MANUFACTURED HOUSING WORK PROGRAM

Jan-25

The Manufactured Work Program has been developed following the recommendations of the Manufactured Housing Task Force (MHTF). This document outlines activities categorized according to the strategic themes established by the MHTF, along with specific project recommendations. Each MHTF recommendation is labeled with a letter and number, while other projects will not have this designation. Furthermore, all activities include a description and an overview of their accomplishments, providing context regarding their current status. This document will be updated on a monthly basis.

Active Projects				
MHTF Strategic Categories	**Project/ MHTF Recommendation**	**Description**	**Accomplishments**	**Status**
Community Outreach and Engagement	A4: Manufactured Housing Round Table	HCD 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 opportunities for residents. As part of this effort, the county will work with the roundtable to plan and schedule community engagement	Participants for the roundtable have been identified, and the initial meeting is scheduled for the end of February.	Ongoing
	A1: MHC Website	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.	The website was launched with plans for monthly updates.	Complete
	A6: Meeting the Engagement Needs of Residents	To foster civil discourse and dialogue community engagement shall ensure that the breadth of interests, ideas, and values of all people are heard and considered. Outreach and public participation processes will be inclusive of diverse races, cultures, ages, and other social statuses. Effective listening, transparency, flexibility, and adaptability will be utilized to overcome barriers that prevent or limit participation in public	HCD, in collaboration with Neighborhood Community Services (NCS), is focused on ensuring inclusive community engagement by meeting the needs of participants through language access, accessibility, and timing.	Ongoing
Understanding Community Needs, Providing Community Benefits	Harmony Place – Air Conditioning Pilot for Extreme Heat Resilience	Fairfax County's Office of Environmental and Energy Coordination (OEEC), in collaboration with the Faith Alliance for Climate Solutions (FACS), the Department of Housing and Community Development (HCD), and other county agencies, worked to assist residents in Harmony Place who had little or no air conditioning during the extreme heat.	In total 29 houses were served, 31 AC units (some houses received multiple, and other houses received other work but no AC units).	Complete
	B6:Pilot Grant Program for Home Improvement	The FCRHA should initiate, on a pilot basis, 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 plumbing upgrades and repairs, addressing code violations, and for safety improvements.	Proposals are being evaluated by the Section Advisory Committee.	In Review
	B1: Resident Survey and Investing in Lived Experience	A survey 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 action taken in their communities. Surveys should conducted in a manner similar to the Harmony Place survey using the talents of trusted community partners and driven by community residents.	The Manufactured Housing survey aims to gather important insights into our residents' needs, ensuring that we address their concerns effectively.	Complete
Code Compliance and Community Quality	C1: Review of Code Requirements and Regulations for MHCs	Conduct a comprehensive review of the applicable codes and regulations for manufactured housing communities d regulations at the local, state, and federal level to understand the code requirements, enforcement, mechanism, responsible parties, and complaint processes for both manufactured homes and manufactured housing communities.	HCD is actively collaborating with the Department of Land Development Services (LDS) and the Department of Code Compliance (DCC) to thoroughly evaluate and enhance the existing codes and regulations governing manufactured housing communities.	In Progress
	C2: Resources for Manufactured Housing Communities	Create a comprehensive list of codes and resources at the local, states, and federal level available to manufactured homeowners, tenants, and community owners.	HCD is partnering with the Office of the County Attorney (OCA) and DCC to review codes and resources at local, state, and federal levels.	In Progress
	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.	HCD is researching best practices from local communities regarding code enforcement for manufactured housing communities.	In Progress
	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.	HCD is collaborating with DCC and LDS to assist residents in navigating Fairfax County's Planning and Land Use System (PLUS) more effectively.	In Progress
Land Use	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. Add description of the MH land use category and symbol locations to the Comprehensive Plan Map legend and map to recognize and strengthen the importance of manufactured homes. Clearly identifying locations throughout the county as means of focus for any potential impacts of redevelopment on this sites or adjacent sites.	HCD has begun collaborating with DPD, NCS, and OCA to initiate outreach for comprehensive planning for manufactured housing communities.	In Progress
	D2: Review and Clarify Comprehensive Plan (Area Plan) Recommendations for MHCs	Include the boundary of each manufactured housing community on the appropriate planning sector and special area land unit map in the Comprehensive Plan. Review existing Comprehensive Plan and update as necessary a description of each MHCs.	HCD has begun collaborating with DPD, NCS, and OCA to initiate outreach for comprehensive planning for manufactured housing communities.	In Progress
	D3: Strengthen Comprehensive Plan (Policy Plan) Language for MHCs	Existing manufactured housing communities should be referenced in the Plan as stable residential communities with the same protection as any other single family residential community.	HCD has begun collaborating with DPD, NCS, and OCA to initiate outreach for comprehensive planning for manufactured housing communities.	In Progress
	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 existing manufactured housing communities in the County were established under prior Zoning Ordinances and are nonconforming either because they are zoned commercial or industrial district, where manufactured home parks are not permitted, or if zone to the R-MHP District, do 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 (6du/ac).	HCD is working together with LDS and DCC to review the current zoning ordinance.	In Progress
	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.	HCD is working together with LDS and DCC to review the current zoning ordinance.	In Progress
	D6: Affordability Analysis	To be conducted when a property is being considered for redevelopment as part of the entitlement process to determine if the site is providing affordable housing. Purpose is to identify affordable housing that may be impacted by redevelopment and consider ways to mitigate that impact.	Will be completed when plan amendment/rezoning application is submitted. However, affordability analysis is included as part of biennial market affordable survey.	In Progress

		Future Tasks & Upcoming Priorities		
Tasks Identified for Future Action				
Community Outreach and Engagement	A2: Annual Outreach to MHCs	HCD with the assistance of the Office of Public Affairs will send annual letter to each residence within a manufactured housing development and to each community owner. These letter will provide a 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 determine by residents in the community.	The Manufactured Housing Roundtable will support the HCD in creating the letter.	
Understanding Community Needs, Providing Community Benefits	B2: Support for Manufactured Housing Community Owners	Explore providing financial support to owners of manufactured housing communities wishing to make infrastructure and other critical improvements to their properties. Fairfax County should also maintain a comprehensive list of financial support from all sources, including from the state and local government. Educational and technical support in the form of understanding code requirements and regulations from manufactured housing.	Request for funding included within PRICE grant application.	
	B3: Management Practices	Develop 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.	Request for funding included within PRICE grant application.	
	B4: Support Community Residents in Purchasing Their Communities; Community Land Trusts	Review Community Land Trusts for the preservation of manufactured housing communities and the creation of homeownership opportunities	Request for funding included within PRICE grant application.	
	B7: Homebuyer Education for Manufactured Homeowners	Research and prepare an information session on the ownership, buying and selling of manufactured home, lenders, insurance firms, taxing authorities, and additional information as applicable. Staff should research and determine if there are any programs that recognize these challenges and provide any assistance with rehabilitation.	Working with the VA Manufactured Housing Community (MHC) Task Force to gain insights from other MHCs	
	B8: Develop a Resident Displacement Plan	Review current regulations under local, Virginia, and federal laws for displacement of manufacture homeowners and renters. Develop recommendations aimed at minimizing disruption and maximizing opportunity and choice for residents impacted.	Relocation guidelines are being updated to support MHCs.	
	B9: Early Warning for Households at Risk of Facing Eviction Due to Non-Payment of Rent	Develop an proactive approach to inquire about delinquencies and connect landlords and tenants to Coordinated Services Planning (CSP).	Began Coordination with NCS and CSP	
Code Compliance and Community Quality	C4: Recommendations for New Regulations and Enforcements	Review existing regulations or provide for new codes and enforcement regulations, including applicable grandfathering provisions or policies promoting safe and healthy manufactured housing units and communities.	Began coordination LDS and DCC	
	C5: Informational/Educational Material	Develop information 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.	Began coordination LDS and DCC	
	C7: Community Infrastructure Conditions Assessment	Provide an overall infrastructure assessment of the 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.	Request for funding included within PRICE grant application.	
Land Use	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.	Connected to DCC for evaluation	
Legislation	E1:Tracking/Communication of Legislation Recommendation	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.	Began coordination with OCA	
	E2: Coordinate with Board's Legislative Program	Provide a section on the manufactured housing 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.	The website is currently under development	
Dependent Tasks & Pending Analysis				
Community Outreach and Engagement	A3: Specific Development that May Impact the Community	Review proposed rezoning and Comprehensive Plan amendments	Review the comprehensive plan; further analysis needed	
Understanding Community Needs, Providing Community Benefits	B2:Support for Manufactured Housing Community Owners	Explore providing financial support to owners of manufactured housing communities wishing to make infrastructure and other critical improvements to their properties.	Request for funding included within PRICE grant application. Need to explore different opportunities	
	B5: Supporting the Preservation of Affordability Through Various Housing Options	Funding for the manufactured housing communities in conjunction with other housing options with the stated goal of no net loss of affordable housing.	Connected to Plan amendment/rezoning, and ZOA; further analysis needed	
Code Compliance and Community Quality	C6: Create a Reserve Fund for Code/Utility Compliance Support	Develop a process and procedure for allocating funds including communications on funding available and the method for obtaining and using the funds.	Request for funding included within PRICE grant application but will need to do further analysis code violations, needed repairs, and associated costs	