Legislation Details (With Text)

File #:	[18-0576]	**Version:**	1	**Name:**	
Type:	Discussion Item			**Status:**	Passed
File created:	3/20/2018			**In control:**	Town Council
On agenda:	6/20/2018			**Final action:**	6/20/2018
Title:	Manufactured Home Initiative Update				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Staff Report, 2. Draft Staff Presentation, 3. Orange County Coordinated Manufactured Home Resident Relocation Strategy, 4. Manufactured Home Communities Map, 5. Site Analysis Report, 6. Map of Properties Identified, 7. Resident Engagement Report, 8. Housing Advisory Board Recommendation - June 2018, 9. Staff Presentation Final, 10. Council Questions with Staff Response, 11. Note about Revised Resolution, 12. A RESOLUTION DEDICATING TOWN-OWNED LAND NEAR BENNETT ROAD, JAY STREET, AND DOGWOOD ACRES DRIVE FOR THE PURPOSE OF AFFORDABLE HOUSING DEVELOPMENT (2018-06-20/R-9)				

Date	Ver.	Action By	Action	Result
6/20/2018	1	Town Council	adopted	Pass

Manufactured Home Initiative Update

Staff:
Loryn B. Clark, Executive Director
Sarah Osmer Vinas, Assistant Director
Nate Broman-Fulks, Affordable Housing Manager

Department:
Housing and Community

Overview: The purpose of this item is for Council to receive an update on our Manufactured Home Strategy and consider dedicating Town-owned sites for affordable housing development.

Recommendation(s):

That the Council receive this report and adopt the resolution dedicating three Town-owned sites for affordable housing development.

Key Issues:

- As development pressures continue to build for the northern part of Chapel Hill, the Town initiated efforts in the winter of 2017 to create a Strategy for proactively engaging residents and owners of the Town's four manufactured home communities and began developing a relocation plan should future redevelopment occur on any of these sites.
- Our Manufactured Home Strategy entails the following four components:
    1. Engage manufactured home park residents, owners, potential developers and neighbors to allow for the creation of proactive solutions.
    2. Develop a menu of housing options for the Council to consider should manufactured home residents face displacement.

3. Identify potential sites for manufactured home relocation that meet key criteria (i.e. with the Chapel Hill/Carrboro School System, on a public transit line, existing access to water and sewer, walkable to services and amenities).
4. Develop a coordinated plan to apply to any manufactured home community faced with redevelopment.

- Based on our work with Strategy 3, three sites have been identified as suitable for developing housing for the purpose of relocation of manufactured home communities or other displaced affordable housing residents.

Fiscal Impact/Resources: Housing and Community staff have dedicated significant staff resources to carry out our Manufactured Home Strategy, and will continue to do so based on direction received by the Council. Should we proceed with implementation of the Strategy or development of Town-owned sites, additional resources may be required.

Council Goals:

☒		Create a Place for Everyone	☐		Develop Good Places, New Spaces
☐		Support Community Prosperity	☐		Nurture Our Community
☐		Facilitate Getting Around	☐		Grow Town and Gown Collaboration

Attachments:

- Staff Report
- Draft Staff Presentation
- Orange County Coordinated Manufactured Home Resident Relocation Strategy
- Manufactured Home Community Map
- Site Analysis Report
- Map of Properties Identified
- Resident Engagement Report
- Housing Advisory Board Recommendation - June 2018

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A RESOLUTION PRIORITIZING TOWN-OWNED LAND NEAR BENNETT ROAD, JAY STREET, AND DOGWOOD ACRES DRIVE FOR THE PURPOSE OF AFFORDABLE HOUSING DEVELOPMENT (2018-06-20/R-9)

WHEREAS, one of the Town Council's 2016-2018 Goals is to adopt and support affordable housing programs, projects and policies that increase our diversity in income, race, age and lifestyle; and

WHEREAS, development pressures on existing affordable housing sites in town, including manufactured home parks, threaten to diminish the current affordable housing stock and displace residents; and

WHEREAS, an interdepartmental team of Town staff have analyzed public land for feasibility of affordable housing development; and

WHEREAS, that interdepartmental team identified the sites near Jay Street, Bennett Road, and Dogwood Acres Drive as suitable candidates for developing housing; and

WHEREAS, the Housing Advisory Board reviewed staff's analysis and recommended designating the Jay Street, Bennett Road, and Dogwood Acres Drive sites for affordable housing development.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council prioritizes the Town owned sites near Jay Street, Bennett Road, and Dogwood Acres Drive as affordable housing sites.

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to pursue development of affordable housing on these sites as a possible relocation option for residents under threat of displacement.

This the 20th day of June, 2018.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTERS: Sarah Osmer Vinas, Assistant Director
Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council approve the resolution dedicating Town-owned land near Bennett Road, Jay Street, and Dogwood Acres Drive for the purpose of

affordable housing.

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