

# COUNTY-WIDE MANUFACTURED HOME ACTION PLAN

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Town Council Meeting  
April 6, 2022



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## Agenda

1. Background

2. County-Wide Action Plan Overview

3. Proposed Next Steps

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## Recommendation

Council consider endorsing the County-wide Manufactured Home Action Plan as outlined in resolution R-



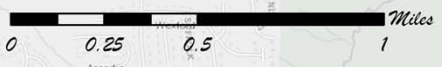
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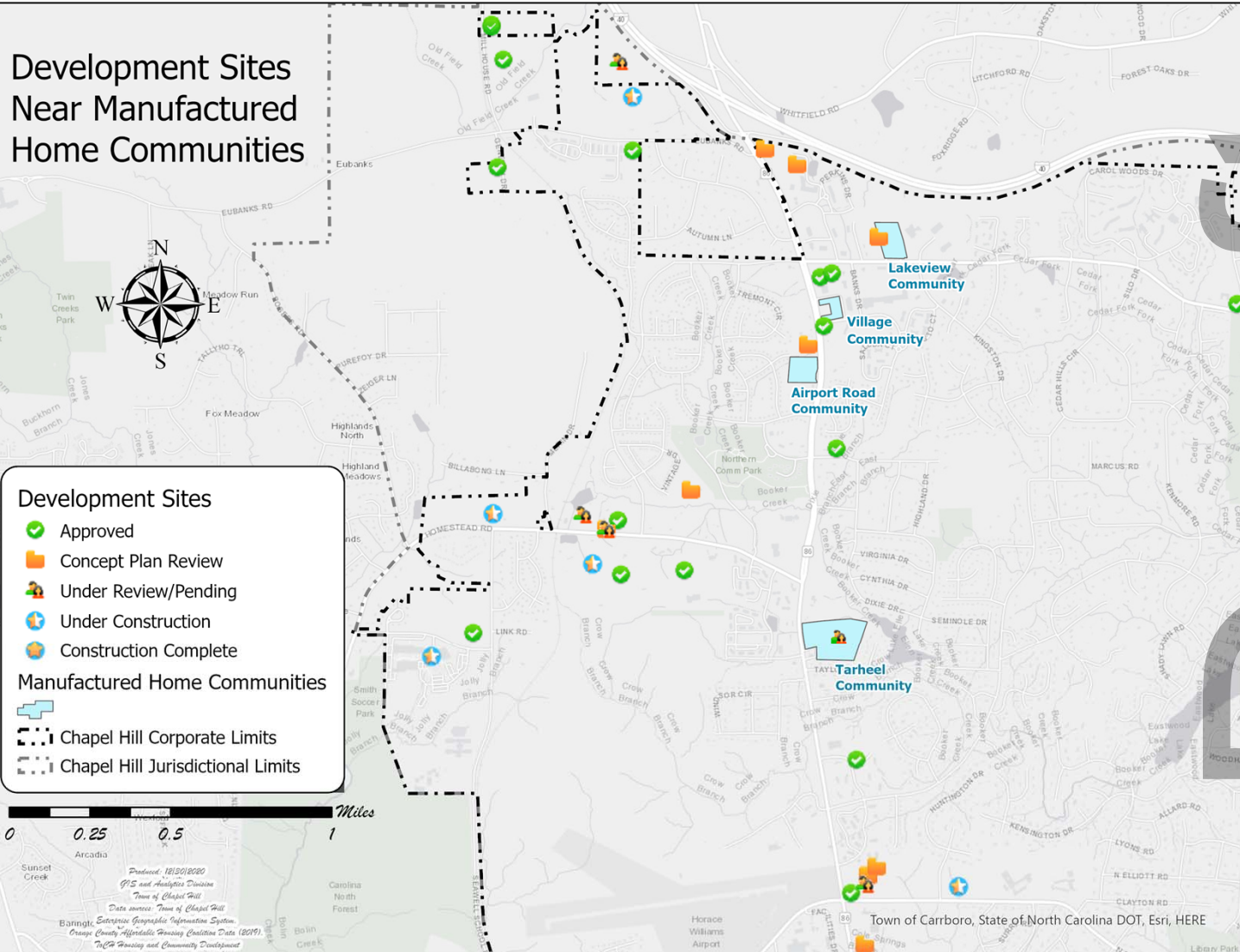
# Development Sites Near Manufactured Home Communities



- Development Sites**
- Approved
  - Concept Plan Review
  - Under Review/Pending
  - Under Construction
  - Construction Complete
- Manufactured Home Communities**
- Chapel Hill Corporate Limits
  - Chapel Hill Jurisdictional Limits



Produced: 12/20/2020  
 GIS and Analytics Division  
 Town of Chapel Hill  
 Data source: Town of Chapel Hill  
 Bannock Enterprise Geographic Information System  
 Orange County Affordable Housing Coalition Data (2019)  
 NCE Planning and Community Development

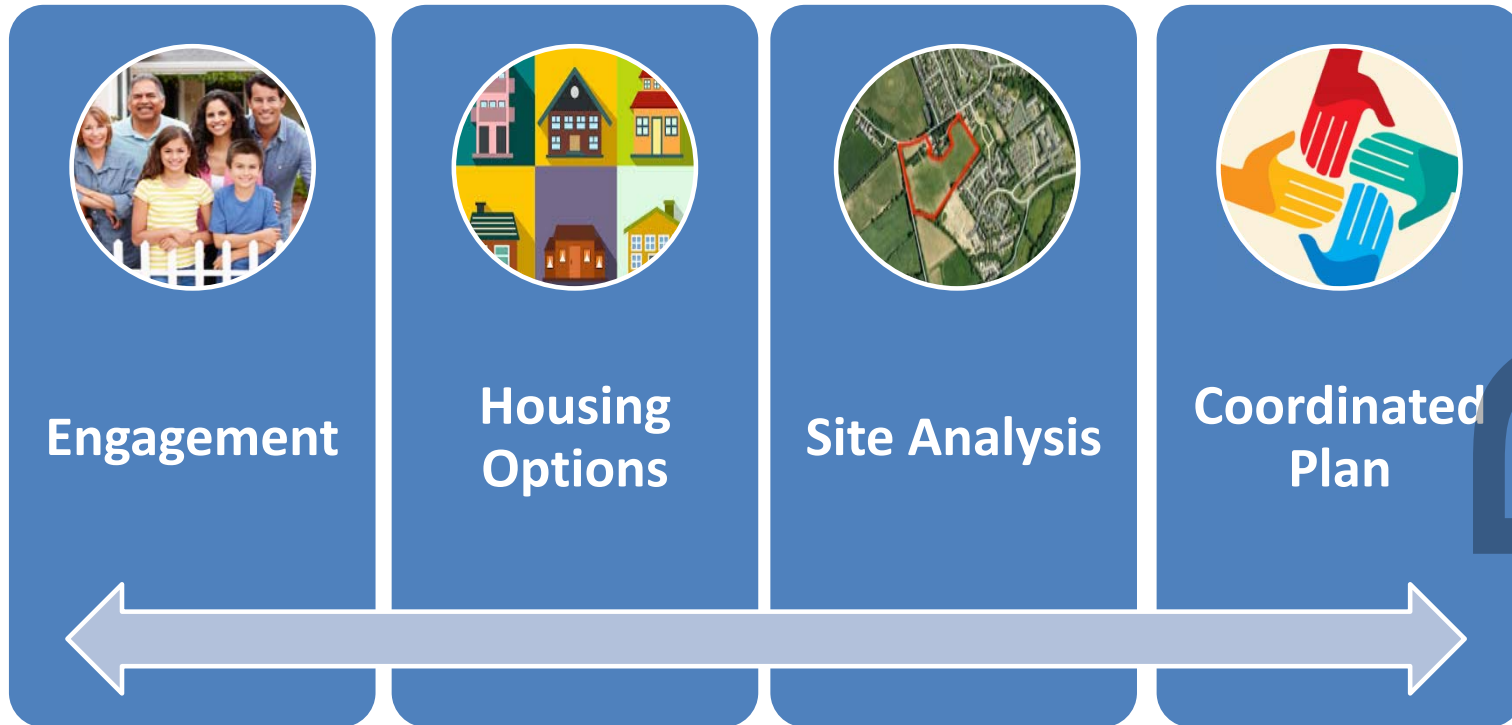


Town of Carrboro, State of North Carolina DOT, Esri, HERE

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## Background

- Created a Manufactured Homes Strategy in 2018 to address redevelopment threat



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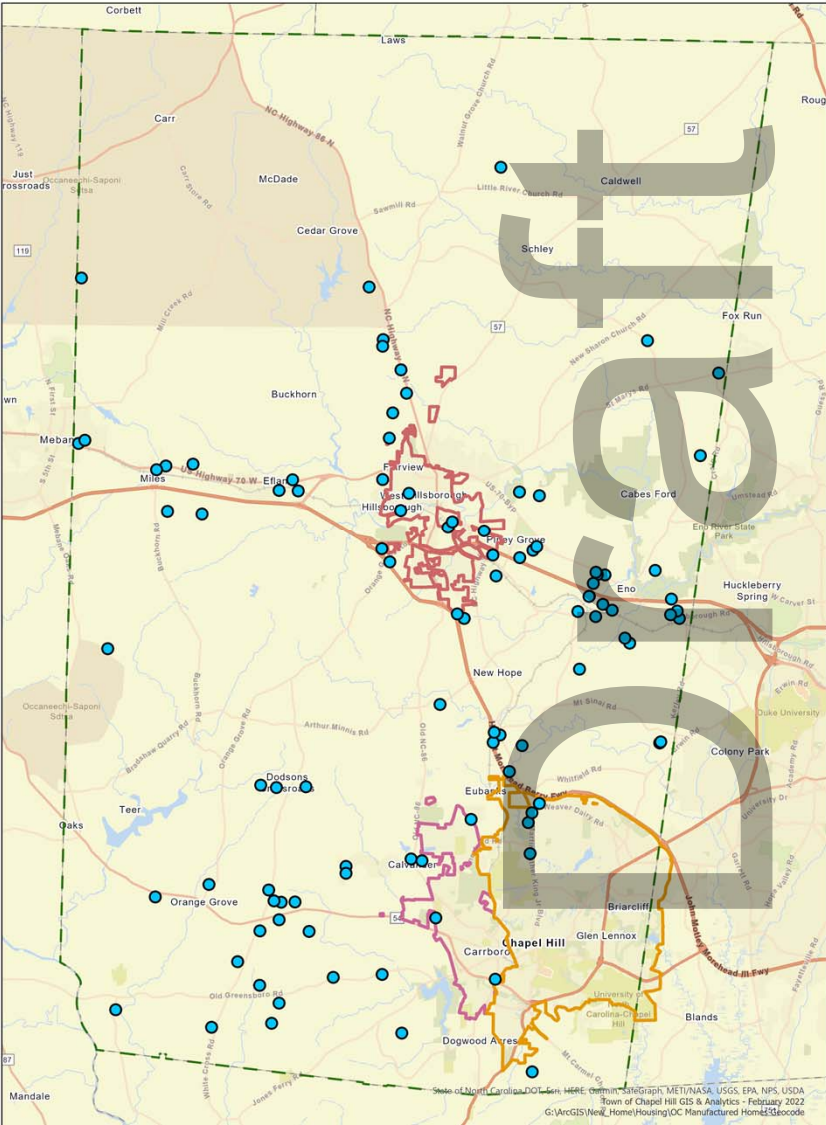
# County-wide Manufactured Homes Action Plan



TOWN OF  
HILLSBOROUGH  
NORTH CAROLINA



## Manufactured Home Communities in Orange County, NC



# MANUFACTURED HOMES ACTION PLAN

- Collaborative effort between Towns and County
- Guiding Principles
  1. Engagement findings as foundation for strategies
  2. Include a variety of strategies to fully address the different issues.
  3. Manufactured housing is an important source of naturally occurring affordable housing
  4. The Plan is a living document that will be updated and adapted over time



# MANUFACTURED HOMES ACTION PLAN

- Strategic objectives:

1. Preserve Manufactured Home Communities
2. Minimize resident displacement due to redevelopment
3. Provide meaningful relocation assistance options for residents facing displacement

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# MANUFACTURED HOMES ACTION PLAN STRUCTURE

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	Strategy	Action Steps	Lead Entity and Potential Partners	Resources
★	1a Support efforts to create resident-owned communities (ROCs)	<ul style="list-style-type: none"> <li>Assist ROC USA and CCE in exploring opportunities to form ROCs</li> <li>Provide funding assistance for acquisition</li> <li>Support resident engagement efforts</li> </ul>	<b>Lead:</b> County and Towns <ul style="list-style-type: none"> <li>ROC USA</li> <li>Carolina Common Enterprise</li> <li>MHC Owners</li> <li>MHC Residents</li> <li>Nonprofit Providers</li> </ul>	\$\$\$\$ 1 person
