Manufactured Housing Relocation Guidelines Summary

Background

In August 2021, the Board of Supervisors established the Manufactured Housing Task Force to address the specific challenges encountered by residents in manufactured housing communities (MHCs). The MHTF included a diverse array of manufactured housing community residents, community owners, property management, and advocates for affordable housing. On October 11, 2022, the Board of Supervisors (BOS) formally approved the 34 recommendations presented by the MHTF. A key element of the recommendations involves a thorough understanding of community needs and the provision of relocation assistance should redevelopment occur within existing MHCs. The primary goal of these relocation efforts is to prevent the loss of affordable housing units. It is essential to recognize, however, that this may not be feasible in all circumstances. Recognizing the unique challenges faced by MHC residents, staff are currently reviewing existing recommendations and engaging these MHCs to develop more effective displacement policies. As part of this initiative, the voluntary relocation guidelines are being revised to better meet the needs of residents. This work aims to enhance community stability, strengthen support systems, and reduce the risk of displacement.

Introduction

Fairfax County recognizes the essential role that Manufactured Housing Communities (MHCs) play in providing housing opportunities for working families. The County is home to seven Manufactured Home Communities (MHCs), which collectively provide approximately 1,750 residential units. Five of the County's seven MHCs (Penn Daw Terrace, Woodley Hill Estates, Audubon Estates, Harmony Place, and Alexandria Mobile Home Park) are along the historic Richmond Highway (U.S. Route 1) corridor. The other two, Meadows of Chantilly and Waples Mills, are further west, in Chantilly and just outside of Fairfax City, respectively.

Four of the seven MHCs do not comply with current zoning regulations, as they are located within areas zoned for industrial and commercial uses. The following three MHCs—Penn Daw Terrace Mobile Home Park, Harmony Place Mobile Home Park, and Alexandria Mobile Home Park—are designated for commercial use. These communities provide opportunities for redevelopment that are consistent with the objectives outlined in the adopted Comprehensive Plan. Additionally, Meadows of Chantilly is zoned for industrial use. Waples Mills Estates, Woodley Hills Estates, and Audubon Estates are currently zoned R-MHP (Residential, Manufactured Home Park District). Any redevelopment of an MHC must adhere to the new Objective 7 of the Housing element in the Policy Plan, and relocation assistance should be provided to residents in accordance with the Manufactured Housing Relocation Guidelines.

The Manufactured Housing Relocation Guidelines ("Guidelines") demonstrate the County's commitment to housing stability by providing a framework to protect vulnerable residents affected by the conversion of MHCs to other uses. MHCs are essential for maintaining a high

quality of life, as they offer stable housing that leads to better health outcomes, educational continuity, and economic mobility for residents. The Guidelines ensure that displaced residents, including homeowners and renters, have access to safe, affordable, and replacement housing, as well as relocation assistance in the event of redevelopment.

The Guidelines specify provisions for relocation assistance, which include financial relocation payments, comprehensive relocation services, and timely notifications regarding planned redevelopment activities. To enhance accountability and ensure effective implementation, County staff will collaborate directly with developers and MHC property owners to develop detailed relocation plans, oversee their execution, and monitor ongoing compliance with the Guidelines.

Since March, the Department of Housing and Community Development (HCD), in partnership with the Department of Planning and Development (DPD), has led a coordinated outreach strategy to inform and engage residents of MHCs, property owners, property managers, community stakeholders, and members of the Manufactured Housing Roundtable. These efforts supported the concurrent development of the Manufactured Housing Comprehensive Plan and Zoning Ordinance Amendment.

Outreach included community meetings tailored to each of the County's seven MHCs, held either on-site or at nearby accessible locations. To maximize participation, the Department of Neighborhood and Community Services (NCS) provided critical support services, including transportation, childcare, language access, and technical assistance, to ensure equitable access for all. Resident feedback emphasized three core needs for relocation: (1) assistance in locating alternative MHCs or suitable land for relocation or onsite relocation, (2) financial support for residents whose homes cannot be feasibly relocated, and (3) access to affordable, safe, and suitable housing options. These insights have been instrumental in shaping a more responsive and inclusive relocation framework.

Developers seeking approval from the BOS for projects that result in the displacement of manufactured housing community residents should adhere to these Guidelines as a condition of project approval. Additionally, developers pursuing by-right developments that do not require BOS approval are strongly encouraged to voluntarily comply with the Guidelines to support the County's objectives for housing stability and to mitigate the adverse effects of displacement.