



AFFORDABLE HOUSING ADVISORY COUNCIL

Executive Committee Agenda September 16, 2022; 9:30am – 11:00am HCD Offices 3700 Pender Drive - Room 100

1. Welcome and Charge – Kerrie Wilson & Rip Sullivan (5 Minutes)
2. Board of Supervisors Housing Committee Meeting -September 30, 2022, at 9:30 AM
 - a. Briefing - Comprehensive Plan Amendment - Preservation – Bree Fuller
 - i. [Affordable Housing Preservation Task Force Recommendations](#)
 - ii. [Preservation Plan Amendment - Board of Supervisors Authorization](#)
 - b. Briefing - Manufactured Housing Task Force Recommendations – Regina Coyle
 - i. [Final Task Force Recommendations](#)
 - c. Other
3. AHAC Committee Updates – Task Force Co-Chair
4. Other

Important 2022 Meeting Dates

	July	July	Aug	Aug	Sept	Sept	Sept	Sept	Oct	Oct	Oct	Oct	Oct	Oct	Oct	Nov	Nov	Nov	Dec	Dec
AHAC Full Council										7										
AHAC Exec Committee		29 9:30		26 9:30		16 9:30								21 9:30			4 9:30			
Homelessness Task Force			This workgroup will meet virtually each week on Mondays from 9:30 AM until 10:30																	
Continuum of Care Committee	14 2:00												12 2:00							
BOS Housing Committee								30 9:30											22 11:00	
BOS Legislative Committee							20 9:30						18 9:30						22 9:30	
BOS Land Use Policy Committee									4 1:30										22 1:30	
BOS Full Board Meeting			2		13						11				25	1				6
BOS General Assembly Work Session																				13 3:00



AFFORDABLE HOUSING ADVISORY COUNCIL

AHAC Executive Committee Members

- Kerrie Wilson (Co-Chair)
- Richard Sullivan (Co-Chair)
- Maura Williams (CoC, Chair)
- Rev. Keary Kincannon (Mount Vernon)
- Joe Mondoro (Providence)
- Ava Nguyen (Business)
- John Boylan (Business)
- Nick Bracco (Real Estate)
- Eleanor Vincent (Advocacy)
- Michelle Krockner (NVAHA)
- Jerry Poje (Human Services Council)

DRAFT September 1, 2022
Preservation of Affordable Housing

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, Countywide Objectives and Policies, pages 7:

“Objective 6: Redevelopment should preserve existing market and committed affordable rental housing units.

- Policy a. Ensure no net loss of affordable housing units within redevelopment to the extent practicable.
- Policy b. Provide incentives for the development and financing of affordable housing preservation projects.
- Policy c. Consider additional on-site density or intensity in accordance with the definitions and suggested practices set forth in Appendix 2 to retain market and committed affordable housing units.
- Policy d. Prioritize the preservation of committed affordable units that have affordability covenants expiring within ten years.
- Policy e. For any proposed Comprehensive Plan amendment or zoning application review that proposes redevelopment of existing multifamily residential units, conduct an affordability analysis through the Department of Housing and Community Development to 1) identify existing affordable housing onsite and 2) understand the potential impacts of the proposed redevelopment on the existing affordable housing, such as a reduction in the number of affordable units or modification to the income tiers served.”



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COUNTY OF FAIRFAX

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JOHN W. FOUST
DRANESVILLE DISTRICT SUPERVISOR

Joint Board Matter
Supervisor John Foust, Housing Committee Chair
Supervisor Dalia Palchik, Housing Committee Vice-Chair
Supervisor Kathy Smith, Land Use Policy Committee Chair
Chairman Jeff McKay
April 13, 2021

**Motion to Endorse the Recommendations of the
Affordable Housing Preservation Task Force**

Mr. Chairman: On Tuesday, April 6, the Board's Housing Committee was presented with the recommendations of the Affordable Housing Preservation Task Force. As the Board will recall, the Preservation Task Force was established in July 2020, and was tasked with developing 1) definitions for the types of preservation that can occur in communities; 2) a typology of properties at risk and characteristics to guide prioritizing properties or neighborhoods in need of action sooner; and 3) a comprehensive set of preservation strategies that includes recommended policies and tools to achieve the county's aspirational goal of no net loss of affordability. Based on the presentation we received and the recommendations document, I think we can agree that the Affordable Housing Preservation Task Force succeeded in its mission.

The Task Force recommended three principal goals:

- Goal 1: Preserve the affordability of approximately 9,000 market affordable multifamily units at 60% AMI and below through a combination of preserving physical assets that contain affordable housing and preserving the affordability in redevelopment scenarios.
- Goal 2: Preserve the affordability of existing committed affordable multifamily buildings and units when affordability covenants are set to expire.
- Goal 3: Preserve through a combination of means the affordability of the approximately 1,750 housing opportunities that exist in manufactured housing communities.

We had a thoughtful and robust discussion of these goals and Task Force recommendations at the Housing Committee meeting last week, and it was clear that there was broad support among our colleagues for the recommendations.

Therefore, Mr. Chairman, I move that the Board of Supervisors:

- 1) Accept and adopt the recommendations of the Affordable Housing Preservation Task Force;

- 2) Direct staff to include the resource recommendations of the Task Force in the budget guidance for FY 2023;
- 3) Authorize an amendment to the Housing and Land Use Elements of the Policy Plan portion of the Comprehensive Plan based on the recommendations contained in the Task Force report; and
- 4) Direct staff to establish the standing interagency manufactured housing task force as recommended by the Task Force.

Affordable Housing Preservation Update

Brianne Fuller, Associate Director, Preservation

Affordable Housing Development Division

Department of Housing and Community Development

September 16, 2022



Background

- July 2020: Board established the Affordable Housing Preservation Task Force
- April 2021: Board endorsed recommendations of Task Force, authorized a Comprehensive Plan amendment to the Housing and Land Use Elements
- Today's meeting:
 - Draft Comprehensive Plan text
 - Task Force Recommendations

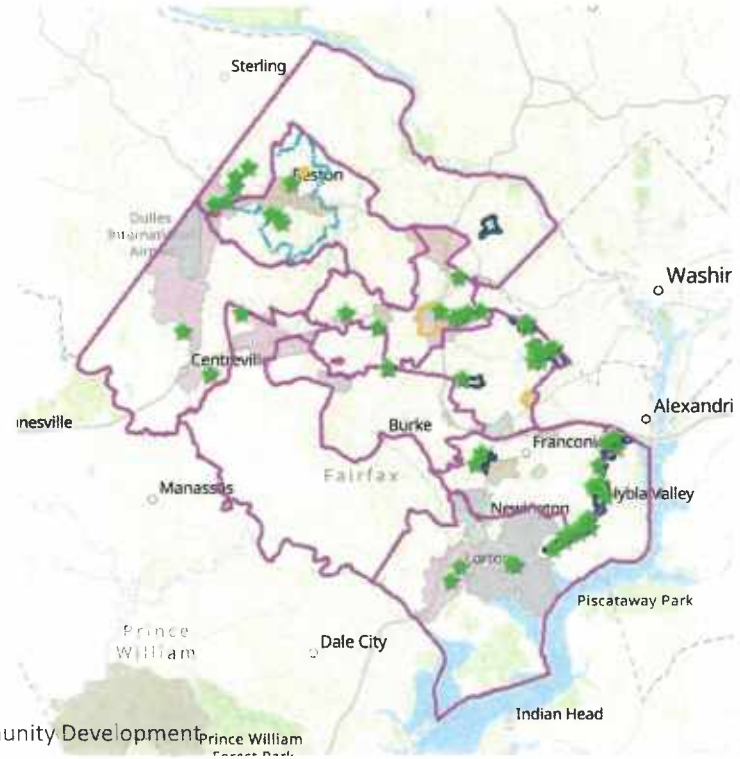
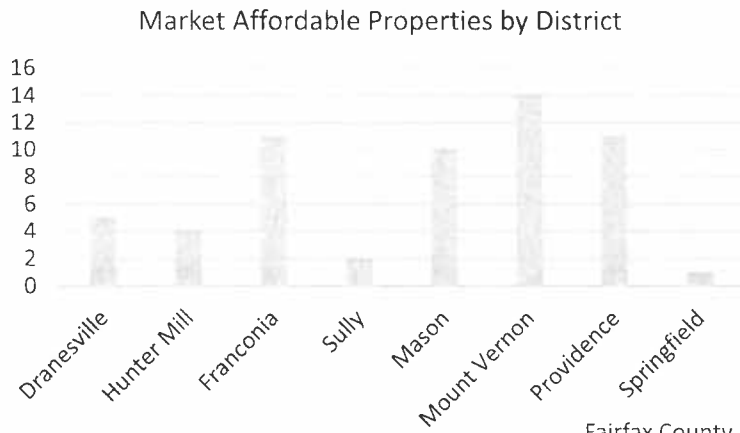
Comprehensive Plan Amendment Update

Task Force Recommendations for Comprehensive Plan

- 5 recommendations pertaining to a Comprehensive Plan amendment
- Adopt Comprehensive Plan Amendment text including strategies for affordable housing preservation and pertinent definitions
- Goal to preserve market-affordable units, expiring committed affordable units, and manufactured housing
- Land use strategies to incentivize preservation
- Implement “affordability analysis” where redevelopment is to occur

2019 Market Affordable Survey

- 9,000 units within 58 properties
- Conducted in 2019, currently being updated for 2022



Fairfax County Housing and Community Development



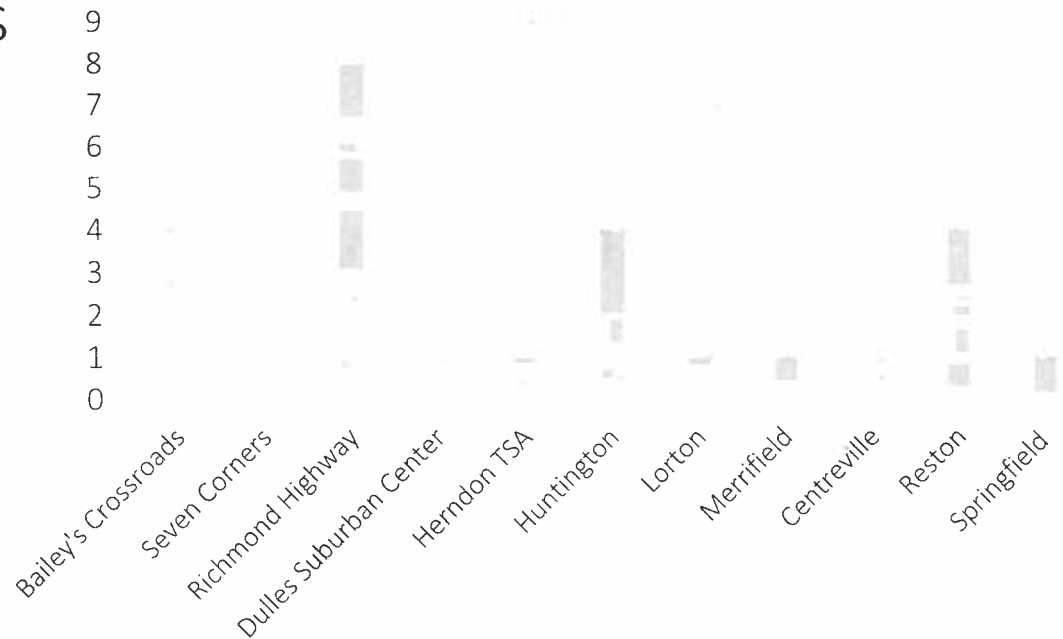
2019 Market Affordable Survey

- 4 stories or less (one exception)
- 61% built before 1970
- 27 are ~100% affordable
- Current zoning
 - 24 sites in residential zoning districts, primarily R-20
 - 9 sites in commercial zoning districts
 - 10 in planned districts

Market Affordable Properties – Comprehensive Plan

- 28 within special areas
- 20 sites have plan options
- 32 sites in areas planned for 16-20 du/acre

Market Affordable Properties in Special Plan Areas





Site Challenges for Density Incentive

- Location
- Size
- Height
- Special areas/plan options
- Proportion of affordable units
- Financial feasibility
 - 60% AMI
 - Return on affordable units
 - Market rents vary by location
 - Balancing the number of additional market units needed



Proposed Comprehensive Plan Amendment

To further the Board's objective of no net loss of affordable housing by establishing incentives for the preservation of affordable units:

- Increasing possible redevelopment density above Plan guidance without a Plan amendment
- Providing context-sensitive flexibility for redevelopment plans that consider the unique attributes of each site
- Adding to the County's inventory of affordable housing preservation and development tools



ADU/WDU Considerations

- ADU/WDU minimums will still be expected
- Properties with higher percentages of existing affordable units will be expected to preserve the difference
 - Example:
 - Redevelopment would normally include 10 ADUs
 - Existing site has 30 affordable units
 - 20 extra units expected to be preserved
- Density increase may be available above ADU/WDU bonuses (may exceed 20%)



Comprehensive Plan Amendment Components

- Housing Element of the Policy Plan
 - Draft Plan Amendment proposes to add:
 - New Objective 6 to establish goal to preserve existing market-affordable and committed affordable housing
 - New Appendix 2: Guidelines for Affordable Housing Preservation
 - Definitions of market-affordable and committed affordable housing
 - Provides general guidance and criteria for consideration of additional density above Plan
 - Glossary revisions
 - Objective 3 edits for manufactured housing
 - Land Use Element of the Policy Plan
 - Appendix 10 to amend manufactured housing retention guidelines



Timeline

- Publication of Draft Plan Amendment Documents: **September 2022**
- Community and Industry Engagement: **September – October 2022**
- BOS Housing Committee: **September 30, 2022**
- PC Housing Committee: **October 20, 2022**
- Staff Report Publication: **November 2022**
- Planning Commission Public Hearing: **December 2022**
- Board of Supervisors Public Hearing: **January 2023**

Preservation Activities to Date



Completed Preservation Tasks

- A6: Adopt goal to preserve approximately 9,000 market affordable units
- D4: Dedicated staff member in HCD to focus on preservation
- D6: Advocate for HOME, CDBG, Moving to Work programs



Current Preservation Efforts

- A2: Third-party survey of existing market-affordable units
- A6: Fee waiver policy for committed affordable units
- C3: Preservation properties same status as revitalization district
- C5: Review and amend ZO to facilitate preservation
- B3: Early warning system
- B4: Prioritization of ADUs and WDUs with expiring affordability
- B5: Develop opportunities and relationships – capital, resources, incentives
- B2: Strike/acquisition fund for preservation



Properties Recently Preserved

- Landings I and II – 216 units
- Colvin Woods – 259 units
- Cityside – 569 units
- Murraygate – 200 units, completed renovation

Thank You!



