

WEBVTT

1

00:00:00.925 --> 00:00:03.595

Okay all right we are recording.

2

00:00:04.764 --> 00:00:17.605

Welcome everyone on to our formal housing preservation task force, mobile, and manufactured housing subcommittee on December the 1st, to conduct this meeting.

3

00:00:17.605 --> 00:00:29.754

Hopefully electronically and to impact rate the purchase authorized by the way. This sub committee needs to make certain findings. And determinations for the record is a bit cumbersome.

4

00:00:29.754 --> 00:00:38.634

So I ask you in advance for your patients 1st, because each member of the subcommittee is participating in this meeting from a separate location.

5

00:00:38.939 --> 00:00:42.420

We must verify that a quorum of members is participating.

6

00:00:42.420 --> 00:00:48.600

And that each member's voice is clear audible and at an appropriate volume for all the other members.

7

00:00:48.600 --> 00:00:51.719

Accordingly, I'm going to conduct a roll call.

8

00:00:51.719 --> 00:00:55.439

And ask each subcommittee member participating in this meeting.

9

00:00:55.439 --> 00:00:59.369

To state your name and the location from which you are participating.

10

00:00:59.369 --> 00:01:03.090

I asked that each of you pay close attention to ensure.

11

00:01:03.090 --> 00:01:09.750

You can hear each of your colleagues following this roll call. We will vote to establish that every member.

12

00:01:09.750 --> 00:01:12.780
Can you hear every other member?

13
00:01:12.780 --> 00:01:20.069
I will start with myself, uh, Michelle Crocker I am here in Alexandria, Virginia.

14
00:01:20.635 --> 00:01:33.655
Mr. Rick absent I think Rick is today. David Levine. Good afternoon. This is David Levine.

15
00:01:33.685 --> 00:01:46.795
I'm in Alexandria, Virginia. Thank you. David. Eric Maribel. Hi, Eric. I'm in Fairfax, Virginia. Thank you.

16
00:01:47.700 --> 00:01:53.849
Um, Ken Macmillan.

17
00:01:53.849 --> 00:01:59.250
And Ken joined us Jill Norcross. Oh, Ken is there.

18
00:01:59.250 --> 00:02:04.560
Can you just state your name and where are you are please.

19
00:02:04.560 --> 00:02:09.900
Can be killing Fairfax County Providence district.

20
00:02:09.900 --> 00:02:13.349
Thank you very much Jill. Norcross.

21
00:02:13.349 --> 00:02:17.610
Hi, Jill Norcross calling in from Reston, Virginia.

22
00:02:19.199 --> 00:02:27.719
Okay, at this point, I will pass the virtual gamble to set gabbled to subcommittee member. David Levine.

23
00:02:27.719 --> 00:02:31.289
So that I may be heard to make the requisite motion.

24
00:02:31.289 --> 00:02:40.199

Okay, I'll take the gavel. Okay. I move that. Each members voice may be adequately heard.

25

00:02:40.199 --> 00:02:43.500

By each other member of this subcommittee.

26

00:02:43.500 --> 00:02:52.409

Is there a 2nd, hey, thank you. Is do we need to vote on this?

27

00:02:52.409 --> 00:02:57.000

We need to take about.

28

00:02:57.000 --> 00:03:04.259

I guess I don't think we normally do, but I think we, I can't remember, I think okay, so all in favor.

29

00:03:04.259 --> 00:03:08.039

All right. Okay. Thank you.

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00:03:08.039 --> 00:03:13.020

2nd, having established that each members voice may be heard by every other member.

31

00:03:13.020 --> 00:03:24.150

We must next establish the nature of the emergency that compels these emergency procedures. The fact that we are meeting electronically. What type of electronic communication is being used.

32

00:03:24.150 --> 00:03:27.569

And how we have arranged for public access to this meeting.

33

00:03:27.569 --> 00:03:32.580

Therefore, I meant that the state of emergency caused by the coded pandemic.

34

00:03:32.580 --> 00:03:39.569

Makes it safe for the subcommittee to physically assemble and unsafe for the public to physically attend any such meeting.

35

00:03:39.569 --> 00:03:48.419

And that as such as usual procedures, which require the physical assembly at this subcommittee, and the physical presence of the public.

36

00:03:48.419 --> 00:03:51.599

Cannot be implemented safely or practically.

37

00:03:51.599 --> 00:03:58.949

I further move that the subcommittee may conduct this meeting electronically through a dedicated audio conferencing line.

38

00:03:58.949 --> 00:04:05.400

And that the public must access this meeting by calling 1, 8, 4, 4.

39

00:04:05.400 --> 00:04:09.060

62139 5 6.

40

00:04:09.060 --> 00:04:12.750

And entering access code, 1, 7, 9.

41

00:04:12.750 --> 00:04:16.500

95857 2 1.

42

00:04:16.500 --> 00:04:20.550

And you can interested in joining the Webex for the visual component.

43

00:04:20.550 --> 00:04:29.399

Must click the link, which was included in the public meeting notice, and which will be included in the minutes to join the meeting through Webex.

44

00:04:29.399 --> 00:04:36.149

it is so is there a second second .

45

00:04:36.149 --> 00:04:41.999

Okay, all in favor. Hi. Hi.

46

00:04:41.999 --> 00:04:49.949

Finally, it is next required that all the matters addressed on today's agenda are necessary for continuity in Fairfax county government.

47

00:04:49.949 --> 00:04:54.569

And are necessary to continue operations and the discharge of the.

48

00:04:55.709 --> 00:04:59.939

These and responsibilities.

49

00:05:02.369 --> 00:05:11.069

Can you hear me it says that I muted it paused you for a moment. Okay. Sorry I'll continue.

50

00:05:11.069 --> 00:05:20.939

The meeting cts with continuity in government, as it ensures that the preservation task force can engage in the work to ensure the development of strategies.

51

00:05:20.939 --> 00:05:25.168

To enable the successful preservation of affordable housing and Fairfax County.

52

00:05:25.168 --> 00:05:33.509

For which time is of the essence failure to take these actions could cause irreparable harm to the preservation of affordable housing in the county.

53

00:05:33.509 --> 00:05:37.528

It is so moved is there a 2nd.

54

00:05:38.759 --> 00:05:52.103

A, 2nd, thank you all in favor. Thank you, David. If you would return the gavel, we will continue with the meeting. Thank you very much. Okay.

55

00:05:52.194 --> 00:05:54.113

I'll return the gavel to Michelle.

56

00:05:54.418 --> 00:06:04.798

Thank you. All right. Welcome everyone to our 3rd and final meeting of the mobile and manufactured.

57

00:06:04.798 --> 00:06:08.488

Housing subcommittee.

58

00:06:08.488 --> 00:06:17.579

I thought before we began with our presentation today, it might be helpful just to have a very, very brief.

59

00:06:17.579 --> 00:06:30.509

Recap of what we've looked at in our last 2 meetings. So I'm just going to run through a list of of things that we have talked about and discussed.

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00:06:30.509 --> 00:06:37.889

Before we get into today's brief presentation, and then a discussion of recommendations, which I think will be the meat.

61

00:06:37.889 --> 00:06:48.988

Of our conversation, so we have looked at defined manufactured and housing and noted the differences between the 2.

62

00:06:48.988 --> 00:06:54.959

We heard a brief history of mobile homes and learned about the 1976.

63

00:06:54.959 --> 00:07:00.028

Adoption of construction and safety standards that were developed by.

64

00:07:00.028 --> 00:07:10.588

We got an overview of all of the mobile home parks in Fairfax County with a focus on those located around the Richmond highway corridor.

65

00:07:10.588 --> 00:07:13.918

We looked at their location along the corridor.

66

00:07:13.918 --> 00:07:23.249

And we examine the demographics specifically, incomes of people who lived in the mobile home community education levels.

67

00:07:23.249 --> 00:07:26.999

Access to health care, housing, cost burdens.

68

00:07:26.999 --> 00:07:32.038

And how these communities were rated in the healthy places index.

69

00:07:32.038 --> 00:07:40.108

We also had a discussion about land use and zoning around mobile home communities in Fairfax County.

70

00:07:40.108 --> 00:07:47.488

While a comprehensive plan identifies them as an important affordable housing resource in the county.

71

00:07:47.488 --> 00:07:52.319

The underlying zoning does not always support that language.

72

00:07:52.319 --> 00:07:58.889

And we know that many parks can be developed into other uses as a matter of right?

73

00:07:59.908 --> 00:08:05.488

We also looked at the manufactured home community coalition of Virginia.

74

00:08:05.488 --> 00:08:10.168

A coalition of mobile home communities around this state.

75

00:08:10.168 --> 00:08:18.569

And we looked at how valuable a resource they are to provide residents of mobile home communities.

76

00:08:18.569 --> 00:08:22.829

With education, communications.

77

00:08:22.829 --> 00:08:27.269

Help with, um, mobile, home, maintenance and repair.

78

00:08:27.269 --> 00:08:30.899

They provide models for code enforcement.

79

00:08:30.899 --> 00:08:36.178

And also they can identify financing tools and other strategies.

80

00:08:36.178 --> 00:08:39.239

Or how to convert the park to a true.

81

00:08:39.239 --> 00:08:43.948

Homeownership model, so.

82

00:08:43.948 --> 00:08:50.339

With that those are really the highlights of what we've looked at in the last 2 meetings.

83

00:08:50.339 --> 00:08:55.109

I thought we would spend just a very brief amount of time looking at.

