

COUNTY-WIDE MANUFACTURED HOME ACTION PLAN

Draft

Town Council Meeting
March 23, 2021



Agenda

1. Background

2. County-Wide Action Plan Overview

3. Feedback and 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

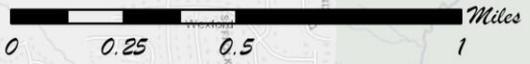


Development Sites

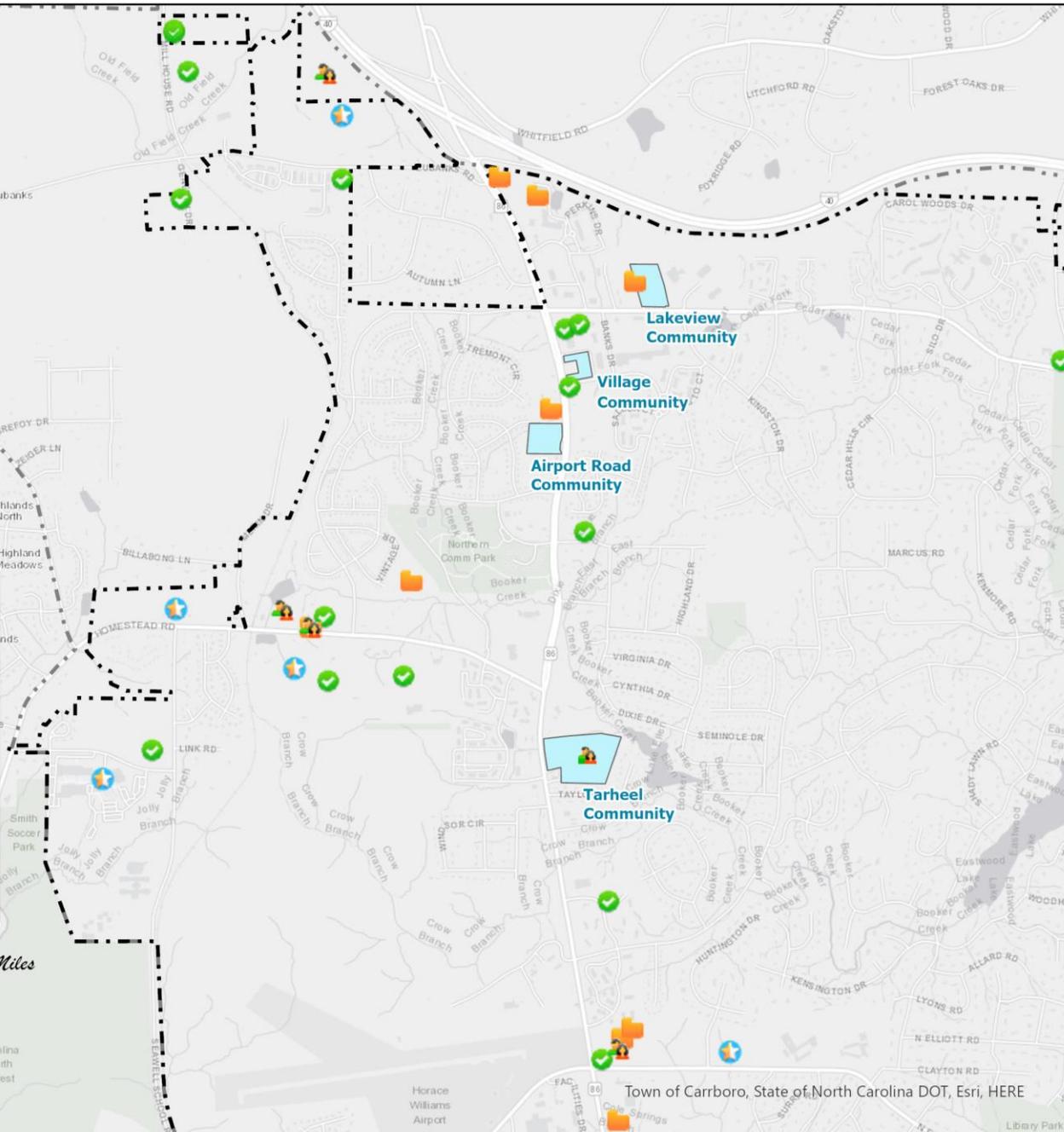
- Approved
- Concept Plan Review
- Under Review/Pending
- Under Construction
- Construction Complete

Manufactured Home Communities

- Manufactured Home Community
- Chapel Hill Corporate Limits
- Chapel Hill Jurisdictional Limits