Affordable Housing Preservation Task Force

Recommendations to the Fairfax County Board of Supervisors

April 6, 2021

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**AFFORDABLE HOUSING PRESERVATION TASK FORCE
RECOMMENDATIONS
February 2021
REV 2/16/2021**

I. OVERVIEW

About the Task Force

In July 2020, the Fairfax County Board of Supervisors (the Board) established the Affordable Housing Preservation Task Force (the Task Force) for the purpose of developing comprehensive affordable rental housing preservation strategies. Fairfax County has two concurrent affordable housing imperatives: preservation and new production. The Affordable Housing Resources Panel (AHRP) recommended a minimum new production goal of 5,000 affordable rental homes by 2034. In accepting the AHRP recommendations, the Board also recommitted to the principle of no net loss of market affordable housing units in the County, and expressed a desire to develop a Countywide preservation strategy. A County integrated preservation strategy is in line with the One Fairfax Racial and Social Equity Policy (One Fairfax Policy) in that it supports a high quality of life, employment opportunities, housing, amenities and services for all people and throughout the County.

The charge of the Task Force was to develop a Preservation Strategy for the county's multifamily (four or more units) rental stock of housing that serves households whose annual income is 60% of the Area Median Income (AMI) or below. In 2020, 60% of AMI and below was approximately \$75,000 or less per year for a family of four. These units are either market affordable or committed affordable as defined below:

- **Market affordable housing** - Considered to be affordable to households earning 60% of the area median income (AMI) or below – *without* enforceable rent or income restrictions.
- **Committed affordable housing** - Properties or units with rents and incomes served that are restricted by means such as a deed restriction or zoning requirements. For purposes of this document, “committed affordable” will refer to:
 - a) Properties with units committed to serving 60% AMI and below; and
 - b) Properties with units committed to 80% AMI and below specifically under the County's inclusionary zoning policies, specifically the Affordable Dwelling Unit (ADU) program, and pursuant to the Board-adopted Workforce Dwelling Unit (WDU) programs.

Additionally, the Task Force was charged with addressing the preservation of affordability related to manufactured housing.

The county's stock of affordable rental homes faces three critical pressures:

- Demolition of older market affordable apartment complexes and their redevelopment into high-end residential communities;
- Renovation and/or “repositioning” of previously affordable properties into higher rent properties; and
- Rent increases that outpace the rise in household incomes.

Task Force Goals and Objectives

The following are the Task Force's recommended, aspirational goals:

Goal 1: Preserve the affordability of approximately 9,000 market affordable multifamily units at 60% AMI and below through a combination of preserving physical assets that contain affordable housing (*physical preservation*) and of preserving the affordability and number of bedrooms within redevelopment scenarios on-site or in proximity to the site (*use preservation*).

Goal 2: Preserve the affordability of committed affordable multifamily buildings and units when affordability covenants are set to expire for buildings/units with an average of 60% AMI and below, as well as ADU/WDU units at 80% AMI and below.

Goal 3: Preserve through a combination of means the affordability of the approximately 1,750 housing opportunities that exist in manufactured housing communities.

Achieving the goals to prevent net loss of these existing committed affordable, market affordable and manufactured housing units may be accomplished through adopting a set of clear preservation strategies which are adaptable to a variety of situations and which provide diverse tools. This document outlines the goals, objective and guiding principles developed by the Task Force as well as recommendations to the Board for action.

The objective of the Task Force is to provide the Board with actionable policy recommendations to address the preservation of housing affordability in the County through creative and sustainable preservation tools that are consistent with the One Fairfax Policy and best practices. To achieve this objective, key issues addressed in the work of the task force included developing:

- Definitions for the types of preservation that can occur in communities;
- Typology of properties at risk, including small-to-large sized properties, and characteristics to guide prioritizing properties or neighborhoods in need of timely action; and
- A comprehensive set of preservation strategies that includes recommended policies and tools to achieve the goal of no net loss of affordability of market affordable and committed affordable housing at 60% AMI and below, and ADUs and WDUs at 80% of AMI and below with expiring restrictions.

Guiding Principles

- **Best Practices:** Industry-recognized best practices were used to inform the work of the Task Force.
- **One Fairfax Policy and Lens:** The One Fairfax Policy was used to apply a racial and social equity lens in all efforts of the Task Force and in the creation of the proposed Preservation Strategies contained herein.

- **Target Priorities/Opportunities and Characteristics:** A discrete list of target priorities/opportunities for affordable housing preservation and the characteristics that put properties at risk of loss of affordability for renters was developed as a guiding principle for considering preservation strategies.

In addition to the Task Force’s charge and guiding principles, the following principles and values were considered in the recommendations:

- Preservation of affordability can be achieved by maintaining a physical asset that contains affordable housing (*physical preservation*) or by preserving the affordability and number of bedrooms within a redevelopment scenario on-site or in proximity to the site (*use preservation*);
- Equity considerations should be twofold: 1) preservation of the affordable housing can lead the way to the economic success for individual residents and families; and 2) preservation of affordable housing can lead the way to enhanced quality of life, positive growth and development for neighborhoods, and transform islands of disadvantage into communities of opportunity;
- Attention should be placed on fostering people-centered places and preserving a variety of unit sizes;
- The legacy and continued viability of communities defined by shared cultural and/or historical dynamics should be honored;
- An implementation strategy and metrics for evaluation should be developed to determine success, including metrics such as efficiency of funding usage, to support decision making and prioritization of limited resources with an annual progress report to the Board. Implementation metrics should be developed by the Board’s Affordable Housing Advisory Committee, and, with the approval of the Board, reported out regularly via the Affordable Housing Dashboard (see <https://www.e-ffordable.org/affordable-housing-dashboard>); and
- Recommendations should be realistic and actionable.

Strategic Categories

The following are the strategic categories under which the Task Force developed its recommendations and which are discussed in Part II (Sections A-E) and Part III:

- **Section A - Preservation Need, Goals, and Resources:** The Task Force considered the challenges facing the existing stock of affordable housing, particularly market affordable housing, and developed recommendations for goals and strategies to ensure no net loss, long-term affordability and availability of these assets.
- **Section B - Development Strategies and Financing Tools:** The Task Force developed recommendations for specific financial practices and resources that can be employed or provided to encourage the preservation or replacement of existing market affordable and committed affordable housing.

- **Section C - Land Use Policies and Recommendations:** The Task Force identified specific land use recommendations that would facilitate the preservation of market affordable housing, including, importantly, the development of a definition of preservation.
- **Section D - Institutional Capacity, Community Awareness and Legislative Priorities:** The Task Force identified community engagement and the capacity of the county’s institutions to support a sustained effort to preserve affordable housing in the community as critical issues.
- **Section E - Other Considerations:** The Task Force recommended other preservation-related considerations for further study.
- **Part III – Recommendations Regarding Manufactured Housing Communities:** The Task Force recognized that manufactured housing communities, and owners of manufactured homes in those communities have unique challenges and opportunities. As a result, manufactured housing is addressed in a separate part of this document. Manufactured housing communities require special considerations given their uniqueness including the fact that they often serve as a source of affordable homeownership for residents in the County. The Task Force recommended that these items would be further refined as part of a separate Task Force to be convened upon completion of this Affordable Housing Preservation Task Force.

II. RECOMMENDATIONS FOR PRESERVATION OF COMMITTED AFFORDABLE AND MARKET AFFORDABLE HOUSING

A. Preservation Need, Goals, and Resources

Recommendation A1: Adopt a goal to preserve the affordability of approximately 9,000 market affordable units and to extend expiring affordability restrictions on all existing committed affordable units. This goal should be re-evaluated every five years by the Board.

Preservation by the private sector can be facilitated through the entitlement process or through other public action. Public action can include providing “gap” financing or a subsidy to convert market affordable units into committed affordable housing. The availability of sufficient gap financing will be a key factor in the extent to which Fairfax County is able to preserve its existing affordable housing.

Recommendation A2: Commit to use data analysis and an equity lens to proactively and intentionally identify and prioritize specific target communities to preserve as committed affordable housing or continued market affordable housing to achieve “no net loss” to the maximum extent feasible. A third-party survey to identify areas of the County containing market affordable units should be conducted, and an updated inventory developed every two years. The purpose of this effort is to ensure the availability of reliable data on an ongoing basis, and to identify specific properties as valuable for preservation. This will include a more in-depth

analysis that will be used to develop a re-prioritized inventory of market affordable properties every two years. The first survey should be completed no later than June 30, 2022.

Recommendation A3: The Task Force specifically recommends the adoption of the following definitions of the types and priorities of preservation that can occur in communities. These definitions will be used in the implementation of Recommendation A2.

- **Market Affordable Housing** – housing that is affordable to households earning 60 percent of the area median income (AMI) or below – without enforceable restrictions.
- **Committed Affordable Housing** - properties or units with rents and incomes served that are restricted by means such as a deed restriction or zoning regulations. For purposes of this document, “committed affordable” will refer to 1) Properties with units committed to serving 60% AMI and below, and 2) Properties with units committed to 80% AMI and below specifically under the County’s inclusionary zoning policies, specifically the Affordable Dwelling Unit (ADU) program, and pursuant to the Board-adopted Workforce Dwelling Unit (WDU) program.
- **Use Preservation** is the maintenance, sale or transfer of a property that keeps rents affordable by maintaining or adding subsidies, refinancing existing debts and introducing or modifying income eligibility and affordability restrictions. Use preservation can include redevelopment that preserves the affordability and number of bedrooms currently existing on the property either on-site or in proximity to the site.
- **Physical Preservation** is the maintenance and improvement of the physical condition and financial viability of a rental property while maintaining or extending affordability so that it can provide a long-term source of decent and safe housing that benefits families, neighborhoods and communities.
- **Long-term Preservation** means a commitment as affordable housing for 30 or more years, via a recorded deed of trust, proffers, or other similar means.

Affordable housing preservation can take many forms, including but not limited to:

- Renovation and rehabilitation of existing market affordable or committed affordable property;

- Adding an affordability commitment to an existing market affordable property for the first time;
- Extending an affordability commitment for an existing committed affordable community;
- Preserving by replacement units on-site or in proximity to the site;
- Retaining or adding an affordability commitment to a property as a part of a capital event or redevelopment; and
- Preserving an existing market affordable community as market affordable.

The Department of Housing and Community Development (HCD) will use the following target priorities/opportunities and characteristics in the development of Recommendation A2’s inventory and property prioritization list. The prioritization will include a racial and social equity lens and resources analysis.

Target Priorities/Opportunities	Characteristics of Properties At-Risk
<ul style="list-style-type: none"> • Properties with expiring subsidies/affordability restrictions in the next ten years • Deteriorating (market affordable and committed affordable) rentals that are prime for redevelopment • Properties with excellent proximity to rail and bus transit, schools, employment, parks, walkability, near hospitals/clinics • Properties located in areas that have high levels of individuals with historically low-incomes • Opportunities to increase investment and/or reinvestment in specific neighborhoods deemed as areas of high vulnerability or lower opportunity. 	<ul style="list-style-type: none"> • Market pressures • Increasing incomes and population forecasts in a community • Planned or zoned for redevelopment • Adjacency to planned redevelopment areas • Proximity to transit, walkable locations, assets near hospitals, clinics, major employment centers, or other amenities that supports a high quality of life • Near mass transit that are currently low density • Deteriorating property condition • Environmental issues (such as Lead Based Paint or Asbestos) • Loss of units and high levels of evictions • Largely occupied by people of color or immigrant populations

Recommendation A4: An essential benefit of preserving housing affordability in an existing community is that it provides stability for the individuals and families that reside in the community, the surrounding neighbors and the community at-large. The Task Force recommends the following parameters for one-for-one replacement to maintain community stability, avoid unnecessary

resident displacement and to meet the community need when County gap financing is provided:

- Consider the needs and demographics of existing residents in developing the replacement housing program;
- Maintain an equal number of bedrooms, unless doing so would lead to a high level of displacement of existing residents. For example, when the resident demographics are such that households are “under-housed” or “over-housed” and, as a result, one-for-one replacement would effectively lead to resident displacement. Under-housed refers to a household that occupies a unit that is too small based on the household composition and occupancy standards whereas over-housed refers to a household that occupies a unit that is too large based on the household composition and occupancy standards;
- Encourage preservation of three- and four-bedroom units;
- Set aside, at a minimum, the same unit mix when a property has units at or below 60% AMI, to preserve the greater affordability where possible. It should be noted that utilizing the “income averaging” option provided under the Low Income Housing Tax Credit program may be appropriate and advantageous in financing the acquisition and rehabilitation of market affordable communities;
- Follow all applicable relocation assistance requirements and guidelines. Permanent relocation may be needed to maintain the financial viability of the development. In some cases, existing residents over the 80% AMI limit can be supported through a robust permanent relocation program, rather than by returning to the property;
- Provide qualified existing residents priority to retain or return to an appropriately sized unit when a community undergoes renovation or redevelopment with preservation; and
- Consider the following if an owner wants to redevelop the property in one location and build replacement housing elsewhere:
 - The replacement housing location should be in proximity to the site undergoing redevelopment.
 - Off-site replacement housing should offer access to economic opportunities and public transportation and be accessible to social, recreational, educational, commercial, health facilities and services, and other municipal services

and facilities that are comparable to or better than those available at the redeveloped property.

