



Partnership in Action: The Carlton Mobile Home Park Acquisition

November 20, 2025
3:30-5PM

Meet the panel



**Dan
Rosenzweig**

President and CEO
Habitat for Humanity of
Greater Charlottesville



**Sunshine
Mathon**

Executive Director
Piedmont Housing
Alliance



Emily Dreyfus

Senior Organizer
Legal Aid Justice
Center



James Freas

Deputy City Manager
for Operations
City of Charlottesville



**Michelle
Wamsley**

Vice President and Chief
Advancement Officer
Habitat for Humanity of
Greater Charlottesville

A view of Carlton Mobile Home Park



Virginia Manufactured Home Lot Rental Act

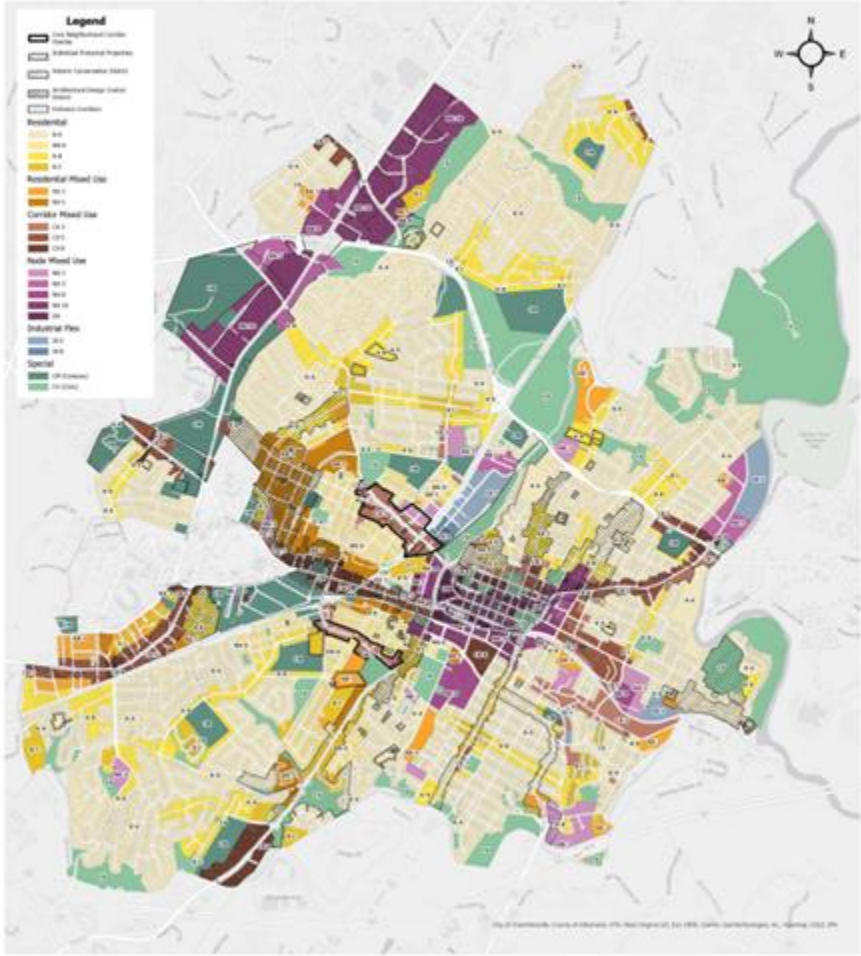
2020 Amendment - Notice of intent to sell

§ 55.1-1308.2. Notice of intent to sell.

A. A manufactured home park owner who offers or lists the park for sale to a third party shall provide written notice containing the date on which the notice is sent and the price for which the park is to be offered or listed for sale. Such notice shall be sent to the Department of Housing and Community Development, which shall make the information available on its website within five business days of receipt. Such written notice shall also be given to each tenant of the manufactured home park, in accordance with § 55.1-1202, at least 90 days prior to accepting an offer. A manufactured home park owner shall consider any offers to purchase received during such 90-day notice period. For purposes of this section, "third party" does not include a member of the manufactured park owner's family by blood or marriage or a person or entity that owns a portion of the park at the time of the offer or listing of such manufactured home park. Nothing shall be construed to require any subsequent notice by the manufactured home park owner after the written notice provided in this section.

B. If a manufactured home park owner receives an offer to purchase the park, acceptance of that offer shall be contingent upon the park owner sending written notice of the proposed sale and the purchase price in the real estate purchase contract at least 60 days before the closing date on such purchase contract to the Department of Housing and Community Development, which shall place the information on its website within five business days of receipt. Such written notice shall also be given to each tenant of the manufactured home park. During the 60-day notice period, the park owner shall consider additional offers to purchase the park made by an entity that provides documentation that it represents at least 25 percent of the tenants with a valid lease in the manufactured home park at the time any such offer is made, but shall not be obligated to consider additional offers after the expiration of the 60-day notice period. Nothing shall be construed to require any subsequent notice by the manufactured home park owner after provision of the written notice required by this section.

2020, c. 751, § 55.1-1308.1.



Charlottesville new zoning map approved!

CHARLOTTESVILLE TOMORROW

By Erin O'Hare

December 19, 2023

**City Council approved a new zoning ordinance that re-envision
Charlottesville as a denser and more economically diverse city**

City Council voted unanimously to adopt the ordinance — which was seven years in the making — late Monday night, near the end of a five and a half hour meeting.

Carlton residents learn rights, gain traction

“With a \$7 million price tag, we don’t see any way that it stays a mobile home park.”

— Dan Rovensweig, Habitat for Humanity of Greater Charlottesville’s president and CEO



Billy Marshall has lived at Carlton Mobile Home Park with his aunt for years because everything else in town is so expensive, he said. It's stressful to spirits up. Eze Amos/Charlottesville Tomorrow



Emily Deryfus, a community organizer with the Charlottesville Legal Aid Justice Center, and Brian Campbell, a member of the local chapter of the Democratic Socialists of America, talk with a Carlton Mobile Home Park resident. They are asking the resident to sign a petition that would allow Habitat for Humanity to put in an offer to purchase the park. Erin O'Hare/Charlottesville Tomorrow



trailer feel like home. Eze Amos/Charlottesville Tomorrow

Resident meetings propelled solutions



July 24, 2024

CARLTON PARK COMMUNITY,

HABITAT FOR HUMANITY AND PIEDMONT HOUSING ALLIANCE ARE OFFERING TO PARTNER WITH YOU IN THE PURCHASE + REDEVELOPMENT OF THE COMMUNITY.

IF YOU CHOOSE TO WORK WITH US, WE COMMIT TO:

- 1) YOU WILL BE ABLE TO MAINTAIN THE RENTING YEAR TENANT PACT FOR A MINIMUM OF THREE YEARS FROM THE DATE OF PURCHASE. AS LONG AS YOU FOLLOW COMMUNITY RULES.
- 2) RENT PRICES FOR THE TRAILER PADS WILL NOT INCREASE MORE THAN \$10 OR \$15 PER YEAR (WHICHEVER IS SMALLER.)

Sarah Marie
Piedmont Housing Alliance

Don Robertson
Habitat for Humanity
of Greater Charlotte

Emily Dreyfus
Emily Dreyfus

City of Charlottesville Plays Key Role

Carlton Mobile Home Park owner accepts Habitat counter-offer day after Council agrees to contribute \$8.7M

Sean Tubbs 1 Year Ago 2 18 Mins



Carlton in the news



What the residents are saying...

Before acquisition

"We couldn't afford to move anyplace...There's no place in Charlottesville for another mobile home, and we don't want to leave our church family. That's the only family we have here."

- **Nancy Sprouse**, Carlton resident



“

I think the group is going very well. That we bring problems to the table and then we all brainstorm and have good solutions to try and figure out problems together. As a group. As a community. And that's the way it should be.

Christina H.

Resident Advisory Council Member


After acquisition and formation of Resident Advisory Council

Envisioning the future through resident-led design



The proof positive at Southwood





Q&A

Resources

Amid 'a national crisis,' one
Virginia city came together to
assist mobile home owners

Fredericksburg Free Press

How We Organized to Keep Mobile
Home Park Residents in Their Homes

By Emily Dreyfus

Habitat for Humanity partners with
Piedmont Housing Alliance

NBC29 News

Carlton Mobile Home Park owner
accepts Habitat counter-offer day after
Council agrees to contribute \$8.7M

Info C'ville