84

00:08:55.109 --> 00:09:05.219

State legislation, state authority, an oversight, a mobile home community. So Judith, I think we can start the PowerPoint.

85

00:09:13.708 --> 00:09:20.009

Okay, thank you. The next slide please.

86

00:09:20.009 --> 00:09:32.158

So these are, we have seen bits and pieces of these 4 items before and they really address where the Virginia state code.

87

00:09:32.158 --> 00:09:38.668

Talks about manufactured housing and this, this 1st, fundamental loss for manufactured housing.

88

00:09:38.668 --> 00:09:48.568

Really governs the production of these units to make sure that they conform with the HUD safety and, um.

89

00:09:48.568 --> 00:09:56.729

And construction standards, and that is overseen by the Virginia Department of housing and community development.

90

00:09:56.729 --> 00:10:02.849

The next bullet here, regulating zoning moss from mobile homes.

91

00:10:02.849 --> 00:10:12.808

Um, I'm happy if there's any staff or others on this call who, um, if I'm not describing this correctly.

92

00:10:12.808 --> 00:10:19.379

As I read this article, and it looks like what it was doing is making an exception in any land.

93

00:10:19.379 --> 00:10:24.989

That is sound as agricultural or for a street or farming.

94

00:10:24.989 --> 00:10:30.599

Ensuring that manufactured homes can actually be located.

95

00:10:30.599 --> 00:10:36.869

On those sites in that land that's zoned for those other uses.

96

00:10:36.869 --> 00:10:40.318

The next bullet, tenant protections.

97

00:10:40.318 --> 00:10:46.828

Uh, this is a law or in the code of the state, the manufactured.

98

00:10:46.828 --> 00:10:53.099

Rental act that really spends quite a bit of time.

99

00:10:53.099 --> 00:10:56.818

Looking at a variety of.

100

00:10:56.818 --> 00:11:00.778

Protections and responsibilities.

101

00:11:00.778 --> 00:11:07.889

Protections for tenants and responsibilities of landlords so it covers things like.

102

00:11:07.889 --> 00:11:13.198

Written alic's required terms of the lease agreement and renewals.

103

00:11:13.198 --> 00:11:16.649

Landlord obligations tenant obligations.

104

00:11:16.649 --> 00:11:19.828

Charge for utility service.

105

00:11:19.828 --> 00:11:27.629

Demands and charges prohibited. There's a whole list of things. I did see that there is.

106

00:11:27.629 --> 00:11:33.208

An item in this bill that talks about the sale of manufactured home park to a developer.

107

00:11:33.208 --> 00:11:39.928

And it notes that for residents in planning district 8.

108

00:11:39.928 --> 00:11:47.999

Which is why Northern Virginia is located that relocation expenses are the equivalent of 3500 dollars.

109

00:11:47.999 --> 00:11:53.158

Per household in the event of having to move or be relocating.

110

00:11:53.158 --> 00:11:59.908

So, this manufactured home lot, rental act really holds quite a bit of information.

111

00:11:59.908 --> 00:12:04.379

Around the governance of mobile home communities.

112

00:12:04.379 --> 00:12:11.548

And the last item local permits required before moving a mobile home and a property tax.

113

00:12:11.548 --> 00:12:16.139

System really highlights the process.

114

00:12:16.139 --> 00:12:20.938

That residents in a mobile home community would need to go through.

115

00:12:20.938 --> 00:12:28.168

To transfer their unit to true home ownership and I think the next 2 slides will.

116

00:12:28.168 --> 00:12:33.149

Go into more detail about that. So, are there any questions about this.

117

00:12:33.149 --> 00:12:39.869

Side okay. Next slide please.

118

00:12:43.469 --> 00:12:46.948

So this is kind of the list of steps.

119

00:12:46.948 --> 00:12:51.119

Um, that owners need to take.

120

00:12:51.119 --> 00:12:54.149

To convert a mobile home.

121

00:12:56.068 --> 00:12:59.308

We just shoot, okay to.

122

00:12:59.308 --> 00:13:02.759

Then we go back 1. please, thank you.

123

00:13:03.504 --> 00:13:17.423

To convert a mobile home into a true ownership and I think we will remember that mobile homes are considered chattel property. And so you actually register them with the DMV.

124

00:13:17.423 --> 00:13:18.653

Like, you would a car.

125

00:13:18.958 --> 00:13:24.599

So these are the steps that you have to take to convert that mobile home.

126

00:13:24.599 --> 00:13:29.038

2, true homeownership, removal of the wheels.

127

00:13:29.038 --> 00:13:36.658

It, the owner of the mobile home has to also own the real property that the.

128

00:13:36.658 --> 00:13:41.308

Is located on, they need to, I guess.

129

00:13:41.308 --> 00:13:44.938

Make sure they have free and clear title.

130

00:13:44.938 --> 00:13:49.739

To their to their mobile home.

131

00:13:49.739 --> 00:13:52.828

Next slide please.

132

00:13:52.828 --> 00:14:02.308

These are the kinds of information that have to be attached to their.

133

00:14:02.308 --> 00:14:05.519

Affidavit to make this conversion.

134

00:14:05.519 --> 00:14:08.609

So, it's a series of.

135

00:14:08.609 --> 00:14:16.889

I guess just like, you would with a car to classify that mobile home as channel property to.

136

00:14:16.889 --> 00:14:28.889

Real property. Are there any questions on this? This is obviously very detailed.

137

00:14:28.889 --> 00:14:32.369

But I think the point in showing this is that.

138

00:14:32.369 --> 00:14:39.119

There is a process to move into homeownership. It is not as simple as just.

139

00:14:39.119 --> 00:14:42.719

Residents buying the park.

140

00:14:42.719 --> 00:14:50.818

Or a change of ownership in the park that there is a more of a multi step process that owners would need to go to.

141

00:14:54.599 --> 00:14:58.859

Next slide please.

142

00:14:58.859 --> 00:15:05.188

This I think is probably the most important slide that we'll look at of all of them. This.

143

00:15:05.188 --> 00:15:10.168

Talks about how states have the authority to adopt laws.

144

00:15:10.168 --> 00:15:14.399

That govern manufactured home issues however.

145

00:15:14.399 --> 00:15:22.948

Um, most of the policies that impact these communities happen at the local level, um, through land use and zoning.

146

00:15:22.948 --> 00:15:30.448

And this slide identifies categories that local policy can.

147

00:15:30.448 --> 00:15:36.928

Significantly impact the ability of manufactured housing to play a meaningful role.

148

00:15:36.928 --> 00:15:41.578

In the supply of affordable housing and these, I think will come as no surprise.

149

00:15:41.578 --> 00:15:46.619

To any of us, these are things that we have discussed. So.

150

00:15:46.619 --> 00:15:54.928

Local zoning policies that allow manufactured homes to be cited land owned by the homeowner.

151

00:15:54.928 --> 00:15:59.639

Now, this, I think is talking about manufacturer modular housing.

152

00:15:59.639 --> 00:16:03.749

That is permanently fixed on a site.

153

00:16:03.749 --> 00:16:08.938

And is not mobile, local zoning policies that preserved.

154

00:16:08.938 --> 00:16:15.448

Preserve manufactured home communities and I don't know, we did not discuss if.

155

00:16:15.448 --> 00:16:21.778

Fairfax County has any prohibitions.

156

00:16:21.778 --> 00:16:27.149

On manufactured housing it is housing that is made in a factory.

157

00:16:27.149 --> 00:16:32.489

And then brought to a site and a fix to the site hooked up.

158

00:16:32.489 --> 00:16:38.428

The possibility of obtaining a local moratorium on closure.

159

00:16:38.428 --> 00:16:41.578

Of manufactured home communities.

160

00:16:41.578 --> 00:16:46.528

Local tax incentives and other financial incentives for preservation.

161

00:16:46.528 --> 00:16:56.489

Of manufactured home communities, and finally the inclusion of these manufactured housing issues in the consolidated plan.

162

00:16:56.489 --> 00:17:02.788

That local jurisdictions, including Fairfax County submits on, I think an annual basis.

163

00:17:02.788 --> 00:17:07.769

When they seek cbg funding or other funding from.

164

00:17:07.769 --> 00:17:13.588

So these are some of the strategies and this comes from the National Consumer Law Center.

165

00:17:13.588 --> 00:17:19.048

Broad strategies that communities can think about.

166

00:17:19.048 --> 00:17:22.169

Adopting in order to preserve.

167

00:17:22.169 --> 00:17:25.739

And just trying to send their manufactured home communities.

168

00:17:27.838 --> 00:17:31.229

Does anyone have any question or comment on.

169

00:17:35.368 --> 00:17:43.618

Yes, I want to go back a moment 3500 dollar fee. Does that cover every single mobile home?

170

00:17:43.618 --> 00:17:52.348

It regardless of the size, or is that a sliding scale up or down dependent on the science? So, how does that? Exactly exactly.

171

00:17:52.348 --> 00:18:00.959

Can the way that the statute reads all it says is 3500 per household so it doesn't.

172

00:18:00.959 --> 00:18:05.068

Okay, it doesn't speak to sides. Yeah.

173

00:18:05.068 --> 00:18:10.229

Thank you. You're welcome.

174

00:18:10.229 --> 00:18:13.769

Okay, and the final slide the next slide please.

175

00:18:20.759 --> 00:18:28.828

He is really looking at, um, landlord obligations and this again comes out of that. Um.