It is important to acknowledge that appropriate financial and land use tools are essential to make one-for-one replacement feasible at the income levels and unit sizes proposed. This may include ensuring that sufficient increased density, financing, vouchers, or other tools are in place to make these recommendations feasible. Flexibility is essential and one-for-one replacement options should be determined on a property-by-property basis.

Final determination of a redevelopment's one-for-one replacement expectation will be determined by the Board in the context of approval of an entitlement application. Such determinations will be informed by analysis by staff from the Department of Housing and Community Development and the Department of Planning and Development of requested deviations from a one-for-one replacement of exact unit types/size, income levels served and total counts, as well as other county goals such as revitalization of an area. The analysis will consider the existing property household makeup and market demand as evidenced by available market data. Whenever possible, the construction phasing plan should occur in a way that avoids displacement. For example, replacing units before an existing unit is redeveloped.

Recommendation A5: Fairfax County has two concurrent imperatives with respect to affordable housing: preservation and new production. The Affordable Housing Resources Panel (AHRP) recommended a minimum new production goal of 5,000 affordable rental homes by 2034, and that the equivalent of an additional penny on the real estate tax rate be invested annually to achieve this goal. The AHRP also recommended that the county recommit to the principle that there should be no net loss of existing affordable housing and prioritize the existing "half penny" for preservation initiatives. The Task Force endorses and re-affirms those goals and recommendations.

Further, the Task Force recommends that the existing half penny for preservation be augmented with the equivalent of an additional half penny for a total of one penny dedicated toward preservation, given the broad affordability threat posed by the market demand on the existing rental housing stock in the county.

The Task Force recognizes that the challenges posed by the novel coronavirus pandemic (COVID-19) have resulted in a delay in implementing the funding recommendations of the AHRP and therefore require creativity in implementing them when considering budgetary options for the Board's consideration. To that end, the Task Force recommends that the Board consider the following additional options in addition to the AHRP-recommended production funds to creatively

provide the equivalent of the recommended annual penny for preservation:

- **Set aside a percentage of “carryover” and quarterly review funds:** Once all required deposits to reserve funds have been satisfied, the Board should set aside a percentage of the annual non-recurring balances for affordable housing preservation.
- **Use of Economic Opportunity Reserve (EOR):** The Board should consider nominations of the EOR for affordable housing developers to be utilized for gap financing needs related to preservation.
- **Expanded Use of Federal Funding for Preservation:** Fairfax County and the FCRHA have a strong track record of utilizing the federal HOME and Community Development Block Grant (CDBG) programs for affordable housing development and preservation, particularly on a “scattered site” basis. The Board should consider using these funds for multifamily preservation projects and should consider using the “Section 108” loan tool as an opportunity to create a larger pool of ready CDBG funds for preservation.

Recommendation A6: The Board should implement a fee waiver policy for committed affordable housing production, redevelopment and renovation projects that provide, at minimum, for a full replacement of existing affordable units. This should include waiver of building permit fees, zoning application fees and other similar regulatory fees as may be appropriate.

B. Development Strategies and Financing Tools

The following recommendations are high priorities, particularly recommendations B1, B2 and B3, and should be implemented concurrently to the greatest extent feasible.

Recommendation B1: Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) have a successful history of providing flexible, opportunity-driven funding for affordable housing preservation, in the form of the Affordable Housing Development/Investment Fund (AHDIF), formerly the Penny for Affordable Housing Fund. Consistent with the recommendations of the AHRP, within the existing AHDIF and/or Housing Trust Fund, a preservation set-aside should be created to support affordable housing preservation to address the wide variety of needs that arise with respect to preservation transactions using the funds requested in Recommendation A5. This preservation set-aside funding can be used to address the variety of financing needs that are involved with affordable housing preservation transactions, including:

- **Gap financing:** Funding to cover the “gap” between what it costs to acquire/rehabilitate/redevelop a property and what can be raised through tax credits and private financing, using the existing “Housing Blueprint” model.
- **Rehabilitation financing:** Funds for the major capital needs for owners of existing properties, also using the Blueprint model, in exchange for long-term affordability commitments. This could be affirmatively marketed to property owners experiencing distress related to the COVID-19 pandemic.
- **Predevelopment funds:** Predevelopment funds to facilitate investigation of a preservation opportunity. These funds should be readily available and require a short turnaround to allow developers to act quickly in pursuit of opportunities emerging in the market. Such funds may be folded into the permanent financing of a project if it goes forward.

Recommendation B2: Create new, targeted funding sources including: 1) a **strike/acquisition fund** to provide financing that would enable developers to quickly be positioned to compete with the private market to purchase market affordable opportunities; and 2) **financial incentives** to induce market affordable owners to keep properties as market affordable and improve conditions where necessary.

Recommendation B3: Expand current efforts and relationships among private owners, industry groups and advocates of affordable rental housing and the County’s affordable housing development partners in order to provide an “**early warning system**” for preservation opportunities that may emerge on the market. This should include:

- Developing and maintaining an inventory through a third-party survey every two years as recommended in A2;
- Mapping areas of displacement risk considering proactive predictions and incorporating those predictions into affordable housing preservation policy;
- Engaging residential brokers to assist in identifying preservation opportunities;
- Actively working in partnership with other Northern Virginia jurisdictions (including but not limited to Arlington County and the City of Alexandria) to promote regional preservation collaboration;
- Determining how the County should be an actor in the process; and

Identifying owners of multifamily buildings that are suffering from the economic effects of COVID-19 to see which are more at risk by exploring tax records for indications and evictions. This is a critically important step given the anticipated distress among smaller property owners due to the COVID-19 pandemic since a significant percentage of these properties may be at risk of foreclosure in the future. It is essential to explore ways to make it possible/more likely that available properties are purchased by entities willing to preserve the affordability.

- Determining additional ways to identify properties at risk.

Recommendation B4: Prioritize the preservation of rental Affordable Dwelling Units (ADU) and Workforce Dwelling Units (WDU) at 80% of AMI and below that have affordability covenants expiring within ten years. It should be noted that ADUs/WDUs often represent a small percentage of a market rate units within a building with the result that owners may consider them as an afterthought. An opportunity could be offered to the owner as an incentive to extend an ADU or WDU whose restriction is close to expiration. This could include creating a fund specifically to **preserve expiring ADUs or WDUs** to keep rents for those units below market after the expiration of the existing affordability period. HCD should continue to track ADU and WDU unit expiration dates.

Recommendation B5: Develop opportunities and relationships that promote innovative approaches to provide necessary capital, resources, and incentives to preserve market affordable and committed affordable units. This includes new and enhanced partnerships with financial institutions such as Freddie Mac, Fannie Mae, Virginia Housing, Federal Housing Administration, and Federal Home Loan Banks (FHLB), health organizations such as INOVA and Kaiser and large employers, such as Amazon. It is also recommended that the FCRHA explore a model akin to District of Columbia's acquisition model, using Community Development Financial Institutions (CDFIs) that blend lower interest rates and sources.

Recommendation B6: Evaluate the Fairfax County Relocation Guidelines to ensure all appropriate elements of the Task Force's recommendations are incorporated and that the Relocation Guidelines are written in accordance with the One Fairfax Policy.

Recommendation B7: Consider incorporating green building and/or energy efficient requirements into the financing of projects, to the extent feasible, to maximize the energy efficiency of projects, lower utility costs for affordable housing residents, and enhance their long-term financial performance.

C. Land Use Policies and Recommendations

The following recommendations are high priority and should be implemented to the greatest extent feasible.

Recommendation C1: The Board should authorize no later than July 2021 a Comprehensive Plan amendment to the Housing and Land Use elements of the Policy Plan and the Comprehensive Plan Glossary that develops a housing preservation policy. The Task Force recommends that the Comprehensive Plan be amended to include a definition of “Affordable Housing Preservation” and guidance to read:

*“Affordable Housing Preservation can occur through **Use Preservation** and **Physical Preservation** including long-term preservation of existing rental housing communities and scattered sites that include units that are affordable to persons earning 60 percent of the Area Median Income (AMI) and below, and units provided for under the Affordable Dwelling Unit and Workforce Dwelling Unit programs serving households earning 80 percent of AMI and below.*

- ***Use Preservation** is the maintenance, sale or transfer of a property that keeps rents affordable by maintaining or adding subsidies, refinancing existing debts or introducing or modifying income eligibility and affordability restrictions. Use preservation can include redevelopment that preserves the affordability and number of bedrooms currently existing on the property either on-site or in proximity to the site.*
- ***Physical Preservation** is the maintenance and improvement of the physical condition and financial viability of a rental property while maintaining or extending affordability so that it can provide a long-term source of decent and safe housing that benefits families, neighborhoods and communities.*
- ***Long-term Preservation** means a commitment as affordable housing for 30 or more years, via a recorded deed of trust, proffers, or other similar means.*

Affordable housing preservation can take many forms, including but not limited to:

1. *Financing and acquisition/rehabilitation of existing units/communities that are currently market affordable or committed affordable;*
2. *Replacement of existing units on-site with new construction;*
3. *Replacement of existing units in proximity to the site with new construction; and*

4. *Renovation of market affordable units without an affordability commitment.*

In the case of preservation by replacement, units should be replaced on a one-for-one basis, in terms of bedroom size, and serve households earning 60 percent of AMI and below, and 80 percent of AMI and below in ADUs or WDUs. When lower AMI rent and income is served in an existing community, those AMI levels served should remain the same in the replacement. In the case of either acquisition and rehabilitation or replacement, income averaging as may be permitted in the Low-Income Housing Tax Credit Program is encouraged.”

Recommendation C2: The Comprehensive Plan Amendment referenced in C1 above should incorporate language that affirms the need for preservation and the importance of preservation as a tool in meeting the County’s housing goals, and that defines the types of preservation that can occur that includes the preservation and/or use of the units, not just the asset/real estate (for example, preservation of physical real estate/housing structure, preservation of affordability, and preservation of units in a redevelopment scenario). The amendment should:

- Include land use and housing policies that would encourage the retention of existing, market affordable housing.
- Develop policies for considering preservation based on the location and characteristics of housing that should be preserved and rehabilitated, and when redevelopment is proposed, affirm the principle of no net loss of units and affordability to the extent feasible.
- Incorporate language that indicates the goal to preserve affordable units in all regions of the county, with a focus on increasing investment and/or reinvestment in specific neighborhoods deemed as areas of high vulnerability or lower opportunity.
- Include land use strategies that would incentivize preservation in a redevelopment scenario, such as flexibility with Comprehensive Plan recommendations for density/intensity and height.

Recommendation C3: Consider giving properties identified through the work of A2 as valuable for preservation the same status as a property within a revitalization district related to expedited processing, concurrent processing, reduced parking, etc.

Recommendation C4: Implement an “affordability analysis” as part of the entitlement process, in order to consider the unintended potential impacts of major redevelopment plans. Similar analyses in other jurisdictions have proven beneficial in adjusting proposed policies to mitigate unintended costs to housing affordability. It is intended that this “affordability analysis” would apply to re-development of existing multi-family properties, that currently provide a minimum of fifty affordable units.

Recommendation C5: Consider reviewing and amending, as appropriate, Zoning Ordinance regulations related to height, bulk, setbacks, and parking standards to facilitate preservation.

Recommendation C6: The community outreach process for any Comprehensive Plan amendment with a preservation impact should actively and intentionally engage populations most impacted by the proposed policy changes.

D. Institutional Capacity, Community Awareness and Legislative Priorities

Recommendation D1: The Department of Housing and Community Development, in concert with the Chief Equity Officer, the Office of Public Affairs, and Neighborhood and Community Services, should foster community engagement as an integral element of all housing work through a culturally competent approach that maximizes the range of benefits that can come from preservation including infrastructure access and improvements, people-centered development, improved access to health facilities, greater equity for improved health outcomes, and enhanced safety. Engagement with residents about affordable housing preservation should include a discussion of anti-displacement policies.

Recommendation D2: The Task Force recommends that the County develop a county-wide Community Engagement Communications Strategy (“Communications Strategy”) to convey the value of preservation and that affordability is critical to maintain for the county at-large. It should address both the barriers that limit people’s ability to participate in public participation opportunities as well as the concerns that may arise regarding the preservation of affordable housing options.

The Communications Strategy should convey that preserving housing affordability is a County value. The Communications Strategy should also consider communications regarding the: 1) Preservation of the affordable housing; and 2) Enhancement prioritization relative to the conditions of the neighborhood in which the housing is located. The Communications Strategy should consider how to convey the importance of multifamily rental housing as well as homeownership. Engagement through the Communications Strategy with the general community should convey that the County prioritizes residential economic diversity. The approach should be crafted to address the needs of two critical audiences:

1. Those who need affordable homes and their ability to participate in the planning and development process; and
2. Neighbors and the community at large.

