



Planning Commission Joint Committee Meeting Housing & Land Use Process Review

Manufactured Housing Task Force Recommendations

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Task Force Co-Chair

December 1, 2022

Fairfax County Manufactured Housing Communities

Fairfax County has 8 manufactured housing communities with approximately 1,750 households.

Manufactured Housing Communities	District	Capacity
Waples Mobile Home Estates	Braddock	150
Audubon Estates	Franconia	700
Harmony Place	Franconia	89
Engleside	Mount Vernon	45
Penn Daw Terrace	Mount Vernon	90
Rays	Mount Vernon	75
Woodley Hills	Mount Vernon	115
Meadows of Chantilly	Sully	490

Background



Strategic Areas of Focus

- A: Community Outreach and Engagement
- B: Understanding Community Needs, Providing Community Benefit
- C: Code Compliance and Community Quality
- D: Land Use
- E: Legislation



A: Community Outreach and Engagement

Action Items:

- Create dedicated Manufactured Housing webpage
- Convene Manufactured Housing Roundtable
- Hold annual meetings with each community
- Improve resident notification of land use activity
- Dedicate new position as Manufactured Housing Coordinator





B: Understanding Community Needs, Providing Community Benefits

Action Items:

- Conduct resident-centered community surveys
- Support community ownership models
- Provide unit owners & community owners access to financial support
 - Potential pilot grant program to assist unit owners with home improvements
 - Financing programs for needed infrastructure improvements
- Provide access to home ownership support

C: Code Compliance and Community Quality

Action Items:

- Provide education and other resources to unit owners on permitting and regulatory framework
- Implement best practices of other jurisdictions



D: Land Use

Action Items:

- Initiate Comprehensive Plan Amendments
 - Revise Manufactured Communities designations on Comprehensive Plan Map, as appropriate
 - Strengthen Preservation Policy in the Comprehensive Plan (Policy Plan)
 - Review and Clarify Site Specific Comprehensive Plan Text as appropriate (Area Plan)
- Evaluate potential Zoning Code amendments:
 - R-MHP Zoning District to Address Nonconforming Status
- Consider including affordability analyses prior to redevelopment to understand the impact to residents and the larger community

E: Legislation

Action Items:

- Continue to advocate for resident rights during occupancy and at community sale
- Include legislative updates on dedicated *Manufactured Housing* webpage



Recent Presentations

Presented Recommendations to AHAC – September 16, 2022

Presentation to Board Housing Committee – September 30, 2022

Board Meeting and Endorsement – October 11, 2022



Approved Board Matter – October 11, 2022

Actions:

- Accept Task Force Recommendations
- Authorized Consideration of Comprehensive Plan Amendment Recommendations
- Develop a Funding Strategy for Housing Improvements and Ongoing Community Engagement
- Proceed with Process Improvement and Education Recommendations
- Convene Manufactured Housing Roundtable





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Questions & Comments

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