COUNTY-WIDE MANUFACTURED HOME ACTION PLAN





Town Council Meeting March 23, 2021



Agenda

1. Background

2. County-Wide Action Plan Overview

3. Feedback and Next Steps





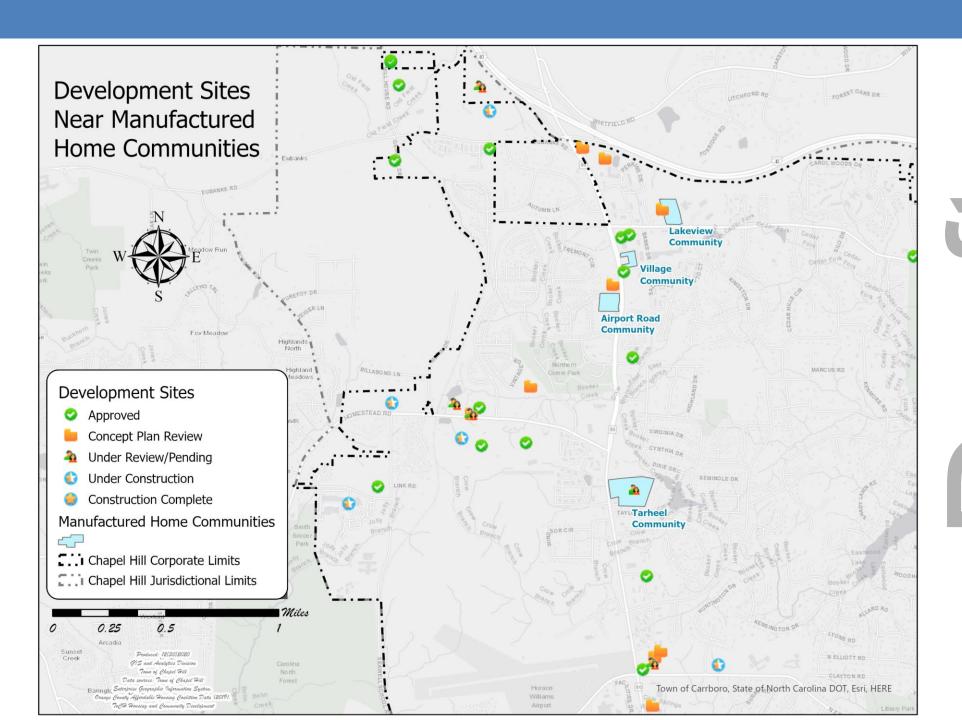
Recommendation

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









Background

 Created a Manufactured Homes Strategy in 2018 to address redevelopment threat



County-wide Manufactured Homes Action Plan

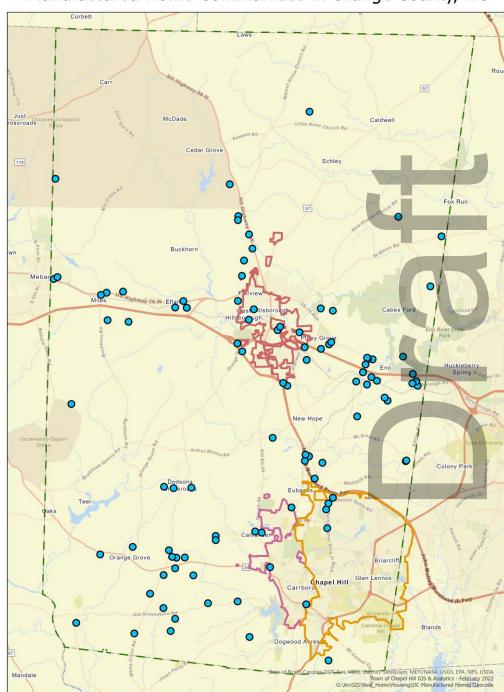








Manufactured Home Communities in Orange County, NC



MANUFACTURED HOMES ACTION PLAN

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









County-Wide Manufactured Homes Strategy Action Plan Orange County, North Carolina

Jointly Developed by the Manufactured Home Staff Working Group of the Towns of Carrbon Chapel Hill, and Hillsborough and Orange County

Introduction

The Manufactured Homes Strategy Action Plan is designed to provide a plan to address the redevelopment threats facing manufactured home communities in Orange County. The Plan is a collaborative effort between the Towns of Chapel Hill, Carrboro, Hillsborough, and Orange County that outlines specific objectives, strategies, action steps, partners and resource need address the redevelopment threat facing manufactured home comsuccessful in implementing this action plan, we will:

- 1. Preserve manufactured home communities.
- . Minimize resident displacement due to redevelopment
- Create a Relocation Assistance Package to provide meaningful relocation asset

Housing and Community staff from the local governments will be playing a leading role in implementing the strategies and action steps listed in the plan, while also collaborating with many Town and County departments and community partners.

affordable housing serving diverse populations, including vulnerable community me It uses resident engagement as the foundation for the strategies proposed.

- Use engagement findings as foundation for strategy selection and impler
- Include a variety of strategies to fully address the different issues. There is no silver bullet. 3. Manufactured housing is an important source of naturally occurring affordable housing serving diverse populations, including vulnerable community members
- . The Plan is a living document and open to input and change.

Several manufactured home communities in the county are under threat of redevelopment and resident displacement. Many homes are also in need of repair and rehab assistance. There are unique challenges faced by manufactured home residents, most of whom own the homes they live in but not the land it sits on. This plan provides a framework and strategies to address these challenges while considering the limited authority and resources local governments and

Developed by the Manufactured Home Staff Working Group Updated Draft February 2022









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











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













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





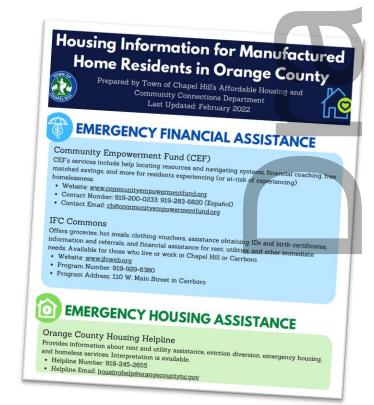






Objective 3: Provide Meaningful Relocation Assistance Options

- 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
 - 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



Recommendation

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