



CHESTNUT GROVE MANUFACTURED HOME PARK

Board of Supervisors Meeting

Shimp Engineering P.C.

March 5, 2025

PLANNING COMMISSION MEETING SUMMARY

The planning commission debated the issue for approximately 20 minutes, and while they generally **found support for affordable housing, and manufactured home parks**, the Commission did not find that approving a “A Development” at the site was appropriate just because it was affordable.

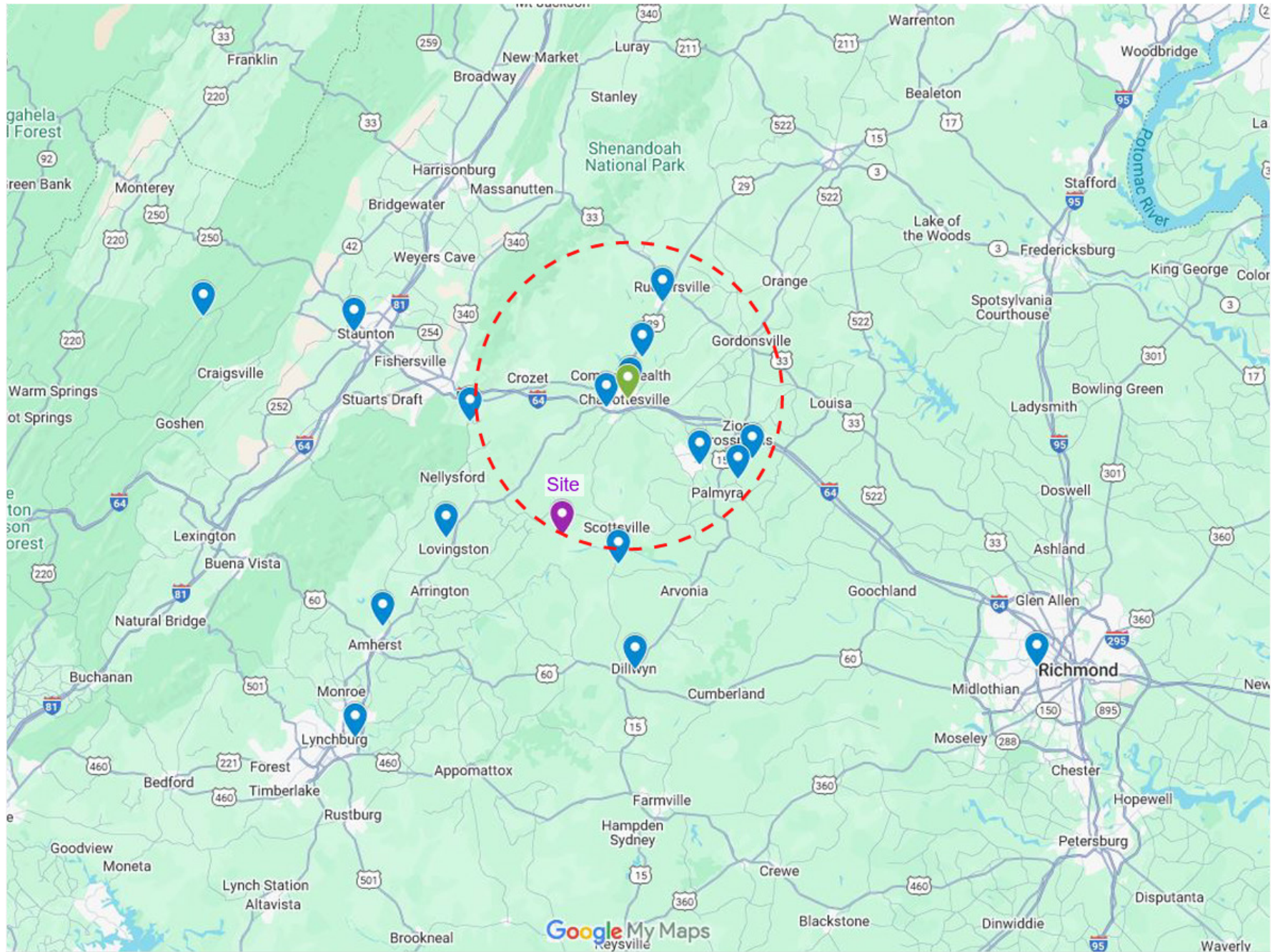
Commissioner Moore had an alternate opinion that redlining, while long illegal as it discriminates based upon race had been slowly replaced by “**green-lining**” a practice discriminating based upon class rather than strictly race.

In the Rural Area of Albemarle County, the median price for newly constructed homes over the past 12 months is **\$1.35 million**.

