



## CHESTNUT GROVE MANUFACTURED HOME PARK

Board of Supervisors Meeting  
Shimp Engineering P.C.  
March 5, 2025

# PLANNING COMMISSION MEETING SUMMARY

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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.

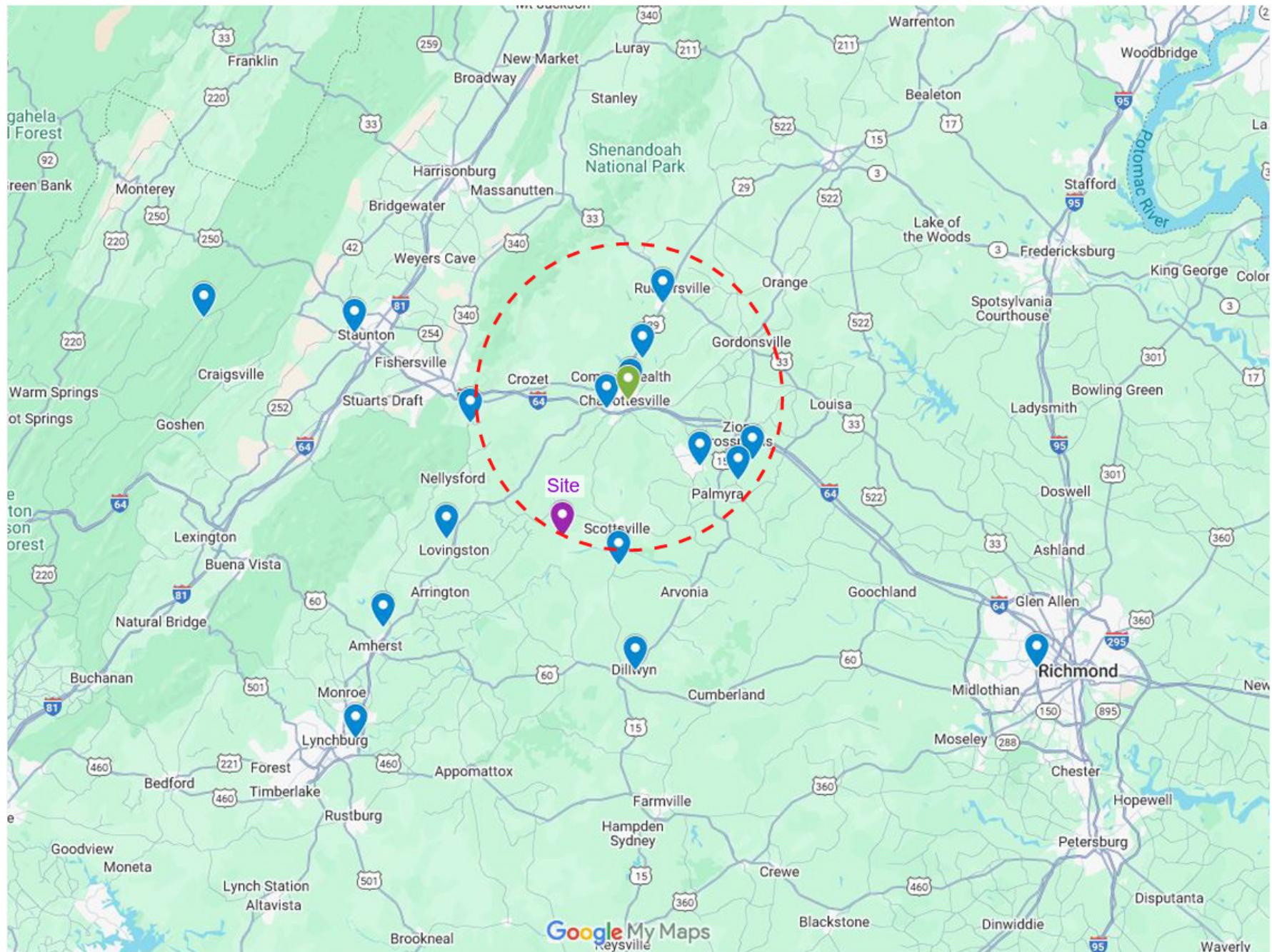
Commissioner Moore had an alternate opinion that redlining, while long illegal as it discriminates based upon race had been slowly replaced by “**green-lining**” a practice discriminating based upon class rather than strictly race.

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



# **CHESTNUT GROVE SPECIFICS**

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**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.

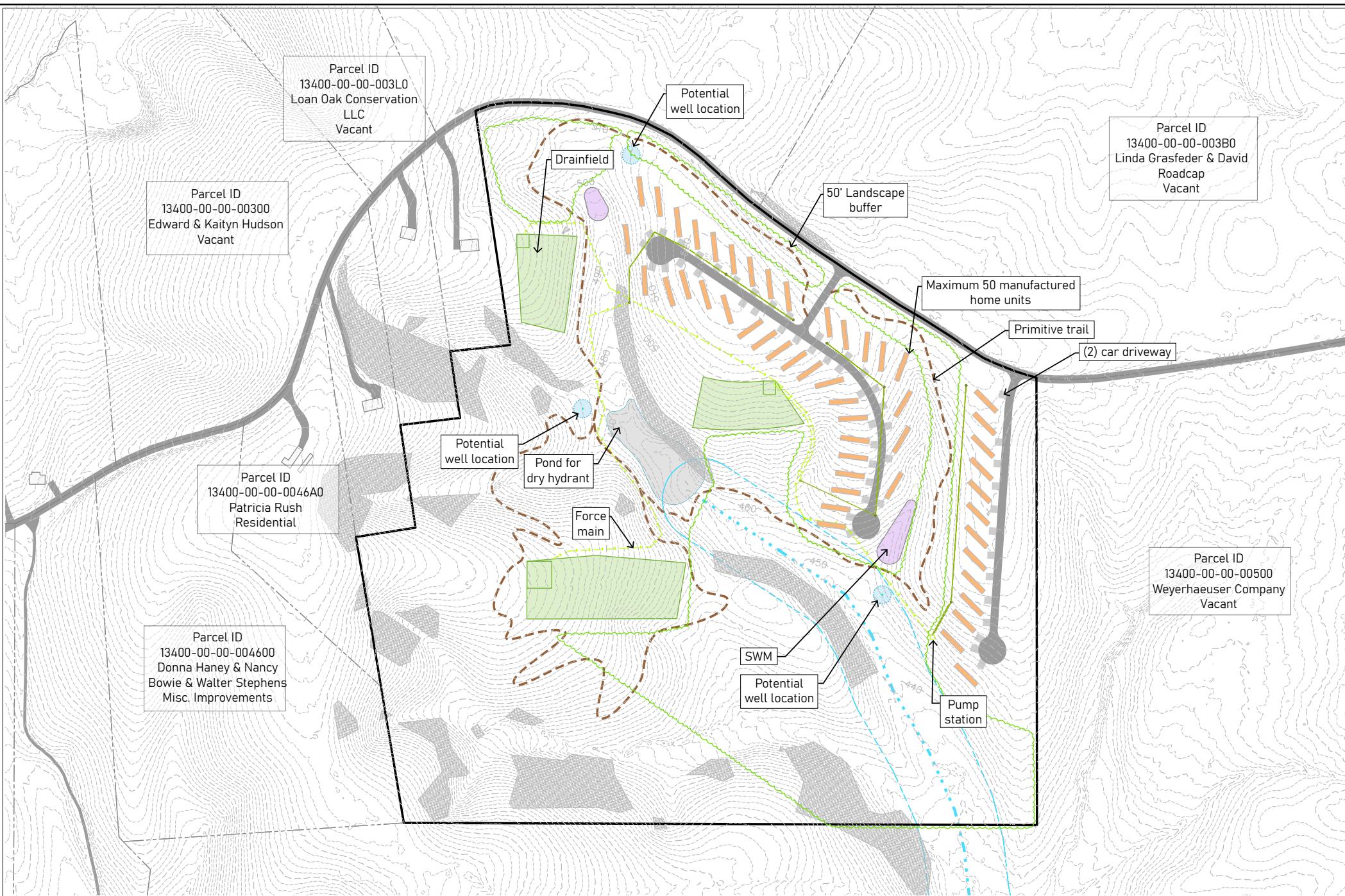
**The property is 50.62 AC, of which around 72% is open space.**

**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.

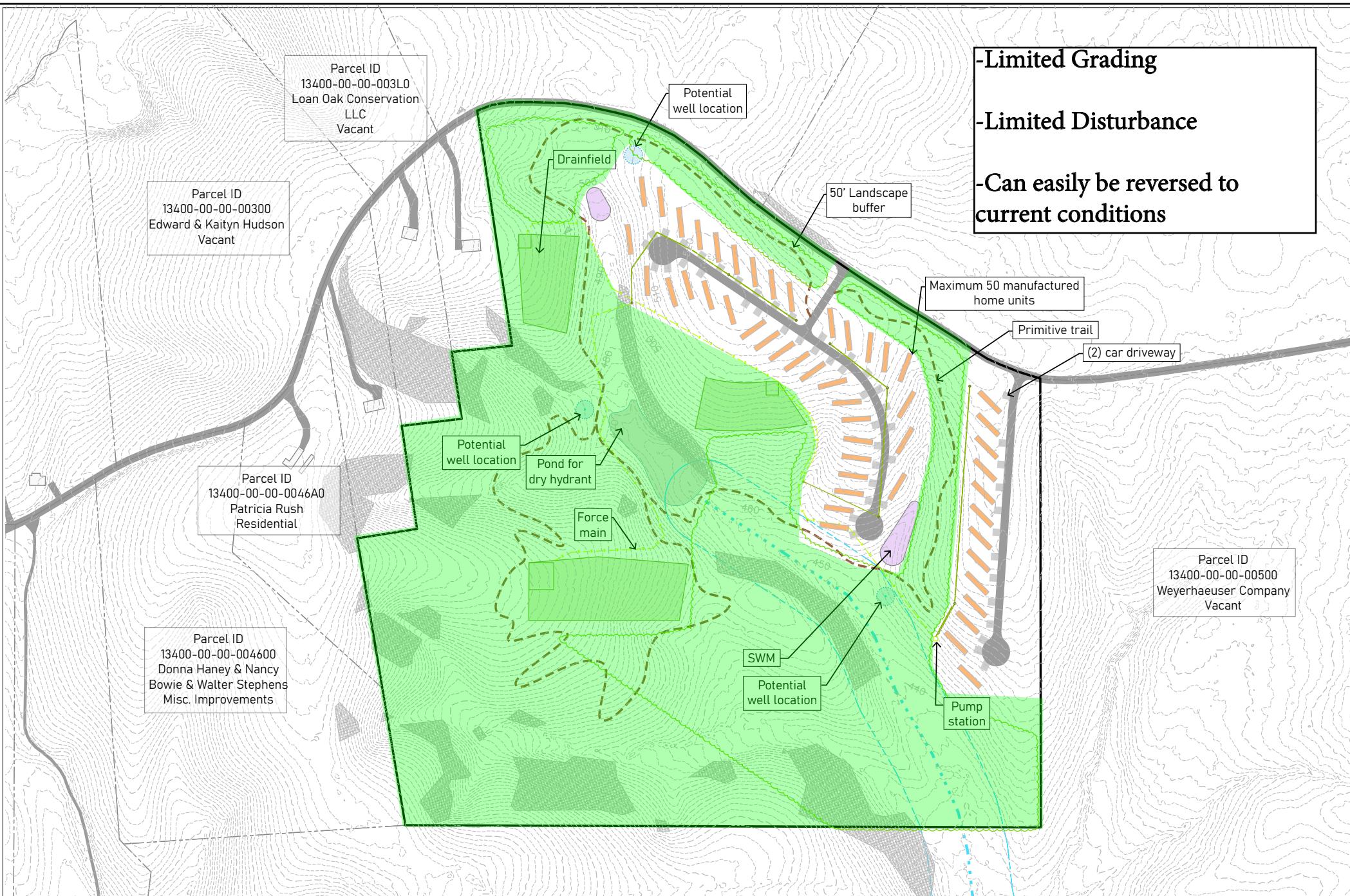
**All units within the Project will be income qualified:**

- 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.

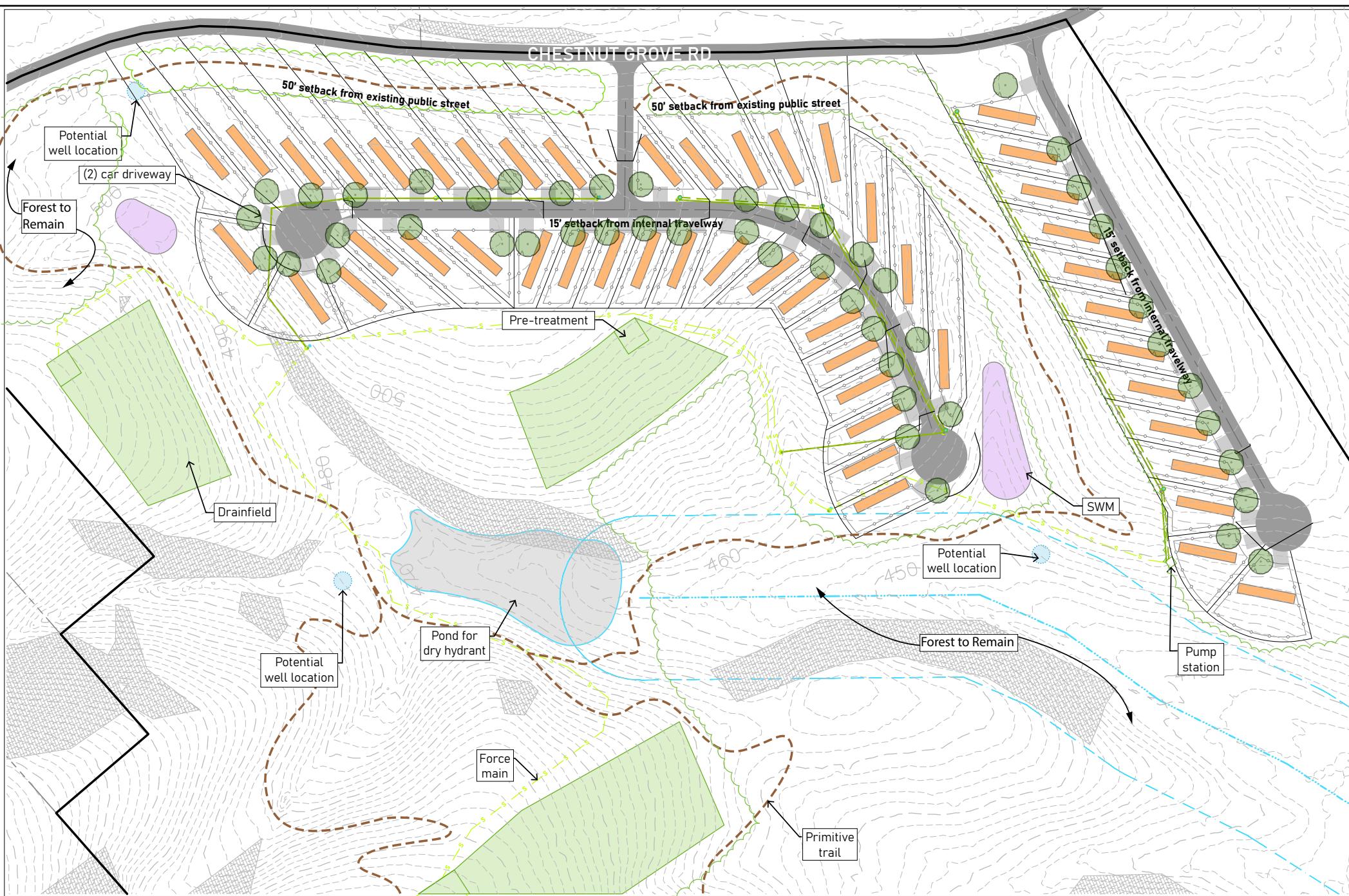
# CONCEPT PLAN - OVERVIEW



# OPEN SPACE



# 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.



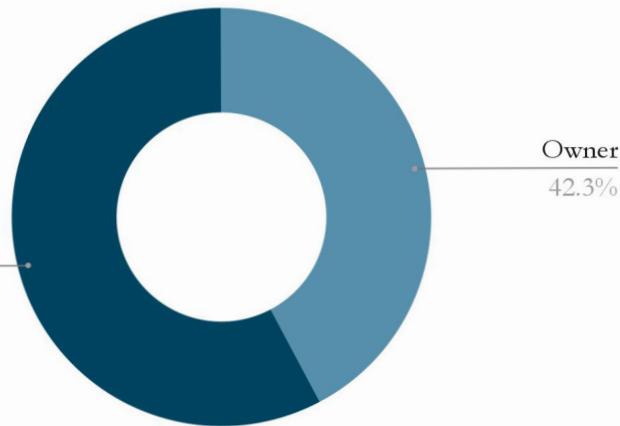
...nearly 7,000 people in Albemarle County are “**severely rent burdened**,” a term used by the U.S. Department of Housing and Urban Development to describe people who spend at least 50% of their income on housing. A more recent study conducted in 2020 found that number has **eclipsed to 10,000**.

Source:

[https://dailyprogress.com/news/local/government-politics/albemarle-board-one-vote-away-from-establishing-affordable-housing-trust-fund/article\\_6c9afaac-e706-11ee-8da0-03744e2f341c.html](https://dailyprogress.com/news/local/government-politics/albemarle-board-one-vote-away-from-establishing-affordable-housing-trust-fund/article_6c9afaac-e706-11ee-8da0-03744e2f341c.html)

# GROSS RENT AS % OF HOUSEHOLD INCOME

\*Total Households Number: 43,066



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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**

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Difference of **\$708,904**

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

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

# MOBILE HOME SOLUTION - ADVANTAGES

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- 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

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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?

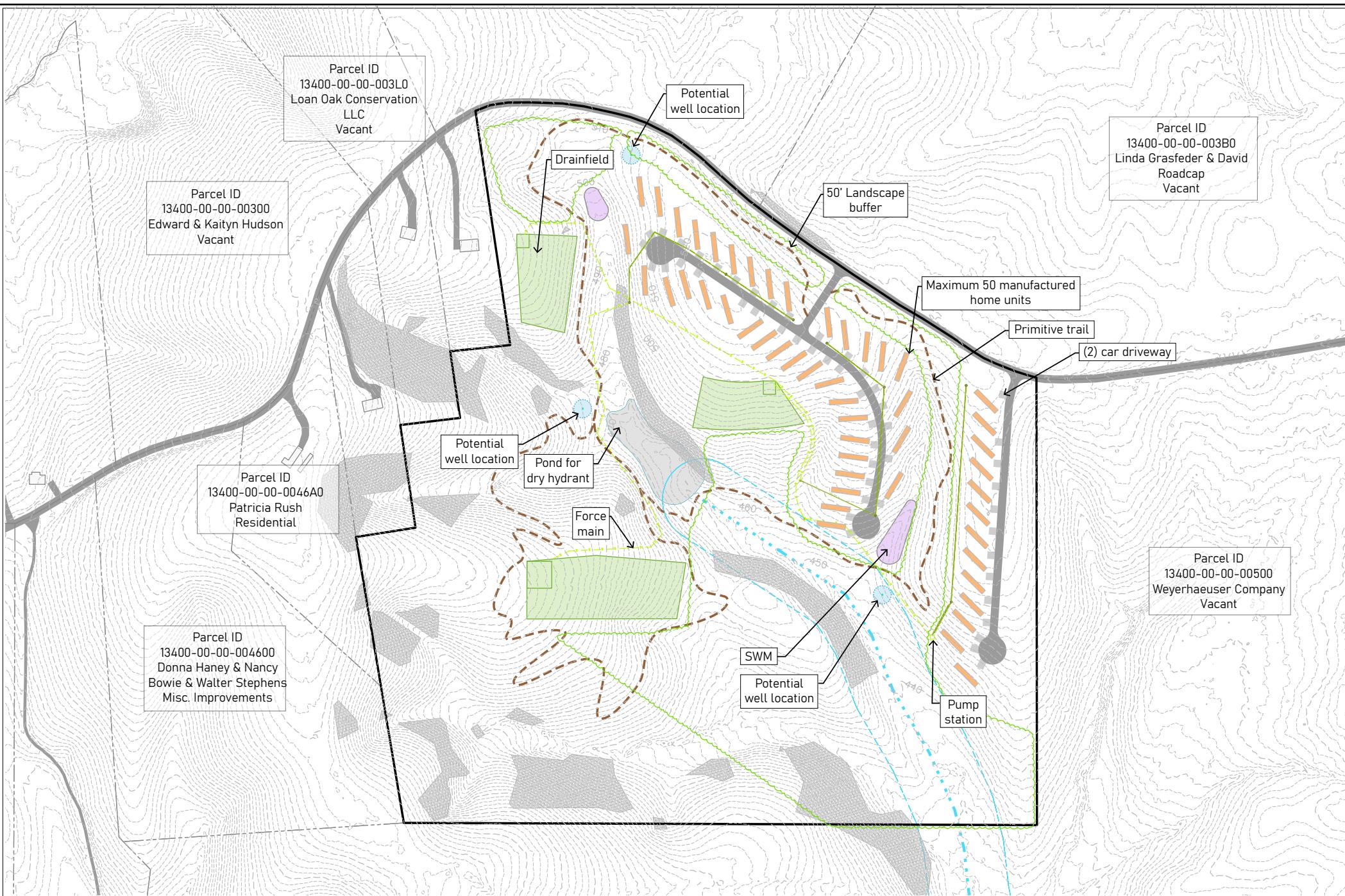
Cattle farming?

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

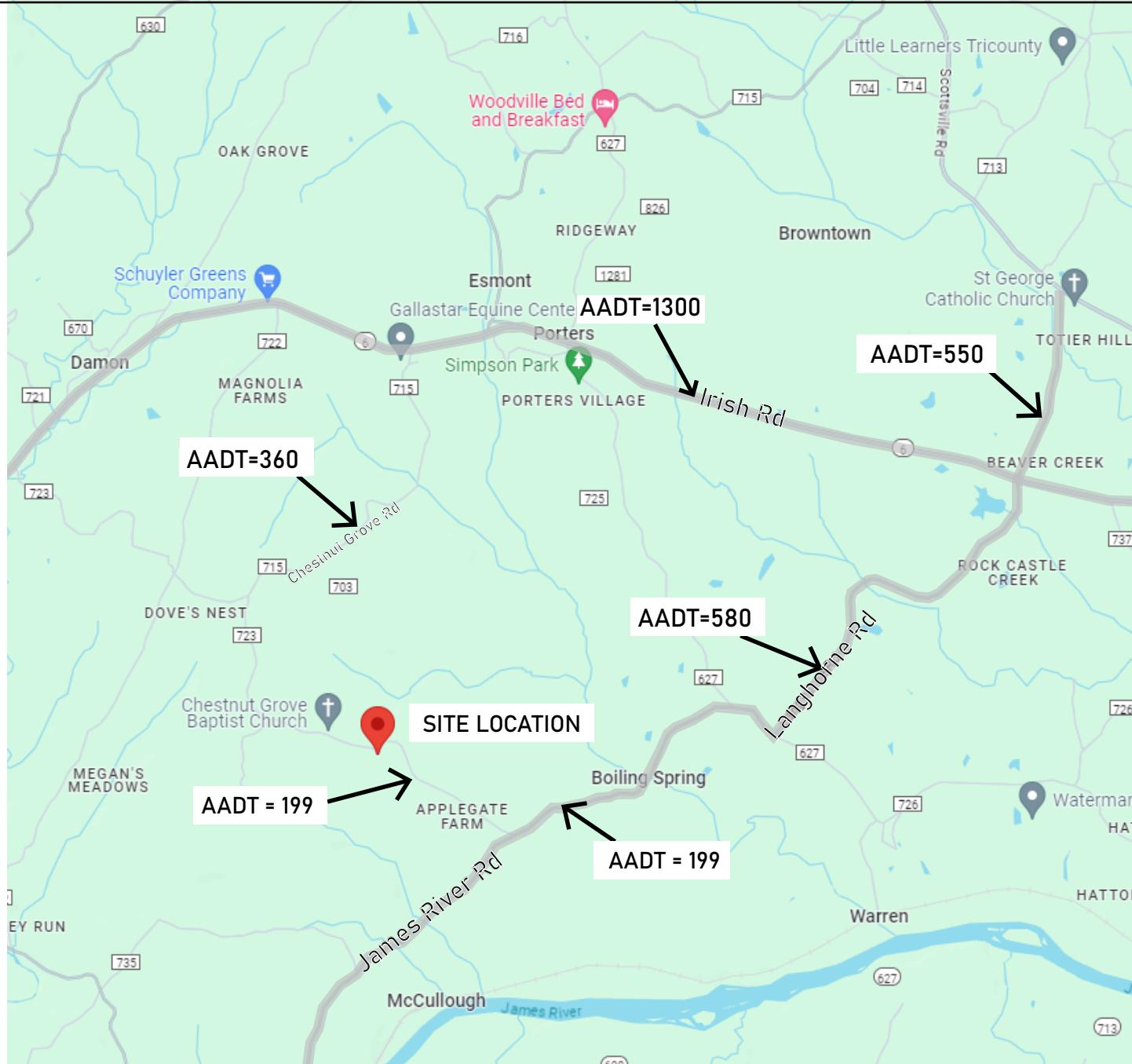




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# ROAD TRAFFIC CONDITIONS - 2001



