FAIRFAX COUNTY
VIRGINIA



Board of Supervisors Land Use Policy Committee Meeting

Manufactured Housing:

- **Comprehensive Plan Amendment**
- **Zoning Ordinance Amendment**
- **Relocation Guidelines**

July 8, 2025



Board of Supervisors Land Use Policy Committee Meeting

Manufactured Housing
Comprehensive Plan Amendment 2022-CW-1CP

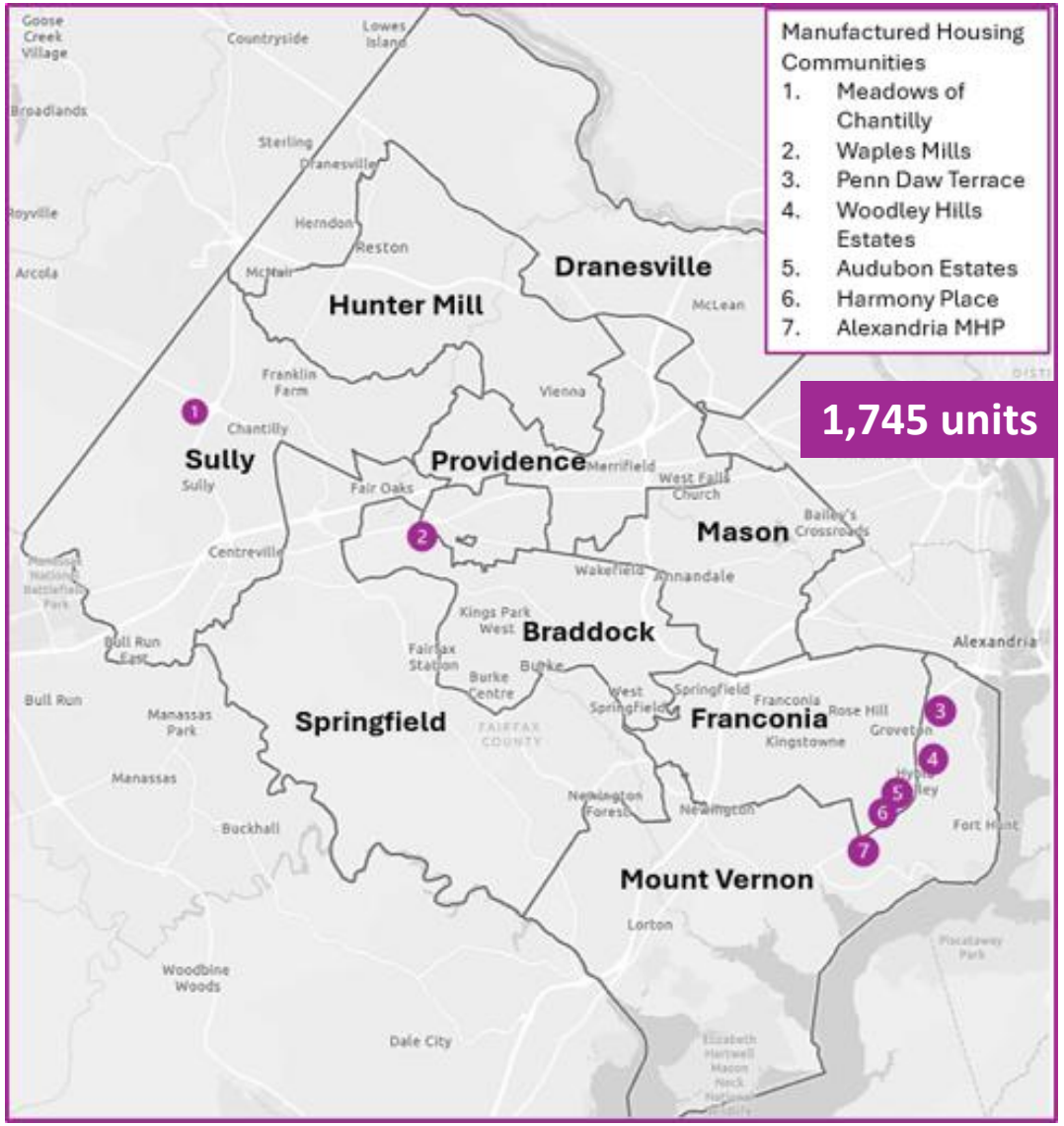
Lia Niebauer, Planner

Department of Planning and Development

Comprehensive Plan Amendment

Three of the 34 Manufactured Housing Task Force (MHTF) recommendations are specific to the Comprehensive Plan.