★	1b Pursue acquisition opportunities of manufactured home communities	<ul style="list-style-type: none"> <li>Explore opportunities to preserve MHPs through acquisition</li> <li>Use available funding sources for acquisition</li> </ul>	<b>Lead:</b> County and Towns <ul style="list-style-type: none"> <li>MHC Owners</li> <li>Nonprofit Providers</li> </ul>	\$\$\$\$\$ 2 people
★	1c Explore land use policies that support manufactured home communities	<ul style="list-style-type: none"> <li>Conduct study of effective land use policies to support preservation</li> <li>Consult with policy experts to determine policy recommendations</li> </ul>	<b>Lead:</b> Towns <ul style="list-style-type: none"> <li>Consultants</li> <li>UNC School of Government</li> <li>Planning Departments</li> </ul>	\$ 2 people
	1d Work with manufactured homeowners to improve park quality	<ul style="list-style-type: none"> <li>Engage MHP owners in need of infrastructure improvements</li> <li>Provide infrastructure improvement loans to improve quality of MHPs</li> <li>Implement the County's land banking program</li> </ul>	<b>Lead:</b> County <ul style="list-style-type: none"> <li>MHC Owners</li> <li>MHC Residents</li> </ul>	\$\$ 1 person
	1e Rehab and repair homes in MHPs	<ul style="list-style-type: none"> <li>Coordinate with the OC Preservation Coalition to facilitate the completion of home repairs</li> <li>Explore aligning rehab programs and policies between jurisdictions to increase homes repaired</li> </ul>	<b>Lead:</b> Partners <ul style="list-style-type: none"> <li>OC Home Preservation Coalition</li> <li>MHC Residents</li> </ul>	\$\$ 2 people
	1f Create an early warning system to identify MHPs at highest risk of redevelopment	<ul style="list-style-type: none"> <li>Identify key indicators to include in early warning system</li> </ul>	<b>Lead:</b> Towns <ul style="list-style-type: none"> <li>GIS and Planning Departments</li> <li>MHC Owners</li> </ul>	\$ 2 people