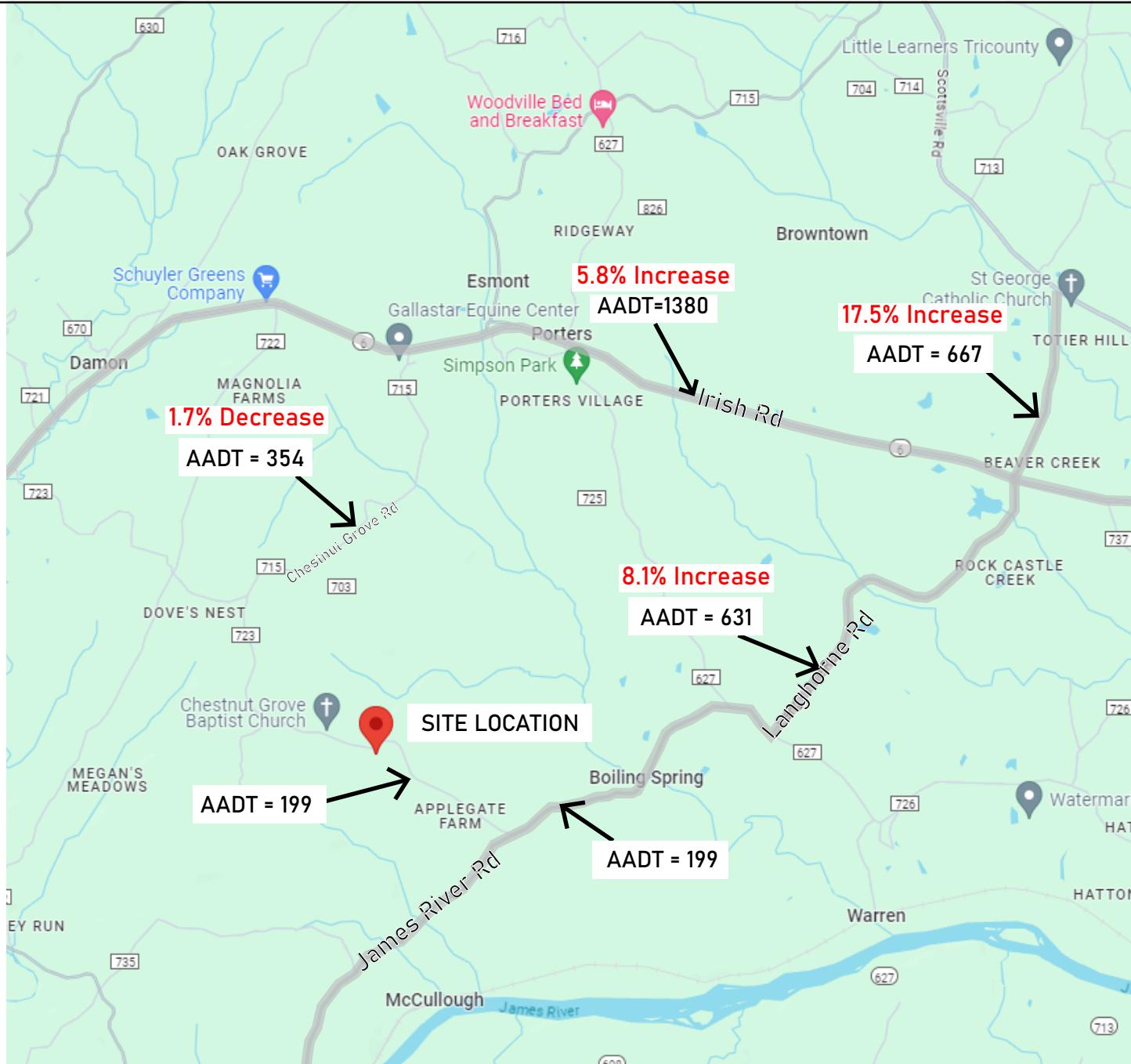
\*AADT - Annual Average Daily Traffic

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

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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**

