

## **Affordable Housing Preservation Task Force Mobile and Manufactured Housing Subcommittee Meeting Notes**

November 10, 2020 at 2:00 pm EST

### **Subcommittee Working Group Members in Attendance:**

Michelle Krocker, Eric Maribojoc, Jill Norcross, Rick Edson, David Levine

### **Subcommittee members absent:**

Ken McMillon

### **Meeting opening:**

Michelle Krocker opened the meeting by providing all of the necessary motions due to FOIA requirements. Michelle Krocker went over a roll call of participants with members providing the city and state of where they were calling in from for record-keeping. David Levine held the virtual gavel while Michelle made the motions.

### **Adopted Land Use Policies: Graham Owen**

Graham Owen began the presentation by providing an overview of mobile homes in Fairfax County. He discussed the six mobile/manufactured home parks located along to Richmond Highway Corridor, the community in Waples Mill and the Meadows of Chantilly. Four of the communities are in Mount Vernon District, two in Lee District, one in Sully District and one in Braddock District.

Graham explained that guidance for mobile home park retention has been in the comprehensive plan essentially since 1991 as the County recognizes the importance of mobile homes as a source of affordable housing. Area plans provide guidance regarding dispensation of mobile home communities, including retention and redevelopment, though there is flexibility provided to the Board of Supervisors to override site specific plans. For example, there was a rezoning approved in the 1990s for Waples Mill which allowed for a higher density on the site than otherwise recommended under the Comprehensive Plan guidance in order to provide a relocation of a number of the mobile homes when a portion of the site was developed with a shopping center.

Graham discussed the Mobile Home Retention policy, located as an Appendix in the Comprehensive Plan – Land Use Element of the Policy.

Graham then discussed the zoning designations and site-specific plan recommendations for the mobile home communities in Fairfax County, which have one of four zoning types:

1. C-8 Highway Commercial – non-compliance. Units can be replaced but cannot add any additional mobile homes
2. PDH-20 - planned residential, specific plan for mobile home community
3. R-MHP - planned residential for mobile home parks
4. I-3 - non-compliance. Industrial uses permitted but residential use is not, existing units can be replaced but no expansion of the use is allowed

Graham provided further details on the zoning destination of mobile home parks Audubon Estates, Dulles Meadows, and Waples Mobile Home and its comprehensive plan recommendation.

Graham then described the historical inventory of mobile homes in the County and how it has changed over time. Graham indicated Fairfax County did not use the term “mobile home park” in capturing statistics until the 1970s. Graham added, in 1977 through the 1980s, there were almost 2,500 mobile homes throughout the mobile home communities in the County. Graham further added, in the 1990s there was reduction of the number of mobile homes. Graham wrapped his presentation providing members with details on communities that loss units. The communities included:

- Woodley Nightingale North Hill project led to reduction in units

- Oak Grove – Walmart site – was a by right use and no zoning action – loss of 200 units
- Waples Mill – was not a full loss, but a reduction of units because of the zoning actions in the 1990s

### **Demographic Information and Trends in Mobile Homes in Fairfax County: Michelle Krocker**

Michelle Krocker presented the demographic information and census tract of the six mobile parks in Fairfax County along the Route 1 corridor, Waples Mill and the Meadows of Chantilly. Michelle described an overview of each mobile home community including the Healthy Places Index (HPI), and its indicators such as education, health, access food and transportation, housing burden, among others for the community in which each community exists.

A robust discussion amongst members occurred following the presentations. Task Force members wondered if there in an inspection process, performance standards or compliance requirements for mobile homes and the mobile home community owners. There was also a question about the ownership of the existing communities and whether the owners are more large corporate owners versus smaller owners.

The opportunity for public comment and questions was provided.

### **Final Housekeeping/Wrap-Up:**

Michelle Krocker announced the event on South County Task Force's November 12, 2020 at 7 pm presentation regarding trends in mobile home communities as affordable housing as an opportunity for Task Force members and participants to obtain more information on mobile homes. Michelle indicated that the next mobile home and manufactured housing subcommittee meeting would take place on December 1, 2020 at 2 pm EST with a focus on equity framing, recommendation development and community engagement.

The meeting ended at 3:01 pm EST.