

Attachment C Affirmatively Furthering Fair Housing Narrative

Town of Meeker

Meeker PRICE Main Manufactured Housing Community Grant Project

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Affirmatively Furthering Fair Housing

The Town of Meeker proclaimed the month of April 2020 as a FAIR HOUSING MONTH and decreed that all citizens affirm to follow the concepts, practices, and intent embodied by the laws of the United States of America, the State of Oklahoma, and Lincoln County Oklahoma, regarding Fair Housing.

The Town of Meeker's Resolution 19-20-010 – Fair Housing Resolution – let all persons of the Town of Meeker, Lincoln County, Oklahoma, that discrimination in the sale, rental, leasing, financing of housing or land be used for construction of housing or in the provision of brokerage services because of race, color, religion, sex or national origin, lesbian, gay, bisexual, transgender or queer, is prohibited by Title VIII of the 1968 Civer Right Act (Federal Fair Housing Law).

Marketing Campaign

Launching a robust marketing campaign for the Bankers Hill Manufactured Homes Community, targeting community organizations that will assist with ensuring our marketing efforts reach populations that are least likely to apply for this program without these marketing initiatives, will provide strong foundational support for ensuring the Bankers Hill project will affirmatively further fair housing in Meeker, Oklahoma.

Along with the marketing plan, the Meeker PRICE Committee, the Meeker Industrial Authority, the Meeker Grant Administrator/Project Manager, the town of Meeker employees, and any other parties assisting with the project will undergo training to ensure they are actively engaging in equitable practices throughout the project.

Fair Housing Standards

The Meeker Grant Administrator/Project Manager will work with all applicants throughout the process to ensure fair housing standards are met. The Grant Administrator/Project Manager will also be able to provide additional support to applicants and assist with mitigation of barriers as they arise. For those new to the Meeker community, the Grant Administrator/Project Manager will assist with the transition in whatever way possible, ensuring that the applicants are connected with the larger Meeker community and any additional resources they may need. The proposed plan for the Meeker PRICE Main activities will assist in preserving and revitalizing manufactured housing supported by the Town of Meeker Board Members and the community. The housing and housing-related activities include:

- a. Repairing and reconstructing the Pine Ridge Mobile Home Park into the new Banker's Hill Manufactured Housing Community.
- b. Working with BancFirst of Meeker and Vision Bank of Meeker to establish a loan program with affordable requirements for low to moderate-income families who apply to purchase one of the new manufactured homes.
- c. Reinvestment of the CDBG PRICE Main income (profits) into the Three Oak Mobile Home Park. One grant award is reinvesting in two mobile home parks in Meeker, Oklahoma, ensuring an even larger fair housing development.

- d. Meeker Industrial Authority is committed to providing a Second Mortgage to support the difference in the appraised value of the home and the applicant's financial abilities. The Second Mortgage is modeled after the Habitat for Humanity support structure.
- e. The Meeker Industrial Authority is a public trust that was developed to support the Meeker HUD CDBG-PRICE Main Grant application.

The proposed project site plan includes providing infrastructure development to support the 45 new manufactured homes. By creating the infrastructure necessary for the Banker's Hill Community to thrive, the Meeker PRICE Committee, Meeker Industrial Authority, and town of Meeker will ensure access to safe and affordable housing to applicants. The infrastructure development includes, but is not limited to:

- a. New Meeker water tower
- b. New sewer line system to the property
- c. New utility lines – electric, natural gas, fiber internet
- d. Detached garage with pergola to protect homeowners' vehicles
- e. Safe room to provide homeowners tornado safety resilience
- f. Install upgraded broadband infrastructure
- g. New Streets in the neighborhood
- h. New tornado siren
- i. New fire hydrants
- j. Improvement to the community pond

Each property in the new Banker's Hill Manufactured Housing Community includes the following amenities demonstrating a solid preservation and revitalization plan:

- a. New Manufactured Home options (1,800 sq. ft. to 2,100 sq. ft.)
 - a. 3 Bedroom – 2 Bathrooms
 - b. 3 Bedroom – 3 Bathrooms
 - c. 4 Bedroom – 2 Bathrooms
 - d. 4 Bedroom – 3 Bathrooms
- b. All homes will meet ADA compliance with 10% being constructed with ADA Accessibility Features (ramps, handrails, wheelchair height microwave, etc).
- c. All homes in the new Banker's Hill Manufactured Housing Community will be manufactured houses.

The residents who qualify for the Meeker PRICE Relocation and Displacement Plan include:

- a. Rent Control Plan (15 Years with an option to extend to 30 Years)
- b. Rent includes new manufactured home, utilities (electric, natural gas, trash, and water), and mowing.
- c. Renters will be responsible for any personal property insurance.
- d. Residents of the Meeker PRICE Relocation Displacement Plan are encouraged to apply to the Meeker PRICE Committee to purchase their new manufactured home.

By creating an equitable home environment in each of the 45 new homes within the Banker's Hill community, the town of Meeker, the Meeker PRICE Committee, and the Meeker Industrial Authority will establish a strong standard of living for all applicants, as well as a role model community for other rural Oklahoma towns and cities to follow, particularly those where safe, fair, and affordable housing is limited or nonexistent.