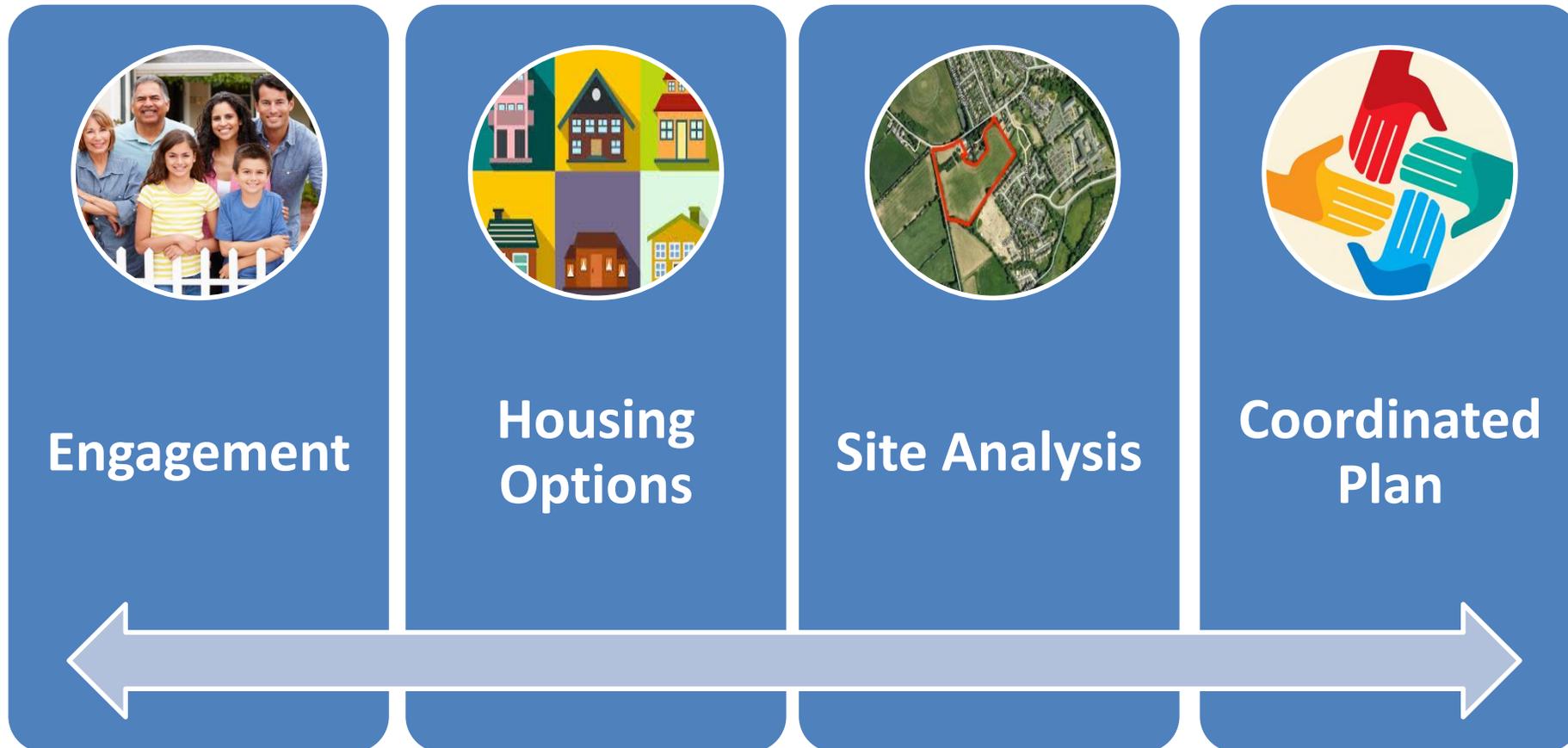
Produced: 12/30/2020
GIS and Analytics Division
Town of Chapel Hill
Data sources: Town of Chapel Hill
Barringer Enterprise Geographic Information System
Orange County Affordable Housing Coalition Data (2019)
TCH Housing and Community Development



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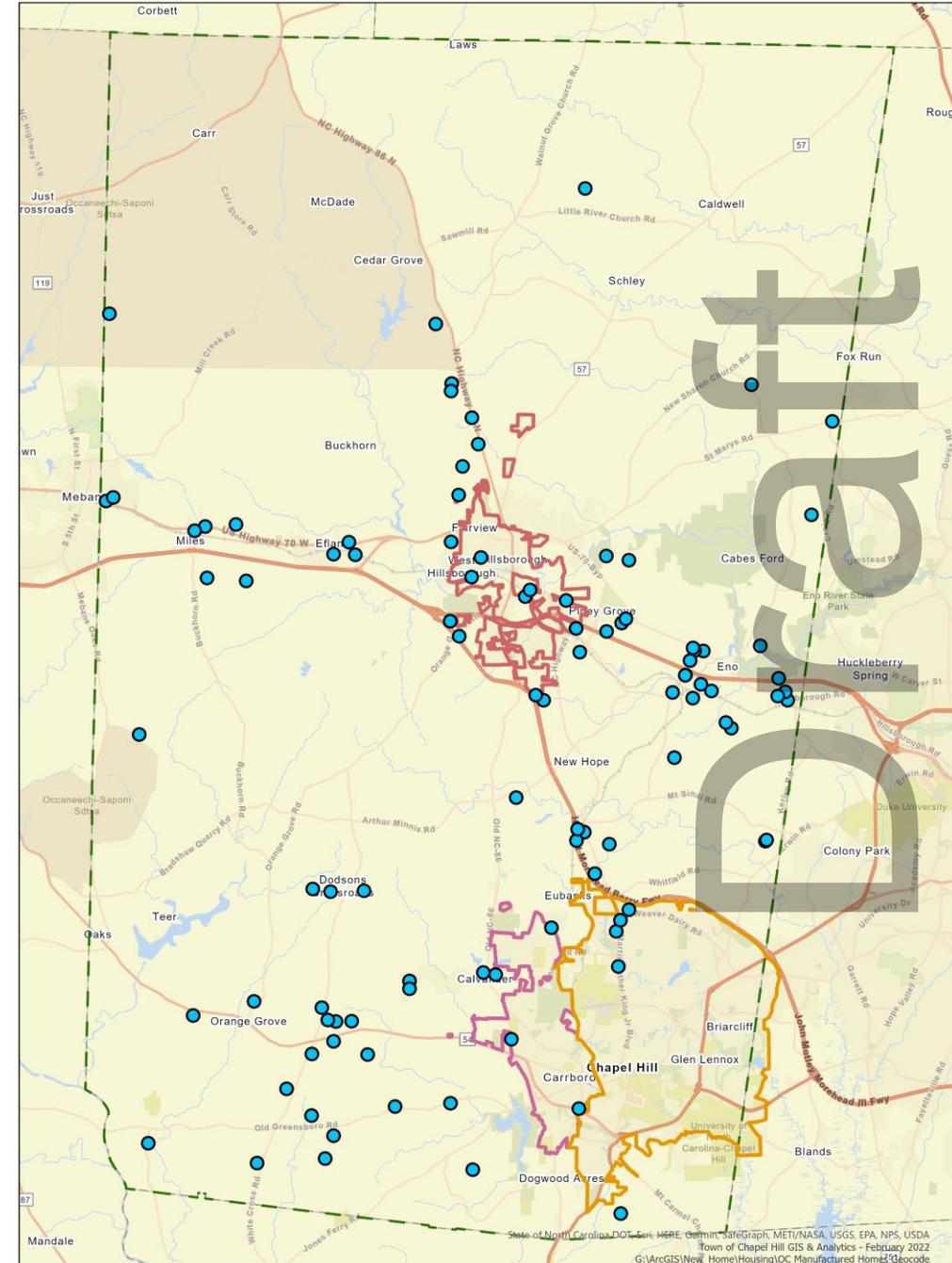
Background

- 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 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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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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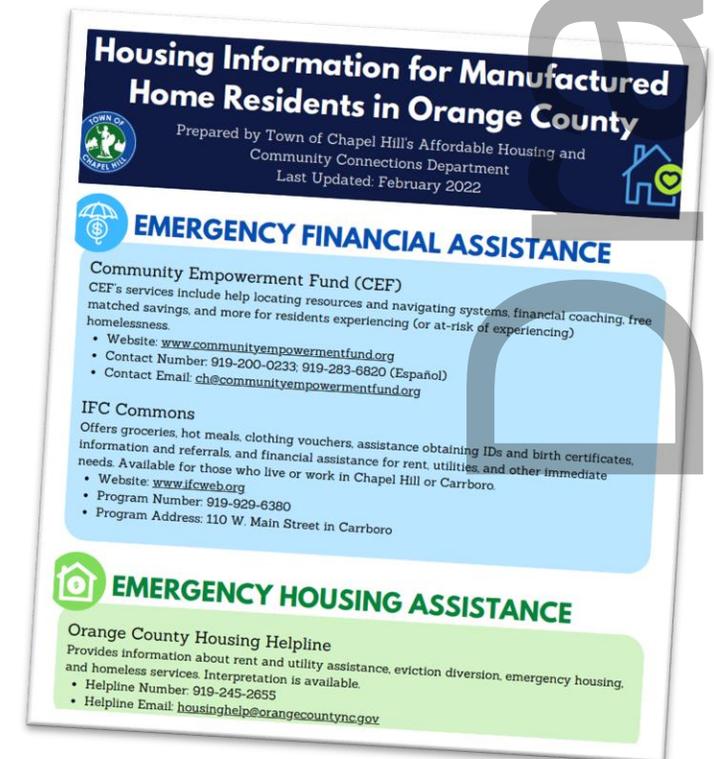
Objective 2: Minimize Resident Displacement

- 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

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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
- Affordable Housing Coalition



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



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