

**FAIRFAX COUNTY PLANNING COMMISSION
REDEVELOPMENT & HOUSING COMMITTEE
JOINT W/REDEVELOPMENT AND HOUSING AUTHORITY (RHA)
WEDNESDAY, OCTOBER 25, 2006**

COMMITTEE MEMBERS PRESENT:

John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Ronald W. Koch, Sully District
Rodney L. Lusk, Lee District

COMMITTEE MEMBERS ABSENT:

Suzanne F. Harsel, Braddock District
Nancy Hopkins, Dranesville District

OTHER COMMISSIONERS PRESENT:

Walter L. Alcorn, At- Large

STAFF PRESENT:

Barbara J. Lippa, Executive Director, Planning Commission Office
Linda Rodeffer, Clerk, Planning Commission Office

OTHERS PRESENT:

John Kershenstein, Springfield District, RHA
Elizabeth Lardner, Mount Vernon District, RHA
John Litzenberger, Sully District, RHA
Mary Stevens, Deputy Director, HCD
Rex Peters, HCD

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The meeting was called to order by Chairman Rodney Lusk at 7:30 p.m. in the Board of Supervisors' Conference Room, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Rodney Lusk announced that the first order of business was approval of the minutes. Commissioner Byers **MOVED THAT MINUTES OF THE HOUSING COMMITTEE MEETING HELD ON MARCH 15, 2006 BE APPROVED.**

Commissioner de la Fe seconded the motion which carried unanimously.

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Chairman Lusk said that the committee would be briefed on the status of mobile home parks in Fairfax County.

Mary Stevens, Deputy Director, Housing and Community Development (HCD), said Elizabeth Lardner, the Mount Vernon representative to the Redevelopment and Housing Authority (RHA), had suggested that the impact of a potential loss of mobile home parks in the County be addressed. Ms. Lardner explained that many of the parks were located in the Mount Vernon District and if they were sold and redeveloped, residents could lose their homes.

Rex Peters, HCD, said there were eight mobile home parks in the County with a total of 1,787 homes located on 259 acres. He said the park in Chantilly, Meadows, had been acquired by a company named MHC, owners of a large number of mobile home parks throughout the United States. He said the company was replacing the existing homes with manufactured housing ranging in size from 720 square feet to 1,580 square feet. He said the most expensive model cost \$127,000 and rent for the land ranged from \$700 to \$720 a month.

Responding to a question from Chairman Lusk, Mr. Peters said owners in the Chantilly park had been offered an opportunity to replace their current homes with a product manufactured by MHC. He said the company had a very strong advertising program and a sales trailer was located on the property.

Responding to a question from Commissioner Byers, Mr. Peters said the mobile home was owned by the purchaser but the land was owned by the company; therefore, if the land was sold, the owner would have to relocate. Mr. Peters also said that only one year leases were available.

Commissioner Byers commented if a mobile home was converted to a stationary single family home it would not be in compliance with zoning regulations. Mr. Kershenstein replied that it could be argued that the home was still mobile.

Mr. Peters said the Audubon park in Alexandria had been bought by Hometown Audubon, LLC, a few years ago and would be operated as a mobile home park for the foreseeable future. He said the property was zoned MHP (Mobile Home Park) and could be developed at 5-8 dwelling units per acre. Mr. Peters said the president of the company had indicated that the redevelopment value of the property would be about \$100,000,000 and that a contract had been turned down for that amount because the company was not in the market to sell at the present time.

Mr. Peters said the Waples mobile home park in Fairfax was operated by A. J. Dwoskin and Associates. He explained that an Area Plans Review (APR) nomination, which had subsequently been withdrawn, would have allowed the development of 22-25 acres into 750 condominium units, giving the existing 155 mobile home residents opportunities to purchase units. He said in 1991, 15 acres of the site had been rezoned to the RMHP category with a proffered rent restriction of \$275 a month for 20 years. He said the agreement expired in August 2011, at which time the rent could be raised to market rate.

In response to a question from Chairman Lusk, Mr. Peters said the average lot rent would be about \$370. Chairman Lusk asked him to provide an estimate of what the market rate rent would be in 2011.

Mr. Peters said Harmony Place, located in Alexandria adjacent to the Audubon park, was owned by Robert Kirby who also owned Ray's trailer park. He said Mr. Kirby had a contract with a developer for Ray's, but it was not known at this time whether the park would be sold and/or redeveloped.

