

Piedmont Triad Manufactured Housing Community Empowerment and Enhancement Initiative (PTMHCEE Initiative)

Background and Project Summary:

The ***Piedmont Triad Manufactured Housing Community Empowerment and Enhancement Initiative*** would develop a comprehensive program designed to address the diverse needs of manufactured housing communities (MHCs) across the Piedmont Triad region in North Carolina. This program empowers MHC residents to envision improvements and enhancements in communities through community engagement and design charrettes. Community improvements and enhancements desired by MHC residents will be implemented to promote long-term stability, resilience, and community pride.

Utilizing HUD funding for the Preservation and Reinvestment Initiative for Community Enhancement (PRICE), the initiative will prioritize infrastructure upgrades, community enhancements, accessibility modifications, and aging-in-place initiatives in at least one MHC in each county of the Piedmont Triad. These efforts aim to meet safety standards, enhance aesthetics, support aging in place, and withstand extreme weather events while identified through community-based design charettes. Community improvements include, but are not limited to:

- Infrastructure improvements (Access improvements, water/sewer and/or septic improvements and repairs, etc.) (*Aligns with Goal #4 - in NOFO pg. 10*)
- Community enhancements (Common/recreational areas such as playgrounds and picnic tables, lighting installation, landscaping etc.) (*Aligns with Goal #4 - in NOFO pg. 10*)
- Accessibility & Aging in Place improvements (Accessible ramps and ADA improvements to individual units) (*Aligns with Goal #1 in NOFO pg. 9*)

Implementation Strategy

To address these challenges comprehensively, the initiative combines infrastructure improvements, community enhancements, accessibility modifications, and resident empowerment initiatives. By investing in these key areas, the initiative aims to create safer, more inclusive, and resilient communities for manufactured housing residents across the Piedmont Triad region.

The implementation strategy includes rigorous site selection processes, collaborative partnerships, capacity building efforts, and continuous evaluation and monitoring. These strategies ensure that the initiative's objectives are selected equitably and implemented, and outcomes are measured to track progress.

Site Inventory Analysis Selection: Conduct inventory and analysis of existing mobile home parks to compile conditions of roads, common playground equipment, lighting and security. Activities include the development of an inventory form standardized so that each park element can be indexed into the inventory. One MHC in each county of the Piedmont Triad will be selected based on housing needs, infrastructure deficiencies, and resident engagement opportunities.

Community Visioning and Charrettes: Design and conduct 12 community workshops with MHC residents to identify improvements to MHCs that are interested in community planning and qualify for quality-of-life improvement funding.

Collaborative Partnerships: Collaboration with local government agencies, nonprofits, MHC residents and property owners, and stakeholders will leverage resources and support for infrastructure improvements, community visioning and enhancements, and accessibility modifications.

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Project Bidding, Management, and Implementation: The program will fund and complete the final improvements and enhancements chosen by each community. Selection of local/regional contractors to complete selected improvements and implement project implementation. RFQ selection process with designers, architects and others who can implement the projects effectively and efficiently and are pre-qualified.

Evaluation and Monitoring: Continuous monitoring will assess the effectiveness of infrastructure improvements, community enhancements, resident empowerment initiatives, and accessibility modifications in enhancing quality of life and housing stability.

MHCs in the Piedmont Triad Region

The Piedmont Triad region is located in the heart of North Carolina and is comprised of twelve (12) counties: Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry, and Yadkin County. According to the 2022 American Community Survey 5-Year Estimates, the Piedmont Triad region has an estimated total population of 1.75 million. Out of nearly 700,000 occupied housing units in the Piedmont Triad region, 9.3% are considered “Mobile Home or Other Type of Housing”. According to the Homeland Infrastructure Foundation Level Data (HILFD) database, there are 451 mobile home parks in the Piedmont Triad Region, with 386 categorized as small (less than 50 units), 51 medium (51-100 units), and 14 large (over 100 units).

Expected Outcomes:

- Improved infrastructure, safety standards, community aesthetics, and accessibility in twelve MHCs within the Piedmont Triad region.
- Increased resident participation and engagement in community decision-making.
- Enhanced aging-in-place opportunities for older adults and people with disabilities.
- Strengthened partnerships to support long-term housing stability and resilience.

Through these efforts, the Piedmont Triad Manufactured Housing Community Empowerment and Enhancement Initiative seeks to create lasting positive impacts on the lives of manufactured housing residents, promote community resilience and pride, and foster equitable and sustainable housing solutions in the region.

Proposed Budget Summary:

<i>Infrastructure Improvements:</i> Recreation facilities, trails, lighting, utilities, aging in place and accessibility, etc.	\$5,000,000
<i>Community Engagement and Empowerment:</i> Community workshops, training and leadership development	\$500,000
<i>Administration (<10%):</i> Environmental analysis, reporting, wage surveys, etc.	\$500,000
Total Proposed Federal Grant Request (HUD)	<u>\$6,000,000</u>

This budget allocation ensures that each of the 12 communities receives funding for essential infrastructure improvements, accessibility modifications, aging-in-place initiatives, and community empowerment programs. Additionally, administrative and planning costs are accounted for to support effective project management, grant administration, and evaluation activities.