Overarching Goal:
"Preserve, through a variety of means, the housing affordability provided to existing residents by manufactured housing communities (MHCs), and to rectify any existing discrepancies."



OUTREACH

- HCD and DPD actively engaged:
  - Property owners and property managers
  - Community members/residents
  - Advocates
  - Manufactured Housing Roundtable
- Individual community meetings were held at each of the seven MHCs
- NCS assisted in providing transportation, childcare, and interpretation equipment



Audubon Estates

Woodley Hills Estates



FEEDBACK

Property Owners

- At this time, no one has expressed interest in replanning, rezoning, redeveloping, or selling.
- Some owners have a shared interest in preservation incentives

Community Feedback and Concerns

- Rent increases
- Infrastructure improvements (light poles broken, potholes, sidewalks, flooding, etc.)
- Safety
- Speeding and parking issues
- Opportunity to remain in their community
- Displacement
- Land Ownership Opportunities

MHTF's Recommendation

Strengthen Comprehensive Plan (Policy Plan) language for MHCs with the same protection as any other single-family residential community.

NEW OBJECTIVE 7 WITHIN HOUSING ELEMENT

Preserve MHCs as affordable housing, and where redevelopment is planned, support a goal of no loss of affordable units.

Physical Preservation Strategies

- Potential investments to improve infrastructure updates and physical community facilities in exchange for commitments to affordability
- Encourage MHCs to rezone to R-MHP District (Residential, Manufactured Home Park District)
- Promote homeownership opportunities and support for residents to purchase the land

MHC with Redevelopment Options | Preserve Affordability Levels

- Goal of one-for-one replacement to preserve or increase affordability levels
- Conduct an affordability analysis and consult with HCD
- Relocation support per Relocation Guidelines (separate document)
- Identify land to support relocation and preservation of MHCs

**While the objective is no loss of affordable units, it is recognized that this may not be possible in all circumstances.*

MHTF's Recommendation

*Review and clarify Comprehensive Plan (Area Plan) recommendations for MHCs to add description of MHC and Plan guidance about **preservation explicitly** or, if redevelopment is planned, a strategy for achieving the goal of no net loss through replacement considerations.*

IMPLEMENTATION

MHC Zoned R-MHP

MHC	Current Zoning	Existing Density	Adopted Comp Plan Language	Proposed Plan
Waples Mills	R-MHP	5.9 du/ac 152 units	Residential use at 1-2 du/ac The MHC should remain located in this area.	<u>Base Plan:</u> Manufactured housing use Additional density under the current R-MHP zoning may be considered for additional affordable housing.
Woodley Hills Estates		8.4 du/ac 115 units	Residential use at 5-8 du/ac	
Audubon Estates		8.36 du/ac 700 units	Residential at 5-8 du/ac	

MHC Zoned Industrial

MHC	Current Zoning	Existing Density	Adopted Comp Plan Language	Proposed Plan
Meadows of Chantilly	I-3	6.2 du/ac 500 units	This neighborhood is a suitable residential area, and MHC should be protected. Land Use Map: Industrial Use	<u>Base Plan:</u> Manufactured housing use Encourage rezoning to R-MHP. If redeveloped, goal of one-for-one replacement, and relocation assistance should be provided.

MHCs with Redevelopment Options

MHC	Current Zoning	Existing Density	Adopted Comp Plan Language	Proposed Plan
Penn Daw Terrace Mobile Home Park	C-8	13 du/ac 91 units	Penn Daw (CBC) Base Plan: Residential use at 5-8 du/ac Redevelopment Option: transit-oriented, mixed-use redevelopment	Base Plan: Manufactured housing use Redevelopment Option: If redeveloped, preserve units with the goal of one-for-one replacement to preserve or increase the affordability levels. Relocation assistance should be provided.
Alexandria Mobile Home Park	C-8	9.71 du/ac 119 units	Base Plan: Residential use at 5-8 du/ac Option: Mixed use at 16-20 du/ac	Base Plan: Manufactured housing use Redevelopment Option: If redeveloped, preserve units with the goal of one-for-one replacement to preserve or increase the affordability levels. Relocation assistance should be provided.
Harmony Place Mobile Home Park	C-8	12.9 du/ac 17.3 du/ac (with RVs) 68 MH units 23 RVs	Outside of Floodplain and EQC: Base Plan: Residential use at 5-8 du/ac Option: Residential use at 8-12 du/ac *Portions within EQC should be preserved for open space. Mobile homes located in the floodplain should be relocated into any areas planned for mobile home park.	Base Plan: Manufactured housing use outside of the floodplain Zoned for commercial uses, if redeveloped, relocation assistance should be provided *Homes currently located in the floodplain should be elevated above the flood elevation or relocated. Relocation assistance should be provided.

Tentative Project Timeline

Spring 2025
Research and meetings with stakeholders

April/June 2025
Outreach meetings; development of proposed amendment text

July 2025
Board and PC committee meetings

July/August 2025
Additional outreach meetings

October 2025
Authorization to Advertise the Zoning Ordinance Amendment (ZOA)

November 2025
PC public hearing (Comp Plan and ZOA)

December 2025
Board public hearing (Comp Plan and ZOA)
Board Action Item (Relocation Guidelines)



Questions/ Discussion

Manufactured Housing
Comprehensive Plan Amendment 2022-CW-1CP



Manufactured Home Parks
Zoning Ordinance Amendment

Jennan Qato, Zoning Administration Division

Zoning Ordinance Work Program

- 2022 – Board approved the Manufactured Housing Task Force recommendations
- FY2022 – added to Zoning Ordinance work program with timing TBD
  - Zoning changes to incentivize preservation of manufactured home communities through reviewing use standards and bulk regulations.



Penn Daw Manufactured Home Park, Pictometry December 2025

Manufactured Home Parks in Fairfax

3 parks zoned R-MHP

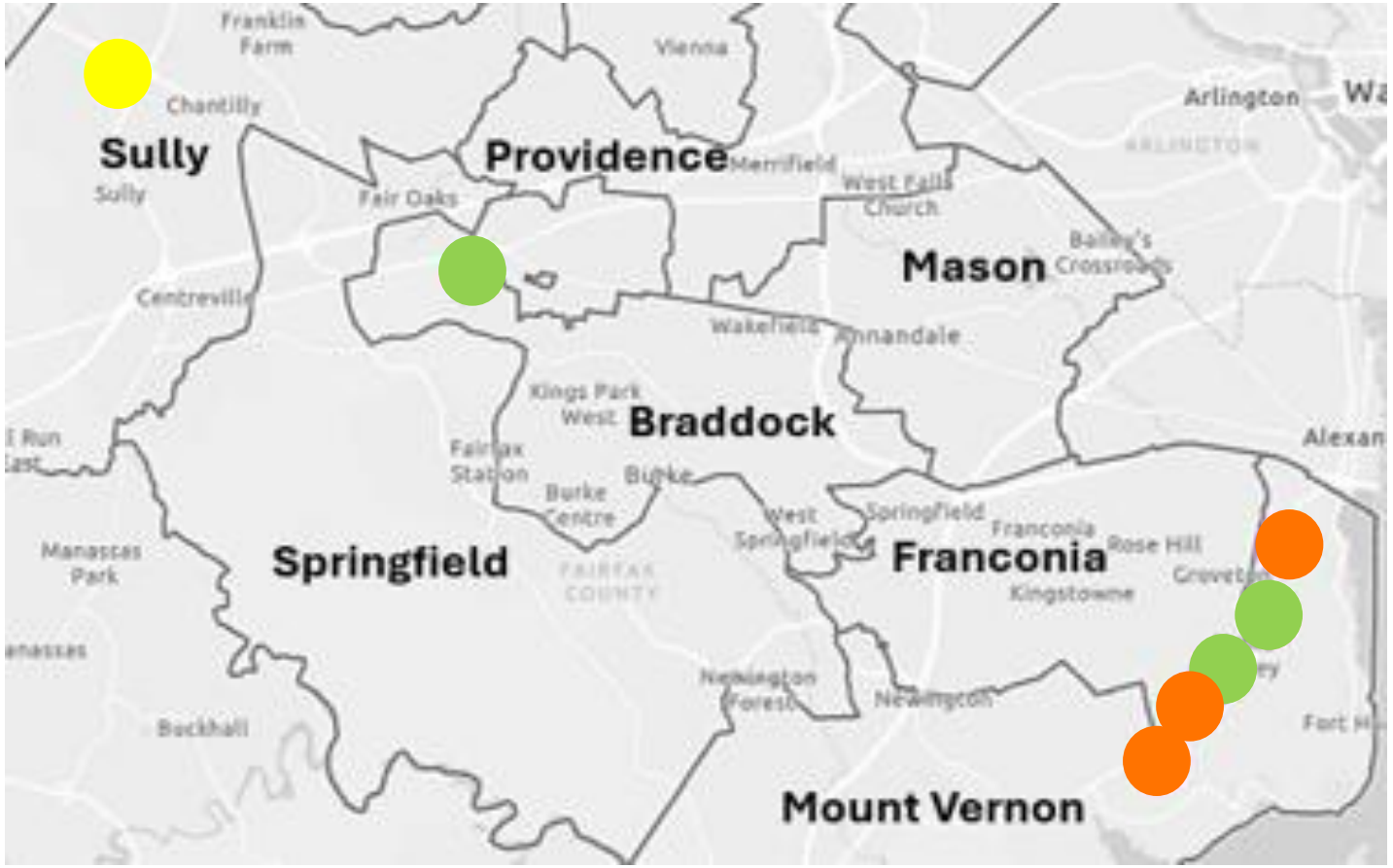
- Audubon Estates
- Waples Mobile Home Park
- Woodley Hills Estates

3 parks zoned C-8

- Alexandria Mobile Home Park
- Harmony Place
- Penn Daw Terrace

1 park zoned I-3

- Meadows of Chantilly



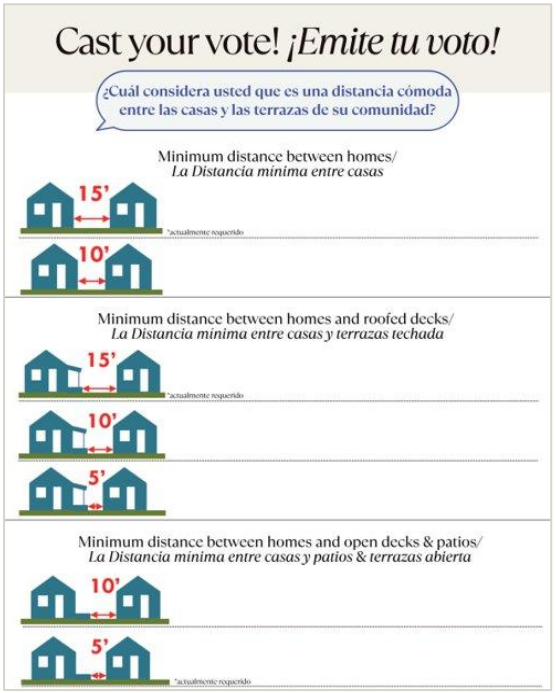
Map of MHPs in Fairfax, 2025

Total Units: 1,768 (including RVs in some parks)

Community Outreach and Feedback



Audubon Estates Community Outreach Meeting, May 2025 (above)



Community Voting Poster (left)

- Minimum Separation Distances
  - Residents voted on 3 categories: distance between homes, distance between homes and roofed decks, and distance between homes and open deck
  - Results: maintain or slightly decrease current requirements
  - Desire to maintain safety while balancing flexibility for additions and decks
- Parking Increases
  - Desire for more parking

Current Zoning Ordinance Regulations

R-MHP District Purpose

The R-MHP District provides for manufactured home parks and other uses that are compatible with the residential character of the District

Permissions

- Manufactured homes and single family detached dwellings are allowed by right
- Several other uses are allowed by SE or SP

Standards

- Minimum District Size: 15 acres
- Maximum Density: 6 manufactured homes/acre (up to 9 homes/acre with Board approval)
- Setback to park boundaries:

  Front: 35 feet. Side and Rear: 25 feet
- Distance between homes: 15 feet
- Parking: 1.5 spaces per unit

Overview of Proposed Zoning Ordinance Amendment

Purpose of amendment

- Update standards, which are largely unchanged from 1978
- Address longstanding nonconformities
- Remove unnecessary requirements

Overview of proposed changes

- District standards (district size, setbacks, density)
- Use permissions
- Introduction of new SE and SP application types

B. R-MHP Lot and Building Dimensional Standards

Table 2102.23: R-MHP Lot and Building Standards [1]

		Manufactured home		Single-family detached		Other principal uses	
	District size, minimum [2]	15 acres		15 acres		15 acres	
	Density, maximum [3]	6 manufactured homes per acre		6 du/ac		n/a	
	Open space, minimum [4]	20 percent of the gross area					
	Lot area, average	4,000 sf		No requirement		No requirement	
	Lot area, minimum	No requirement		5,000 sf		10,000 sf	
A	Lot width, minimum [2]	Manufactured Home Park	Manufactured Home Lot	Interior	Corner	Interior	Corner
		70 feet	No dimension less than 50 feet	50 feet	70 feet	75 feet	100 feet

14. **R-MHP Residential District, Manufactured Home Park**

A. Purposes

The R-MHP District provides for manufactured home parks and allows other uses that are compatible with the residential character of the district.

Figure 2102.28: R-MHP District Aerial Example



Preliminary Amendment Concepts

R-MHP District purpose statement

- Revised to recognize manufactured home parks as affordable housing.

R-MHP District standards

- **Lot and building:** Revise district size and setbacks to park boundaries.
- **Density:** Increase from 6 units/acre to 10 units/acre.
- **Minimum separation distance:** Reduce minimum required distances between structures.
- **Single-family detached limit:** Limit the number of SFDs.
- **Board modifications:** Allow the Board to modify or waive the requirements of the R-MHP District with proffered conditions or a special exception.
- Delete irrelevant requirements, such as average lot area.







Preliminary Amendment Concepts, cont'd

Other permissions

- Remove incompatible SE/SP uses
- Religious assembly: Change from by right to SP

Parking

- Parking rate: increase from 1.5 spaces/unit to 2 spaces/unit, to align with the single-family detached parking rate.

New Special Permit application

- New SP application to reduce minimum distance between homes to not less than the building code requirements or 5 feet, whichever is greater.

New Special Exception application

- New SE application for nonconforming parks.
- Standards can be modified by the Board.



Questions/ Discussion

Webpage
https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/manufactured-home-parks

Manufactured Home Parks Zoning Ordinance Amendment



Manufactured Housing Relocation Guidelines

Ivana Escobar, Manufactured Housing Coordinator

Department of Housing and Community Development

Manufactured Housing Relocation Guidelines

- Recommended by MHTF
- Provide benefits and supports for manufactured housing homeowners and renters, if the community is redeveloped into an alternative use
- Minimizing disruption and maximizing opportunity and choice for residents impacted
- Alignment with the Federal Uniform Relocation Act (URA), Virginia Housing guidelines, and the Manufactured Home Lot Rental Act
- Does not replace state or federal requirements