176

00:18:28.828 --> 00:18:33.989

That longer act that I talked about the manufactured.

177

00:18:33.989 --> 00:18:38.788

Tom rental act, this is under the landlord obligations.

178

00:18:38.788 --> 00:18:44.098

That really speak to the overall governance of the park around.

179

00:18:44.098 --> 00:18:54.118

Health safety zoning, making repairs to keep the park habitable and in good condition clean and safe.

180

00:18:54.118 --> 00:18:58.019

Keeping all of the, um.

181

00:18:58.019 --> 00:19:03.749

Electrical summing sanitary, heating systems, everything.

182

00:19:03.749 --> 00:19:08.578

That the landlord supplies in good working order.

183

00:19:08.578 --> 00:19:13.648

Providing and maintaining appropriate receptacles for.

184

00:19:13.648 --> 00:19:17.848

Garbage and waste pick up.

185

00:19:17.848 --> 00:19:22.828

And also providing reasonable access to electric water and.

186

00:19:22.828 --> 00:19:26.098

So, it's just a connections, so.

187

00:19:26.098 --> 00:19:31.888

What was not clear to me and looking at this list of landlord obligations is.

188

00:19:31.888 --> 00:19:38.638

Where is the oversight? Is it at the state level or the local level and ensuring compliance?

189

00:19:38.638 --> 00:19:46.108

With some of these basic obligations, and there are to be clear there are also tenant obligations as well.

190

00:19:46.108 --> 00:19:52.558

So, I think that's the end of our.

191

00:19:52.558 --> 00:19:57.929

Does anyone have any questions on on this, or any of this slides? I think this is the end of the slides.

192

00:19:57.929 --> 00:20:03.298

Presentation, um, 1 question.

193

00:20:03.298 --> 00:20:10.528

Sure, so there is a landlord tenant a handbook that's on the county website.

194

00:20:10.528 --> 00:20:23.969

Is that the mobile home is part of that agreement, but mainly stake for billing substructure appointment buildings and things of that nature the mobile homes to that.

195

00:20:23.969 --> 00:20:33.929

Agreement or or not, you know, that's a really good question can I'm assuming because there is a separate list.

196

00:20:33.929 --> 00:20:46.378

Of tenant and landlord obligations that govern mobile homes that it might not apply but I really don't know. Does anyone else know? Um, whether.

197

00:20:46.378 --> 00:20:52.019

Tenant landlord law in the county applies, or if that's just for.

198

00:20:52.019 --> 00:20:55.618

Apartment buildings.

199

00:20:55.618 --> 00:21:07.588

It's not a big deal right now. Just do to stop me. It's not a big deal right now. I mean, we can look at it later on. I mean, I just want to know.

200

00:21:07.588 --> 00:21:11.308

Yeah, it's a good question. It's a really good question.

201

00:21:11.308 --> 00:21:19.584

Yeah, but we only got about a half over half so let's not dwell on that. Just add that.

202

00:21:19.584 --> 00:21:29.814

I, as a, in my board office, I have used the Chinese resources tenant landlord for people who work in apartments. They may have been renting in a home, or.

203

00:21:30.148 --> 00:21:36.449

I guess, I guess it just applies if you, I guess it would depend on the structure of how the person.

204

00:21:36.449 --> 00:21:48.298

That's what I'm thinking. Okay but that's that's a good question to investigate. Just not only for what what the obligations are, but again compliance.

205

00:21:48.298 --> 00:21:52.919

Of of whatever those requirements are so.

206

00:21:52.919 --> 00:21:57.358

Hopefully all of you received I know Judith.

207

00:21:57.358 --> 00:22:02.068

Sent out this kind of draft list of recommendations.

208

00:22:02.068 --> 00:22:16.709

That were drawn up um, I've asked her, I always feel like it's easier to work from a draft than to try to create something from scratch. So, this is most definitely a draft.

209

00:22:16.709 --> 00:22:22.499

And Judith is going to put it up on the Google Doc screen here.

210

00:22:22.499 --> 00:22:32.338

And I think, uh, I would love everyone's, uh, comments and thoughts. This is meant to be edited and enhanced by all of, you.

211

00:22:32.338 --> 00:22:36.868

So, it will be a much stronger and better document.

212

00:22:40.828 --> 00:22:47.699

Is it.

213

00:22:47.699 --> 00:22:54.088

It is kind of a blank. Okay. That's what I thought. I'm not sure why it's taking so long.

214

00:22:54.088 --> 00:23:02.788

It's called out let me try again.

215

00:23:12.898 --> 00:23:17.999

There we go. Okay. Can we make it a little bigger.

216

00:23:17.999 --> 00:23:23.638

Jeff, thank you.

217

00:23:24.959 --> 00:23:29.699

Yeah, that's good. Thank you.

218

00:23:29.699 --> 00:23:39.298

So, as you can see, the 1st recommendation is to develop to develop based expanding mobile, home inter, agency group.

219

00:23:39.564 --> 00:23:52.223

Whatever you want to call it, that includes staff from neighborhood and community services, housing and community development, and the Department of planning and development.

220

00:23:52.374 --> 00:23:56.814

I also would include on their health department.

221

00:23:57.023 --> 00:24:08.453

And I don't know if I'm just adding that myself, but advocates, of course, the residents to address the mobile home and manufactured housing.

222

00:24:08.759 --> 00:24:14.219

Recommendations recommendations as the charge.

223

00:24:14.219 --> 00:24:23.098

Or maybe what we should do, maybe the best way to approach. This is for hopefully all of you in short document.

224

00:24:23.098 --> 00:24:31.169

Either, is there anything in here that's missing? Let's start with that. Does anyone think that there is an important that's missing?

225

00:24:31.169 --> 00:24:37.078

Michelle, this is, is Eric.

226

00:24:37.078 --> 00:24:41.939

Would there be a benefit? I know some of the.

227

00:24:41.939 --> 00:24:47.788

Yeah, I think there's like, what do we say 8 or 9 mobile home parks in Fairfax County.

228

00:24:47.788 --> 00:24:56.038

Is there any, is there any benefit for having at least the 1 representative from the ownership?

229

00:24:58.163 --> 00:25:12.443

Yes, I think it's an excellent yeah, I would think that should be represented how to others, because we have at least at least 2 owners.

230

00:25:12.443 --> 00:25:18.894

I think that are in the 2 largest ones that are more, um, professional.

231

00:25:19.618 --> 00:25:34.314

Nationwide owners, a realist of mobile, home parks and, you know, maybe they could add some perspective from how they operate in other in other parts of the trade at work.

232

00:25:34.888 --> 00:25:40.348

And, you know, they do this on a portfolio basis as well. So, um.

233

00:25:40.348 --> 00:25:50.729

You might have some input didn't this? Yeah, Eric I think it's an excellent suggestion because they if, if they're excluded, that's an immediate.

234

00:25:50.729 --> 00:25:54.209

Kind of flaw in the process.

235

00:25:54.209 --> 00:26:00.479

I feel so I think that should definitely be included in any kind of.

236

00:26:00.479 --> 00:26:03.689

Um, whether.

237

00:26:03.689 --> 00:26:14.699

Yes, I think they need to be on. Also the other benefit of that I was thinking was to the extent that there's a difficulty.

238

00:26:14.699 --> 00:26:17.909

Owners and residents.

239

00:26:17.909 --> 00:26:23.308

Um, communicating for whatever reason, then the standing agency group.

240

00:26:23.308 --> 00:26:27.659

Becomes a forum to bridge that problem.

241

00:26:27.659 --> 00:26:32.429

With 3rd parties in attendance that that might not be a bad.

242

00:26:32.429 --> 00:26:42.388

thing to have if it's needed actually i think that's a good idea would you mediate certain things you know the tendencies one point of view .

243

00:26:42.388 --> 00:26:51.898

The owner sue another point of view and somewhere we try to meet in the middle. So that I think that was that's a good question. Good advocate. I think Michelle.

244

00:26:51.898 --> 00:26:57.509

Yep, I agree. Thank you.

245

00:26:57.509 --> 00:27:05.009

Any other anything else that you've seen messing.

246

00:27:05.009 --> 00:27:08.278

Or something that shouldn't be here.

247

00:27:08.278 --> 00:27:22.828

I think along the same lines and the 2nd recommendation where you're talking about exploring ways to introduce principles from the Coalition for tenant education and governance and I know it.

248

00:27:22.828 --> 00:27:34.019

Discuss this technical assistance for unit improvements and maintenance, but also for the park maintenance and improvements to just kind of also, including the ownership and.

249

00:27:34.019 --> 00:27:38.729

That recommendation as well so it's not even.

250

00:27:40.078 --> 00:27:44.038

I guess it's more engagement with the owners not just, um.

251

00:27:44.038 --> 00:27:51.989

Oversight just bringing them in and giving them access to technical assistance and resources. Yeah.

252

00:27:51.989 --> 00:28:00.269

So, there's 2 ways to think about this, we can recommend that a sandy committee be formed with all of the participants.

253

00:28:01.013 --> 00:28:12.473

And then we can add that these are additional recommendations that the standing committee address the following, in addition to anything else that they come up with.

254

00:28:12.834 --> 00:28:21.534

And that way we don't have to keep adding who to be involved in each of the recommendations. So, I'm happy to, um.

255

00:28:21.838 --> 00:28:36.328

To do it, however, who I want to do it, but I was kind of visioning that this committee would then take the following recommendations under consideration in addition to others. So.

