

BEST PRACTICES in AFFORDABLE HOUSING

COMMUNITY DEVELOPMENT

WHO

Habitat for Humanity Greater
Charlottesville- Sunrise Develop-
ment

WHERE

Charlottesville, Virginia



WHAT

Habitat for Humanity Charlottesville purchased a 16 unit trailer park in 2004 with a promise to not displace its residents and replaced the park with affordable apartments, condos and Habitat Partner Homes.

The Habitat portion of Sunrise includes nine affordable rentals and 22 new Partner Family Homes. When fully developed, Sunrise will be a mixed-income, mixed use community of up to 66 homes and a Neighborhood Center with a full array of community programming—such as yoga, language instruction, children’s activities, cooking classes, etc.—available to all the residents.

HOW

When Habitat purchased Sunrise Trailer Court they guaranteed residents that after redevelopment, they could stay as Habitat Partner Families or in affordable rentals. If a family chose to leave Sunrise, they would offer assistance in facilitating a suitable new living situation if needed.

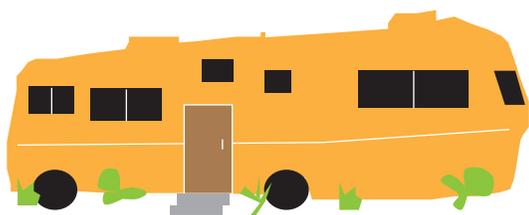
Of the original 16 families, nine elected to stay. These long-time Sunrise families formed the nucleus of the new mixed-income, multi-generational community.

Trailer parks were uncharted territory for Habitat, but the organization saw that purchasing Sunrise Trailer Park could not only prevent a developer from forcing residents out, but also create a new, permanent neighborhood of mixed-income housing.

Residents of trailer parks are often extremely vulnerable to redevelopment pressures. When trailer parks are up for sale, residents often have no place to move their home within their community. Many trailers are depreciating assets that decay, and owners may find that their trailer is actually worth less than the cost of moving or even demolition.

Sunrise is the first mobile home park in the country to be redeveloped as a mixed-income community without resident displacement.

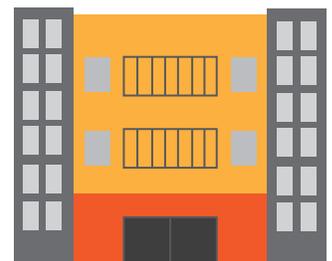
16 TRAILER UNITS



66 HOMES



NEIGHBORHOOD CENTER



LEARN MORE: <http://cvillehabitat.org/sunrise>