FY2025 Local Housing Policies

Section 36-139.9 of the Code of Virginia directs the Department of Housing and Community Development (DHCD) to annually collect housing policy reports from localities with a population greater than 3,500. The reports shall summarize the adoption or amendment of any local policies, ordinances, or processes affecting the development and construction of housing during the preceding fiscal year. DHCD utilizes a survey tool to assist localities in the preparation and submission of this required report. Accordingly, the following information was provided by the locality in response to the FY2025 survey issued by DHCD.

Fields left blank in this report mean the locality either did not respond or the question was not applicable based on other responses. Contact the locality directly for details and/or clarification regarding any response.

For additional information on the Local Housing Policies Survey and Reports:
https://www.dhcd.virginia.gov/local-housing-policies

City of Manassas Park Report

https://www.manassasparkva.gov/

Executive Summary

The most impactful change to housing policy in Manassas Park was the adoption of an Affordable and Workforce Dwelling Units Policy in September 2024. This policy requires that land sold by the City for the development of housing must include affordable units. The number of units is negotiable, but typically no less than 5%. The first unit to be completed under this policy has been sold with an expected closing later this month. Due to the short time between adoption and implementation, we do not have statistics available on the success of this program.

Proffer Policy

Proffer Policy Enacted: *No*
Proffer Policy Link:
Proffer Policy Changes:
Summary of Proffer Policy Changes:
Link to Proffer Policy Changes:

Zoning Ordinance

Zoning Ordinance in Effect: *No*
Zoning Ordinance Link:
Zoning Ordinance Changes:
Summary of Zoning Ordinance Changes:

Link to Zoning Ordinance Changes:

Subdivision Ordinance

Subdivision Ordinance Link:
https://library.municode.com/va/manassas_park/codes/code_of_ordinances?nodeId=COCI_CH21SULA_ARTIDE_S21-1WOTE
Subdivision Ordinance Last Update: *5/21/1991*
Subdivision Ordinance Changes:
Summary of Subdivision Ordinance Changes:
Link to Subdivision Ordinance Changes:

Comprehensive Plan

Comprehensive Plan Link:
https://www.manassasparkva.gov/departments/development_zoning_and_code_enforcement_services/planning___zoning/comprehensive_plan.php
Comprehensive Plan Last Update: *7/1/2012*
Comprehensive Plan Changes:
Summary of Comprehensive Plan Changes:
Link to Comprehensive Plan Changes:

Accessory Dwelling Unit Ordinances

Policy Link:
Changes:
Summary of Changes:
Link to Summary of Changes:

Affordable Dwelling Unit Ordinances

Policy Link:
https://www.manassasparkva.gov/departments/housing/affordable_and_workforce_dwelling_units_policy.php
Changes: *Yes*
Summary of Changes: *The policy requires that land sold by the City for the development of housing must include affordable units. The number of units is negotiable, but typically no less than 5%.*
Link to Summary of Changes: *N/A*

Fee Waivers

Policy Link:
Changes:
Summary of Changes:
Link to Summary of Changes:

Density Bonuses

Policy Link:
Changes:
Summary of Changes:
Link to Summary of Changes:

Waiver or Reduction of Local Parking Requirements

Policy Link:
Changes:
Summary of Changes:
Link to Summary of Changes:

New Construction or Rehabilitation Tax Incentives

Policy Link:
Changes:
Summary of Changes:
Link to Summary of Changes:

Development Standard Modifications

Policy Link:
Changes:
Summary of Changes:
Link to Summary of Changes:

Minimum Lot Size Requirements

Policy Link:
Changes:
Summary of Changes:
Link to Summary of Changes:

Other Housing Policies

Policy Description and Link:
Changes:
Summary of Changes:
Link to Summary of Changes:

Fees

Fees in Effect: *Yes*
Fees Link:
https://www.manassasparkva.gov/Community%20Development%20Fee%20Schedule%20Effective%201.1.25.pdf
Fees Changes: *No*

Summary of Fees Changes:
Link to Fees Changes:

Additional Comments