The Communications Strategy should:

- Identify the make-up of communities in order to develop materials in corresponding languages to reasonably match the primary language of residents.
- Use translators for presentations and meetings and written materials in the primary language(s) identified as reasonable to ensure input and communications with residents whose primary language is other than English. Interpreters and document translations will be provided for other languages upon request.
- Provide support for residents with hearing and visual impairments to participate and receive information for community meetings;
- Provide advance notice and consideration to the appropriate time of day to accommodate the ability of individuals who serve as caregivers and/or have jobs outside of 9-5 to attend community meetings;
- Analyze data to better understand the specific affordability and access challenges faced by marginalized groups including, but not limited to race, gender, LGBTQIA, age, people with disabilities, ex-offenders etc.;
- Identify strengths of communities, families and individuals in order to highlight community resilience which can be used to illustrate the importance of preservation;
- Focus on organizing and building groups that will publicly support affordable housing such as tenant groups and younger county residents. Identify specific members of communities that are engaged and can serve as advocates for specific segments of the community and/or the community at-large. These individuals will be leaders and partners in developing closer relationships across the community, as well as examples to highlight;
- When providing education to neighbors and the community at-large, messaging should clearly articulate the economic development benefit that comes from adequately addressing the need for affordable housing. Messaging should also illustrate the

positive health and education outcomes for not only those living in affordable housing, but also for the wider community and the County at-large;

- Determine other ways that community members can be empowered and engaged through this outreach, as well as build support from neighbors and the community at-large;
- The Communications Strategy should be implemented in coordination with the message of the need for more housing production, preservation and housing choices (affordable at all income levels) for the County and the region.

Recommendation D3: Work with officials at the Virginia Department of Housing and Community Development and Virginia Housing to raise the bond volume cap available to the FCRHA during the first half of the year. Currently, the FCRHA may only access bond volume of \$20 million per transaction from January 1 through June 30 of each year.

Recommendation D4: Add a dedicated staff member to the Department of Housing and Community Development to focus exclusively on affordable housing preservation.

Recommendation D5: At the federal level, advocate for flexibility in the Low-Income Housing Tax Credit program relative to the “10-year rule” on acquisitions and pursue innovative financing structures to overcome those challenges. Currently, projects are not eligible for “acquisition credits” and their associated private equity if the property has changed hands in the last ten years. This is a challenge in a dynamic housing market like Fairfax County’s, and leads to unintended consequences, such as affordable housing developers being able to acquire a property, but then having to wait ten years before using the LIHTC program to finance needed renovations and commit to long-term affordability. The rule may also make it hard for developers to buy and hold properties in this manner and an asset could potentially be lost to the market as a result.

Recommendation D6: Advocate for the HOME and CDBG programs, and for the continuation of the Moving to Work program, which provides vital programmatic and operational flexibility to the FCRHA.

Recommendation D7: At the state level, the Board should advocate for enhanced flexibility to develop and implement local taxation flexibility to encourage affordable housing preservation and rehabilitation. Currently, there is no mechanism to provide such incentives as it relates to local real estate taxes. If the legislative authority provides the ability to do so, consider offering tax abatements for committed affordable units and/or in exchange for Right of First Refusal (ROFR) to market rate developers.

E. Other Considerations

Recommendation E1: In partnership with the Health, Housing and Human Services Chief Strategist and the Chief Equity Officer, identify strategies to provide equitable opportunities to participate in the local economy by ensuring the provision of essential support services such as education, training, digital resources, childcare, etc. to correspond with affordable housing communities.

III. RECOMMENDATIONS REGARDING MANUFACTURED HOUSING

The Task Force recognized that manufactured housing communities present unique challenges and opportunities, and require special considerations given that they often serve as a source of affordable housing and home ownership for residents in the County. Manufactured housing units and/or the communities may also have deteriorating conditions that need to be addressed. The eight existing manufactured housing communities across several magisterial districts throughout the County contain approximately 1,750 units and have different characteristics, zoning and tax classifications. Manufactured housing communities have unique ownership and occupant arrangements that are distinct from other housing situations. Manufactured home and manufactured housing community definitions used throughout this Section include:

- *Manufactured Housing Community Owner:* The owner of the land upon which the entire manufactured housing community sits. There are eight separate owners in the County.
- *Manufactured Homeowner:* An owner of a physical manufactured home unit who may or may not reside in the manufactured home.
- *Manufactured Home Occupant:* An individual or family who rents a physical manufactured home from a manufactured homeowner.
- *Manufactured Housing Community (or “residents”):* Consists of the manufactured homeowners and occupants that reside in a manufactured housing community.

Given the unique challenges of the manufactured home communities, the Task Force convened a Manufactured Housing Subcommittee that identified several recommendations that are suggested to be further refined as part of a separate, standing task force to be convened upon completion of the Preservation Task Force.

Recommendation MH1: The Board should form and convene no later than July 2021 a standing manufactured housing task force to act as the central vehicle for manufactured home redevelopment and preservation issues.

The group should include, at a minimum, staff from Neighborhood and Community Services (NCS), the Department of Housing and Community Development (HCD), the Health Department (HD), the Department of Code Compliance (DCC) and the Department of Planning and Development (DPD); affordable housing advocates; manufactured

housing community occupants; and manufactured housing community owners.

The manufactured housing task force should be established to ensure all residents of the manufactured housing communities have an equitable opportunity for success in accordance with the principles of the One Fairfax Policy; should study and address operational and maintenance issues and concerns raised on an ongoing basis; and, should use the items in MH2 through MH9 below as its charge, considering equity when making policies and in addressing concerns that directly affect residents of these manufactured homes.

When land for a manufactured community goes through the planning process, a collaborative, intentional, and meaningful community engagement and a resident education process should be developed that includes considerations of preservation, rehabilitation, development without displacement and relocation benefits, among other factors.

Recommendation MH2: The manufactured housing task force should engage residents of manufactured housing communities through a robust community outreach strategy that should:

- Use translators for presentations and meetings and written materials in the primary language to ensure input and communications with residents with the primary language other than English. Interpreters and document translations will be provided for other languages upon request;
- Support residents with hearing and visual impairments to participate and receive information for community meetings;
- Provide advance notice and consideration to the appropriate time of day to accommodate individuals who serve as caregivers and/or have jobs outside of the hours of 9-5 to attend community meetings;
- Develop a basic fact sheet in multiple languages and braille for residents to understand the basics of manufactured housing unit ownership clearly illustrating how it is different from other types of property ownership, including home ownership; and
- Analyze data to better understand the specific affordability and access challenges faced by marginalized groups including, but not limited to race, gender, LGBTQIA, age, people with disabilities, ex-offenders etc.

Recommendation MH3: The manufactured housing task force should obtain an understanding of existing manufactured home communities, desires of manufactured homeowners and occupants and their reasons for choosing to live in the

manufactured home communities to drive further research and recommendations to County policies, plans, and ordinances by:

- Conducting a survey of the residents who live in the manufactured home communities to include households that rent homes from an owner versus residents who occupy homes they personally own to evaluate demographics and desires of owners and occupants;
- Evaluating of the condition of the manufactured homes and the communities to understand ways to potentially assist in improving conditions as desired by the owners/occupants;
- Researching opportunities to upgrade/replace manufactured homes; and
- Exploring long-term opportunities to convert manufactured home ownership to conventional homeownership of a housing unit where possible, including the potential for tenant-managed or tenant-ownership of manufactured housing communities through constructs like community land trusts, if and when desired by manufactured homeowners.

Recommendation MH4: The manufactured housing task force should identify any existing policy discrepancies related to manufactured housing communities, and, to the extent such inconsistencies exist in the Comprehensive Plan and if appropriate, recommend that the Board amend the Comprehensive Plan to create a Manufactured Housing Community land use designation and related policies. The overarching goal of the Plan Amendment would be to preserve, through a variety of means, the housing affordability provided to existing residents by manufactured housing communities, and to rectify any existing discrepancies. It should be noted that the Land Use Element of the Policy Plan of the Comprehensive Plan indicates that manufactured housing communities should be retained as an important source of affordable housing if the underlying commercially-zoned land is to be redeveloped, however, in some instances site-specific Plan recommendations are not consistent with this goal.

Recommendation MH5: Develop a policy regarding one-for-one replacement and/or no net loss in the context of manufactured home occupancy and ownership. The policy should recognize that preservation of these important affordable housing opportunities may take many forms: preservation of the physical asset, redevelopment or replacement of units with conventional, affordable homeownership options in the existing communities, and facilitated paths to other conventional, affordable homeownership and rental housing opportunities. Further, the task force should establish criteria for replacement that takes into account levels of affordability, type and tenure of units. This should consider the following:

- The right of displaced residents to access replacement affordable housing opportunities, at the same income levels;
- The relocation benefits for residents, as provided for under Virginia and federal law, and any gaps that may exist relative to the needs of displaced residents;
- The opportunity for meaningful, conventional homeownership and wealth building potential, where possible; and
- The development of resident displacement policies and amendments to the voluntary relocation guidelines to address potential lost value of the manufactured home if immovable or if there is no reasonable relocation option for manufactured homeowners.

Recommendation MH6: Review/strengthen manufactured housing community oversight by the Department of Code Compliance in a way that protects residents and ensures that Manufactured Housing Community Owner responsibilities for maintenance, health and safety onsite, and resident rights are upheld. Connect residents with the Manufactured Home Community Coalition of Virginia (MHCCV) for resident education and governance, technical assistance for unit improvements and maintenance.

Recommendation MH7: Consider zoning strategies to incentivize preservation of existing manufactured home communities both as nonconforming uses in the commercial and industrial zoning districts and within the Residential Manufactured Home Park Zoning District (R-MHP), including, a review of use standards and bulk regulations.

Recommendation MH8: Develop a reserve fund for qualified manufactured homeowners in cases where renovation or maintenance is needed in order to respond to and remediate a notice from the county code violation regarding health and safety.

Recommendation MH9: For any manufactured housing communities that go through the entitlement process, implement an analysis of the housing affordability needs of and opportunities for residents.

APPENDIX

A. Definitions

Affordable Dwelling Units (ADU) Rentals-Rental housing units to serve households with incomes up to 70 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the current Fairfax County Ordinance (effective no sooner than July 1, 2021 Section 5101). In return for provision of this housing, additional bonus density is granted. The prices, rents and occupancy of ADUs are restricted under an affordability term called the control period which is specified in the Fairfax County Zoning Ordinance.

Area Median Income (AMI) - Is the midpoint of a region's income distribution as published annually by the US Department of Housing and Urban Development – half of families in a region earn more than the median and half earn less than the median.

Committed Affordable - Properties or units with rents and incomes served that are restricted by means such as a deed restriction or zoning requirements.

Communities of Opportunity - Areas where residents, through the development of pro-equity systems, structures, policies, and programs; and improved community conditions, such as jobs, childcare, housing, healthcare, and more, have connection to the county's assets and resources to facilitate full participation in and contribution to the county's economic and social vitality and readiness for the future.

Gap Financing - Funding to cover the “gap” between what it costs to acquire/rehabilitate/redevelop a property and what can be raised through tax credits and private financing, using the existing “Housing Blueprint” model.

Islands of Disadvantage - Areas of the county where residents face multiple challenges, including poverty, poor education, unaffordable housing, and lack of health insurance. People of color represent a disproportionate share of residents in these neighborhoods. (Adapted from the Uneven Landscape [Report](#), p. 2)

Long-term Preservation - A commitment as affordable housing for 30 or more years, via a recorded deed of trust, proffers, or other similar means.

Low-Income Housing Tax Credits (LIHTC) - The Low-Income Housing Tax Credit program subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income residents. The LIHTC was enacted as part of the 1986 Tax Reform Act and has been modified numerous times.

Market Affordable - Rental communities including units considered to be affordable to households earning 60 percent of the area median income (AMI) or below – about \$75,000 or less per year for a family of four (in 2020) – *without* enforceable restrictions.

No Net Loss - No loss of the affordability provided by market affordable units.

Manufactured Housing - Manufactured homes are regulated by HUD, the Housing and Urban Development division of the federal government. According to HUD, a factory-built home prior to June 15, 1976 is a mobile home and one built after June 15, 1976 is a manufactured home. Fairfax County uses the term “manufactured housing” as an umbrella term to encompass mobile and manufactured housing.

Over-Housed - A household that occupies a unit that is too large based on the household composition and occupancy standards.

Physical Preservation - The maintenance and improvement of the physical condition and financial viability of a rental property while maintaining or extending affordability so that it can provide a long-term source of decent and safe housing that benefits families, neighborhoods and communities.

Predevelopment Funds - Predevelopment funds to facilitate investigation of a preservation opportunity.

Rehabilitation Financing - Funds for the major capital needs for owners of existing properties, also using the Blueprint model, in exchange for long-term affordability commitments.

Under-Housed - a household that occupies a unit that is too small based on the household composition and occupancy standards.

Use Preservation - The maintenance, sale or transfer of a property that keeps rents affordable by maintaining or adding subsidies, refinancing existing debts and introducing or modifying income eligibility and affordability restrictions. Use preservation can include redevelopment that preserves the affordability and number of bedrooms currently existing on the property either on-site or in proximity to the site.

Workforce Dwelling Units (WDU) Rentals - Rental units that serve households with income up to 80 percent of the AMI for the Washington Metropolitan Statistical Area, as determined annually by the U.S. Department of Housing and Urban Development. The intent of the WDUs is to encourage affordability in the county’s planned Mixed-Use Centers and areas of the county where high-density residential development above the baseline is planned. WDUs should be provided in accordance with the Guidelines for the Provision of Workforce Dwelling Units (WDU Policy) specified in the Policy Plan. In return for proffered WDUs, additional development density or intensity will be made available. WDUs are subject to administrative requirements that are set forth in the Board of Supervisors WDU Administrative Policy Guidelines.