Responding to a question from Mr. Kershenstein, Ms. Stevens said that although Audubon park had enacted standards a few years ago, there were still trailers that were not being properly maintained. She said the Meadows park in Chantilly was the nicest of all the parks in the County. She noted that the Mobile Home Improvement Loan Program limit had been raised from \$5,000 to \$25,000, but said it was very hard to find someone to repair the trailers.

Commissioner Koch noted that the handout indicated that the Meadows park had 48 sites available. Commissioner de la Fe commented that the sites were probably only available to those who bought manufactured homes from the owner of the park.

Mr. Peters explained that Engleside, owned by James Turner, would be operated for the time being as a mobile home park but might be redeveloped at some point in the future; Penn Daw was subject to redevelopment and was being handled by HCD Revitalization Department; and Woodley, which used to have 500 homes now had 115 homes, and that the marine clay soil was a problem.

In response to a question from Commissioner Koch, Mr. Kershenstein said the average cost per month for a trailer and a lot was about \$700.

Mr. Peters reviewed the zoning for the parks:

- Audubon – 5-8 dwelling units per acre;
- Engleside – 5-8 units per acre also with an option, subject to consolidation, to develop 75 percent of the property at 8-12 units and 25 percent commercial with an FAR of .35;
- Meadows – I-3 but planned industrial.
- Harmony – 5-8 dwelling units per acre with an option for 8-12;
- Woodley – RMPH; R-2 and C-8.
- Penn Daw – C-8 or 5-8 dwelling units per acre with an option for commercial with an FAR of 1.0;

- Waples – RMHP;
- Ray's – C-8.

Chairman Lusk requested that the committee be provided with information about possible development for the parks under contract.

Commissioner Koch pointed out that only the Meadows was not zoned residential. Mr. Peters replied that was probably because it was located in the Dulles Airport Noise Overlay District.

Mr. Kershenstein requested that zoning designations for the areas surrounding the Waples park be provided.

Commissioner Byers expressed concern about the Meadows park being in compliance with zoning regulations. Mr. Kershenstein said this issue might need a ruling by the County Attorney's Office.

Commissioner Alcorn commented that it was important to start thinking about a strategy to provide affordable units if the parks were redeveloped. Ms. Lardner agreed. Mr. Kershenstein said one strategy could be to offer an incentive such as an increase in density in return for affordable units.

Referring to the Meadows park, Mr. Kershenstein suggested that the Zoning Administrator be requested to visit the site to determine if it was in conformance with zoning regulations. He said it was possible that the property was not suitable for residential development due to noise but could be grandfathered and that perhaps the Zoning Ordinance permitted manufactured housing that met the definition of a mobile home. Commissioner Koch said he would request the Sully District Supervisor's office to investigate this matter.

Chairman Lusk requested staff to provide the committee information on the current zoning of the parks, available data on contract sales, and any other zoning information that was available. He also said the Planning Commission should work with RHA to preserve affordable units if and when the parks were redeveloped.

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The next item on the agenda was an update on the High-Rise Affordability Panel.

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Ms. Stevens said that a presentation had been made to the Board of Supervisors on October 16, 2006, "Highlights of Report and Policy Recommendations to the Housing Committee of the Board of Supervisors," a copy of which is in the date file. She said at that time the matter had been referred back to staff because the Board thought the timeline, shown on page 15 of the handout, was too aggressive. She indicated that on October 23, 2006, at the

request of Hunter Mill Supervisor Catherine Hudgins, the Board had voted to adopt the recommendations in principle. Commissioner Alcorn noted that although no timetable had been set at that time, the Board had requested HCD and DPZ to resolve questions raised at the Housing Committee meeting. He also pointed out that one of the recommendations was to accomplish the Policy Plan objective of 12 percent affordable housing in high density residential areas.

Commissioner Byers asked how 12 percent had been arrived at and if it should be reviewed to determine if it was still a valid percentage. Commissioner Alcorn replied that 12 percent was in the Plan now and although the panel had discussed this issue no determination had been made. Commissioner Alcorn said the question he had asked was how much affordable housing was needed and no one had an answer.

Commissioner Lusk requested that another committee meeting be scheduled to further discuss this issue.

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The meeting was adjourned at 8:16 p.m.
Rodney L. Lusk, Chairman

For a verbatim record of this meeting, reference may be made to the audio recording which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved: January 24, 2007

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission