

Tarheel Mobile Home Park Supplemental Information for the Town Council

Stackhouse Management is the property management firm for Tarheel Mobile Home Park. Stackhouse is a Durham based company that specializes in managing mobile home parks across a 5 state region. Across nearly 20 NC properties, Stackhouse uses uniform rules and policies including those at Tarheel. The specific resident comment at Council meeting was referring to the recent distribution of the updated standard rules and concerned normal daily issues like pets, trampolines, parking spots, etc. There are / have been no significant rule changes for Tarheel residents. These rules have been provided to the Town as requested. All resident communications are in both English and Spanish – both written and verbal communications.

As part of the potential rezoning in Chapel Hill, Stackhouse has worked collaboratively with Town Housing Officials and Empowerment to facilitate open discussions about the project. Town Officials have been invited to every meeting and were represented at nearly all or all of the meetings. Moreover, Stackhouse made onsite space available for Town Officials and Empowerment to hold multiple onsite meetings with residents where the developer and Property Manager were not present.

We believe Town Housing officials can list all of the different interactions that they have had with residents to illustrate this point since Council had concerns about sufficient engagement with residents. It should be noted that residents have been invited to at least 5 onsite meetings and also been invited to participate in at least 10 public hearings. We are confident that residents have had full and transparent access to information and this process. As demonstrated in public comments, most residents are supportive of this project.

Neighborhood Meetings that the Developer organized, participated in or was aware of include:

12/2/2018 Park Meeting all residents

12/4/2018 Park Meeting all residents

1/26/2019 Empowerment Inc w/ affected residents

2/7/2019 Park meeting with affected residents

9/10/2019 One on One with Empowerment Inc & affected residents

9/22/2019 Park Meeting all residents

9/23/2019 Park Meeting all residents

9/30/2019 Park One on One with residents

10/1/2019 Park One on One with residents

10/19/2019 Park Community Day Q&A

5/14/2020 Park One on One with residents

5/28/2020 Park One on One with residents

Also met with the residents that purchased new homes separately on 2/5/2020, 6/1/2020, 9/25/2020.

We respectfully ask the Council to delineate between normal ongoing property management concerns of residents (rules about pets, trampolines, tree trimming, parking spaces) from the fundamentally critical issues addressed in this Conditional Zoning application.

Stackhouse Management has proactively worked with residents whose homes are in the potential construction area. Every family that wanted to move to a different location on site has been accommodated (some homes were moved and some families moved to a different home). The remaining residents in the construction zone have asked to remain in their current location until / if the project is approved. Those requests are being honored. For families whose homes were not moveable, Stackhouse provided an alternative home onsite as a temporary residence at no cost to that family. For families that needed to be relocated, Stackhouse offered them the option to purchase a brand-new home at cost with zero interest – 1 family took advantage of this offer.