DRAFT September 1, 2022

Guidelines for Affordable Housing Preservation

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, Appendices, page 12:

“APPENDIX 2

GUIDELINES FOR AFFORDABLE HOUSING PRESERVATION

Fairfax County has a significant stock of privately-owned market-affordable multifamily rental properties, which is shrinking due to rental market price increases, repositioning, renovation, and redevelopment of the affordable units. Preservation of affordable units when infill development or redevelopment (see Plan Glossary for definitions of “infill” and “redevelopment”) occurs is one tool for the County to utilize in achieving no net loss of affordable units.

Market-affordable multifamily rental housing properties include four or more units with average rents considered to be affordable to households earning 60 percent of the Area Median Income (AMI) and below, in which the rents are not regulated but are set by the private property owners. Absent any long-term affordability commitments, market-affordable developments can be lost to redevelopment or repositioning of the asset, leading to the displacement of existing residents and to community fragmentation. The County has committed to a goal of no net loss of these market-affordable units, and should preserve the affordability of market-affordable multifamily rental housing units to the extent practicable.

Committed affordable multifamily rental housing properties include units with restrictions to serve households earning 80 percent AMI and below. The rents of privately-owned committed affordable units, which are controlled by deed restrictions, zoning requirements, or other similar restrictions, are for terms generally in the range of 15 to 50 years. As terms expire, committed affordable units will be at risk of being converting to market rate units. The County should extend expiring affordable commitments of units, such as those under the County’s Affordable Dwelling Unit (ADU) Ordinance and Workforce Dwelling Unit (WDU) Policy, with the goal of one-for-one replacement of affordable units.

The departments of Housing and Community Development and Planning and Development should evaluate the potential for one-for-one replacement in any proposed development or redevelopment of market and committed affordable units based on the unit type and size, income levels served, and total unit counts, as well as other county goals such as revitalization of an area. While the objective is no net loss of affordable units, it is recognized that this may not be fully possible in all circumstances. In these situations, deviations from the one-for-one replacement goal and/or additional public and private resources for affordable housing may be evaluated. Any residential development proposal seeking to preserve units through redevelopment would not need to provide additional workforce dwelling units per Appendix 1, provided that the

number of preserved units exceeds that which would otherwise be expected under the WDU policy.

Additional Residential Density/Intensity

Additional residential densities or intensities above the Plan recommendation may be considered in development proposals that commit to long-term preservation (30 or more years), as an incentive to preserve or replace existing affordable multifamily rental housing units. The potential benefit of the preservation relative to the number and type of units preserved, the income levels served, and/or the strategic importance of the units relative to other factors, such as transit accessibility or financial feasibility of the preservation should be considered as part of any proposed development seeking additional density or intensity. The appropriate amount of additional density or intensity will be determined on a case-by-case basis based on the ability of the project to meet the following performance criteria as well as other applicable site-specific and countywide recommendations of the Comprehensive Plan. Except where otherwise noted in the Area Plans, the additional density or intensity provided in a development in adherence to this policy is excluded from the plan's maximum density or intensity recommendations. Additional density or intensity will have to meet the Zoning Ordinance standards, including maximum density or intensity with applicable bonuses.

Development projects seeking the additional density or intensity should demonstrate that compatibility with existing and planned surrounding development should be achieved in accordance with Objectives 2, 8 and 14, as well as Appendix 9, of the Land Use Element of the Policy Plan. High quality building and site design, and transitions between uses are essential to achieve a compatible land use relationship and mitigate impacts between uses. Building height above the recommended maximum designated in the Area Plans should only be considered if necessary to accommodate the inclusion of the additional density or intensity needed to accommodate preservation.

The analysis of the proposals also should demonstrate that impacts to the environment, schools, parks, heritage resources, transportation systems, and other public facilities, including from additional density or intensity, will be addressed.”



Final Recommendations

The Manufactured Housing Task Force (MHTF) sought input and developed recommendations to present to the Board of Supervisors. The fully endorsed recommendations are aligned with five strategic community impact areas as noted below. Historical progress of the task force can be viewed on this webpage.



FINAL RECOMMENDATIONS OF THE MANUFACTURED HOUSING TASK FORCE

In Summer 2022, the Manufactured Housing Task Force documented their final recommendations to present to the Board of Supervisors.

[Read the Final Report in English →](#)

[Leer el Informe Final en Español →](#)

WORKPLAN / PROGRESS ON RECOMMENDATIONS

A. Community Outreach / Engagement	+
B. Understanding Community Needs, Providing Community Benefits	+
C. Code Compliance and Community Quality	+
D. Land Use	+
E. Legislation Considerations	+
Final Review and Approval of Recommendations	+

BACKGROUND / HISTORICAL REFERENCE

Previous Manufactured Housing Task Force Meetings	+
Manufactured Housing Charter and Workplan	+
Manufactured Housing Task Force Creation / Members	+
Manufactured Housing Task Force Reference Materials	+
Manufactured Housing County Data	+
Previous Affordable Housing Preservation Task Force Meetings (Manufactured Housing / Mobile Home Focus)	+



Manufactured Housing Task Force Recommendations Document

I. Overview

About the Manufactured Housing Task Force

Fairfax County has eight existing manufactured housing communities across several magisterial districts throughout the County containing approximately 1,750 units.

- Waples Mobile Home Estates, Braddock District
- Audubon Estates, Franconia District
- Harmony Place, Franconia District
- Engleside, Mount Vernon District
- Penn Daw Terrace, Mount Vernon District
- Rays, Mount Vernon District
- Woodley Hills Estates, Mount Vernon District
- Meadows of Chantilly, Sully District

In August 2021, the Fairfax County Board of Supervisors (the Board) established the Manufactured Housing Task Force (MHTF) for the purpose of developing a set of strategic recommendations; 1) the preservation of the affordable housing opportunities that exist in the county's eight manufactured communities, and 2) addressing the unique needs of the families that call these communities home. The MHTF purposefully included a diverse array of manufactured housing community residents, community owners, housing advocates, and representatives of the development community, among others.

Task Force Goals

The following are the MHTF's recommended goals:

Goal 1: *Preserve, through a variety of means, the affordability of the approximately 1,750 housing opportunities that exist in the eight manufactured housing communities in Fairfax County, recognizing that each community – and each family - has unique circumstances that will require a tailored approach.*

Goal 2: *Provide manufactured housing community residents the opportunity to fully participate in and benefit from civic life in Fairfax County, most critically but not limited to policy decisions that directly impact their housing sustainability.*

Goal 3: *Provide manufactured housing community residents with the opportunity to learn about their rights and limitations and provide park owners with the*

opportunity to learn about their responsibilities under the Manufactured Home Lot Rental Act of Virginia and other applicable regulations, county policies and resources available to assist them. Furthermore, provide suggested changes to the Manufactured Home Lot Rental Act of Virginia and other applicable regulations to be included in the County's state legislative package.

Guiding Principles; Values

Like the recommendations of the Affordable Housing Preservation Task Force, the MHTF recommendations were informed by the following guiding principles:

- **Best Practices:** Work of the task force was informed by best practices, where applicable.
- **Lessons Learned:** The MHTF incorporated into these recommendations the lessons learned in real time from ongoing situations at multiple manufactured housing communities.
- **One Fairfax Policy and Lens:** The One Fairfax Policy was used in all efforts of the MHTF and in the creation of the proposed strategies contained herein.

In addition to the MHTF's guiding principles, the following values were considered in the recommendations:

- **Preservation comes in many forms:** Affordable housing preservation can be achieved in a variety of ways, including physical preservation of the manufactured housing communities themselves, or the preservation of the affordability, either on-site or off-site, in the event of redevelopment.
- **Focus on the people:** Priority consideration should be given to the needs of residents of manufactured housing communities. It is recognized that the concerns of all key stakeholders (residents, park owners, housing advocates, business and civic leaders) should be included in the development of manufactured housing policies and actionable recommendations.
- **Respect communities:** Sustaining the legacy and viability of communities with shared history and cultural dynamics should be a priority.
- **Realistic and actionable recommendations:** Recommendations by the MHTF should be realistic and actionable, within the context of the existing regulatory environment for manufactured housing communities in Virginia.

Strategic Categories

The MHTF adopted a charter (Appendix 1) which identified a set of duties that can be grouped into five principal strategic areas of focus:

- A. Community Outreach and Engagement:** Residents and owners of manufactured housing communities have a right to be informed of, understand, and participate in policy decisions and opportunities that affect them, in a manner consistent with the

Fairfax County One Fairfax Policy. Per the MHTF charter, when a manufactured community goes through the planning process, a collaborative, intentional, and meaningful community engagement and resident evaluation process must be developed that includes considerations of preservation, rehabilitation, development without displacement, and relocation benefits, among other factors.

- B. Understanding Community Needs, Providing Community Benefits:** Residents and owners of manufactured housing communities have a right to have their needs understood by policymakers in Fairfax County. These communities should be surveyed every three years to help gather information on community conditions, economic success, resident service needs, and resident aspirations. Residents of manufactured housing communities should have access to sufficient resources and opportunities to allow them to be resilient in the face of displacement, to maintain and preserve their existing homes, and to have a pathway to traditional homeownership in Fairfax County.
- C. Code Compliance and Community Quality:** Residents of manufactured housing communities have a right to expect decent and safe facilities. Code compliance recommendations should be aimed at enhancing resident safety and community quality.
- D. Land Use:** Per the recommendations of the Affordable Housing Preservation Task Force, land use policies regarding manufactured housing communities should be reviewed and updated as needed to help ensure that they are responsive to the needs of the residents and owners.
- E. Legislation:** Residents of manufactured housing communities should be protected more forcefully by the state legal frameworks governing their communities. A set of recommendations aimed at ensuring greater protections should be included in the Board's legislative program until adopted by the General Assembly.

The MHTF is the product of a set of recommendations made by the County's Affordable Housing Preservation Task Force, and this document is structured as an implementation plan in response to those specific recommendations. The recommendations of the County's Affordable Housing Preservation Task Force are shown in boxes and are followed by the recommendations of the Manufactured Housing Task Force.

II. Implementation Plan

A. Community Outreach/Engagement (Preservation Task Force Recommendation MH2)

The manufactured housing task force should engage residents of manufactured housing communities through a robust community outreach strategy that should:

- Use translators for presentations and meetings and written materials in the primary language to ensure input and communications with residents with the primary language other than English. Interpreters and document translations will be provided for other languages upon request;*
- Support residents with hearing and visual impairments to participate and receive information for community meetings;*
- Provide advance notice and consideration to the appropriate time of day to accommodate individuals who serve as caregivers and/or have jobs outside of the hours of 9-5 to attend community meetings;*
- Develop a basic fact sheet in multiple languages and braille for residents to understand the basics of manufactured housing unit ownership clearly illustrating how it is different from other types of property ownership, including home ownership; and*
- Analyze data to better understand the specific affordability and access challenges faced by marginalized groups including, but not limited to race, gender, LGBTQIA, age, people with disabilities, ex-offenders etc.*

Overview: Community engagement and public participation are essential aspects of the management and governance of Fairfax County, as expressed in the Countywide Strategic Plan and the One Fairfax Policy. Currently, landowners of manufactured housing communities are legally notified of land development activity that is immediately adjacent to or that includes their property. The County's commitment to community engagement and public participation must also apply to residents of manufactured housing communities. This commitment reflects a core belief that the people who are affected by a decision have a right to be involved in the decision-making process, with the assurance that their participation will increase awareness of the challenges and opportunities, inform decision-making, strengthen the collective voice, advance resident's rights through policy development, and create measurable outcomes.

This commitment to community participation is especially critical for residents of manufactured housing communities, given how vulnerable many residents are with major barriers to economic mobility.

Desired Outcomes and Guiding Principles: While each of the eight manufactured housing communities has its own unique challenges and opportunities, the need for a consistent and effective approach to community outreach and engagement is essential. The goal of the community engagement/communication strategy is to ensure that residents of these communities are able to fully participate in, understand, and help shape policies and decisions that directly affect them.

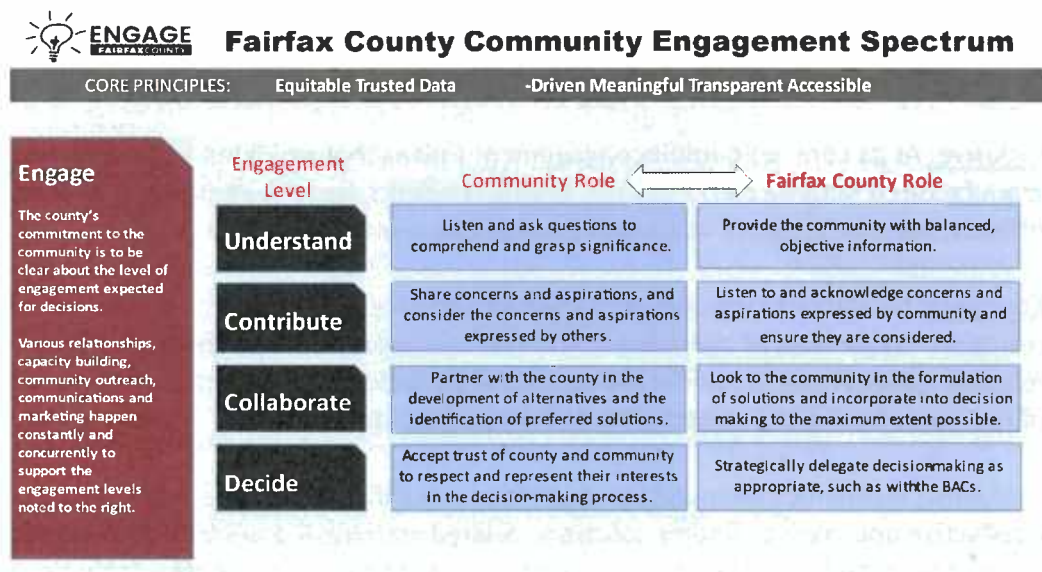
The guiding principles of the community engagement and outreach strategy, consistent with the Fairfax County Framework for Inclusive Community Engagement, is that the strategy must be:

- **Inclusive:** At its core, community engagement means that residents and owners of manufactured housing communities, county residents, key stakeholders, and elected officials, must be included in any policy or decision-making process.
- **Equitable:** Equitable community engagement aims for participation that results in all residents – regardless of age, race, color, sex, sexual orientation, gender identity, religion, national origin, marital status, disability, socio-economic status or neighborhood of residence having the opportunity to fully participate.
- **Authentic:** Authentic community engagement is building trusting relationships based on a collective approach to finding solutions. Shared learning is essential to understand the value of manufactured housing communities as a critical source of affordable housing, and why preservation of their affordability is a County housing priority.

