



## SINGLE-FAMILY RE-INVESTMENT

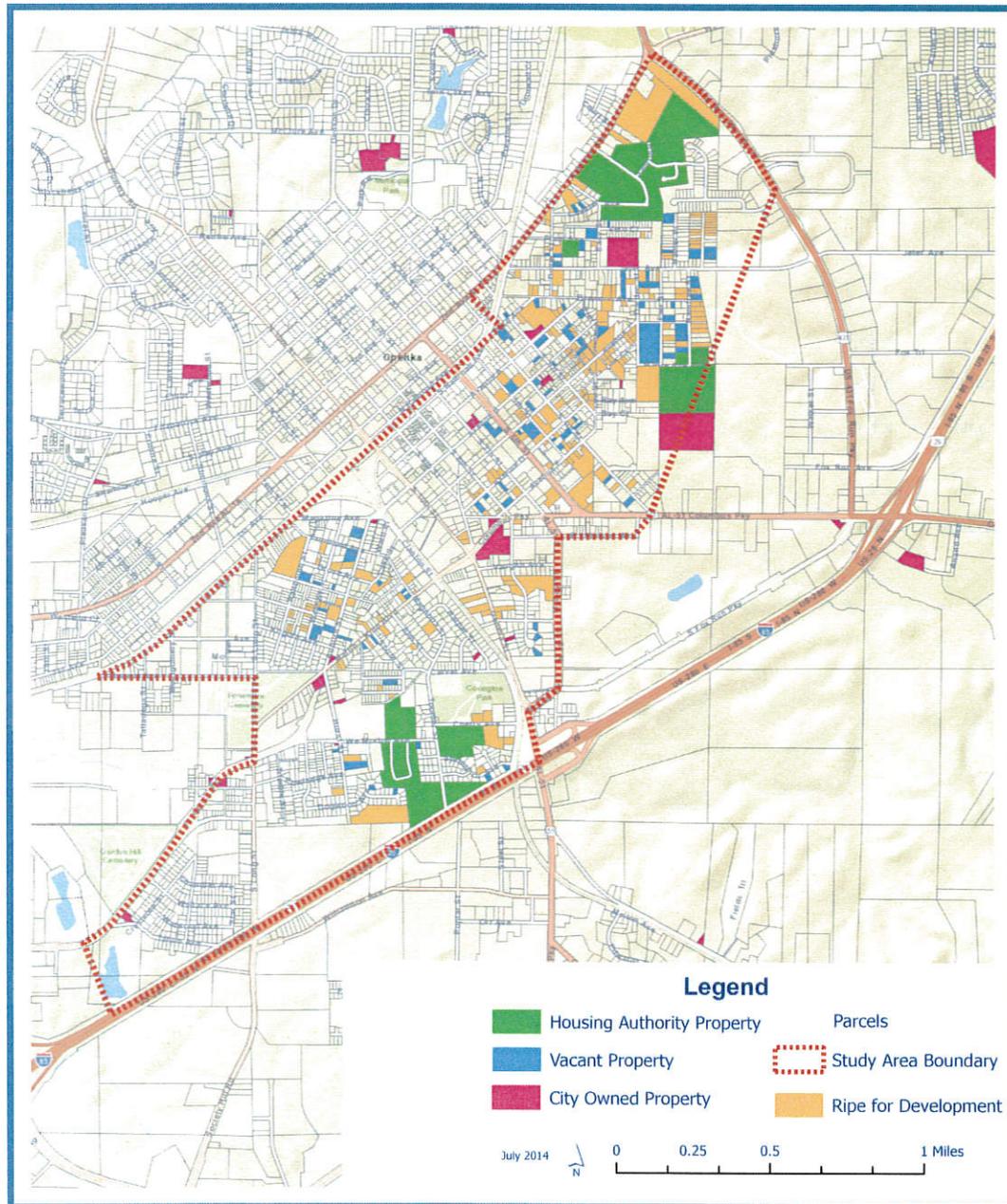
### CARVER & JETER AREAS

There are dozens of properties in both the Carver and Jeter areas that are currently in a state of disinvestment and blight. Some of these parcels are now owned by the City of Opelika due to severe failure to bring the property into compliance with building and property maintenance codes. Still, other properties remain that are either vacant or significantly blighted. The City of Opelika should leverage every possible resource to incentivize the revitalization of these properties within these neighborhoods.

City-owned properties should be leveraged to attract affordable housing development for targeted professionals as an attractor for new desired residents. New affordable homes on these lots that are offered to certain occupations such as police officers, fire fighters, clergy, teachers, artists, entrepreneurs, municipal employees or other similar professions should be pursued. To further incentivize the development of these lots, the city could create “pre-approved” plans that would enable builders to move through the permitting process quicker and cheaper by utilizing these staff-provided plans.

For the remaining privately-owned properties in the neighborhood that are in need of care and new investment, the City should continue to target federal and state resources through CDBG funds and other similar types of initiatives. The City also should also create a task force of local bankers, real estate professionals and home builders to create a unifying strategy for attracting new construction to vacant parcels and new home buyers to for-sale properties within these neighborhoods.

Targeted Investment Map



*City-initiated efforts can make a significant impact in attracting new investment dollars and home buyers to these neighborhoods.*



# MOBILE HOME ORDINANCE

## CARVER & JETER AREAS

The Carver and Jeter areas contain an agglomeration of mobile home parks, the majority of which are severely unkempt and poorly managed, contributing to the blighted appearance of portions of these communities. The City of Opelika should take steps to ensure that these types of properties are safe and livable for the tenants of the mobile home park as well as for residents of the surrounding communities. City staff should pursue the drafting of additional new regulations for mobile homes that will result in the improvement of these areas.

The following approaches to mobile home parks in the City of Opelika should be pursued:

- Reduce number of mobile home parks allowed from 7 units per acre to 4 units per acre.
- Prohibit mobile home units that were built prior to 1994.
- Require mobile home units to have a minimum of 550 square feet of floor area for each unit.
- Document the total number of emergency-response situations that have been generated by mobile home properties within the Carver and Jeter areas. This data should be further extrapolated to paint an overall picture of the impact to public health, safety and welfare caused by these properties. Compile the same data for other areas of these communities to provide a broad-based comparison/contract of mobile home properties in comparison to the other areas of the community.
- If the results of the above analysis illustrate a greater concentration at mobile home park properties than on other parts of the community, legislation should be introduced requiring mobile home parks and mobile home units to come into compliance with all City of Opelika mobile home regulations within 5 years. This will in essence “sunset” the grandfather status of these properties and will better facilitate necessary improvements to these properties.