At a 7% interest rate, a family would need an annual income of approximately **\$366,000** to afford a median-priced new construction rural home.

- **360% AMI, top 19% of County households make an excess of \$200,000.**
- **Non-subsidized affordable housing requires a unique set of circumstances, land cost and development cost.**

EMPLOYMENT PROXIMITY MAP



SHIMP ENGINEERING, P.C.

CHESTNUT GROVE SPECIFICS

A Community of 50 households, perhaps 120 residents who:

- Are likely long term residents, building relationships in the community .
- Each home has a private yard, accommodates pets.
- Each lot has space for ATV's, storage sheds, items to accommodate the preferred lifestyle of the residents.
- Residents save significant sums on housing cost over time vs. renting; and enjoy control of their own homes.

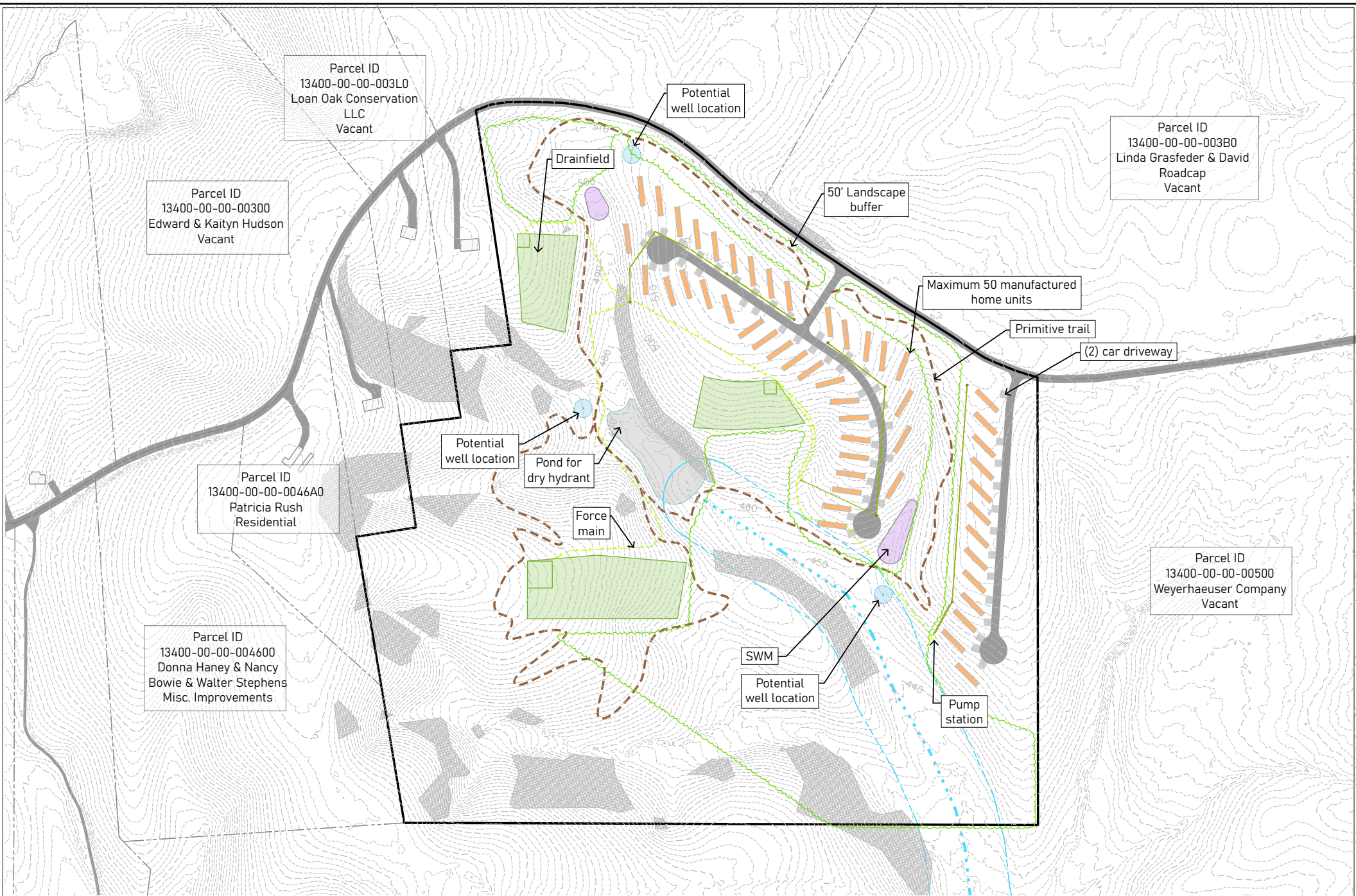
The property is 50.62 AC, of which around 72% is open space.