256

00:28:38.159 --> 00:28:52.169

I think that's a good plan. I agree. I think to your point, Michelle, that, although we can make recommendations from what we've done the last couple of weeks that both tenants and advocates and.

257

00:28:52.169 --> 00:28:58.739

And ownership that have been through this, uh, more than we have, we'll probably have.

258

00:28:58.739 --> 00:29:03.479

Other things that they can recommend in addition to the ones we've thought of.

259

00:29:03.479 --> 00:29:08.848

And I think I'm envisioning, let this committee.

260

00:29:08.848 --> 00:29:13.528

While it may be an ad hoc committee, it will.

261

00:29:13.528 --> 00:29:25.979

Probably be around for a couple of years. Um, this is going to take to think about these parks. This is not something that we need 6 months and to sand.

262

00:29:25.979 --> 00:29:38.519

So, I could be wrong it will be up to the committee, what their charges but I envision that there's some work that will need to be done.

263

00:29:38.519 --> 00:29:49.618

Okay, how about some of the other recommendations? So show for the 2nd recommendation a.

264

00:29:49.618 --> 00:30:03.749

So 1 of the 1 of the things I learned, when I watched the, uh, South county panel on mobile housing, um, there were a couple of, uh, of, uh.

265

00:30:03.749 --> 00:30:07.439

I think it was, it was the person from Richmond who.

266

00:30:07.943 --> 00:30:22.794

Was the oversight by the county for, for mobile home parks down there? Uh, 1 of the things he said, which struck me was, they were trying to to investigate or.

267

00:30:23.338 --> 00:30:34.433

Provide oversight over 1, particularly poorly run, mobile home park and although they did cite the owner to improve some of the common areas.

268

00:30:34.973 --> 00:30:49.134

She also ended up siding the individually units switch in the process of investigating the property. They saw the units themselves were not compliant, but they did recognize also that was sort of a.

269

00:30:49.618 --> 00:31:01.163

A burden for the, for the community to comply fully with those standards, uh, because it was a very low income community.

270

00:31:01.163 --> 00:31:05.364

So, I was just wondering that in in the process of encouraging.

271

00:31:05.759 --> 00:31:11.219

Oversight or inspection of these properties that that might inadvertently become a.

272

00:31:12.294 --> 00:31:13.044

Also,

273

00:31:13.403 --> 00:31:14.574

an effect of what we're doing,

274

00:31:14.574 --> 00:31:17.574

and maybe maybe hand in hand with that,

275

00:31:17.574 --> 00:31:26.993

which I think they did down there is when they go in into a park and inspect the property as well as to the units they do have,

276

00:31:26.993 --> 00:31:27.263

I think,

277

00:31:27.263 --> 00:31:27.773

in their case,

278

00:31:27.773 --> 00:31:28.884

they set aside money.

279

00:31:29.453 --> 00:31:32.693

In order to offer as as assistance to the,

280

00:31:33.292 --> 00:31:41.993

to the renters to correct the more health and safety issues and I think that's a good thing to have hand in hand because,

281

00:31:42.384 --> 00:31:42.713

uh,

282

00:31:42.713 --> 00:31:42.864

yeah,

283

00:31:42.864 --> 00:31:44.903

we don't want to inadvertently create.

284

00:31:45.358 --> 00:31:54.148

You know, an economic burden, and some of these tenants by the fact that their goal that we're recommending more oversight.

285

00:31:54.148 --> 00:32:05.548

That struck me as well, Eric, that both tenants and landlords were cited in violations. So, are you suggesting that.

286

00:32:05.548 --> 00:32:09.388

Some sort of reserve fund to be set up to assist.

287

00:32:09.388 --> 00:32:18.659

Tenants in any permit, or maybe maybe when when that is done as a program.

288

00:32:18.659 --> 00:32:24.118

Um, you know, the county has either an advocate partner.

289

00:32:24.118 --> 00:32:38.753

Um, or or some fundings hand, in hand, in case, those things come up and that they can be addressed either with, with an advocate partner, uh, or or some public funds. But.

290

00:32:39.298 --> 00:32:53.368

Just just just to cover that contingency and I guess in the original case, they actually did find a lot of, um, health and safety upgrades were needed for the units themselves that.

291

00:32:53.368 --> 00:33:00.749

Ended up assisting the tenants. Are we good to me for a little bit preemptive? I guess if we do that.

292

00:33:00.749 --> 00:33:04.739

And just the, the, the, um.

293

00:33:04.739 --> 00:33:11.219

The responsibilities of the landlord to maintain the park are.

294

00:33:11.219 --> 00:33:17.578

His or her responsibilities, and we're not talking about because they are obviously driving.

295

00:33:17.578 --> 00:33:27.328

Income from these products, so right. So so we're looking to really help the residents that predominantly low income households.

296

00:33:27.328 --> 00:33:33.209

With any deficiency they have in their hands. Okay. How does everyone feel about that?

297

00:33:33.209 --> 00:33:39.538
Recommendation I like the recommendation. The only thing I wonder is.

298
00:33:39.538 --> 00:33:44.638
Often or frequently our inspections tell.

299
00:33:44.933 --> 00:33:59.394
Or specific, whether it be on the lateral as part of the tennis part. But how frequently are they done it? Keep people in line I mean, think about this, and I'm coming from my experience as if you are not up to code and that code goes for.

300
00:33:59.394 --> 00:34:06.203
So long, you're talking about something that places tenants as well as the owner and danger.

301
00:34:06.894 --> 00:34:21.534
So, if there's no inspection, I know there's a balance did a, a cycle when they expect for fire extinguishers, open doors doors that are not closed so forth and saw stairwells that acquire with web stuff.

302
00:34:21.534 --> 00:34:34.733
That should not be understood. Well, I don't know that we have the same particulars for a mobile home, because I've never actually know what I'm saying. So, it's not in my preview but I wondered about Eric suggestion.

303
00:34:35.813 --> 00:34:39.684
Is there a mandate on the frequency of inspections to see.

304
00:34:40.168 --> 00:34:52.438
Michelle, so I think, Ken, we're just, it's a great it's a great thought, but I think we're getting a little bit into the weeds of.

305
00:34:52.438 --> 00:35:04.378
So really broad recommendations that I would imagine some sort of oversight committee, or even break it into various committees would really dig into.

306
00:35:04.378 --> 00:35:11.159
So, okay, you know, I think it's a really good point, but I don't know that we, at this stage should be.

307
00:35:11.159 --> 00:35:17.429

Kind of getting to that level. Does everyone kind of agree with that? Or do you want to get in to.

308

00:35:17.429 --> 00:35:27.838

Identifying it may be under tenant landlord or property management that these things have to happen on a specific basis. It may be written.

309

00:35:27.838 --> 00:35:31.318

Someplace else that we don't know about.

310

00:35:31.318 --> 00:35:45.599

No, I, I agree Michelle, I think we should not get too far into the weeds on that.

311

00:35:45.599 --> 00:35:52.679

Because we don't, we really don't know that we're familiar enough with all the regulations around that and enforcement.

312

00:35:52.679 --> 00:35:59.128

And it, it just may be a little bit too much in the weeds for the committee.

313

00:35:59.128 --> 00:36:08.159

As we look at the other recommendations, your thoughts.

314

00:36:10.583 --> 00:36:21.804

Yeah, can I ask you this is David ilst of all Thank you, Michelle for putting these together. I think they look really, really good. I was just wondering on the 4th recommendation.

315

00:36:25.074 --> 00:36:27.054

Talking about 1 for 1 replacement,

316

00:36:27.054 --> 00:36:30.563

which is a kind of encompasses a lot,

317

00:36:32.813 --> 00:36:37.853

and it could have a real different kind of meaning for different people,

318

00:36:38.813 --> 00:36:39.083

you know,

319

00:36:39.083 --> 00:36:39.353
because,

320
00:36:39.474 --> 00:36:41.693
because 1 thing that we have to keep in mind,

321
00:36:41.693 --> 00:36:45.534
and when you're dealing with homes or manufactured housing,

322
00:36:45.534 --> 00:36:50.963
you're talking about an asset and so you're really talking about.

323
00:36:51.268 --> 00:36:55.199
Sort of an an asset disposition here.

324
00:36:55.199 --> 00:37:02.759
Emphasis around acid disposition and when we talk about 1 for 1
replacement, are we talking about.

325
00:37:02.759 --> 00:37:16.373
Are you, are we talking about giving value for an asset that was lost
that to make sure that people get the value out of that asset?

326
00:37:17.244 --> 00:37:25.523
Or is it really looking at making sure that it remains affordable in
terms of the new.

327
00:37:25.829 --> 00:37:35.489
New housing that replaces it and that's sort of what I'm saying is that
it's sort of an easy discussion around renters, because they don't own an
asset.

328
00:37:35.489 --> 00:37:41.548
You know, she redevelop a multi family apartment building and the rents
are at a certain level.

329
00:37:41.548 --> 00:37:46.259
You can create a new apartment building, or the rents are at the same
level.

330
00:37:46.259 --> 00:37:59.099
Meaning affordable, but when you're dealing with someone's home in home
ownership in an asset, it's 1 for 1 replacement gets a little bit more.

331

00:37:59.099 --> 00:38:05.458

Difficult because are you talking about replacing the full value of that home?

332

00:38:05.458 --> 00:38:09.449

Are you talking about giving them something that's.

