

Community Name	Address/Site Info.	Community Owner	Number of Sites	Notes
<b>Calvander</b>	8717 Old NC 86  Joint Planning Area Carrboro Transition Area 1  RR Rural Residential (1 unit per acre)  6.2 Acres	Mulberry Ridge, LLC	8	In FY19-20, this parcel was listed for sale. The Town of Carrboro, Orange County and EmPOWERment explored a partnership to preserve this property as a mobile home community and possible parcel for future mobile home relocation. The idea was put on hold due to needed infrastructure costs and the pandemic.  The property was sold to a private owner in 2020 and continues operate as a manufactured home park.
<b>Homestead Acres</b>	222 Homestead Rd.  Joint Planning Area Carrboro Transition Area 1  R-15 (1 unit per 15,000 sq/ft)  3.5 Acres	Family Owned	7	This property has been owned by the same owners since 1985.
<b>Pine Grove</b>	810 Old Fayetteville Rd.  Carrboro Jurisdiction Carrboro City Limits	Sustainable Properties, LLC	38	Conditional Use Rezoning/Permit was extended in 2020 until 2022. The owner of the property originally had plans to build 39 stick-built, single family homes. However, the plan has not proved financially feasible. Their intention is to continue to operate as a manufactured home park while entertaining offers from manufactured home park operators and private developers over the

	<p>R-2 CU (1 unit per 2,000 sq/ft subject to conditional use permit)</p> <p>2 lots: 1.9, 2.8 acres</p>			<p>mid to long term that carve out protections against displacement for existing tenants, especially long terms residents, as a part of that deal.</p> <p>In 2020, Town staff connected the owner with members of the Orange County Affordable Housing Coalition to explore a public/private partnership to build affordable housing on the parcel without resident displacement. Initial talks determined that financial feasibility is an issue. However, there is interest to reengage; Town staff is scheduling a future meeting.</p> <p>A Community Information Center is scheduled to be installed by the Town at the end of April.</p>
<p><b>Rocky Brook</b></p>	<p>500 S Greensboro St.</p> <p>Carrboro Jurisdiction Carrboro City Limits</p> <p>R-7.5 (1 unit per 7,500 sq/ft)</p> <p>2 lots: 4.9, 1.9 acres</p>	<p>Affordable Communities Group (ACG) Rockybrook LLC</p>	<p>41</p>	<p>Park is owned by an LLC committed to affordable housing. The owner has no plans to redevelop.</p> <p>Residents own their homes and rent the lots. They have no vacancies and most are long term residents (over 15 years). Lot rent is \$410 a month.</p> <p>Town staff has engaged the property manager over the past year. The Property Manager has said Rocky Brook and the residents feel supported by the Town and County and noted that the residents have a lot of pride in their homes.</p> <p>A Community Information Center was installed by the Town in December 2020.</p>