Maximum 50 units (0.987 units/AC). Note this is 2x the Rural Area density, however these units are on average 1/3 or less of the size of a new SFD home in the Rural Area.

All units within the Project will be income qualified:

- 33% of units will be Affordable Land Lease Units 50% AMI Households.
- Remaining will be Land Lease to units of 100% AMI or less or Park Owned Rentals limited to 60% AMI rent levels.
- This is accomplished without any government subsidy.

CONCEPT PLAN - OVERVIEW

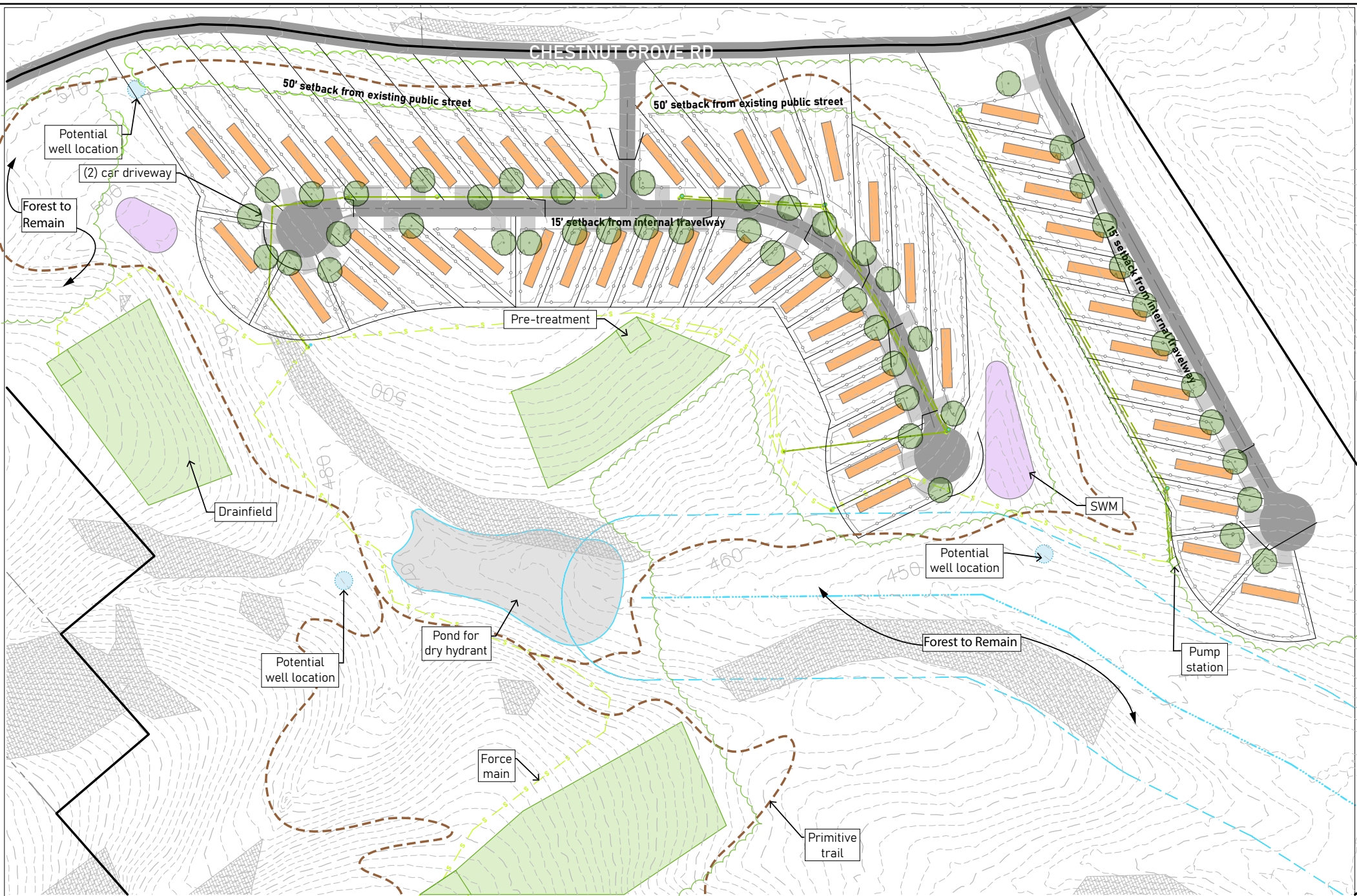


OPEN SPACE



- Limited Grading
- Limited Disturbance
- Can easily be reversed to current conditions

CONCEPT PLAN



MEDIAN RENT IN ALBEMARLE COUNTY

A typical rent for 2 bedroom properties in Avon neighborhood of Albemarle County is \$1,930 per month or \$23,160 yearly, which calls for income over \$77,200 yearly.