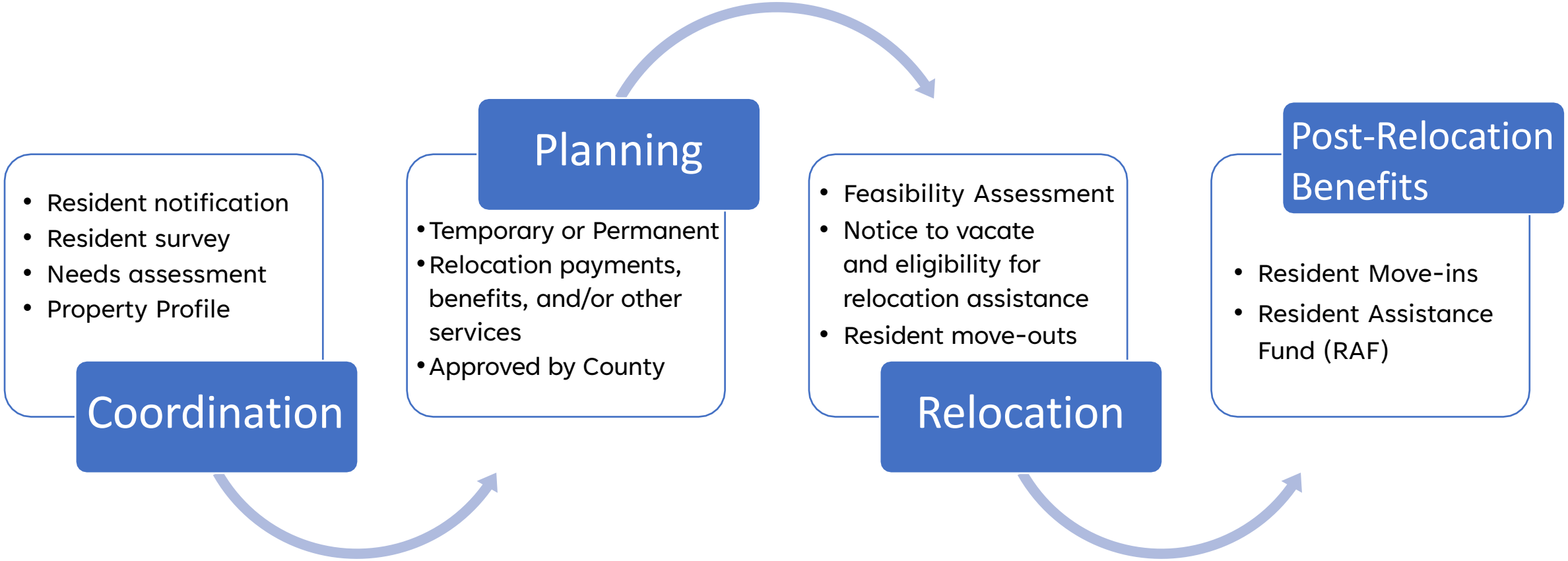
Community Feedback

Resident feedback emphasized three core needs for relocation:

- Assistance in locating alternative MHCs or suitable land for relocation, or relocation onsite,
- Financial support for residents whose homes cannot be feasibly relocated, and
- Access to affordable, safe, and suitable housing options



Relocation Process



Owner's* Responsibilities

- Resident Engagement and Communication
  - Initial Notice
  - Resident Survey and Needs Assessment
  - Notice to Vacate
  - Regular Reporting
- Relocation Plan and Property Profile
- Relocation Assistance and Services
- Communication and Coordination with County

County staff will serve as a resource and will monitor the process

*Owner is defined as the property owner, developer, or applicant for the proposed project.

Eligibility for Relocation Assistance

Displaced manufactured housing homeowners and renters must meet the following requirements to receive services and benefits:

- Must have owned or occupied the manufactured housing unit on the displacement site for at least 180 days immediately prior to the initial notification of conversion into an alternative use
- Must have a household income at or below 80% of the area median gross income for the Washington, D.C. Metropolitan Statistical Area HUD's AMI

Relocation Assistance & Services

- Current listings within the County or neighboring jurisdiction of comparable and available:
  - Vacant pad sites,
  - Vacant manufactured housing units, and
  - Vacant affordable multifamily units
- Assistance with disassembling, moving, and reassembling any attached accessories, and anchoring of the unit
- Coordinate demolition of manufactured housing units that cannot be relocated

Permanent Relocation Assistance

Manufactured housing homeowners will receive:

- One-time relocation payment in accordance with the Manufactured Home Lot Rental Act ($5,000), and,
- Additional one-time payment to go toward moving expenses or the purchase or rental of another dwelling unit up to a defined limit.
- If applicable, a rent differential payment for households earning at or below 60% AMI

Temporary Relocation Assistance

Manufactured housing homeowners will have the option to choose one of the following forms of relocation assistance:

- If the unit is not returning to the site, a compensation similar to that defined in the permanent relocation assistance
- In the event that the unit is returning to the site, compensation for moving services shall be provided up to the limits defined by the permanent relocation and a rent differential.



Questions/ Discussion

Manufactured Housing Relocation Guidelines