333

00:38:09.449 --> 00:38:14.579

Affordable for them, where they can maintain their housing and an affordable unit.

334

00:38:14.579 --> 00:38:19.619

So, what I, what I would suggest here is again, I think.

335

00:38:19.619 --> 00:38:24.389

It gets a little murky with the term 1 for 1 replacement.

336

00:38:24.389 --> 00:38:28.920

I happen to like, the term known that loss of affordable housing.

337

00:38:28.920 --> 00:38:37.110

You know, I think it's a little bit more. I think it's a little bit broader. I think it encompasses more.

338

00:38:37.110 --> 00:38:43.230

And it gives you more room to work with that. I think when you're talking about 1 for 1 replacement.

339

00:38:43.230 --> 00:38:48.119

It just gets a little bit more difficult when you're dealing with mobile homes.

340

00:38:48.119 --> 00:38:56.880

That's that's just my thought on it. No good. Really good. Good thoughts, David. If you take a look at the.

341

00:38:56.880 --> 00:39:00.179

Recommendation after that.

342

00:39:00.179 --> 00:39:08.519

Um, I like you had a hard time figuring out how you do a 1 for 1 replacement.

343

00:39:08.519 --> 00:39:14.460

Or a no net loss with mobile homes and I think regardless.

344

00:39:14.460 --> 00:39:17.699

Of how we land on this.

345

00:39:17.699 --> 00:39:27.659

The county has, I went back and looked at some of the language around preservation, and they used 1 for 1 replacement, and they used no left net loss.

346

00:39:27.659 --> 00:39:32.429

But they do not define clearly what that means.

347

00:39:32.429 --> 00:39:46.320

Okay, so bringing families back, right of 1st, refusal the type and the tenure of the housing, the size of the units, the income levels all of this needs to be and this will be.

348

00:39:46.320 --> 00:39:52.469

I don't know that the county has ever done a replacement. I don't think they have a mobile homes.

349

00:39:52.469 --> 00:39:55.829

You know, we'll be moving people out of this kind of.

350

00:39:55.829 --> 00:40:04.289

Cause I homeownership, as you say, an asset that they've invested in, albeit unfortunately a depreciating asset.

351

00:40:04.289 --> 00:40:10.110

But still an investment and replacing that these I.

352

00:40:10.110 --> 00:40:16.829

I'm skeptical that anyone's going to be excited about being moved into a 2 or 3 bedroom apartment. Right?

353

00:40:16.829 --> 00:40:20.730

No, so how so what does.

354

00:40:20.730 --> 00:40:26.699

Providing replacement housing mean in a scenario.

355

00:40:26.699 --> 00:40:37.230

Like this, and unlike an apartment building that's being developed and I think it gets down into 1 of the later recommendations.

356

00:40:37.230 --> 00:40:41.340

This is really the displacement of an entire community.

357

00:40:41.340 --> 00:40:45.000

So, for on an entire neighborhood.

358

00:40:45.000 --> 00:40:53.369

So, for anyone who watched that video that the residents of raised mobile home park, did you, you got the sense that this was.

359

00:40:53.369 --> 00:41:01.019

A community, and 1 of the planning commissioners on last Wednesday night said this is really an economic.

360

00:41:01.019 --> 00:41:05.250

And cultural displacement of an entire community.

361

00:41:05.250 --> 00:41:16.619

And we would never do that in a single family, detached community in the county. The county has a policy that it preserves established neighborhoods.

362

00:41:16.619 --> 00:41:25.860

So, I think the case could be made that this is really an established neighborhood, an established community. And and how do you replace that? So.

363

00:41:25.860 --> 00:41:30.389

Um.

364

00:41:30.389 --> 00:41:36.239

Go ahead, Michelle is and like I say, I'm new to this and.

365

00:41:36.239 --> 00:41:45.630

I got invited to this the who really owns that the willing. I know. In some cases there's a dwelling there.

366

00:41:45.630 --> 00:41:58.525

And some people will go into rent and the owner is actually the land owner, and they are ready to that. But in other cases I've seen where people have bought their own mobile homes and decided to plant their house enter that area that space that they provide.

367

00:41:58.795 --> 00:42:02.994

So that becomes a money or hurkey water situation above.

368

00:42:03.480 --> 00:42:12.119

You know, the 1 placement, but David, I don't know that, that we can swallow that pill. Just yet.

369

00:42:12.925 --> 00:42:13.614

Can I think,

370

00:42:13.644 --> 00:42:14.635

we don't know yet,

371

00:42:14.635 --> 00:42:21.894

and you'll see that 1 of the recommendations further on down that we do and an inventory that I'm guessing,

372

00:42:21.954 --> 00:42:30.715

and I could be very wrong that for many of these mobile homes that we're looking at on the Richmond highway corridor people own the unit.

373

00:42:31.199 --> 00:42:42.655

But they are renting from the so, I don't know if anyone actually owns the land under their unit. I don't know that you could.

374

00:42:43.315 --> 00:42:55.585

I don't know, but that's something we find out that they do, but I, I know that we had a guy who worked for this billing with the old management. He actually own his mobile home.

375

00:42:55.980 --> 00:43:08.155

But he moved it to another area because the rent or something got too high. So he just acted up and Jack away. So, but I'm not familiar with down the route 1 or the 1.

376

00:43:08.155 --> 00:43:17.815

that's up in up in county by on route 50. I'm sorry route 29 so that's why I'm asking the question. So.

377

00:43:21.059 --> 00:43:27.510

Yeah, yeah, I think a lot more exploration needs to be then. Yeah. Okay.

378

00:43:27.510 --> 00:43:35.309

Are we good with? I think David makes some really good points. Yeah, we're good with.

379

00:43:35.309 --> 00:43:45.059

What was added, let's see or anything else and I just want to make sure that this 1 was what I was hearing.

380

00:43:45.059 --> 00:43:48.210

A couple of conversations.

381

00:43:48.210 --> 00:43:51.269

About the funding source and advocacy partner.

382

00:43:51.269 --> 00:43:54.420

I, I would maybe Eric.

383

00:43:54.420 --> 00:44:00.300

Are we talking about really a resource a reserve fund for.

384

00:44:00.300 --> 00:44:07.980

This was your idea of making sure that some funding.

385

00:44:07.980 --> 00:44:20.670

Of the units.

386

00:44:20.670 --> 00:44:24.719

As, as opposed to the, the landlords.

387

00:44:26.400 --> 00:44:40.230

You weren't muted for the beginning of what you said. I'm sorry. Sorry. Didn't catch that quick enough. Yeah. So I would add there at the end, explore developing a funding source or advocacy partner that can work with residents.

388

00:44:40.230 --> 00:44:43.980

If, and when issues arise regarding the.

389

00:44:43.980 --> 00:44:49.829

Mobile home units in the course of an inspection.

390

00:44:52.380 --> 00:44:55.650

Of mobile park infrastructure, all of the mobile park.

391

00:45:00.179 --> 00:45:14.664

Yeah, I think that's a I think that's a really good idea. Eric. I like that.

392

00:45:15.295 --> 00:45:15.684

Yep.

393

00:45:15.960 --> 00:45:24.929

In looking at a low reserve some time to help them with the repairs. I mean, absolutely.

394

00:45:24.929 --> 00:45:31.170

If I, I could just send that to I think it's the 5th recommendation on the.

395

00:45:31.675 --> 00:45:46.405

On the raise mobile, mobile, home park. So I belong to the mom Vernon task force, and we made the recommendation to move ahead to the comp plan work with the work plan for the, for the comp plan on that.

396

00:45:47.039 --> 00:45:54.989

On that nomination, and I presented it at the planning commission that Michelle reference.

397

00:45:54.989 --> 00:46:00.960

You know, I basically, I spoke on behalf the task force and presented that in the, um.

398

00:46:00.960 --> 00:46:05.489

And that's also where Leah and Mary had the video.

399

00:46:05.489 --> 00:46:17.489

Of the of the trailer park raise and angle side, which was very effective. I thought it was really well done. It was excellent video but 1 thing I just, I think.

400

00:46:17.489 --> 00:46:27.300

I just want to emphasize the reason I can tell you that the task force. We had a lot of discussion about it. We had a lot of exchange with the residents there.

401

00:46:27.300 --> 00:46:40.920

And we ended up moving it to the work plan. The reason is, is that we feel that that's the best place for the community to become engaged on this.

402

00:46:40.920 --> 00:46:50.250

On this development that there's really no other channel in the planning process in Fairfax County for that to happen.

403

00:46:50.250 --> 00:46:57.059

So, right now I'm moving it to the comp plan amendment process and then ultimately to rezoning.

404

00:46:57.059 --> 00:47:00.719

It's going to give an opportunity to the residents.

405

00:47:01.014 --> 00:47:14.965

To really shape what they want in that community and that's kind of how we came out at the end the task force did because really there are no strong protections in Virginia,

406

00:47:14.965 --> 00:47:17.844

or in the county for the residents right now.

407

00:47:18.179 --> 00:47:21.659

And I think you heard it.

408

00:47:21.659 --> 00:47:28.619

I mean, you probably heard it at the planning commission, and also from the planning staff that they, I think they do.

409

00:47:28.619 --> 00:47:32.250

Recognize and acknowledge the need.

410

00:47:32.250 --> 00:47:44.820

To to really protect that site and to really get the residents involved in a solution there. And I'm pretty optimistic that they'll do that. I have.

411

00:47:44.820 --> 00:47:49.380

You know, very good feeling that they will ultimately end up.

412

00:47:49.380 --> 00:47:52.619

Involving the residents in that.

413

00:47:52.619 --> 00:48:00.659

You know, in that process, um, the other thing you have to keep in mind that by right Joe Frank Coney, the owner.

414

00:48:00.659 --> 00:48:04.469

Could go ahead and put in commercial just could go development.

415

00:48:04.469 --> 00:48:07.769

Develop it for commercial properties.

416

00:48:07.769 --> 00:48:13.500

By right, I mean, so at least he's recognized too, that.

417

00:48:13.855 --> 00:48:24.355

There he really should engage with the community and and, and look to preserve that affordable housing. So, anyway, I just want to give some background on that too.

418

00:48:25.105 --> 00:48:32.304

But 1 thing I'll say on this recommendation that I think it's important that we have those meaningful.

419

00:48:32.610 --> 00:48:37.199

Community engagement, and that's specified in the 1st bullet point.

420

00:48:37.199 --> 00:48:45.300

But I'm also not, I don't know, I'm not inclined to like, giving solutions.

421

00:48:45.300 --> 00:48:57.894

Are handing down solutions to the community I think it has to be really driven from our grounds up. Really actions and momentum. I think it really has to come from the community.

422

00:48:59.155 --> 00:49:06.835

You know, like, we can look at solutions like community land trusts or resident owned communities and that sort.

423

00:49:07.590 --> 00:49:16.559

But it really has to be driven by the, by the residents themselves. You see what I mean? I think we can't really be imposing solutions.

424

00:49:16.559 --> 00:49:19.710

Um, honestly.

425

00:49:19.710 --> 00:49:26.699

I agree wholeheartedly with that. David I agree. You know, we're, we're not the ones who live there.

426

00:49:26.699 --> 00:49:34.769

We also and including them and allowing them to argue their point and see from new. We also.

427

00:49:34.769 --> 00:49:47.190

Probably should put in a, what's the word I want to you and educational things so that they know exactly what goes on a lot of people that live in mobile homes don't really have all the facts in hand.

428

00:49:47.190 --> 00:49:56.335

So, they may talk among themselves or some really out of the ballpark ideas. That may not be advantageous for anybody.

429

00:49:56.695 --> 00:50:05.364

So, I agree with what you say wholeheartedly, but we have a responsibility to educate them to get them prepared for whatever.

430

00:50:05.364 --> 00:50:13.375

It is whatever decision they want to make, or whatever direction they want to go to should be able to help them get to where they want to be. So.

431

00:50:14.010 --> 00:50:17.250

Uh, what's the word properly for?

432

00:50:17.250 --> 00:50:26.250
Can you hear me? Yep go ahead.

433

00:50:26.250 --> 00:50:35.880
I'm sorry, I got a weird thing with my computer right now where I have to actually my phone. So I apologize for the.

434

00:50:37.230 --> 00:50:40.349
Um, I I actually.

435

00:50:40.349 --> 00:50:43.500
1, I disagree with David.

436

00:50:43.500 --> 00:50:50.070
Joe Frank cone and Jamie Turner made no effort to engage the community.

437

00:50:50.070 --> 00:50:56.070
Ahead of this. In fact every effort was made to for.

438

00:50:56.070 --> 00:50:59.639
Prevent the community from knowing this.

439

00:50:59.639 --> 00:51:05.340
And it's hard for me to.

440

00:51:05.340 --> 00:51:17.579
You know, reconcile that behavior and then expect with the future expectations that they are somehow going to be.

441

00:51:17.579 --> 00:51:21.389
Better citizens and be more engaged.

442

00:51:23.699 --> 00:51:28.079
The facts are that the reason many of these people know about.

443

00:51:28.079 --> 00:51:34.110
At all is because the county reached out and.

444

00:51:34.110 --> 00:51:40.260
I don't think it's the, you are dealing with a lot of cultural barriers here.

445

00:51:41.969 --> 00:51:46.260

And, um, I think it actually is our prerogative.

446

00:51:46.260 --> 00:51:53.610

And in in a polite, respectful and appropriate way to advocate on behalf of citizens.

447

00:51:53.610 --> 00:51:58.800

Who may otherwise be uncomfortable advocating for themselves?

448

00:51:58.800 --> 00:52:02.519

Um.

449

00:52:02.519 --> 00:52:08.130

This gets a wider solution.

450

00:52:08.130 --> 00:52:13.860

Or a broader solution than just this process. I don't believe the process is.

451

00:52:13.860 --> 00:52:17.760

Right now, at least doesn't seem to be the right kind of vehicle.

452

00:52:17.760 --> 00:52:21.780

To solve, or to address.

453

00:52:21.780 --> 00:52:26.010

What we want, or what? We think mobile homes.

454

00:52:26.010 --> 00:52:30.420

And mobile home communities, or what should happen to that? Excuse me.

455

00:52:30.420 --> 00:52:36.780

I also don't agree with that. They'll just develop the land.

456

00:52:36.780 --> 00:52:40.230

By right, I think that's an easy that's an easy argument.

457

00:52:40.230 --> 00:52:52.739

And it's something that the the developer made, or their lawyer made in the letter, there's no demand for commercial real estate enrichment highway. There's barely demand for retail anymore.

458

00:52:52.739 --> 00:52:58.619

The reason they took the deal was because it was the very best option that they had.

459

00:52:58.619 --> 00:53:05.610

They don't have a good option for this site unless it's a combined assemblage.

460

00:53:05.610 --> 00:53:08.730

With with the remaining parcels.

461

00:53:08.730 --> 00:53:12.570

So you've got a big site, which is like, the best.

462

00:53:12.570 --> 00:53:16.260

Thereby with the huge lot, it's the largest component.

463

00:53:16.260 --> 00:53:20.940

And then you've got a few other smaller pieces and combined.

464

00:53:20.940 --> 00:53:25.920

These, um.

465

00:53:25.920 --> 00:53:30.750

And the size the day that they probably want.

466

00:53:30.750 --> 00:53:35.730

I also like, just relative to embark. I realized that.

467

00:53:35.730 --> 00:53:44.699

That the is is about not what the plan says now, but what we want it to say, and what changes we want to make to it.

468

00:53:44.699 --> 00:53:48.329

But the embargo highway.

469

00:53:48.329 --> 00:53:52.199

Forced a lot of questions, and 1 of the questions was.

470

00:53:52.199 --> 00:53:56.730

You know, what do you do with the areas in between the.

471

00:53:56.730 --> 00:54:01.170

And we at the time.

472

00:54:02.400 --> 00:54:06.690

We like the would be.

473

00:54:06.690 --> 00:54:10.320

We would have a lower intensity of development.

474

00:54:10.320 --> 00:54:14.699

But would we would also plan.

475

00:54:14.699 --> 00:54:17.730

Uh, for future development, in those.

476

00:54:18.960 --> 00:54:25.619

This this proposed development sits in between 2 cbc's and in particular sits.

477

00:54:25.619 --> 00:54:29.369

Outside of the watch show to the stations.

478

00:54:29.369 --> 00:54:35.219

And it is, it's hard for me to imagine the viability.

479

00:54:35.219 --> 00:54:39.449

Of the intensity of development that the developers proposed.

480

00:54:39.449 --> 00:54:44.159

In in that in that space.

481

00:54:44.159 --> 00:54:50.250

I need to that the type of intensity that they're proposing is quite frankly more in keeping.

482

00:54:50.250 --> 00:54:57.420

With a CBC based development that's within a watershed of a station.

483

00:54:57.420 --> 00:55:04.769

So, that means that people have access to the public transportation that we're going to build our enrichment, which is a critical piece.

484

00:55:04.769 --> 00:55:09.719

The future development there, so I just think that there's a lot here that.

485

00:55:09.719 --> 00:55:15.840

It doesn't quite add up, you know, you've got to they don't have many options for this site.

486

00:55:15.840 --> 00:55:19.440

As a ca property there really aren't any.

487

00:55:19.440 --> 00:55:24.269

It's out it's in between 2 CDC's.

488

00:55:24.269 --> 00:55:36.119

Yet, the intensity of development that they're proposing is more in keeping with what you would expect within a CBC Additionally, they're talking if we're talking about a 1 for 1 replacement bare minimum.

489

00:55:36.119 --> 00:55:39.599

That's 109 units in a development.

490

00:55:39.599 --> 00:55:43.980

I mean, we can do the math here. That's a big development.

491

00:55:45.000 --> 00:55:48.929

That is a huge project, so I kind of want to.

492

00:55:48.929 --> 00:55:55.260

I'm not really sure that I agree with what David is saying.

493

00:55:55.260 --> 00:56:00.239

About this project, I don't think that they will develop this.

494

00:56:00.239 --> 00:56:05.579

And I think that we need to engage the community. I think that the developer needs to be a faithful steward.

495

00:56:05.579 --> 00:56:09.659

And engage the residents and have them be a part.

496

00:56:09.659 --> 00:56:23.099

Of whatever future solution we have, and I think it can't just be 1 trailer park at a time. Unfortunately, we've got to take a comprehensive county wide view on this. It cannot be just 1.

497

00:56:23.099 --> 00:56:26.610

Dan, thank you.

498

00:56:26.610 --> 00:56:32.159

So much I want to remind everyone or something that happened in 2005.

499

00:56:32.159 --> 00:56:37.050

When a major developer came to type came into tyson's and proposed.

500

00:56:37.050 --> 00:56:40.530

Some significant redevelopment at tyson's 1.

501

00:56:40.530 --> 00:56:50.309

And Fairfax County said we're going to put your proposal on hold because we are planning a major redevelopment.

502

00:56:50.309 --> 00:56:53.909

Of the 1700 acres of Tysons.

503

00:56:53.909 --> 00:57:01.050

Given that the rail was coming and for 5 years from 2005 until 2010.

504

00:57:01.050 --> 00:57:11.489

The tyson's land use committee met, and they worked out the vision for the comprehensive plan for the redevelopment of Tysons and then the planning commission.

505

00:57:11.489 --> 00:57:15.630

Took that language and from 2010 til 2012.

506

00:57:15.630 --> 00:57:20.309

They developed into plan language and zoning language.

507

00:57:20.309 --> 00:57:33.264

Um, the new vision for tyson's, so from 2005, so, 2012 now we had somewhat of a recession in between and so it was fortuitous that it fell but but that all of that development for tyson's.

508

00:57:35.699 --> 00:57:45.900

Was put on hold because the counties said we, as Dan just mentioned, we want to take a more comprehensive look at this area. So what I'm hoping.

509

00:57:45.900 --> 00:57:49.440

Is that through the preservation task force?

510

00:57:49.440 --> 00:58:04.139

And this focus on mobile home communities that we can say, can we put a pause while Fairfax County looks comprehensively at this inventory? And so I guess if we can just scroll down to the last.

511

00:58:04.139 --> 00:58:10.320

Couple recommendations, Judith, the last 1 is that we do a survey.

512

00:58:10.320 --> 00:58:16.320

That we understand who is living in these communities, we have a sense of the inventory.

513

00:58:16.320 --> 00:58:20.550

Of these mobile homes, as Eric talked about creating a reserve.

514

00:58:20.550 --> 00:58:27.659

Um, a fund that kind of system with repair it may be that that the repair is not worth.

515

00:58:27.659 --> 00:58:32.730

What's neat you know, we don't know what we don't know and so.

516

00:58:32.730 --> 00:58:36.719

It is my sincere hope that.

517

00:58:36.719 --> 00:58:41.340

Um, any plans.

518

00:58:41.340 --> 00:58:47.519

Can be put on hold while the county takes more comprehensive look at this.

519

00:58:47.519 --> 00:58:51.300

So any do any.

520

00:58:51.300 --> 00:58:56.190

Michelle.

521

00:58:56.190 --> 00:58:59.369

Well, this is Eric.

522

00:59:01.230 --> 00:59:12.750

I'm sorry it's somebody else I can wait after you. Yeah, I'm just going back to the recommendation on race, mobile home. I mean.

523

00:59:12.750 --> 00:59:27.295

The 3 bullet points that you have, there are meaningful community engagement. Um, I think is fine consideration of development without displacement, I think is okay planning relocation assistance. I'm sorry, what is an arrow?

524

00:59:27.295 --> 00:59:27.804

See.

525

00:59:30.360 --> 00:59:38.250

See, for our part for the resident of communities that that would be a conversion.

526

00:59:38.250 --> 00:59:48.565

Into a homeownership that was that I'm sorry resident, um, communities. That's a oh, okay. Yeah. This was presented at that community.

527

00:59:49.135 --> 01:00:02.094

Yeah, I think that, that and also the obligation to become to become a, I think that portion of it, I agree is too prescriptive.

528

01:00:03.114 --> 01:00:13.344

Coming from us, in a sense that we're sort of outside what's been going on with that process.

529

01:00:13.525 --> 01:00:20.275

It looks like David Mount Vernon a task force seems to be more closer to the issues.

530

01:00:20.275 --> 01:00:32.275

And then we are, so, I don't think firstly, I don't think comfortable making those kinds of detailed recommendations, uh, you know, not knowing the background.

531

01:00:32.639 --> 01:00:42.750

And not knowing the implications of those specific recommendations, you know, other, you know, whether it's a resident on community, if that's what they want.

532

01:00:42.750 --> 01:00:46.019

Or a community land trust if that's feasible.

533

01:00:46.019 --> 01:00:53.250

Um, I don't know, and I would personally be not very comfortable making those recommendations.

534

01:00:53.250 --> 01:00:58.289

Good point and Michelle, you said yourself that they're doing.

535

01:00:58.289 --> 01:01:05.039

A, in depth survey on the stuff that we have would all mobile homes and accounting.

536

01:01:05.039 --> 01:01:17.184

And until that's done, we really don't know exactly what's going on from the residential side to who actually owns their, their mobile home, or they're renting that mobile home.

537

01:01:17.425 --> 01:01:22.855

We know that they don't own the space because the owner owns the space or wherever. They may be.

538

01:01:23.034 --> 01:01:23.605

So,

539

01:01:23.695 --> 01:01:29.034

I think that you identified that we will have to do a survey,

540

01:01:29.184 --> 01:01:32.304

and we also have to do a meet and greet and Eric said,

541

01:01:32.304 --> 01:01:32.605
you know,

542

01:01:32.605 --> 01:01:39.715
with the individuals that are already living there they already have a better idea of what's going on.

543

01:01:40.315 --> 01:01:44.125
They may not always agree with it, but we don't know that until we actually talked to them.

544

01:01:44.454 --> 01:01:57.534
And I think David was trying to imply is that from the time that they got into talking to some of the residents and getting a feel of the land where the land is, what prompted us to come to these recommendations.

545

01:01:57.594 --> 01:01:59.184
And I think based on that,

546

01:01:59.364 --> 01:02:12.505
I hear what what's his name was saying that you can't just the President's lawyers go right for what they want because they're about making money and they really don't care how they get it,

547

01:02:13.465 --> 01:02:17.485
but it can't be just throw something up against the wall and.

548

01:02:18.090 --> 01:02:23.610
Is gone and, you know, you have to make your stick, you know what I'm saying? So, that's why I stayed on.

549

01:02:23.610 --> 01:02:29.010
I I think there's just an inherent contradiction in a statement by Fairfax County.

550

01:02:29.010 --> 01:02:37.230
That says this is an affordable housing inventory and asset. It's important.

551

01:02:38.155 --> 01:02:47.125

If we have a goal of maintaining and preserving and growing our affordable housing, and we have not even touched on the element of equity.

552

01:02:48.204 --> 01:03:00.264

And I think this is this is a lot next community, a low income community. Um, that will be in effect. I'm totally displaced.

553

01:03:00.539 --> 01:03:11.849

Yep, okay. If this mobile home park is allowed to redevelop. So, how does that? How do all of these county goals and principles.

554

01:03:11.849 --> 01:03:16.800

Uh, square with the redevelopment of this site, which is.

555

01:03:17.065 --> 01:03:25.074

Why, I'm hoping that we have highlighted at a very high level 1, by the way we got sidetracked a little bit.

556

01:03:25.105 --> 01:03:37.045

I agree with what Eric said about being too prescriptive in identifying a resident community or community laying trust and I think that's a very good point. Eric, and I think.

557

01:03:37.380 --> 01:03:49.679

That should be removed, and those kinds of conclusions should be arrived at by a collaborative that includes residents.

558

01:03:49.679 --> 01:03:55.289

And others, because in some of this community work, residents need.

559

01:03:55.885 --> 01:04:06.684

Folks who are knowledgeable about land use, or what can, and can't be done, but it should be a resident led process. So, I agree with that. I am.

560

01:04:06.684 --> 01:04:12.295

I go ahead Jason can I just can't really quickly um, I agree with Eric on that.

561

01:04:12.925 --> 01:04:27.264

I think you don't want to be personal and also really, I think what we're trying to get to here. And particularly what happened with ray's is that we want to establish a process where.

562

01:04:27.719 --> 01:04:38.934

The residence can be heard that their voices are part of this process and I hear Dan, too. There are lots of shortcomings with that process. I know that.

563

01:04:39.505 --> 01:04:46.405

And I agree with them on that completely, but I thought was good about the raise in angles.

564

01:04:46.405 --> 01:05:01.255

Side discussion is that I think there is there's room there for, for developing a process where you can involve the residents and discussions about the mobile home park development.

565

01:05:01.914 --> 01:05:04.795

And I think that's kind of where we ended with with.

566

01:05:05.815 --> 01:05:18.804

With those discussions in the process is that people felt that there would be that those conversations would happen and that they would happen with the community in that.

567

01:05:18.835 --> 01:05:31.914

And that was that was a real improvement that was a real upgrade over what has happened before. Right. And so that's all I want to say I think when we make these recommendations, I think we just want to.

568

01:05:32.460 --> 01:05:41.605

Emphasize that this is an ongoing process that we want to put in place. So I can hear from the residents. David. I, I totally agree with you.

569

01:05:41.605 --> 01:05:48.985

And I applaud the thinking of the committee that tried to look for kind of the silver lining in this and how you could.

570

01:05:49.289 --> 01:05:58.795

Find a positive aspect of it and so and that was clearly way before these recommendations came out way before in effect.

571

01:05:58.824 --> 01:06:07.195

What I am hoping is that the county can find its way, but they did what's tyson's in a much more impactful.

572

01:06:07.530 --> 01:06:15.030

Decision to put development redevelopment of tyson's on a 10 year hiatus.

573

01:06:15.030 --> 01:06:24.119

That the same thing should be considered for these mobile home communities that this is larger than.