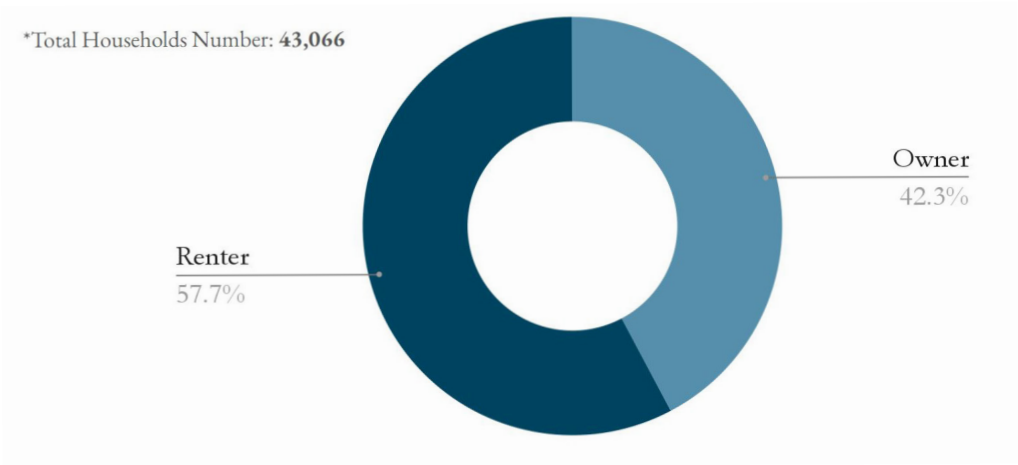


...nearly 7,000 people in Albemarle County are “**severely rent burdened**,” a term used by the U.S. Department of Housing and Urban Development to describe people who spend at least 50% of their income on housing. A more recent study conducted in 2020 found that number has **eclipsed to 10,000**.

Source:

https://dailyprogress.com/news/local/government-politics/albemarle-board-one-vote-away-from-establishing-a-affordable-housing-trust-fund/article_6c9afaac-e706-11ee-8da0-03744e2f341c.html

GROSS RENT AS % OF HOUSEHOLD INCOME



*Total Households Number: 43,066



Total of 44.3% households in Albemarle County are burdened with rent.

Occupied units paying rent	24,849	100%
Less than 15.0 percent	3,081	12.4%
15.0 to 19.9 percent	3,305	13.3%
20.0 to 24.9 percent	3,876	15.6%
25.0 to 29.9 percent	3,603	14.5%
30.0 to 34.9 percent	1,515	6.1%
35.0 percent or more	9,469	38.2%

Source: 2022 American Community Survey 1-year Estimates Data Profiles, Neilsberg Research, 2024

MOBILE HOME SOLUTION - IN NUMBERS

Expenses	Cost per year
Land *\$500 monthly	\$6,000
Mortgage Payment *Including interest	\$7,774
Repairs	\$900
Taxes *In Albemarle is 0.854% of assessed value	\$854
Insurance	\$750

Including principal paid, total cost per year is **\$16,278**

The alternative option, renting, runs a total cost per year of **\$23,160**

*Hypothetical scenario where one gets \$72,000 in a form of mortgage loan

MOBILE HOME SOLUTION - IN NUMBERS

Mobile Home Total Cost Across 30
years:

\$460,176

Renting a 2bd Property at Market Rate
Total Cost Across 30 years:

\$1,169,080



Difference of **\$708,904**

Across 50 units - **\$35,445,200**

Per year - **\$1,181,506**

MOBILE HOME SOLUTION - ADVANTAGES



- Affordable:
 - Save for the future
 - Invest in markets
 - Reduced work hours, more time to stay with family and children
- Greater flexibility with vehicles, whether personal or work
- More freedom to have pets
- Provides more privacy than an apartment
- Includes outdoor space for gardening, recreation, or pets
- Offers a variety of additional storage solutions

BY-RIGHT DEVELOPMENT

Why do we consider developments so different for Rural vs. Developed areas?

A 14-acre small horse farm vs. the proposed development?

Clear-cutting of timber?