\$\$\$\* indicates \$1 million or more



★ = policy or funding decision required by elected body  
 \$ = level of financial resources needed collectively  
 1 person icon = level of staff resources needed collectively

## Objective 1: Preserve Manufactured Home Communities

- a) Support efforts to create Resident-Owned Communities
- b) Pursue acquisition opportunities
- c) Explore land use policies that support manufactured home communities
- d) Work with manufactured homeowners to improve park quality
- e) Rehab and repair manufactured homes
- f) Create an early warning system

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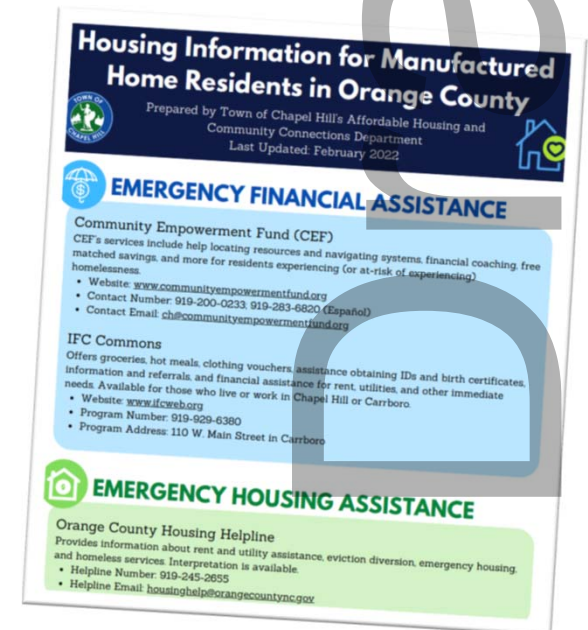
## Objective 2: Minimize Resident Displacement

- a) Pursue on and off-site construction as part of redevelopment
- b) Explore land use and regulatory policies that can be applied to redevelopment of manufactured home communities
- c) Implement master planning processes to proactively create development plans that minimize displacement



## Objective 3: Provide Meaningful Relocation Assistance Options

- a) Proactively engage residents to connect them with resources
- b) Use publicly owned land to create relocation opportunities
- c) Provide housing search assistance
- d) Identify communities with vacancy
- e) Provide financial assistance to relocate homes
- f) Provide financial assistance to secure new housing



# Resources for Action Plan Implementation

- Dedicated resources

- Affordable Housing Land Banking Fund (Orange County)
- Displacement Mitigation Assistance Program (Orange County)

- Potential resources

- Chapel Hill: Affordable Housing Fund, Affordable Housing Development Reserve, CDBG, Affordable Housing Bond
- Carrboro: Affordable Housing Special Revenue Fund
- Orange County: Urgent Repair Program, HOME Program



# Partners

- Community Organizations
  - Carolina Common Enterprise/ROC USA and other housing organizations
  - Organizations providing language services and/or working with Latinx communities
  - Chapel Hill Carrboro City Schools
  - Banks and lending institutions
- Local Government Departments
- State Organizations
  - North Carolina Housing Finance Agency
  - North Carolina Affordable Housing Coalition
- Park Owners



## Key Next Steps

1. Continued engagement with residents
  - Distribute Housing Resource Guide
  - Collaborate with community partners for ongoing resident engagement
2. Continue work already underway
3. Pursue priority strategies not yet underway



## Recommendation

Council consider endorsing the County-wide Manufactured Home Action Plan as outlined in resolution R-



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