

Project Narrative

Sleepy Meadow Park

(Submitted 12/2/20)

Introduction

The subject property is an approximately 2.20 acre rectangular unimproved site consisting of a single tax parcel known in Navajo County as APN: 212-26-082E. The site does not currently have a physical address but is located at the southwest corner of the Amanda Drive and Hi-Joe Road alignments. The site is flat and at grade with surrounding roads and properties. All utilities are available to the site. The zoning of this site is R-3 and is under the jurisdiction of Navajo County, as are the properties to the north and west, one of which is operated with a special use permit as an RV park. Housing with a ¼ mile radius of the subject is an even mix of manufactured homes and site built.

My proposal is to construct Sleepy Meadow Park - a 28 space park (23 mobile home spaces and 5 RV spaces) in response to the overwhelming need for low income housing within a clean, well planned community near schools, work, and municipal services. As a commercial real estate appraiser who specializes in multi-family properties and has appraised a number of conventional and rent-restricted apartments and mobile home parks in the Show Low/Pinetop-Lakeside area over the last 20 years, it is clear that demand for rental housing is at an historic high and that there is an even greater demand for housing at manufactured home park communities in which people can enjoy the pride of ownership of owning their own home. Although there are a number of large Adults-only communities in the mountains, there are only a few family parks, and fewer (if any?) newer family parks built within the last decade. In point of fact, manufactured home park inventory has diminished in the past 3 years with the closing of Pine Shadows Mobile Home Park next to the hospital so that Summit Healthcare could expand their facilities, as well as with the removal of another older park in Show Low across from Show Low High School to make way for Paradise Acres Apartments. As Phase II of Paradise Acres Apartments commences in 2021, the remaining row of mobile homes next to that apartment complex will be removed.

Housing Stock

I am partnering with Ray Gritton, owner of TheHomesDirect.com to sell **brand new, high quality affordable housing units at prices of under \$90,000 each for 2 and 3 bedroom single wide homes with a minimum of 2 bathrooms.** Mr. Gritton is a mobile home dealer with a strong internet presence and 13 branches in Washington, Oregon, California, Arizona, and New Mexico. He offers a selection of 564 homes from 8 different manufacturers. No other dealers in Arizona, let alone the White Mountains offer this much selection. He runs his own moving and set up teams and because of his relationship with the manufacturers he is able to get them built faster, delivered faster, and set up quickly and more professionally than anyone else. He is confident that with his advertising network and internet presence he can get 3 or 4 of the homes presold sold before construction on Phase I ends.

Park Layout

The site is accessible via two points of ingress/egress – the main point of access is along Amanda Drive from the west, and the other point will be along Hi-Joe Road from the north. The roadways will be gravel paved and engineered to accommodate garbage trucks, fire trucks, and all manner of larger vehicles that will be required to service the community from time to time. Homesites will be accessible either directly from Hi-Joe Road or via three driveways into the park off of Hi-Joe. Vehicles will be able to back up, maneuver, and turn around freely within the 20 foot wide roads and 8 foot easements on both sides of the roads which, combined, will offer 36 feet of roadway. No plants, decorations, or obstacles of any kind will be allowed within these easements to obstruct the maneuvering of vehicles. In contrast, the standard for most mobile home parks throughout Arizona is a 20 to 25 foot-wide road with 3 feet of clearance on either side of the road. The fire hydrant will be located on the east side of the property at the mid-way point along Hi-Joe Road. The fire department requires all home sites to be within reach of their 600 foot hoses, and the furthest site (Site 23) is only 295 feet away. Should a fire truck for some reason need to be closer to a homesite it can easily maneuver within the 50 foot wide Hi-Joe roadway or within the driveways which have 38 feet of clearance. As shown on one of the two site plans provided, the plan has already been stamped “Approved” by Timber Mesa Fire District. Larson Waste has also seen the site plan and has provided an approval letter as well – both of which are provided with this document. Utility and Service providers are as follows:

- Electricity: Navopache Co-op
- Water: Arizona Water Company
- Sewer: Pinetop-Lakeside Sanitary District
- Gas: Propane (individual tanks)
- Trash: Larson Waste

- Internet: Centurylink
- Fire: Timber Mesa Fire District

Landscaping and Amenities

The water detention basin is located at the northwest corner of the property and will be a lawn. It will serve as a dog park and tot lot with playground equipment and park benches. Large shade trees (Ash, Elm, or the like) will be planted at a ratio of one per two home sites with canopies at maturity that will provide shade over approximately 20 to 30 percent of the park. Residents will be encouraged to plant additional landscaping of their own in accordance with park rules and set back requirements. Wood-in-iron fencing will be installed around the periphery of the park to provide privacy for the tenants as well as adjacent neighbors. This fencing is the best solution for mobile home parks because it is the most durable and long lasting. As boards break they can be individually replaced, and with proper oiling the wood looks great and can last for many years. The alternative is chain link, which looks cheap and sloppy, or vinyl which cracks due to high temperature variances in the mountains. Home sites will be wide enough to allow stacked or side by side parking of up to four cars per household (although park rules will only allow a maximum of 3). Additional off-site guest parking for 17 marked spaces will be possible along the side of Hi-Joe Road. This will be more than enough parking for the needs of the tenants, as large gatherings will not be allowed within the park per the Rules and Regulations of the park.

Experience

In addition to being an active commercial real estate appraiser with the MAI designation for over 20 years, I own and operate VWDCO, Inc., a property management company. Under the umbrella of this company I own three mobile home parks in Yuma, one in Show Low, and one in Pinetop. This will be my sixth property. I have owned and operated mobile home parks for over 5 years and am well acquainted with vendors and contractors in the White Mountains. I already have a competent management team in place to manage this new property and I am a very hands-on owner/operator.