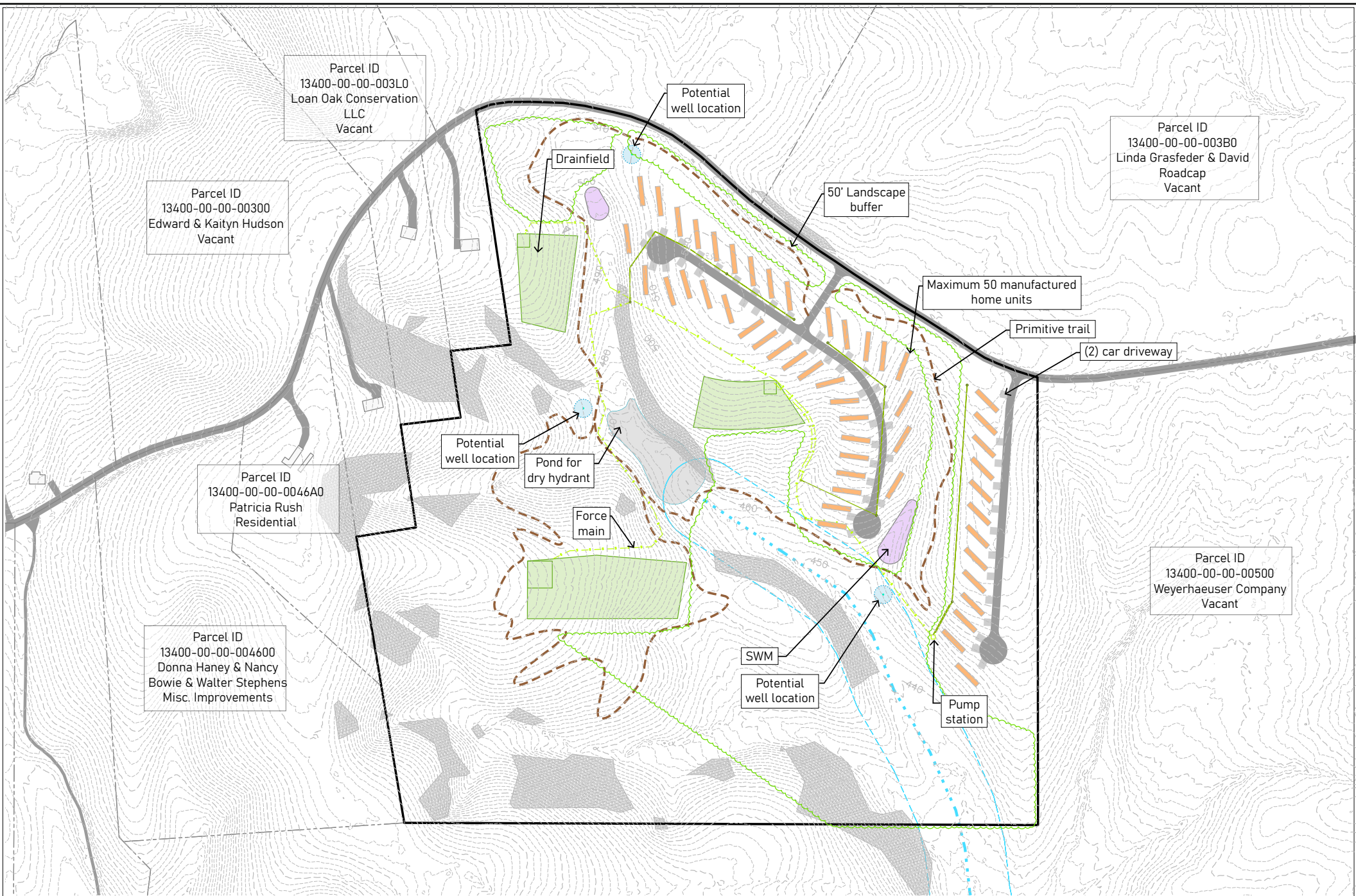
Cattle farming?

Six large homes with barns, horses, cleared land, and turf?

What are the differences? 356 vs. 60 Daily Trips

Added cost of services?

