

02-13-2019 Town Council Meeting
Responses to Council Questions

ITEM #13: Concept Plan Review: 1200 Martin Luther King Jr. Blvd.

Council Question: How many mobile home units would be relocated?

Staff Response: *The current proposal would require the relocation of approximately 15 homes.*

Council Question: Once redevelopment begins, would families and persons in those mobile home units proposed to be relocated be able to move into their newly relocated homes or would there be a waiting period? If there would be a waiting period, how long would it be?

Staff Response: *Staff have requested this information from the applicant and will provide it as soon as available.*

Council Question: How many families and persons would the redevelopment permanently displace?

Staff Response: *The applicant has been exploring relocation options for residents of the 15 homes in the proposed development area. One strategy under consideration is the potential to relocate homes to a different area within the existing site. The applicant is evaluating the feasibility of these options.*

Council Question: Would this self-storage area provide trucks?

Staff Response: *Staff have requested this information from the applicant and will provide it as soon as available.*

Council Question: Would be climate controlled, with units accessible from the interior of the building or on the exterior?

Staff Response: *The building would be interior-access climate controlled storage.*

Council Question: Would there be any physical barriers between the parcel of redevelopment and the residential units (e.g. trees, wall, fence)?

Staff Response: *Some minor landscaping is shown, but there are no physical barriers indicated between the proposed development and residential units.*

Council Question: How does the applicant propose to light the front and rear of the property (rear, in particularly adjacent to the mobile home units)?

Staff Response: *We do not have this information at this time. The Concept Plan does not go into this level of detail.*

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Council Question: Right now, on the property map, where is the existing open space that the CDC refers to?

Staff Response: *The open space is located in the southeast corner of the lot.*

Council Question: What have the responses been from residents in the mobile home park to this proposed redevelopment?

Staff Response: *Staff have been partnering with EmPOWERment, Inc. and Family Success Alliance to coordinate community engagement efforts with the residents of Tar Heel. Residents have expressed concern over the proposal and the potential for displacement of the residents. As part of the resident outreach, surveys have been completed for 12 of the 15 potential affected households. Below is what we've learned:*

- *Residents reported liking safety, proximity to school, transit, and work, and affordability the most about their current homes*
- *Most households appear to be families with children*
- *A majority (67%) of residents reported living in their home 10 years or more*
- *Most residents own their home*
- *55% of residents reported that their ideal living situation is a mobile home; 22% prefer detached single family home*
- *Residents indicated staying in Tar Heel is their first choice, but if relocation was necessary, 100% of residents reported that if funding was available to move their household or existing mobile home, they would apply rather than finding other types of housing*