



Church Women's Day Program

At Greater St. Mark Church of Deliverance, 11:30am with National Mother Elder Mahalia Williams. All are asked to represent with an offering of \$25.

Mother's Day Celebration At Henry Grove Baptist Church, 11am with Rev. Peggy McManus of Galilee AME Zion Church in McFarlan. Everyone is invited.

MAY 17

1st Anniversary Of Rev. Kendrick Drye at Rocky Mount AME Zion Church, 11am

Family & Friends Day

At Red Hill Missionary Baptist Church, 11am with Co-Pastor Hall of Flakes Chapel MBC.

MAY 23

BIG Giveaway At The House of Prayer MBC, 600 Camden Rd in Wadesboro, 8am-1pm. Men, women & children's clothing, shoes & more! Also free hot dogs, chips, cake, drinks & water. Sponsors: House of Prayer, Cedar Creek MBC & Pee Dee MBC.

MAY 24

Honoring Our Veterans At Evangelistic Outreach Center with Pastor Ted Ward at 10:30am.

Memorial Day

Celebration Honoring veterans at Centenary AME Zion Church on Hwy 74 in Lilesville, 3pm with Rev. Barbara Thomas of Pleasant Hill & Elizabeth MBC. Dinner served. All are invited. Info 704-294-0480.

Church Anniversary At Johnson Chapel Holiness Church, 11:45am.

Pastoral Anniversary For Pastor Pearl & Lady Shirley Taylor at Johnson Chapel Holiness Church, 3pm with Pastor Terry Little. All are invited.

MAY 30

Rainbow Tea

At New Grove Missionary Baptist Church, 3pm.

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JUNE 1 - 3

Women's Conference At Lighthouse Ministries, 433 Whispering Pines Rd, Wadesboro, Themed "Go the Distance with God...All In." 10am each morning with Evangelist Becky Nance & Pastor Betty Wilson. Everyone is welcome. Info Pastor Gornie Williams 704-694-8198.

JUNE 1 - 5

Crusade Conducted by Evangelistic Outreach Center at the Morven Ball Park, 6415 Robinson Bridge Rd, Morven. Mon-Prophet Jashawn Washington, Tue-Min. Malachi Tompson, Wed-Min. Chena Ingram Jackson, Thu-Prophet Desean Sibley, Fri-Min. Aaron Wesley, all at 7pm.

JUNE 14 - 18

Vacation Bible School At Freedom Baptist Church, 5964 Hwy 218, Peachland, 6-8:30pm each evening. The community is invited.

JUNE 24 - 26

Vacation Bible School At New Grove Missionary Baptist Church, 6-8pm nightly

Events MAY 19

Board of Commissioners Meet 6pm in the Board Room, Suite 209, in Government Center, 101 S Greene St in uptown Wadesboro. Meetings are available online at youtube.com, search for Anson Commissioners. To appear, sign up prior to meeting. Info 704-994-3201.

MAY 21

Free Food

Anson Mobile Food Market 10:00 a.m. beside Peachland Town Hall, at 14 W. Passaic Street. Fresh veggies, fruit & bread if available. Blood pressure checks, along with healthy living topics & booths. Nothing required to receive food, just come! Volunteers will help you with the bags. Sponsored by Anson Extension Service.

You Decide: Why are Trailer Parks Disappearing?

The term "housing affordability crisis" is commonly used today. It refers to the difficulty of homebuyers, particularly first-time buyers, being able to purchase a standard "stick-built" home. A "stick-built" home is constructed on site, and the homebuyer purchases the home as well as the land on which the home was built.

There's another type of homeownership that close to 10% of households use. Here, a household buys a preconstructed or manufactured home, usually referred to as a trailer or mobile home. They locate their home in a community with other trailer owners, often termed a "trailer park." The big difference is they typically don't own the land under their trailer. Instead, the trailer owner pays a periodic fee to the owner of the land. In summary, the household owns the dwelling but rents the land under the dwelling.

This scenario creates a potential problem for these households. Once the land rental contract has expired, there is no assurance the trailer owner can renew it. If it is not renewed, the trailer owner must move.

This situation appears to be happening more frequently, including in North Carolina. Trailer park lands are being sold, forcing trailer owners to leave. Unfortunately, some of the trailer owners may not have the funds to pay to move their trailers. They may end up selling their trailer and trying to find another way of living. While there is no official measure, there are estimates suggesting that up to a quarter of the almost 3,000 trailer parks in North Carolina have been sold in recent months.

What's happening? Two things are occurring. First, North Carolina is rapidly growing. Second, growth usually means land values rise.

Let me be more specific. Regarding the first point, anyone who has been in North Carolina for a significant period of time knows it is one of the most rapidly growing states in the country. In the last decade, North Carolina ranked sixth among the 50 states and the District of Columbia in population growth. The state is also in the top rankings for business location.

To the second point, more people and more businesses mean more land usage, and it often means more expensive use of the land. A parcel of land with a trailer park will yield relatively low revenues to the landowner compared to what the owner could derive from a high-end home subdivision or a shopping center.

I've seen the closure of trailer parks in the Triangle area where I live. One park was located in one of the major cities and was very accessible to shopping and other city amenities. It was no surprise — at least to me — that when the trailer leases expired, the owner was approached by developers. Over time, land uses will move toward the most profitable development. I first saw this when my grandfather's farm was sold for a housing subdivision.

Of course, the big losers are the owners of the trailers, who now must find new sites for their mobile homes or find new ways to live.

What are these options? Assuming the owner can afford to move the trailer, one possibility is to choose a location away from the fast-growing cities, such as in rural or semirural regions. In fact, with land prices usually lower in more remote locations, some trailer owners may be able to purchase a plot of land for their trailer. Or, several trailer owners could possibly combine their resources to buy enough land for a new trailer park. But, for those with limited financial resources this option is likely not practical.

However, the downside of more remote locations is they are likely farther away from job centers, meaning mobile home owners will be commuting longer distances.

Another option for trailer owners is to sell the mobile home and use traditional renting options, such as living in an apartment. But this means giving up ownership of the trailer and the pride of ownership that comes with it.

If there are enough households in the community who are concerned about the challenges to mobile home owners forced to leave trailer parks, those households could combine their resources and purchase new land for trailer parks. The new trailer parks could be structured with long leases and protections for trailer renters. For this option to be practical, the land would likely need to be outside of popular urban sites.

Lastly, the public sector, meaning cities, counties and even the state, could consider involvement with the issue of disappearing trailer parks. Many governments are already considering the problem of housing affordability, and the lack of affordable land for trailer owners is certainly part of housing affordability.

Simply put, the public sector could consider buying land for use by trailer owners and thereby establishing new trailer parks. The major difference is the land is owned by the public. Stipulations could be set prohibiting sale of the trailer park for other uses. Of course, taxpayer money would be needed to fund the land purchases, and the involved governments would be foregoing significant property tax receipts if the land was used for more expensive projects.

The recent decrease in the availability of land dedicated to trailer parks has created an additional component of the housing affordability issue. Is there a way to address this issue to keep trailer ownership as an important part of affordable living? You decide.

Mike Walden is a William Neal Reynolds Distinguished Professor Emeritus at North Carolina State University.

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