CONCEPT PLAN - OVERVIEW

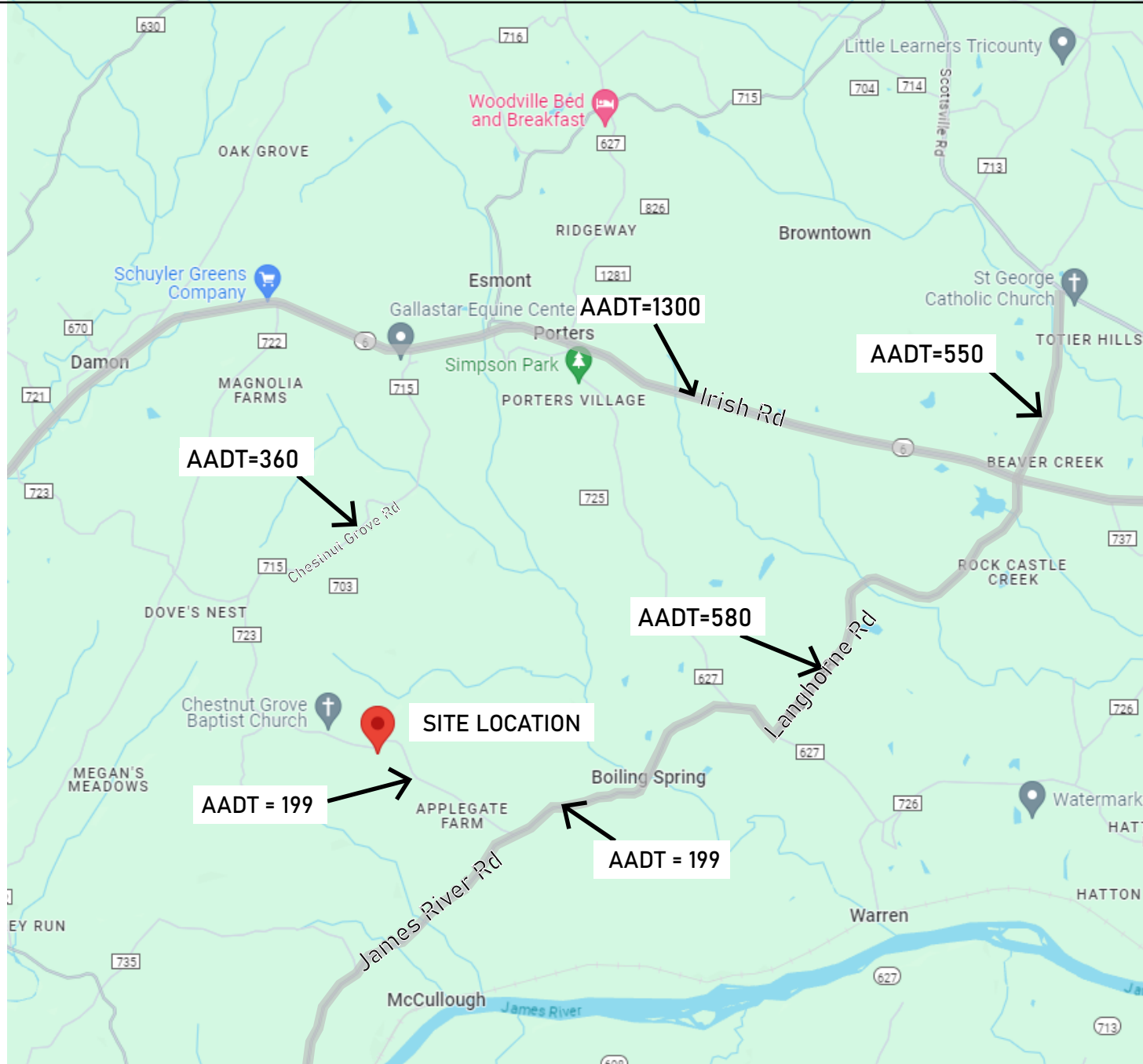




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ROAD TRAFFIC CONDITIONS - 2001