How We Get There: By engaging in an inclusive, equitable, and authentic engagement process, residents of manufactured housing communities and manufactured housing community owners will have full access to, and fully participate in, the decision-making process. This approach requires the disclosure of information in accessible formats to residents and owners that facilitate understanding of the issues. The approach will facilitate improved outcomes for residents, including:

- Improved Health and Safety
- Affordability
- Resilience
- Minimized Displacement
- Clarity for the Future
- Long-Term Investment in Property
- Improved Infrastructure and Maintenance
- Improved responsiveness to community needs and desires
- Reduction of inequities and then greater ownership in community decisions
- A better understanding of why and how services need to change and develop

The chart below shows the Fairfax County Community Engagement Spectrum, as it appears in the county’s inclusive engagement framework. With respect to the needs of the residents of manufactured housing communities, utilization of all levels of the engagement are intended to facilitate successful participation in community decision-making, and the building of new, trusting relationships between the county and residents.



Implementation Recommendations: The community outreach and engagement plan has multiple components to ensure a full understanding of the unique nature of manufactured housing communities and the rights and responsibilities of unit and community owners including: 1) development of a website of current information and resources; 2) annual outreach to the manufactured housing communities; 3) specific development information on projects that may impact the communities; 4) a manufactured housing roundtable consisting of community representatives, owners, partners, and advocates; and 5) residential surveys.

Recommendation A1: Website of Current Information and Resources

A Fairfax County website specifically for residents and owners of manufactured housing communities should be developed as a convenient reference. The website should be available in English and Spanish, and include the following at a minimum:

- **Fact Sheet:** Provide information that clearly provides information about the unique ownership and occupant arrangements that are distinct from other housing situations (see Appendix 2):
 - ✓ How to purchase
 - ✓ Advantages and disadvantages
 - ✓ Taxes

- ✓ Ownership structure
- ✓ Rights of tenants in manufactured housing communities
- ✓ How to get involved – and stay involved – in Fairfax County
- **InfoPages:** Provide information on each of the eight communities in the county, including number of units, ownership, basic demographic information, etc.
- **How to Get Help:** References for resident assistance, including tenant rights, access to legal counsel, home improvements, and other services related to tenancy in and ownership of a Manufactured Housing Community.
- **Facilitating Community Understanding:** Post results of all surveys and studies conducted to understand each of the manufactured housing communities. The goals of this aspect of the proposed website would be to 1) provide hard data about the communities and the needs and aspirations of their residents; 2) create greater understanding of manufactured housing as a homeownership model; and 3) identify opportunities to overcome challenges and create thriving communities with long-term benefits for the residents.
- **Notification Alerts:** Create a sign-up mechanism to receive any notifications on manufactured communities, including links to any relevant land use cases and associated community meetings, and notices concerning the sale of any community.
- **Frequently Asked Questions:** Identify FAQs from residents and owners and share them on the website.
- **County Staff Contact:** Provide a means for community members and owners to ask county staff questions and report concerns.
- **Legislation Updates:** Provide updates on all legislation related to manufactured housing communities.

Responsible parties: The Fairfax County Office of Public Affairs would maintain the website with Fairfax County Housing and Community Development responsible for updating its content.

Recommendation A2: Annual Outreach to Manufactured Housing Communities

The Fairfax County Department of Housing and Community Development with the assistance of the Office of Public Affairs will send annual letters to each residence within a manufactured housing development and to each community owner. These letters will provide the Fact Sheet and the link to the website for further information and resources. The letter will initiate scheduling a County-hosted on-site community meeting, as available, at each manufactured housing community to be held within 45-60 days of the date of the letter. At least one annual community meeting should be held with each community as standard procedure for the first 3-5 years, and then potentially occur more or less frequently, as determined by residents of each community. At the community meeting Fairfax County staff can meet with the residents to review the information, identify support resources, answer any questions, and gain insight into community concerns and explore or implement solutions with the residents and management. The annual letter is intended to ensure that every household and owner are aware of their

rights and responsibilities and resources available to them and will provide a means of communication with County staff.

Responsible parties: Department of Housing and Community Development, with the assistance of the Office of Public Affairs.

Recommendation A3: Specific Development that May Impact the Community

The Fairfax County Department of Planning and Development will ensure that notice is provided to both the landowner and each household within the manufactured housing community of all proposed rezoning and Comprehensive Plan amendments that are adjacent to, or include, the manufactured housing community. The processes for each include active engagement with the community to ensure that all who are potentially impacted are clearly informed and their voice can be heard as part of the public participation process if they desire. Meetings will be held with the residents of the manufactured housing community to explain the proposal and answer questions. These meetings will be coordinated with the District Supervisor's office by County Staff for Plan amendments and by the developer/applicant for entitlement applications. Interpreters should be provided, and meeting material should be translated. Notices of public hearings on such developments will be posted on the county's Manufactured Housing website, as described in Recommendation A1.

Responsible parties: Department of Planning and Development, with assistance from the Department of Housing and Community Development and the Office of Public Affairs.

Recommendation A4: Community Representatives, Partners, and Advocates

The Fairfax County Department of Housing and Community Development will have the responsibility to establish and staff a Manufactured Housing Roundtable, consisting of resident leaders from the manufactured housing communities and manufactured housing community owners/managers to help with ongoing information sharing and opportunities for residents. As part of this effort, the county will work with the roundtable to plan and schedule community engagement activities. Some communities may have established homeowner/resident associations with a representative governance structure and routine meeting schedules while others may not. In cases where an established homeowner/resident association exists, the association leadership should be the first point of contact for planning any engagement activity. Where a formal community/resident association does not exist, the county should attempt to identify the informal community leaders to participate in community engagement planning efforts. In addition, the county is committed to an engagement with trusted community partners as identified by the community residents to assist in community engagement planning efforts. There may be representatives from places of worship, non-profit organizations, government agencies or others who are trusted by community residents to serve in this role.

Responsible parties: The Department of Housing and Community Development and The Department of Neighborhood and Community Services, assisted by the Office of Public Affairs and the Chief Equity Officer.

Recommendation A5: Institutional Capacity

Fairfax County should establish a manufactured housing community coordinator within the Department of Housing and Community Development, to coordinate activities related to manufactured housing, including community outreach and engagement.

Responsible parties: The Department of Housing and Community Development and The Department of Management and Budget

Recommendation A6: Meeting the Engagement Needs of Residents

It is imperative that the particular needs of residents be recognized and addressed to ensure a truly inclusive community engagement process.

- Provide interpreters for presentations and meetings and written material translations in English, Spanish and any other primary spoken language to ensure the ability for full participation by all residents. Provide interpreters and document translations for other languages, as needed.
- Support residents with hearing and visual impairments to participate and receive information.
- Identify and mitigate barriers to resident participation. Lack of transportation, childcare, and language access are common barriers to resident participation in community engagement.
- Provide advance notice and consider the appropriate time of day to accommodate non-“traditional” work schedules and caregiver responsibilities when scheduling engagement.
- Employ meeting formats that are interactive and that encourage attendees to fully engage in the decision-making process.



Source: Inclusive Community Engagement presentation

- Offer attendees multiple ways to provide input (verbal, written, during and after the meeting).
- Provide sufficient introductory level information and time for participants to achieve a common understanding of topics that may be new or complex and to build capacity and promote full resident participation in decision-making.

Responsible parties: All relevant county agencies

**B. Understanding Community Needs, Providing Community Benefits
(Preservation Task Force Recommendation MH3; MH5)**

MH3: The manufactured housing task force should obtain an understanding of existing manufactured home communities, desires of manufactured homeowners and occupants and their reasons for choosing to live in the manufactured home communities to drive further research and recommendations to County policies, plans, and ordinances by:

- *Conducting a survey of the residents who live in the manufactured home communities to include households that rent homes from an owner versus residents who occupy homes they personally own to evaluate demographics and desires of owners and occupants;*
- *Evaluating of the condition of the manufactured homes and the communities to understand ways to potentially assist in improving conditions as desired by the owners/occupants;*
- *Researching opportunities to upgrade/replace manufactured homes; and*
- *Exploring long-term opportunities to convert manufactured home ownership to conventional homeownership of a housing unit where possible, including the potential for tenant-managed or tenant-ownership of manufactured housing communities through constructs like community land trusts, if and when desired by manufactured homeowners.*

MH5: Develop a policy regarding one-for-one replacement and/or no net loss in the context of manufactured home occupancy and ownership. The policy should recognize that preservation of these important affordable housing opportunities may take many forms: preservation of the physical asset, redevelopment or replacement of units with conventional, affordable homeownership options in the existing communities, and facilitated paths to other conventional, affordable homeownership and rental housing opportunities. Further, the task force should establish criteria for replacement that takes into account levels of affordability, type and tenure of units. This should consider the following:

- *The right of displaced residents to access replacement affordable housing opportunities, at the same income levels;*
- *The relocation benefits for residents, as provided for under Virginia and federal law, and any gaps that may exist relative to the needs of displaced residents;*
- *The opportunity for meaningful, conventional homeownership and wealth building potential, where possible; and*
- *The development of resident displacement policies and amendments to the voluntary relocation guidelines to address potential lost value of the manufactured home if immovable or if there is no reasonable relocation option for manufactured homeowners.*

Overview: People become manufactured homeowners and live in manufactured housing communities for a variety of reasons. For some, manufactured home ownership is an affordable step toward traditional homeownership. Others purchase a manufactured home intending to remain in that community throughout their lives. A third category of manufactured housing

community residents, commonly found in other localities, is retirees seeking to downsize, reduce maintenance, and live within a limited retirement income. A final category of manufactured housing residents are households who purchase a manufactured home as a form of affordable housing, whether due to limited income, lack of access to credit, immigration status, or other reasons. It should also be noted that there are many renters in manufactured housing communities whose needs must also be understood.

The challenges faced by people living in manufactured housing communities – the fear of displacement, the condition of their homes, access to credit and traditional homeownership – require a new approach grounded in the principles of One Fairfax. This new approach should be characterized by encouraging residents to have more control over their housing and their economic future. Proposed below is a set of recommendations aimed at providing a range of services to assist manufactured housing community residents in stabilizing their housing situations and becoming more economically empowered.

In Fairfax County, our manufactured housing communities are critical sources of affordable housing, largely for working families. Understanding *and responding to* the diverse needs, goals and aspirations of residents is imperative to preserve the affordable housing opportunities that exist in manufactured housing communities.

Desired Outcomes and Guiding Principles: Fairfax County must gain an in-depth understanding of the needs of the residents of manufactured housing communities to effectively assist them with displacement challenges and community improvement needs. The process to understanding community needs will be centered around the principle that the residents' voice in partnership with the community owner is critically important.

How We Get There: Developing a plan for preservation of these affordable housing opportunities requires an understanding that preservation may take many forms: preservation of the physical asset, redevelopment, or replacement of units with conventional, affordable homeownership options in the existing communities, and facilitated paths to other attainable homeownership and rental housing opportunities

Implementation Recommendations: The key to understanding the needs of residents of manufactured housing communities will include periodic surveys that uplift and amplify their voices. Following on the model provided by the Harmony Place survey (Appendix 3), it is anticipated that areas of focus in surveys will include issues surrounding displacement, housing costs, community conditions, and community values. The county should also develop various approaches/strategies, including land use policy changes, new legislation, funding, education and discussion sessions with residents and trusted community partners.

Recommendation B1: Resident Survey and Investing in Lived Experience

A key element of inclusive community engagement is to ask those who are most impacted in manufactured housing communities to provide feedback about their experiences. Fairfax County and the FCRHA should identify funding to support surveys of each of the eight manufactured housing communities, staggered in a three-year cycle so that surveys are being conducted each calendar year to gain information and to ensure that those who are most affected have a voice in future policy and actions taken in their communities. Surveys should be conducted in a manner similar to the Harmony Place survey, using the talents of trusted community partners and driven by community residents. The surveys should include a core set of questions for each site along with additional questions based on the local needs of the specific site. The survey methodology and process should be continuously evaluated and improved including investigating alternate means of conducting the survey such as using an electronic format and maintaining confidentiality of the responses especially for financial information which residents may not want to share. The resulting data should be analyzed to gain an understanding of the needs and desires of the residents, challenges and opportunities of living in each manufactured housing community and determining areas where improvements can be implemented in policies, plans, and procedures and shared with the community, community owners, and policymakers, including the Board of Supervisors.

Responsible parties: Department of Housing and Community Development, Office of Public Affairs, Department of Neighborhood and Community Services, Chief Equity Officer

Recommendation B2: Support for Manufactured Housing Community Owners

The FCRHA will explore providing financial support to owners of manufactured housing communities wishing to make infrastructure and other critical improvements to their properties. Such support would be in the form of a loan from the FCRHA, in a manner similar to the FCRHA's work with affordable housing developers. It should also be dependent on the owner providing affordability guarantees and a right of first refusal for the residents or the FCRHA to purchase the property in the event it is sold. Fairfax County should also maintain a comprehensive list of financial support from all sources, including from the state and local government. The FCRHA will also provide educational and technical support in the form of understanding code requirements and regulations for manufactured housing as addressed in Section C – Code Compliance and Community Quality.

