

## **Manufactured Housing Recommendations**

- ✓ Developed by the Affordable Housing Preservation Task Force – April 6, 2021
- ✓ Presented to the BOS Housing Subcommittee - April 6, 2021
- ✓ Endorsed by the Board of Supervisors – April 13, 2021

“...Given the unique challenges of the manufactured home communities, the (Preservation) 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.” – Affordable Housing Preservation Task Force Recommendations, April 6, 2021

### **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 tenantownership 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.