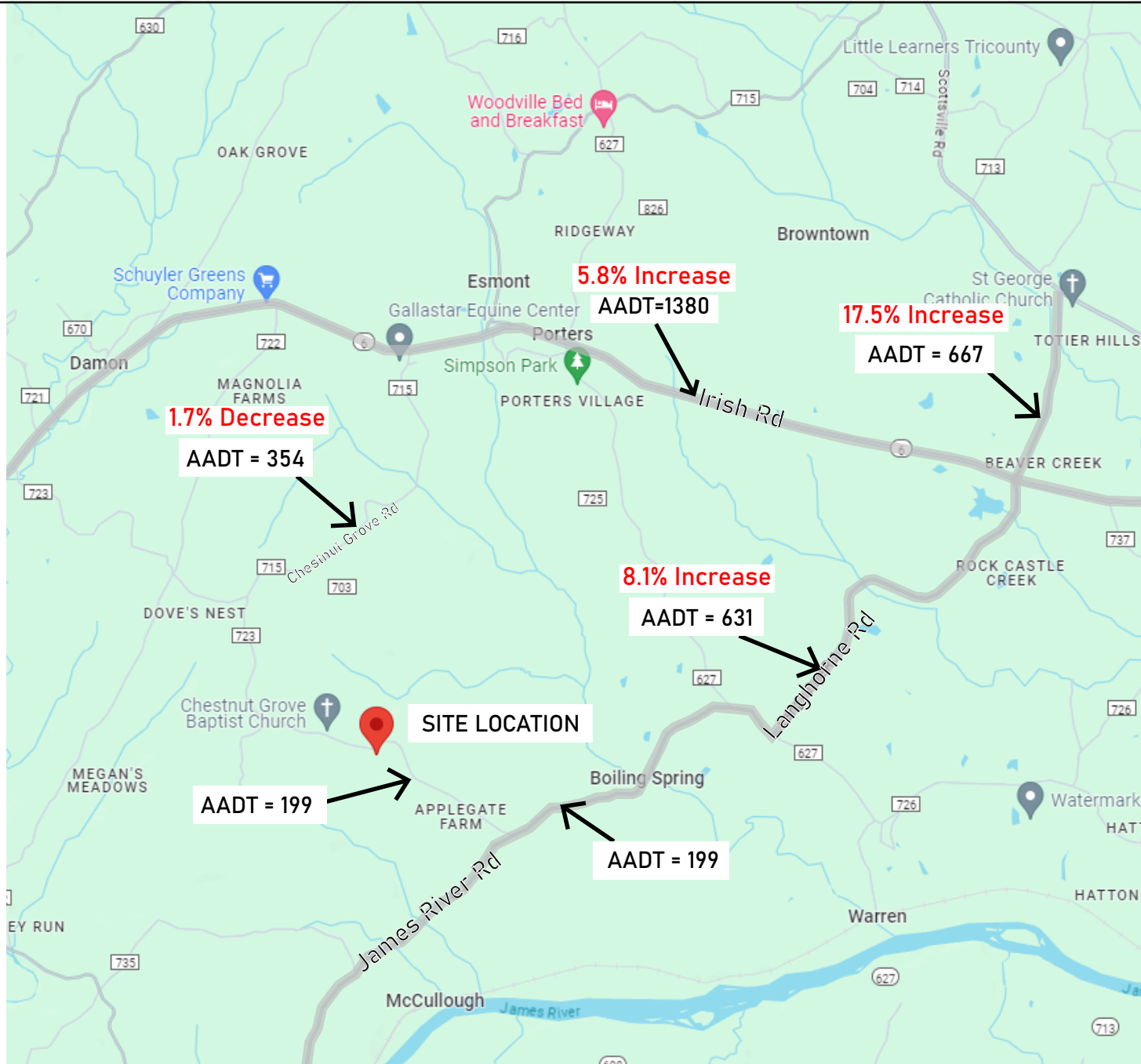
***AADT - Annual Average Daily Traffic**

VDOT defines very low volume streets as less than 400 AADT.

Other locations at Albemarle County have much higher traffic volumes.

50 new manufactured homes would generate up to 356 trips per day, with 29 trips occurring in the morning and evening peak hour.

ROAD TRAFFIC CONDITIONS - CURRENT



***AADT - Annual Average Daily Traffic**

VDOT defines very low volume streets as less than 400 AADT.

Other locations at Albemarle County have **much higher traffic volumes.**

616 Union Mills Road, Lake Monticello to US 250 has AADT 5,725.

663 Buck Mountain Road, Earlysville has AADT 5,530.

50 new manufactured homes would generate up to 356 trips per day, with 29 trips occurring in the morning and evening peak hour.

SCHOOLS

Given the size of the mobile home park being 50 units, calculations are as follows:

Scottsville Elementary

$$50 \times 0.23 = 11.5$$

Walton Middle School

$$50 \times 0.06 = 3$$

Monticello High

$$50 \times 0.29 = 14.5$$

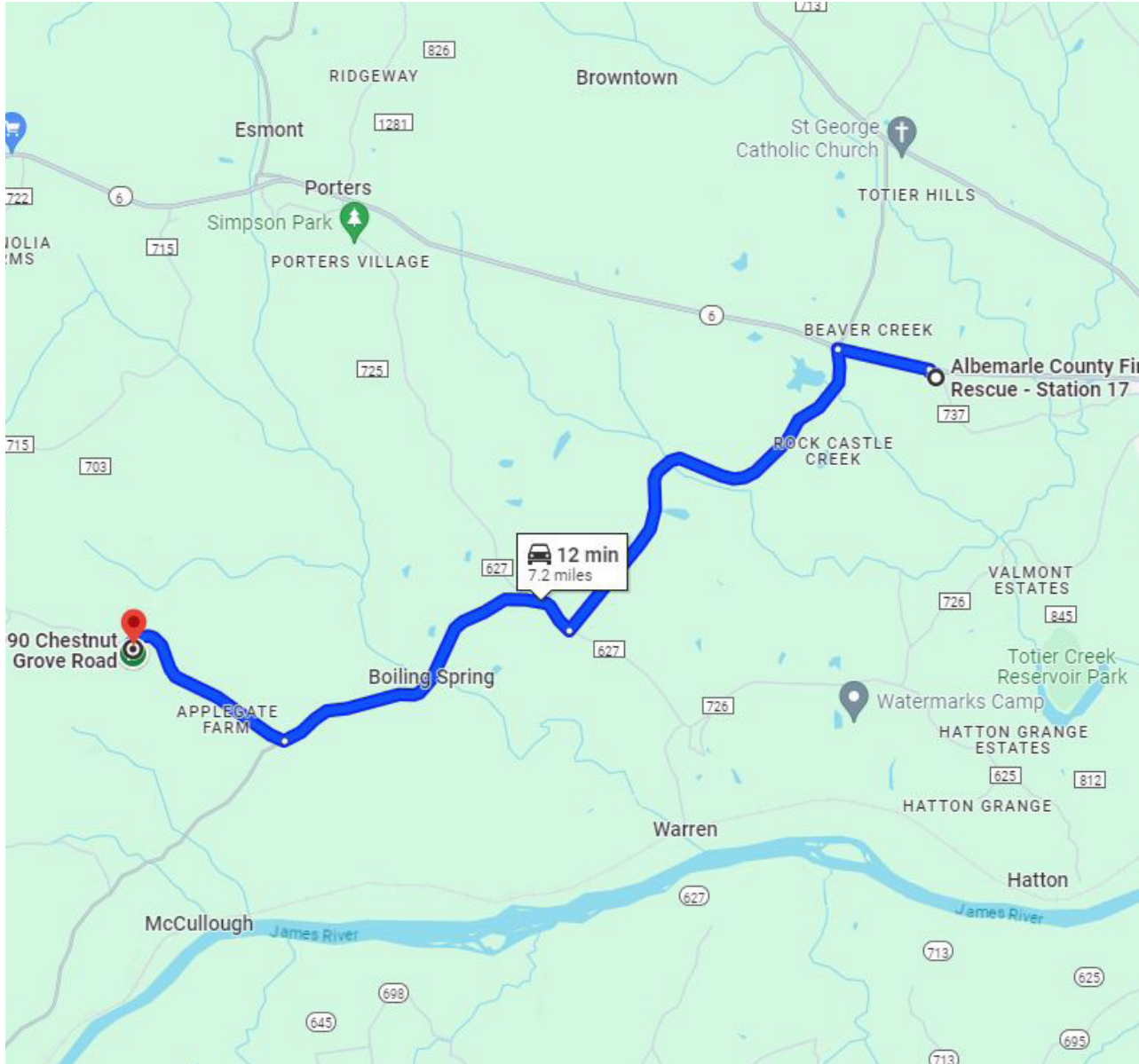
There is a total of 29 school age children anticipated to live in the given mobile home park.

Assumed Student Yield Ratios

Boundary	Apartment	Condo	Mobile	Single Family	Townhome	Dist. Average
Scottsville Elementary	0.09	0.20	0.23	0.23	0.06	0.23
Walton Middle School	0.01	0.08	0.06	0.05	0.06	0.06
Monticello High	0.03	0.08	0.29	0.29	0.01	0.08

Source: Albemarle County Public Schools Subdivision Yield Analysis (August 23, 2021)

EMERGENCY SERVICES



Source: Google

In 2024 fiscal year County Fire Rescue Station 17 supervisors have added full-time positions.

Albemarle County sets a benchmark for 90% of all calls to fall within a response time of 18 mins for rural areas.

Prior to the additional full time staff, Station 17 beat the response time by 2 mins. Fire and Rescue staff expect this number to improve further with the additional staffing for the area.

MOBILE HOME SOLUTION - IN NUMBERS

*Hypothetical scenario where one gets \$72,000 in a form of mortgage loan for 20 years

Expenses	Year 1	Year 2	...	Year 29	Year 30
Land *\$500 monthly, appreciation at 3% yearly	\$6,000	\$6,180	...	\$14,139.4	\$14,563.6
Mortgage Payment *Including interest	\$5,927	\$5,763	...	\$0	\$0
Repairs	\$900	\$900	...	\$900	\$900
Taxes *In Albemarle is 0.854% of assessed value, depreciation of the value is 10% per year	\$854	\$768.6	...	\$40.2	\$36.2
Insurance *Appreciation of 3% per year	\$750	\$772.5	...	\$1,767.4	\$1,820.4
Total	\$14,431	\$14,384	...	\$16,847	\$17,320

MOBILE HOME SOLUTION - IN NUMBERS

*Hypothetical scenario where one rents a 2 bd property in Albemarle County at a market rate beginning at \$1,930, for 30 years

Expenses	Year 1	Year 2	...	Year 29	Year 30
Rent at Market Rate *Appreciation of 4% per year	\$23,160	24,086.4	...	\$55,107.94	\$56,761.18
Total	\$23,160	24,086.4	...	\$55,107.94	\$56,761.18

*Maintenance fees are not included because they are uniform across both renting and owning a mobile home