$$50 \times 0.29 = 14.5$$

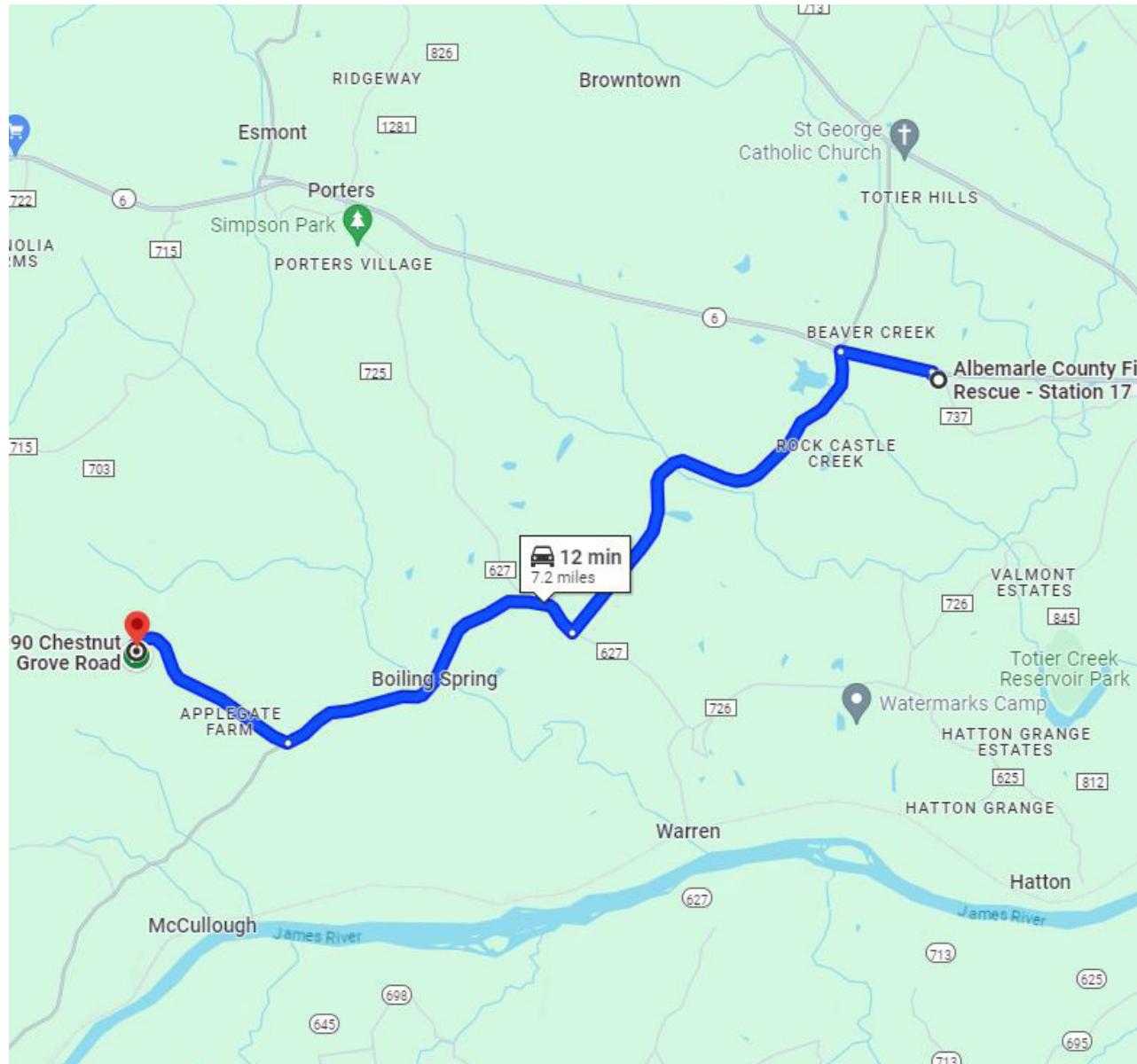
There is a total of 29 school age children anticipated to live in the given mobile home park.

**Assumed Student Yield Ratios**

| <b>Boundary</b>        | <b>Apartment</b> | <b>Condo</b> | <b>Mobile</b> | <b>Single Family</b> | <b>Townhome</b> | <b>Dist. Average</b> |
|------------------------|------------------|--------------|---------------|----------------------|-----------------|----------------------|
| 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 Resque 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