Responsible parties: Department of Housing and Community Development

Recommendation B3: Management Practices

The quality of practices varies among the manufactured housing communities. Some communities continue to face challenges, such as fear of retaliatory actions against residents who raise concerns. Fairfax County, in consultation with all stakeholders, should create

guidelines that state standards for conduct based on best practices for manufactured housing community management and provide a single point of contact to assist residents in addressing concerns about management. Fairfax County should also seek legislative changes at the state level to strengthen resident rights; especially in the event of a sale of a manufactured housing community (See Section E, “Legislation”).

Responsible parties: Department of Housing and Community Development, Legislative Affairs, Office of the County Attorney

Recommendation B4: Support Community Residents in Purchasing Their Communities; Community Land Trusts

When a manufactured housing community is faced with redevelopment, residents lose their manufactured homes, when the home cannot be relocated, and their communities. Current laws provide limited compensation for relocation expenses. Losing their community has a high social and economic impact. The circumstances of every manufactured housing community will be different over time. One strategy to be considered is for residents to form a group at the earliest opportunity, with help from the county, to purchase the land under their homes and participate in management of the park.

As an example, although the coordinated effort to purchase the Harmony Place property ultimately did not have the desired outcome, the work done by the residents of Harmony Place, Tenants and Workers United, Catholics for Housing, the FCRHA and Fairfax County during the fall of 2021 provides a template for assisting residents of manufactured housing communities in purchasing the land under their homes. The purchasing model used for Harmony Place, could be used in future situations where a property is for sale and the residents would like to organize and make an offer to purchase. The county encourages nonprofit organizations to engage and collaborate with residents of manufactured home communities. Other creative models to be considered include the use of Community Land Trusts for the preservation of manufactured housing communities, and the creation of affordable homeownership opportunities.

Responsible parties: Department of Housing and Community Development, Department of Neighborhood and Community Services, Chief Equity Officer

Recommendation B5: Supporting the Preservation of Affordability Through Various Housing Options

Manufactured housing communities provide a unique housing option through its homeownership of the unit while leasing the land. They also provide an affordable housing rental option for those who want to be within a manufactured home community. As such, the preservation of the affordability and other benefits of manufactured housing communities should be valued. Fairfax County and the FCRHA should prioritize funding for the manufactured housing communities in conjunction with other housing options with the stated goal of no net

loss of affordable housing. Various funding sources and tools should be used for preservation, redevelopment, and new production to provide a range of housing options to add to the county's affordable housing stock. Such developments should provide affordable opportunities for more traditional homeownership to residents of manufactured homes, if desired.

Responsible parties: Department of Housing and Community Development, in partnership with the Department of Planning and Development

Recommendation B6: Pilot Grant Program for Home Improvements

The FCRHA should initiate, on a pilot basis, a grant program for owners of manufactured homes wishing to address critical maintenance issues in their homes. Modeled on the grant component of the former Home Improvement Loan Program (HILP), grant funding could be used for electrical and plumbing upgrades and repairs, addressing code violations, and for safety improvements. It is recommended that the program be operated by a nonprofit organization with experience in providing single-family repair services.

Responsible parties: Department of Housing and Community Development, assisted by the Department of Neighborhood and Community Services

Recommendation B7: Homebuyer Education for Manufactured Homeowners

Fairfax County staff should research and prepare an information session on the ownership, buying and selling of a manufactured home, including how it is considered by lenders, insurance firms, taxing authorities and additional information as applicable. Other challenges such as the lack of relocation opportunities and the reality that the housing asset may depreciate over time should also be identified. Staff should research and determine if there are any programs that recognize these challenges and provide any assistance with rehabilitation. This information should be included on the Manufactured Housing website as a resource for both current and potential new owners to ensure a full understanding of manufactured home ownership. Fairfax County should also provide customized training and referrals to homebuyer education for residents of manufactured housing communities who want to participate in the county's first-time homebuyers' programs, to include building awareness that condominium and townhouse units offered for sale under the Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) programs are priced well below- market rate. This training should include a particular emphasis on understanding how to build and use credit.

Responsible parties: Department of Housing and Community Development

Recommendation B8: Develop a Resident Displacement Plan

The goal is to preserve the affordability of housing for people displaced from manufactured housing communities within Fairfax County. There are circumstances in which a manufactured

housing community and/or units within the community are required to be vacated due to eminent domain, natural disaster, hazardous conditions or redevelopment. When this occurs, it is important to recognize and address financial loss and other impacts to the residents. Every effort should be made to preserve onsite a one for one replacement of manufactured homes with affordable units of comparable size. If relocation of residents is unavoidable, consideration of the financial loss and other impacts to the residents should be part of the calculation for relocation assistance. Fairfax County should determine the current regulations under local, Virginia, and Federal laws for displacement of manufactured homeowners and renters and create recommendations aimed at minimizing disruption and maximizing opportunity and choice for residents impacted. These recommendations will identify the benefits of manufactured housing communities and address notice requirements, the manner of such notice, and time periods for displacement, among others including if due to eminent domain. Once completed, the recommendations should be posted on the Manufactured Housing website, and information sessions should be held for residents of manufactured housing communities.

Responsible parties: Department of Housing and Community Development, Office of the County Attorney, Department of Neighborhood and Community Services.

Recommendation B9: Early Warning for Households at Risk of Facing Eviction Due to Non-Payment of Rent

The County should conduct proactive outreach to manufactured housing park owners to inquire about delinquencies and connect landlords and tenants to Coordinated Services Planning. Similarly, landlords should proactively contact Coordinated Services Planning to alert them to delinquencies before filing any eviction action.

Responsible parties: Department of Housing and Community Development, Department of Neighborhood and Community Services

C. Code Compliance and Community Quality (Preservation Task Force Recommendation MH6; MH8)

MH6: Review/strengthen manufactured housing community oversight. by the Department of Code Compliance in a way that protects residents and ensures that Manufactured Housing Community Owner responsibilities for maintenance, health and safety onsite, and resident rights are upheld. Connect residents with the Manufactured Home Community Coalition of Virginia (MHCCV) for resident education and governance, technical assistance for unit improvements and maintenance.

MH8: Develop a reserve fund for qualified manufactured homeowners in cases where renovation or maintenance is needed in order to respond to and remediate a notice from the county code violation regarding health and safety.

Overview: Everyone who lives in Fairfax County is entitled to a safe and healthy homes, including residents of manufactured housing communities. There are federal, state, and local codes/regulations in place to define what is safe and the mechanism to enforce requirements if a home is not safe.

Manufactured housing sites are unique in that the underlying land is owned by park owners and the individual housing units are the responsibility of the individual housing unit owner. The site or community owner has the responsibility to maintain the community infrastructure, items such as the community roads, sidewalks, open space, public water, and sewer lines.

Manufactured housing communities are further unique in that the construction specifications of the units themselves are governed by federal code and not local building codes.

Due to these many unique aspects, a clear understanding of the all the governing codes and regulations is required to truly understand the applicability of each.

While manufactured housing communities provide a means of affordable home ownership, such ownership comes with the responsibility of maintaining the home in a safe and healthy manner in addition to paying off loans and making monthly pad rental payments. These obligations can create hardships if owners have limited funds and need to balance competing demands for other necessities such as food, childcare, or healthcare. Often home maintenance becomes a lower priority, which can lead to regulatory/code non-compliance or safety issues that need to be addressed. To keep these families in their homes, a reserve fund should be made available to help with expenses as needed.

Desired Outcome: Research and compile the local, state, and federal codes that apply to manufactured housing communities, both the units and the sites; provide recommendations for new and/or modifications to existing regulations to provide safe and healthy living conditions for the residents; and develop mechanisms for enforcement of the regulations and to assist unit

owners in complying. Provide sources of potential funding for qualified manufactured housing unit owners to address health and safety concerns on the homes and the clear process for accessing and utilizing those funds.

How We Get There: By engaging experts and county staff in a review of code requirements and assisting both manufactured homeowners and community owners in understanding their joint responsibilities to ensure safe quality housing in a healthy community environment.

Implementation Recommendations: The following are recommended steps to create a greater understanding of the codes and requirements governing manufactured housing communities:

Recommendation C1: Review of the Code Requirements and Regulations for Manufactured Housing Communities

Conduct a comprehensive review of the applicable codes and regulations at the local, state, and federal level to understand the code requirements, enforcement mechanisms, responsible parties, and complaint processes for both manufactured homes and manufactured housing communities. The applicable codes and regulations for manufactured housing communities are to be included on the website.

Responsible parties: Department of Housing and Community Development, Department of Code Compliance, Office of the County Attorney

Recommendation C2: Resources for Manufactured Housing Communities

Create a comprehensive list of codes and resources at the local, state, and federal levels available to manufactured homeowners, tenants, and community owners. This list should be provided on the Manufactured Housing website.

Responsible parties: Department of Housing and Community Development, Department of Code Compliance, Office of the County Attorney

Recommendation C3: Best Practices of Other Jurisdictions

Review initiatives and best practices by other local communities on code and enforcement regarding the construction, location, installation, use and maintenance of manufactured homes.

Responsible parties: Department of Housing and Community Development

Recommendation C4: Recommendations for New Regulations and Enforcements

Stakeholders should be engaged annually to offer input and provide recommendations to strengthen existing regulations or provide for new codes and enforcement regulations, including applicable grandfathering provisions or polices promoting safe and healthy manufactured housing units and communities.

Responsible parties: Department of Housing and Community Development, Department of Code Compliance, Office of the County Attorney; County Legislative Office.

Recommendation C5: Informational/Educational Material

Develop Informational and educational materials on regulatory policy and procedures for manufactured home property/site owners, unit owners, and renters to include outreach and education at community meetings and events.

Responsible parties: Department of Housing and Community Development and Department of Code Compliance.

Recommendation C6: Create a Reserve Fund for Code/Utility Compliance Support

Determine funding sources that may be available for Manufactured Housing Community owners and owners of the individual units. It is important to determine the condition of the manufactured housing communities and develop a menu of the most common code violations, needed repairs and associated costs. The goal is to develop an informed reserve fund based upon the current stock of manufactured homes in the county. Staff should develop a process and procedure for allocating funds including communications on funding available and the method for obtaining and using the funds. Information should be included on the Manufactured Housing Communities website and within the communication plans with the communities.

Responsible parties: Department of Housing and Community Development, Department of Code Compliance, Office of the County Attorney

Recommendation C7: Community Infrastructure Conditions Assessment

Underinvestment in infrastructure is a critical threat to some manufactured housing communities, including some of those in Fairfax County. The infrastructure systems in many manufactured housing communities date back decades, and sewer, water and electrical systems are often beyond their anticipated useful life. In addition, some of the existing manufactured housing communities are partially located within a mapped floodplain. There is a

recognized need to provide long term investment in community infrastructure to ensure health and safety of the residents. Fairfax County and the FCRHA, in cooperative working relationships with property owners, should contract with a qualified firm with expertise in review of site, floodplain and utility conditions to provide an overall infrastructure assessment of the eight identified manufactured housing communities and the common area improvements needed for each community to promote health, safety, and welfare for residents in each community with a focus on livability and accessibility. Many of these utilities are in easements and may have public rights to access. The condition assessments should also provide an estimated cost for the types of repairs needed to help gauge the potential financial resources that may be required.

Inspections may also include a general assessment of the exterior condition of units within the community as a way to assess overall financial viability. The community surveys referenced in Recommendation B1 should include resident concerns with the maintenance provided by the site owner and the condition of the units within the site. The survey may also be an opportunity for residents to voluntarily indicate areas of improvement for individual units and the community at large.

Responsible parties: Department of Housing and Community Development, with assistance from the Department of Code Compliance

Recommendation C8: Accessory Construction (decks, patios, etc.)

The County should assign a staff member to assist residents of manufactured housing communities in navigating the regulatory process for accessory construction.

Responsible parties: Department of Housing and Community Development, Department of Code Compliance, Department of Land Development Services

D. Land Use (Preservation Task Force Recommendations MH4; MH7; MH9)

MH4: The manufactured housing task force should identify any existing policy discrepancies related to manufactured housing communities, and, to the extent such inconsistencies exist in the Comprehensive Plan and if appropriate, recommend that the Board amend the Comprehensive Plan to create a Manufactured Housing Community land use designation and related policies. The overarching goal of the Plan Amendment would be to preserve, through a variety of means, the housing affordability provided to existing residents by manufactured housing communities, and to rectify any existing discrepancies. It should be noted that the Land Use Element of the Policy Plan of the Comprehensive Plan indicates that manufactured housing communities should be retained as an important source of affordable housing if the underlying commercially zoned land is to be redeveloped, however, in some instances site-specific Plan recommendations are not consistent with this goal.

MH7: Consider zoning strategies to incentivize preservation of existing manufactured home communities both as nonconforming uses in the commercial and industrial zoning districts and within the Residential Manufactured Home Park Zoning District (R-MHP), including, a review of use standards and bulk regulations.

MH9: For any manufactured housing communities that go through the entitlement process, implement an analysis of the housing affordability needs of and opportunities for residents.

Overview: Manufactured Housing Communities offer some of the limited homeownership opportunities available to low- and moderate-income households underserved by the traditional homeownership market. They also can serve as critical sources of housing for a workforce that may not otherwise be able to afford to live near work and can be pockets of diversity in communities. The many land use pressures facing these communities include the fact that many do not meet current ordinances and regulation such as floodplain regulations and the fact that growth and increased land values make the sites targets for redevelopment.

Providing clear, up to date guidance in the Fairfax County Comprehensive Plan related to the importance of maintaining this affordable option should be addressed. Similarly, updating the Residential Manufactured Housing (M-RHP) District in the Zoning Ordinance should be considered as a means to assist in maintaining the viability of such communities.