574

01:06:24.119 --> 01:06:24.954

The res,

575

01:06:24.985 --> 01:06:25.315

mobile,

576

01:06:25.315 --> 01:06:25.554

home,

577

01:06:25.554 --> 01:06:29.034

community redevelopment that is the eminent threat,

578

01:06:29.664 --> 01:06:31.585

but ultimately,

579

01:06:31.585 --> 01:06:41.425

everyone can be at risk with all these with this lack of clear language in our zoning and our comprehensive plan and and protections.

580

01:06:41.844 --> 01:06:48.264

So, let's, let's ask the county to put everything on a pause. If that's legal.

581

01:06:52.679 --> 01:06:58.139

I'm not a lawyer, any, any other.

582

01:06:58.139 --> 01:07:10.139

I did send for the, any other discussion on the recommendations. I'm mindful of the time. I'm happy to go maybe till 315.

583

01:07:10.139 --> 01:07:13.590

It is Judith is smiling and me. Can we do that?

584

01:07:13.590 --> 01:07:17.724

It's fine with me in the world right now.

585

01:07:17.724 --> 01:07:30.864

So I'm I know people have in this age of zoom, we're all going off to additional zoom meetings any other thoughts on the, the other recommendations. I don't know if we scroll down.

586

01:07:31.199 --> 01:07:41.639

See everything, and also, are there any questions from those who are not on the committee in our listening.

587

01:07:41.639 --> 01:07:48.539

Audience do you have any thoughts or questions that you'd like to add?

588

01:07:48.539 --> 01:08:01.409

And also, Michelle, real quick, I just want to chime in and ask. I'm not sure if everybody's fault what's on the screen I'm trying to capture what I think I'm hearing. So, would love just a quick check in on this 1 about raise to see if that.

589

01:08:01.409 --> 01:08:09.989

Is what the subcommittee it's dealing I see a thumbs up from Ken. Yeah. Consider and David.

590

01:08:11.429 --> 01:08:26.189

I'm wondering about this, considering a development of the multiple home community. I would like all. I don't want this to apply only to raise. I don't know what does everyone think that any discussion.

591

01:08:26.189 --> 01:08:31.289

On redevelopment of mobile homes should be suspended.

592

01:08:31.289 --> 01:08:41.970

And tell more and fill this in our agency task force has been formed and more work is done.

593

01:08:44.694 --> 01:08:51.505

I agree with that. Michelle, I think, let's get it away from rays and just make it community wide area.

594

01:08:53.154 --> 01:09:05.454

I was going to say, we have more than just raise mobile 1st, throughout the county. So, I would like to just take ray's out and say all homes.

595

01:09:05.784 --> 01:09:17.845

And then we also have to put in the fact that people who live in a mobile homes are working class. So they may not be able to attend every single community meeting that.

596

01:09:17.845 --> 01:09:31.314

We have because of the nature of them, trying to make their money, so they can pay the bills and stuff like that. We have to also be booking them and making sure that everyone has an opportunity to make it to a meeting if you can't get there.

597

01:09:31.314 --> 01:09:39.744

1st, well, maybe the 2nd or 3rd or whatever, and that should be taken and that should be the ultimate important because we don't what happened what happened.

598

01:09:39.744 --> 01:09:45.774

We're planning commission before and other areas where the residents showed up the people that are actually going to really,

599

01:09:45.774 --> 01:09:49.435

really have a mountain show,

600

01:09:49.795 --> 01:09:50.875

because he's got a hey,

601

01:09:50.875 --> 01:09:55.404

we're going to have a meeting tomorrow at 7 o'clock media who can do that.

602

01:09:57.354 --> 01:10:04.675

You're always thinking ahead. Those are really good points. And I think what's your, what's your referencing is what? I would see as a whole.

603

01:10:04.949 --> 01:10:12.689

Script comprehensive community engagement plant that talks about all these things.

604

01:10:12.689 --> 01:10:22.260

How to interact with the residents where how you contact them all of that stuff so, again, I don't want us to be too prescriptive but that should be.

605

01:10:22.260 --> 01:10:29.335

Part of the work that an agency task force does, which is why neighborhood and community services as an agency is on there.

606

01:10:29.604 --> 01:10:42.145

I want to make sure that the health department is on there as well Judas in this inter agency and I don't, you know, the county may decide that they want the schools on there as well.

607

01:10:42.145 --> 01:10:53.095

But given what now about the, um, the healthy places index of these parks, it's something that we looked at. Uh, I think in our 2nd meeting.

608

01:10:53.430 --> 01:10:56.670

The numbers are low.

609

01:10:56.670 --> 01:11:02.939

And so I think that's another aspect of equity.

610

01:11:02.939 --> 01:11:06.390

On housing and health anyway.

611

01:11:06.390 --> 01:11:12.300

Okay, so I included possibly we definitely have health department.

612

01:11:12.300 --> 01:11:17.640

Thank you. Okay. Okay. And then.

613

01:11:17.640 --> 01:11:21.090

I don't know if.

614

01:11:21.090 --> 01:11:33.810

How does the committee feel about? Maybe this is everyone happy with do you feel like we can do you understand everything that's on here and.

615

01:11:33.810 --> 01:11:40.920

I'm sure there will be opportunities. These are recommendations that we are going to present to the full preservation task force.

616

01:11:40.920 --> 01:11:54.055

When is this in January? So I think we may have the opportunity to include it December 17th. We're still the actual task force meetings are actually being changed.

617

01:11:54.055 --> 01:12:01.045

You will receive an email soon. We are actually going to convene as a full task force, this Thursday separate groups.

618

01:12:01.045 --> 01:12:15.654

I thought you'd be happy, Michelle and then so we're working on the 17th plan as well, depending on how things get worked out. It might be great to have the recommendations for the 17th if not definitely by January 7th.

619

01:12:17.545 --> 01:12:23.335

So, what we may want to do, there's a little over 2 weeks before when we may need it.

620

01:12:23.335 --> 01:12:35.034

1st so, perhaps we can share this with everybody and everyone can see with the changes and think about it and send either Michelle or me. Whatever you're comfortable.

621

01:12:35.369 --> 01:12:40.920

Michelle, any comments additions changes and we can reconcile that and share again.

622

01:12:41.515 --> 01:12:42.475

I love that idea.

623

01:12:42.475 --> 01:12:56.814

I would say, send your comments to Judas because she does such an excellent job of gathering collating and then getting it back to all of us, and also to any staff or others that need to see those who have been assisting us.

624

01:12:57.835 --> 01:13:09.024

We could not do this without the staff to it and again a shout out to who now, who has done. I couldn't do these slides and this information without her.

625

01:13:09.420 --> 01:13:12.750

So, thank you for the work that you've done.

626

01:13:12.750 --> 01:13:16.800

Uh, hold on, helping us with this. Really, really appreciate it.

627

01:13:16.800 --> 01:13:29.760

Judah you are a rock star hey, guys is there is there anything else or any questions from anyone who is listening who wants to ask something or make a comment.

628

01:13:31.164 --> 01:13:44.005

Can you just scroll down and see the end of the document? I just want to make sure we didn't. Yes, so these are actually I had copied from a word document. These were comments from some of them that had additional information.

629

01:13:44.005 --> 01:13:46.914

So, I brought it in here in case, anybody wanted to see that.

630

01:13:47.189 --> 01:13:50.220

Okay, okay, great. No, just want to.

631

01:13:50.220 --> 01:14:03.835

Make sure you see everything just to make sure and thank you so much for all the preparation and work that went into this it was a really excellent record. It's really good conversation. Thank you. Michelle. Intuitive. It was really good there.

632

01:14:03.835 --> 01:14:08.845

We go raise mobile home and included all mobile homes in the.

633

01:14:09.659 --> 01:14:19.614

Instead, so we did have a here as 2 separate ones, if you want to take a look at how we did that and see if you want any changes.

634

01:14:19.614 --> 01:14:33.385

And in the meantime, I was just gonna say to any of our public attendees you don't have the ability to come off of you. So, if you do want to speak, if you and please send me a message, then I can unmute you and have you share any comments with us?

635

01:14:33.600 --> 01:14:37.229

Oh, okay.

636

01:14:37.229 --> 01:14:50.399

Oh, okay. I see. I see what you did. You say any mobile home community development. Okay. All right Michelle looks good to me. Just everyone.

637

01:14:50.399 --> 01:15:02.850

Very good. Okay. I want to thank all of you members of the subcommittee for your work and for participation.

638

01:15:02.850 --> 01:15:12.000

This was a challenge to take a pretty expansive topic and do it in 3 hours, which is basically what we did.

639

01:15:12.000 --> 01:15:17.939

So, we will have an opportunity to present this to the full task force. I'm sure There'll be more discussion.

640

01:15:17.939 --> 01:15:25.140

And I hope is that we can get more in depth look at this topic through an inter agency.

641

01:15:25.140 --> 01:15:28.649

Task Force, so.

642

01:15:28.649 --> 01:15:32.640

Okay, if that's it.

643

01:15:32.640 --> 01:15:38.369

For the order, thank you everyone, thank you to the people online. Who participated? I appreciate it.

644

01:15:38.369 --> 01:15:45.600

Thank you. Thank you. Thank you. Bye. Bye. You? Thanks. Bye. Bye. Bye. Bye.

645

01:15:53.430 --> 01:15:57.180

Why am I still up here and open.

646

01:15:57.180 --> 01:16:01.020

Maybe that I did that.