

Affordable Housing Preservation Task Force

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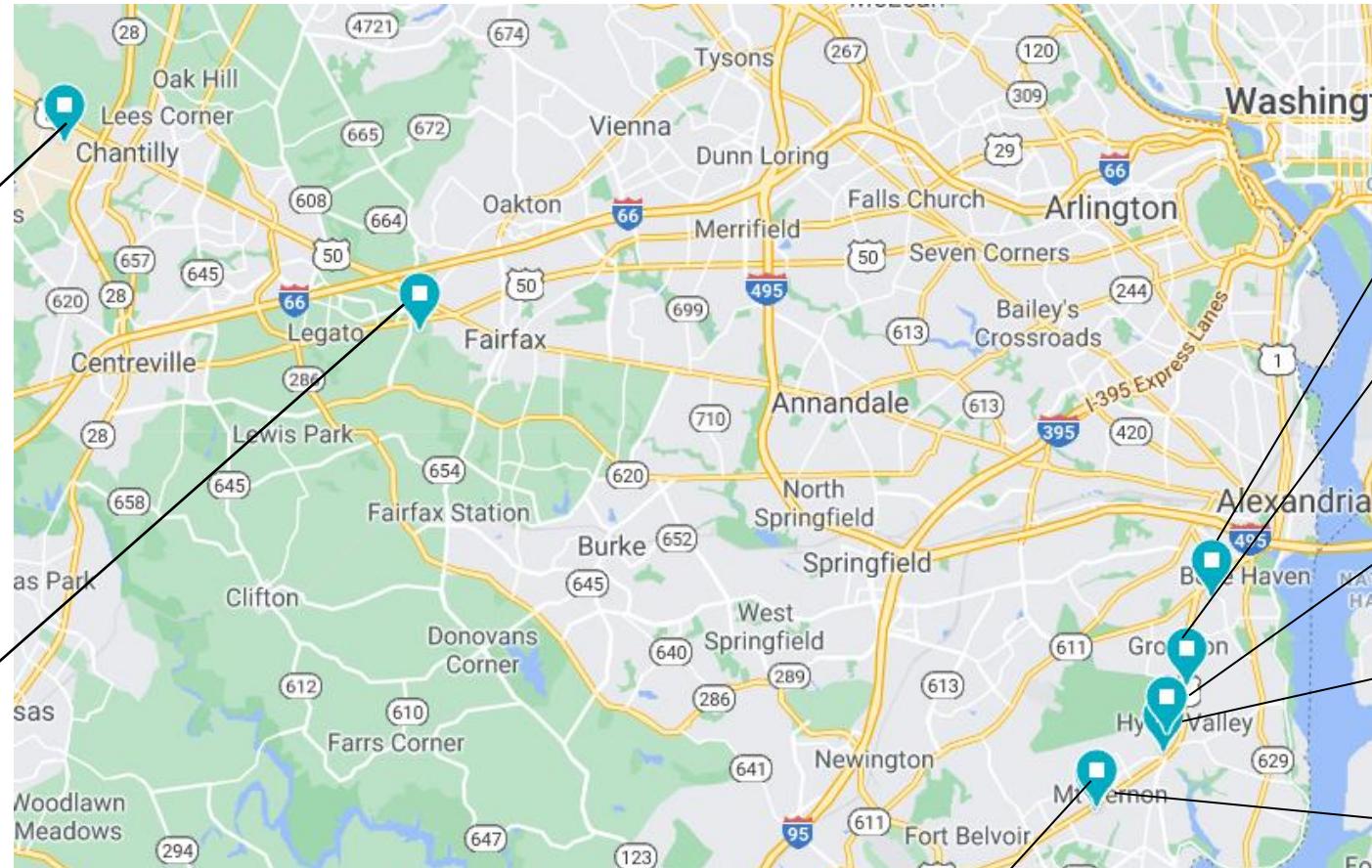
Mobile Home Draft Recommendations

Healthy Places Index (HPI) in mobile home parks in Fairfax County

County

The HPI reflects a neighborhood's performance: education, economic and other household resources, housing, transportation, air quality, and healthcare (Range: 0 to 100)

Dulles
Meadows: 61.4



Rays Mobile Home: 53.9

Strategic Category: Mobile and Manufactured Housing

Draft Recommendations:

- The Subcommittee developed a total of 7 draft recommendations
- Primary draft recommendation:
 - Fairfax County should develop a mobile/manufactured home interagency group or task force that includes at a minimum, staff from Neighborhood and Community Services (NCS), Department of Housing and Community Development (HCD), Health Department (HD) and Department of Planning and Development (DPD); advocates; mobile home community residents and mobile home community owners to address critical issues for mobile and manufactured housing.

This group would be established to ensure all residents of mobile and manufactured housing have an equitable opportunity to success in accordance with the principles of the One Fairfax Racial and Social Equity policy. The group would study and address operational and maintenance issues and concerns raised on an ongoing basis. The standing group would use these base recommendations as its charge with the intention of ensuring equity is intentionally considered when making policies, in the proposed Comprehensive Plan changes, and addressing concerns that directly affect residents of these mobile and manufactured homes.

This subcommittee was formed as part of the Preservation Task Force, therefore the interagency group/task force should prioritize developing recommended county-wide policy before potential development occurs.*

**The Subcommittee believes this third paragraph language needs to be strengthened/adjusted*

Strategic Category: Mobile and Manufactured Housing *Continued*

Draft Recommendations Continued:

- The Land Use Element of the Policy Plan of the Comprehensive Plan indicates that mobile home parks should be retained as an important source of affordable housing, however, in some instances site-specific Plan recommendations and existing zoning conflict with this goal. A Comprehensive Plan amendment should be initiated by the Board to address policy discrepancies, and to align with county values and goals including the principles of no net loss of existing affordable housing, **5,000 new units in 15 years**, and One Fairfax. The amendment should also consider the following:
 - Creation of a Mobile Home land use designation in the Comprehensive Plan to further strengthen and incentivize the commitment to preservation;
 - **Explore and define one-for-one replacement and/or no net loss** in the context of mobile and manufactured home occupancy and ownership, **and establish criteria for one-for-one replacement and/or no net loss that takes into account levels of affordability, type and tenure of units**;
 - **The right of displaced residents to return to site at the same income levels**;
 - Incorporate opportunity for meaningful homeownership and wealth building potential, where possible; and
 - Additional standards for mobile home development which could include 1:1 replacement and tenant displacement policies and relocation guidelines.

Strategic Category: Mobile and Manufactured Housing *Continued*

Draft Recommendations Continued:

- Work to develop an understanding of existing mobile/manufactured home communities, desires of mobile home occupants and reasons for choosing to live in the mobile/manufactured home communities to drive further research and additional recommendations to County policies, plans, and ordinances. Conduct:
 - A survey of the residents who live in the mobile and 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;
 - An evaluation of the condition of the mobile/manufactured homes and the parks to understand ways to potentially assist in improving conditions as desired by the owners/occupants;
 - Research opportunities to upgrade/replace mobile/manufactured homes; and
 - Explore long-term opportunities to convert to homeownership where possible, including the potential for tenant-managed or tenant-ownership of parks through constructs like community land trusts, if and when desired by mobile/manufactured homeowners.

Strategic Category: Mobile and Manufactured Housing *Continued*

Draft Recommendations Continued:

- A robust and continuous community engagement and outreach strategy should be developed in coordination with the community. Additionally, when land for a mobile/manufactured community goes through the planning process, the interagency group should develop a collaborative, intentional, and meaningful community engagement and a resident education process that includes considerations of development without displacement, among other factors.
- Fairfax County should review/strengthen park oversight in a way that protects residents and ensures that land owner responsibilities for maintenance, health and safety onsite, and tenant rights are upheld. Explore ways to introduce principles from the Manufactured Home Community Coalition of Virginia (MHCCV) for tenant education and governance, technical assistance for unit improvements and maintenance.
- Evaluate the potential to incentivize preservation with zoning ordinance, including the zones where mobile home parks are considered non-conforming uses, and the Mobile Home Park zone.
- Explore developing a reserve fund that residents can apply for if renovation or maintenance needs are necessary for an individual mobile home

Equity Considerations

Mobile Home and Manufactured Housing Subcommittee Considered These Questions

1. What needs to be researched for each of these three areas to vet whether there are recommendations to make in each area?
2. What are the best practices related to each concept?
3. Are there any challenges that would need to be overcome to implement a proposed strategy?
4. Who would need to be involved? Would additional resources be needed?

Equity Lens Application

Preservation Task Force Equity Lens Questions

1. Strategies for Equity:

- Who will benefit from this decision/plan/policy/definition?
- Who will be burdened by this decision/plan/policy/definition?
- What strategies will address vulnerability or build opportunity?
- How can we mitigate unintended consequences?
- Are there impacts in specific geographical areas of the County?

2. If appropriate, has the proximity to available support services and infrastructure (sidewalk/trail system maturity, access to transit, recreation, childcare, retail, healthy food, schools, community activities etc.) within a 10-15 minute walk been considered with the proposed policy/definition/program/strategy?



Recommendation Draft Concepts

Additional Five Strategic Categories: Draft Concepts

Strategic Category	Draft Concepts
Need, Preservation Goals, and Resources	<ul style="list-style-type: none">The County should use data analysis and an equity lens to identify targets to preserve and commit as affordable housing (committed or market affordable).<ul style="list-style-type: none">Preservation Need: affirmation of no net loss of market affordable and committed affordable housing goal from AHRP recommendations.Preservation Goal: The County should ensure preservation of a minimum of XXX units per year.Preservation Resources: "Half Penny" from AHRP recommendations plus an additional "Half Penny" to equal a "Full Penny" annually.
Land Use Policies and Regulations	<ul style="list-style-type: none">The Comprehensive Plan should be amended to include language that allows for greater Comprehensive Plan Amendment flexibility and incorporates preservation language that is robust, specifies the need for preservation, why it is a significant affordable housing tool and include a definition of preservation that includes the preservation and/or use of the units, not just the asset/real estate.The Comprehensive Plan Amendment process should be evaluated and refined as appropriate to ensure community engagement is emphasized throughout the Comprehensive Plan Amendment process.The County should develop a schedule of Land Use and Zoning incentives that specifically enhance the opportunity for preservation and rehabilitation by use of a density bonus, flexibility with setbacks and building height, reduced parking and FAR calculations, tax abatement, and/or transfer of development rights.The Department of Planning and Development should determine ways to expedite the necessary entitlement and/or permitting process of projects that involve preservation, preservation by replacement and/or renovation by expediting rezonings, plan review processing, reduced fees etc.

Strategic Categories: Draft Concepts *Continued*

Strategic Category	Draft Concepts
Development Strategies and Financing Tools	<ul style="list-style-type: none">The County should develop opportunities, relationships and partnerships, including with entities that have not traditionally funded housing preservation, such as healthcare partners or large employers, that promote innovative approaches to providing necessary capital, resources, and incentives to preserve market affordable and committed affordable communities.The County should explore creation of new, targeted funding sources including:<ul style="list-style-type: none">A strike/acquisition fund to provide financing that would enable developers to compete with private market to purchase market affordable opportunities.A specific category, financing source and potential abatements to incentivize market affordable owners to 1. Keep properties as market affordable and 2. Improve conditions where necessary.A fund specifically to preserve expiring ADUs or WDUs and/or financial incentives such as real estate tax exemptions to keep ADU/WDU rents below market after the expiration of the existing affordability period.
Institutional Capacity	<ul style="list-style-type: none">Work with officials at the Virginia Department of Housing and Community Development and Virginia Housing to lift 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.Add a dedicated staff member to the Department of Housing and Community Development to focus exclusively on affordable housing preservation.
Community Awareness and Legislative Priorities	<ul style="list-style-type: none">The County should foster community engagement as an integral element of all housing work through a culturally competent approach that maximizes the range of benefits that come from preservation including infrastructure access and improvements, placemaking, improved access to health facilities, greater equity for improved health outcomes, and enhanced safety.