Desired Outcome: Clarify Comprehensive Plan language and update the Zoning Ordinance to help facilitate the preservation manufactured housing communities.

Recommendation D1: Show Manufactured Housing Communities on the Comprehensive Plan Map

Currently, manufactured housing communities are shown on the Comprehensive Plan Map with a “MH” symbol at the location. A description of the MH land use category and symbol locations should be added to the Comprehensive Plan Map legend and map in recognition of the fact that MH communities are an important source of affordable housing. The goal of the clarification is to strengthen the importance of manufactured homes in the Comprehensive Plan by clearly identifying their locations throughout the county as a means of focus for any potential impacts of redevelopment on those site or adjacent sites.

Responsible parties: Department of Planning and Development, assisted by the Department of Housing and Community Development

Recommendation D2: Review and Clarify Comprehensive Plan (Area Plan) Recommendations for Manufactured Housing Communities

Include the boundary of each manufactured housing community on the appropriate planning sector and special area land unit map in the Comprehensive Pan. Review the existing Comprehensive Plan guidance to clarify and correct any inconsistencies related to manufactured housing communities. Update as necessary a description of each manufactured housing community in the appropriate Area Plan guidance, along with a specific recommendation regarding preservation, as appropriate. Certain manufactured housing communities have options for redevelopment in the Comprehensive Plan as a means to achieve other planning objectives. In those instances, add Plan text that strengthens the need to incorporate replacement units as part of redevelopment on a one for one basis, considering the housing affordability needs of and opportunities for the residents. This Plan text provides the opportunity to state the goal of preservation explicitly or, if redevelopment is planned, a strategy for achieving the goal of no net loss through replacement options and County incentives (Refer to *Recommendation B5: Supporting the Preservation of Affordability Through Various Housing Options* and *Recommendation B4: Support Community Residents in Purchasing Their Communities; Community Land Trusts*). County incentives may also include more than capital subsidy for financing the development of affordable housing; the County should explore options for rental assistance to ensure the preservation of affordability due to a redevelopment.

Responsible parties: Department of Planning and Development, assisted by the Department of Housing and Community Development

Recommendation D3: Strengthen Comprehensive Plan (Policy Plan) Language for Manufactured Housing Communities

Existing manufactured housing communities should be referenced in the Plan as stable residential communities with the same protections as any other single family residential community. [Appendix 10 of the Land Use Element \(Guidelines for Mobile Home Retention\) of the Policy Plan](#) should be revised related to noting the County's support for manufactured housing communities and its commitment to maintaining and improving the quality of manufactured housing communities as sources of a valuable affordable housing opportunity.

Responsible parties: Department of Planning and Development, assisted by the Department of Housing and Community Development

Recommendation D4: Consider Amendments to the R-MHP Zoning District to Address Nonconforming Status of Existing Manufactured Housing Communities

The R-MHP Zoning District (Residential, Manufactured Home Park District) provides for manufactured home parks and allows other uses that are compatible with the residential character of the district. The provisions of the R-MHP District have not materially changed since 1978 when the R-MHP District was created with the adoption of the 1978 Zoning Ordinance. The current Zoning Ordinance, referred to as zMOD, with an effective date of July 1, 2021, carried forward the existing R-MHP District regulations and renamed the district from Residential, Mobile Home Park to Residential, Manufactured Home Park. The R-MHP district was designed more for the establishment of new manufactured housing communities. The existing manufactured housing communities in the County were established under prior Zoning Ordinances and are nonconforming either because they are zoned to a commercial or industrial district, where manufactured home parks are not permitted, or, if zoned to the R-MHP District, do not meet the R-MHP minimum district size (15 acres), open space (20 percent of the gross area), setbacks between units or because they exceed the maximum density (6 du/ac). In addition, some of the existing manufactured housing communities are located partially within mapped floodplains. The Zoning Administrator by interpretation has permitted the replacement of a single wide manufactured home with a double wide manufactured home within these nonconforming manufactured home parks if the setbacks of the R-MHP District can be met. In addition, decks, porches and accessory structures have been permitted subject to meeting setbacks on the R-MHP District. Over time, many owners of manufactured dwelling units have constructed porches, decks and other additions that have not been aligned with the setbacks within the R-MHP District or other building code requirements. Consider amendments to the current R-MHP Zoning District to review setback requirements and to address the nonconforming status of these "legacy" communities to include providing opportunities to permit the construction of porches, decks and other accessory structures, to address the use and location of recreational vehicles (RVs) in communities, to address density issues and to address floodplain issues. The goal of the amendments is to better accommodate and address the needs of the manufactured housing communities.

Responsible parties: Department of Planning and Development, assisted by the Department of Housing and Community Development

Recommendation D5: Consider Potential Rezoning of Manufactured Housing Communities Consistent with the Comprehensive Plan

Work with the property owners of the manufactured housing communities currently zoned to commercial and industrial zoning districts to consider rezoning to the R-MHP district or possible special exception process to address the regulatory issues discussed in Recommendation D4, above. Consider use of the Board's Own Motion process as an incentive, where appropriate.

Responsible parties: Department of Planning and Development, assisted by the Department of Housing and Community Development

Recommendation D6: Affordability Analysis

When a site is being considered for redevelopment an "affordability analysis" should be conducted by the Department of Housing and Community Development as part of the entitlement process to determine if the manufactured housing community or units within the community are providing housing to low- and moderate-income households (households with incomes at 60% AMI and below). The goal of the analysis is to identify communities/households that may be adversely impacted by the redevelopment and consider possible means to mitigate those impacts. Manufactured housing communities are recognized as an important source of affordable housing, which should be preserved. The recommendation for an "affordability analysis" for manufactured housing communities is consistent with the recommendations made by the [Affordable Housing Preservation Task Force](#) for existing multi-family rental properties as stated in Affordable Housing Preservation Task Force Recommendation C4. In addition, the manufactured housing communities should be recognized within the bi-annual survey that identifies preservation opportunities in the county as stated in Affordable Housing Preservation Task Force Recommendation A2. The survey uses data analysis and an equity lens to proactively and intentionally identify and prioritize specific target communities to preserve.

Responsible parties: Department of Housing and Community Development, assisted by the Department of Planning and Development

E. Legislation

Overview: Residents of manufactured housing communities should be protected more forcefully by the state legal frameworks governing their communities. A set of recommendations was developed aimed at ensuring greater protections (Appendix 2). These recommendations should be included in the Board's annual legislative program until adopted by the General Assembly.

These recommendations for state legislation include strengthening notice to local governments of property sales and providing better opportunities for local government and tenant group to make an offer to purchase the property.

Desired Outcome: The goal is to advocate for the manufactured housing communities by introducing and working toward adoption, legislation that provides protection for the residents. Any such advocacy must include the full participation and input from those living within the manufactured housing communities. Further, the status of any such legislative efforts should be communicated back to the communities.

Recommendation E1: Coordination with Board's Legislative Program

Ensure that the Board's Legislative Committee has the Manufactured Housing Tasks Force's legislative recommendations. Continue to collaborate with stakeholder groups and the Board's Legislative Committee to identify opportunities to propose legislation to assist in expanding tenant rights in manufactured housing communities.

Responsible parties: Department of Housing and Community Development, Office of the County Attorney

Recommendation E2: Tracking/Communication of Legislation Recommendations

- Provide a section on the Manufactured Housing Communities website to communicate the legislative recommendations, status of the recommendation, as well as other legislation that impacts manufactured housing communities.
- If new legislation is adopted by the General Assembly that impacts residents of manufactured housing communities, individual letters are to be sent to each individual resident, unit owner, and manufactured housing community owner.

Responsible parties: Department of Housing and Community Development, Office of the County Attorney

Appendices:

- Appendix 1 – Manufactured Housing Task Force Charter ([English](#) / [Spanish](#))
- Appendix 2 – Legislative Recommendations ([English](#) / [Spanish](#))

- Appendix 3 - Harmony Place Survey ([English](#) / [Spanish](#))
- Appendix 4 - Preservation Task Force Recommendations ([English](#) / [Spanish](#))

Manufactured Housing Task Force

Board of Supervisor Briefings

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

Community Outreach and Engagement

A1: Website of Information and Resources

A2: Annual Outreach

A3: Notification of Development Impacts

A4: Community Representatives, Partners, and Advocates

A5: Institutional Capacity

A6: Meeting Resident Engagement Needs

Highlights

- Dedicated webpage
- Manufactured housing roundtable
- Annual meetings with each community
- Improved notification of land use activity
- Manufactured housing coordinator

Understanding Community Needs, Providing Community Benefits

B1: Resident Survey

B2: Support of Manufactured Housing Community Owners

B3: Management Practices

B4: Supporting Community Residents in Purchasing Their Communities

B5: Supporting Preservation of Affordability Through Housing Options

B6: Pilot Grant Program for Home Improvements

B7: Homebuyers Education

B8: Resident Displacement Plan

B9: Early Warning of Evictions Due to Non-Payment of Rent

Highlights

- Resident centered community survey
- Support for community ownership models
- Community owner financial support
- Home ownership support

Code Compliance and Community Quality

C1: Review Code Requirements and Regulations

C2: Resources for Manufactured Housing Communities

C3: Best Practices of Other Jurisdictions

C4: Recommendation for New Regulations and Enforcement

C5: Information/Educational Material

C6: Reserve Fund for Code/Utility Compliance

C7: Community Infrastructure Condition Assessment

C8: Accessory Construction

Highlights

- Regulatory education
- Best practices from other jurisdictions

Land Use

- D1: Show the Communities on the Comprehensive Plan Map
- D2: Review and Clarify Site Specific Comprehensive Plan Text (Area Plan)
- D3: Strengthen Preservation Policy in the Comprehensive Plan (Policy Plan)
- D4: Consider Amendments to the R-MHP Zoning District to Address Nonconforming Status
- D5: Consider Rezoning of Manufactured Communities Consistent with the Comprehensive Plan
- D6: Incorporate Affordability Analysis into Development Review Process

Highlights

- Comprehensive Plan Amendments
- Zoning Ordinance Amendments

Legislation

E1: Coordination with the Board's Legislative Program

E2: Tracking/Communication of Legislation Recommendations

Next Steps

Present Recommendations to AHAC – September 16, 2022

Presentation to Board Housing Committee – September 30, 2022

Board Endorsement for Staff Implementation – October 11, 2022

AHAC MEMBER SURVEY
Results as of September 15, 2022

Affordable Housing Advisory Council

16
Responses

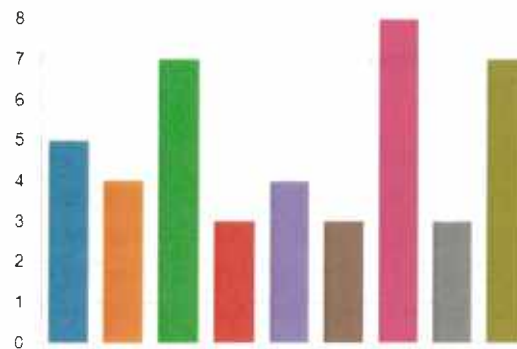
06:36
Average time to complete

Active
Status

2. Please select up to three areas from AHAC's Charter/Work Plan that you are most interested in participating or contributing your expertise/time.

More Details

● New Development	5
● Preservation	4
● Homelessness/Continuum of Care	7
● Fair Housing	3
● Rent Burden/Tenant Protections	4
● Budget/Finance	3
● Legislation/Policy (Local, State F...	8
● Local Process Improvement (Pla...	3
● Community Outreach/Messaging	7



New Development – Michelle K. – Tara R.- Jerry P – Joe M. – Shelley M.- Nicole W.

Preservation – Nancy S. – Joe M. – Shelley M. – David L. – Nicole W.

Homelessness – Tara R. – Cookie B. – Jerry P – Alice F. – Kerry K. – John B. – Eleanor V. – Nicole W.

Fair Housing - Cookie B – Molly B-L – Marlene B.

Rent Burden/Tenant Protections – Kerrie W. – Nancy S. – Alice F. – David L. – Nicole W. -

Budget Finance – Tara R. - Joe M.- John B. – Nicole W.

Legislation/Policy – Kerrie W. – Michelle K – Cookie B.- Jerry P – Marlene B – Alice F.- Shelley M. – Eleanor V.

Local Process Improvement – John B. – David L. – Eleanor V

Community Outreach - Kerrie W. – Michelle K. - Molly B-L – Jerry P – Nancy S. – Marlene B. – Kerry K. – Nicole W.

3. Topics of Interest/Future Learning

Fair Housing – Land Use and Zoning (needed policy reforms) - FCPS & Park Authority Linkage

Faith Community Linkage – Northern Virginia Community College Linkage – Scope of AHAC issues

Connection to federal transportation resources and infrastructure legislation - Housing waiting lists (how and when advertised) - DR. Woolf's sharing his intersectionality expertise – Density Policy – Service support for residents – Fair Housing- New Development and Zoning Policies

4. Knowledge Sharing /Mentoring – Positive Responses-

Overall positive responses - Greater structure needed to onboard new members – Annual member survey to assess individual and collective output and commitment towards achieving our vision – Pairing and Sharing

5. Comments/Ideas for Improvement

Educate Community about economic importance of housing our hourly-wage earners within our community

Monthly communications to the BOS – Post AHAC official communications online - ensure external experts are welcomed to participate in workgroups -Linkage to Economic Self-Sufficiency – Ensure Connections to AHAC Work Plan – Leverage our connection to immigrant communities and allied groups – AHAC focus areas: 1) Funding needed to grow the housing pipeline and 2) Regulatory changes to reduce cost and shorten timeframe for production – Importance of a Strategic Communications Plan