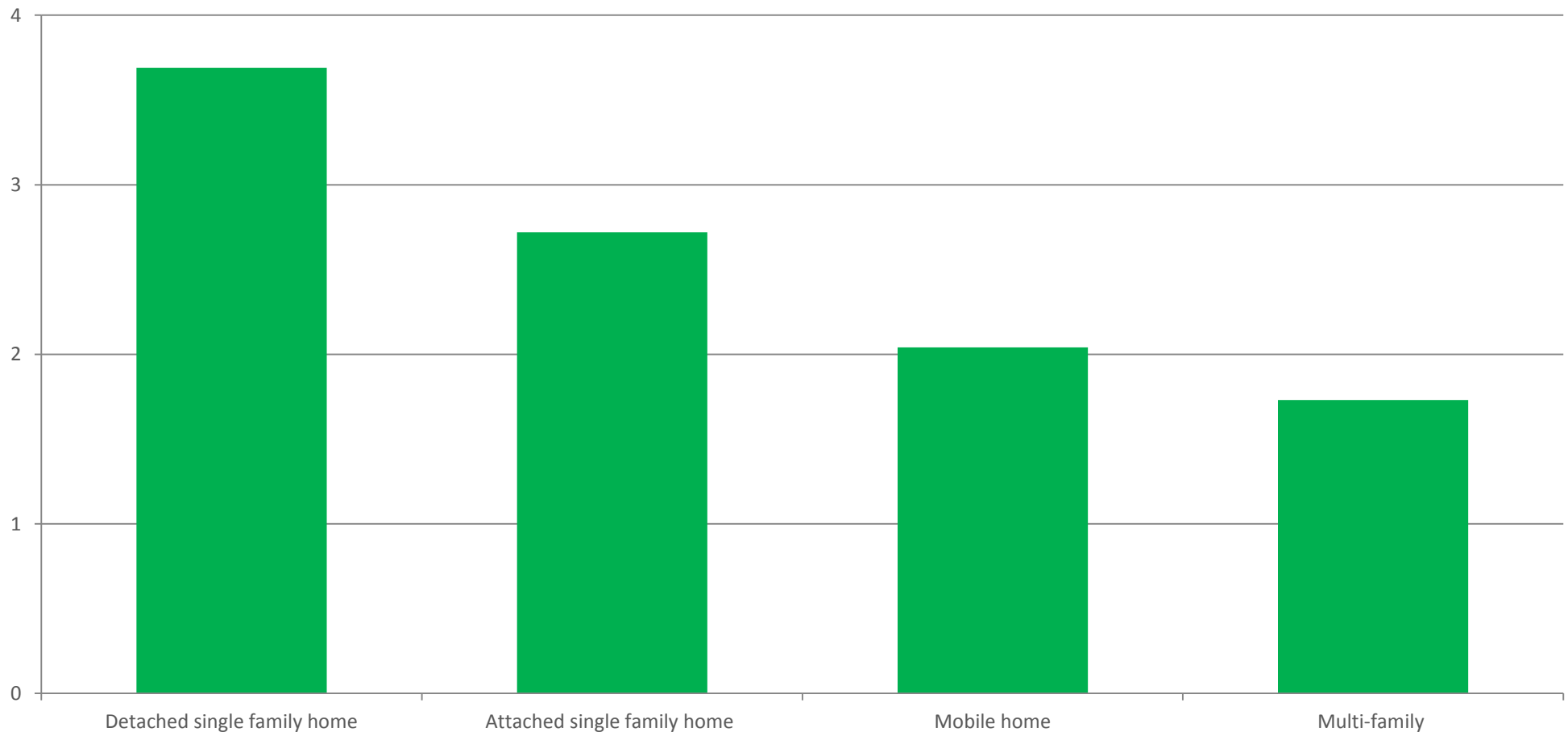
How long have you lived in your home?



DRAFT

Residents Prefer Single-Family Attached and Detached Homes

Rank which housing type would be your ideal living situation, regardless of costs.



DRAFT

Additional Engagement Efforts



Manufactured Home Community Owners

- Reached out to all owners in Chapel Hill
- Convened County-wide owner meeting in collaboration with Working Group

Developers

- Multiple meetings with potential developer of Lakeview

DRAFT

2. Develop a Menu of Housing Options



Engagement



Housing Options



Site Analysis



Coordinated Plan

DRAFT



Menu of Housing Option Highlights

Options Under Consideration:

- Financial assistance for relocation
- Land purchase
- Onsite unit construction as part of redevelopment
- Off-site unit construction



DRAFT



3. Identify Sites for Potential Relocation



Engagement



Housing Options



Site Analysis



Coordinated Plan

DRAFT



Site Analysis Highlights



- Initial site selection complete
- Exploring additional property options for relocation throughout Orange County
- Manufactured home capacity analysis indicates scarcity of vacant spaces

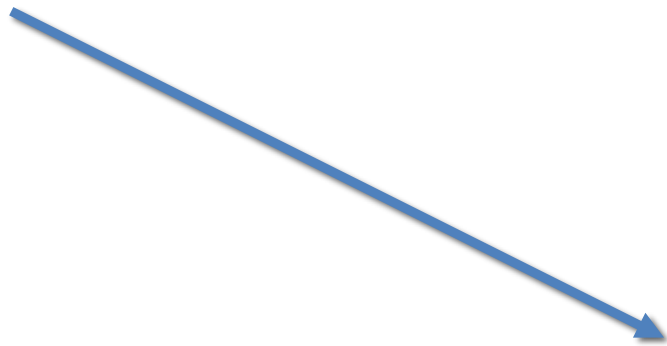
DRAFT

Site Analysis Process & Criteria



Process

- 1. Potential for Exploration**
- 2. Development Constraints**
- 3. Suitability for Development for Affordable Housing**
- 4. Existing Plans for Use of the Property**



Evaluation Criteria

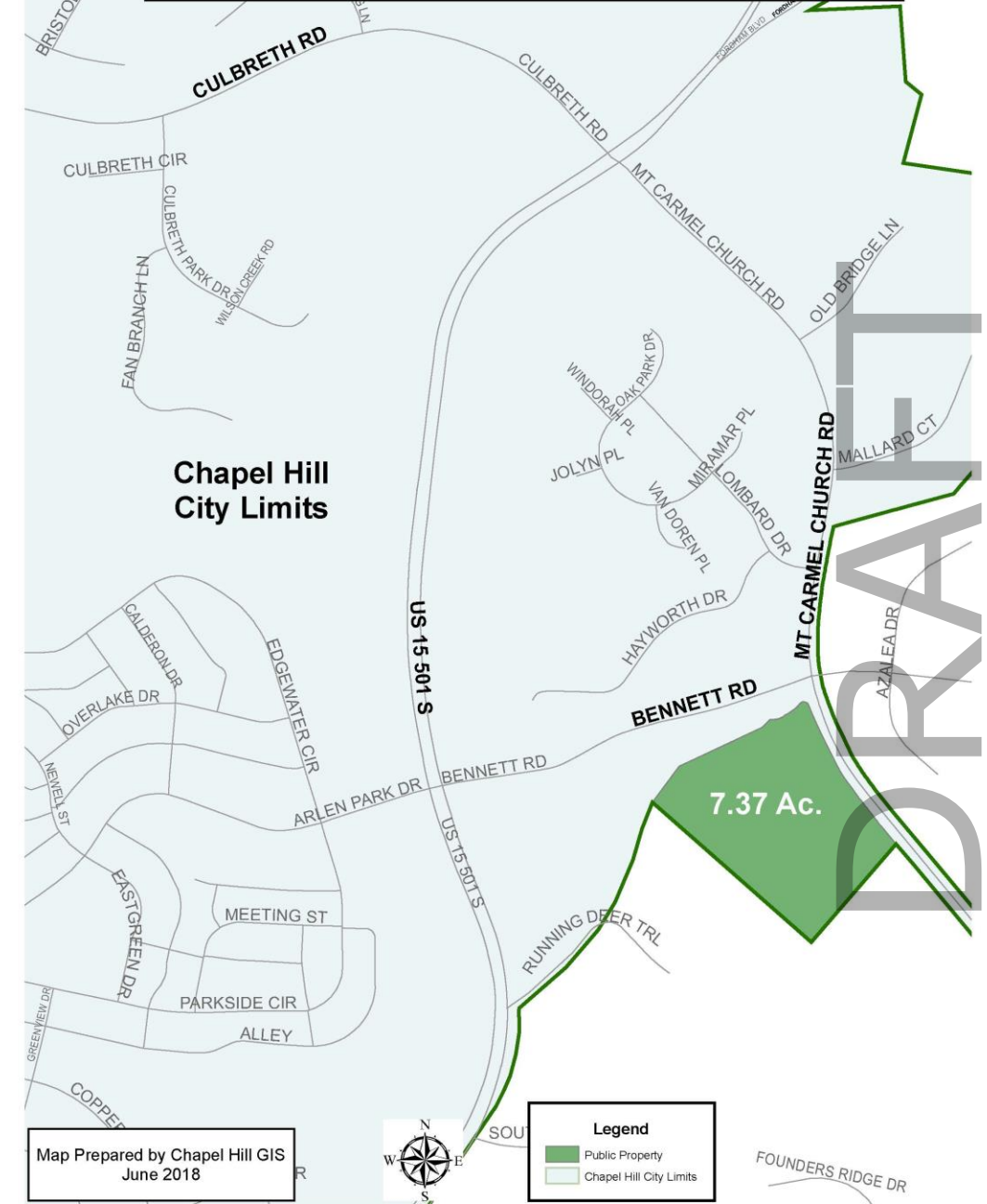
Category
Publicly Owned
≥ 3 acres
Within 100 feet of water/sewer service
Within Chapel Hill-Carrboro City Schools District
Absolute Development Constraints
Suitability for Development for Affordable Housing
Existing Plans for Use of the Property

DRAFT

Bennett Road Parcel

Evaluation Category	Finding
Publicly Owned	Town owned
≥ 3 acres	7.37 acres
Within 100ft of water/sewer	✓
Within School District	✓
Absolute Development Constraints	None identified
LIHTC and Resident Criteria	Scored well on criteria
Existing Plans for Use of the Property	Land-bank the property for future consideration unless a compelling proposal is made.

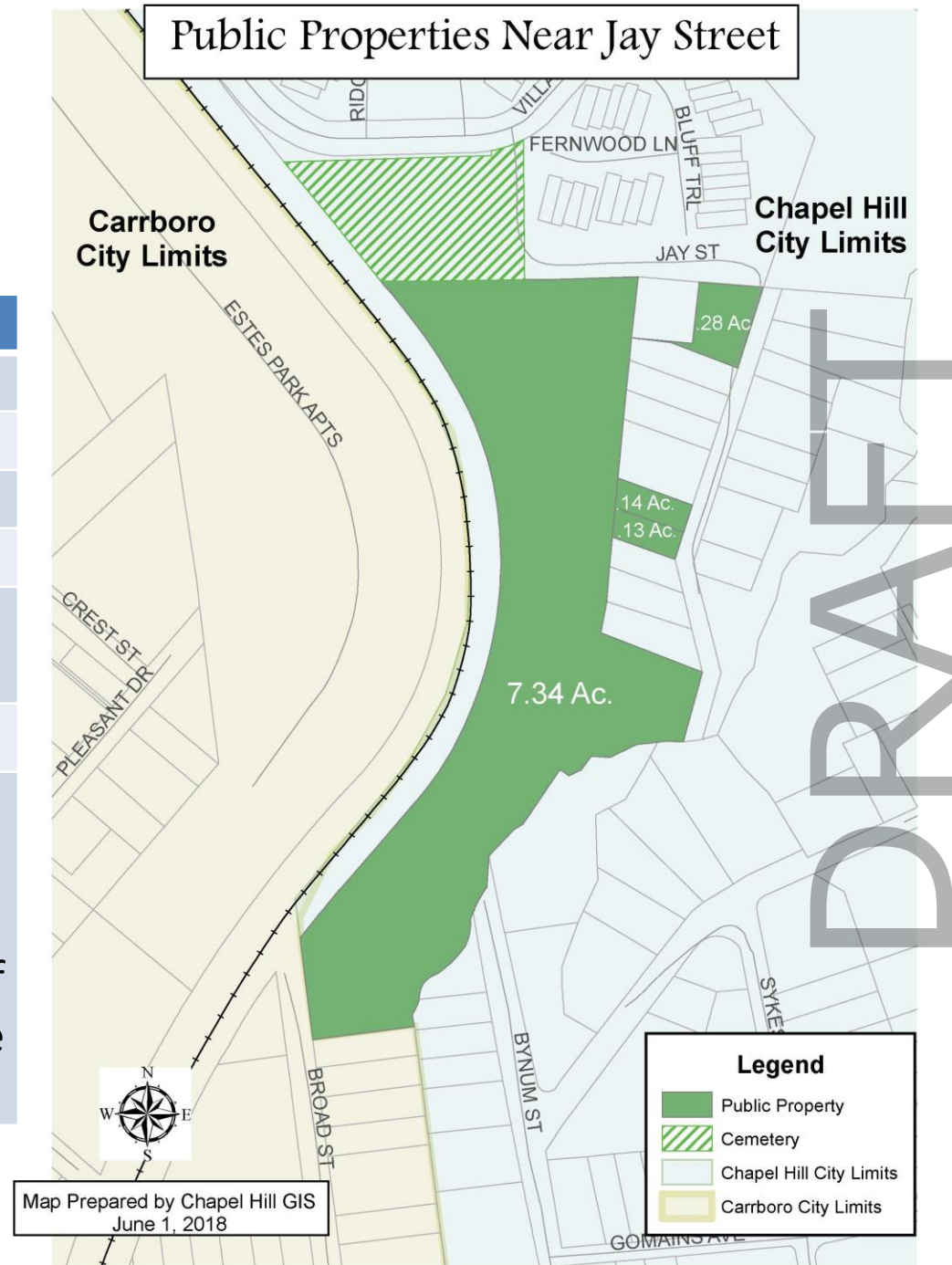
Public Property Near Bennett Road



Map Prepared by Chapel Hill GIS
June 2018

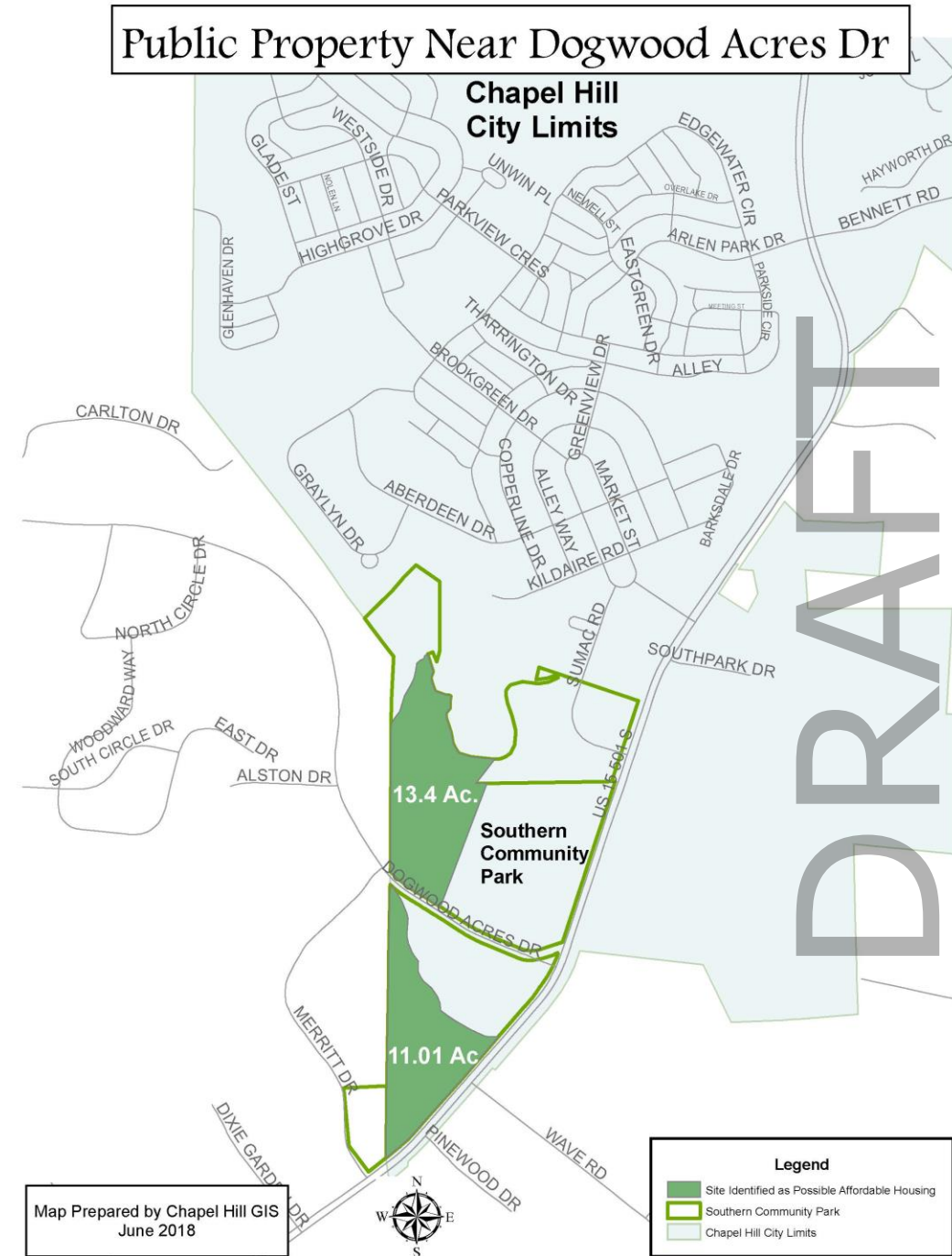
Jay Street Parcel

Evaluation Category	Finding
Publicly Owned	Town owned
≥ 3 acres	7.34 acres
Within 100ft of water/sewer	✓
Within School District	✓
Absolute Development Constraints	None identified
LIHTC and Resident Criteria	Scored well on criteria
Existing Plans for Use of the Property	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.



Dogwood Acres Drive Parcel

Evaluation Category	Finding
Publicly Owned	Town owned
≥ 3 acres	24.5 acres total
Within 100ft of water/sewer	✓
Within School District	✓
Absolute Development Constraints	None identified
LIHTC and Resident Criteria	Scored highest of all sites
Existing Plans for Use of the Property	Currently preserved as open space and Frisbee golf course aspects of Southern Community Park.



4. Develop Coordinated Plan



Engagement



Housing
Options



Site Analysis



Coordinated
Plan

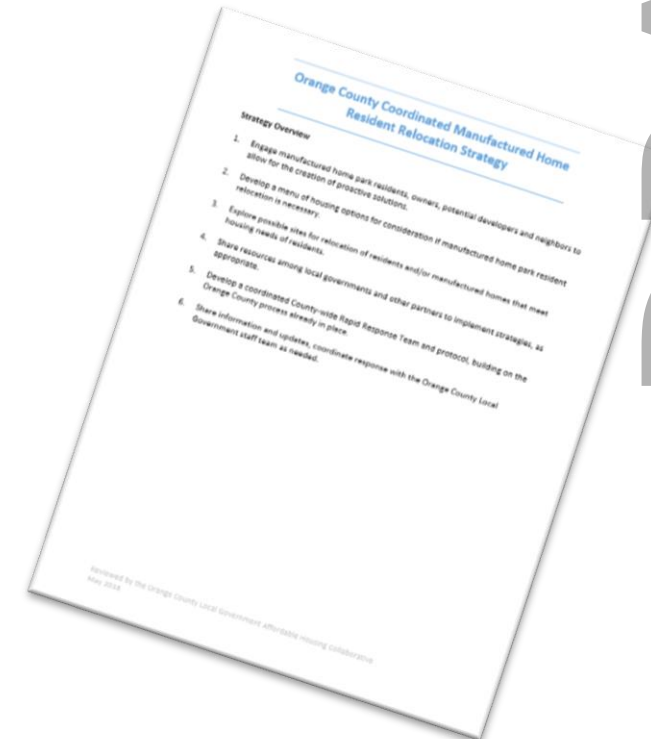


DRAFT

Coordinated Plan Highlights



- Local Government Affordable Housing Collaborative has developed a coordinated strategy
- Town staff continue to work closely with partners in engagement efforts:
 - Family Success Alliance
 - EmPOWERment, Inc.
 - School System



DRAFT

Council Consideration for Tonight

1. Provide feedback on Strategy implementation
2. Approve Resolution designating Jay Street, Bennett Road, and Dogwood Acres Drive Town-owned sites for affordable housing development



Next Steps

- Conduct further analysis of the development potential for designated sites
- Continue engagement efforts
- Continue to refine Coordinated Plan

DRAFT

MANUFACTURED HOME INITIATIVE UPDATE

DRAFT



Council Business Meeting Presentation
June 20, 2018