

WEBVTT

1

00:00:00.000 --> 00:00:07.440

I'm going to ask everyone just to mute because I think maybe that would help with some of the feedback.

2

00:00:07.440 --> 00:00:17.309

When you're not speaking, so thank you very much. Welcome to the affordable housing preservation Taskforce, mobile, home and manufactured housing subcommittee meeting.

3

00:00:17.309 --> 00:00:26.399

It is November the 10th to conduct this meeting wholly electronically and to effectuate the emergency procedures authorized by.

4

00:00:26.399 --> 00:00:32.310

The affordable housing, preservation task force, mobile, home and manufactured housing subcommittee.

5

00:00:32.310 --> 00:00:35.939

Needs to make certain findings and determinations for the record.

6

00:00:35.939 --> 00:00:40.079

It is a bit cumbersome. So I ask in advance for your patients.

7

00:00:40.079 --> 00:00:50.100

1st, because each member of the affordable housing preservation task force, mobile, home and manufactured housing subcommittee is participating in this meeting.

8

00:00:50.100 --> 00:00:55.560

From a separate location, we must verify that a quorum of members is participating.

9

00:00:55.560 --> 00:01:01.859

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

10

00:01:01.859 --> 00:01:07.439

Accordingly, I'm going to conduct a roll call and ask each task force member.

11

00:01:07.439 --> 00:01:19.500

Participating in this meeting to state your name and the location from which you are participating. I asked that each of you pay close attention to ensure that you can hear each of your colleagues.

12

00:01:19.500 --> 00:01:25.500

Following this wrong call, we will vote to establish that every member can hear every other member.

13

00:01:25.500 --> 00:01:32.790

So, starting with the roll call, I am Michelle Crocker, and I am in Alexandria, Virginia.

14

00:01:32.790 --> 00:01:39.480

Um, David Lovey is hi. Good afternoon. I'm Dave Levine and I am in Alexandria, Virginia.

15

00:01:39.480 --> 00:01:46.650

Eric check Eric.

16

00:01:46.650 --> 00:01:50.400

Or, could you repeat that you were muted? Thank you.

17

00:01:50.400 --> 00:01:54.629

Hi, this is my budget from Fairfax, Virginia.

18

00:01:54.629 --> 00:01:58.379

Thank you Jill Norcross.

19

00:01:58.379 --> 00:02:02.310

Hi, this is still Norcross from Reston, Virginia.

20

00:02:02.310 --> 00:02:06.120

Thank you Ken McMillan.

21

00:02:06.120 --> 00:02:15.870

I don't think Ken has joined us yet. Ok, Rick Edson. Rick Edson from Bethesda, Maryland. Thank you.

22

00:02:15.870 --> 00:02:22.740

At this point, I will pass the virtual gavel to committee member. David Levine.

23

00:02:22.740 --> 00:02:26.250
So that I may be heard to make the requisite motion.

24
00:02:26.250 --> 00:02:29.759
David, I am passing the gavel to you. Okay.

25
00:02:29.759 --> 00:02:37.710
I move that each members voice may be adequately heard by each other member of the affordable preservation task force mobile.

26
00:02:37.710 --> 00:02:40.710
And manufactured housing subcommittee.

27
00:02:40.710 --> 00:02:45.000
Is there a 2nd, I can.

28
00:02:45.000 --> 00:02:53.550
Okay, 2nd, having established that each members voice may be heard by every other member.

29
00:02:53.550 --> 00:02:58.800
We must next establish the nature of the emergency that compels these emergency procedures.

30
00:02:58.800 --> 00:03:07.229
The fact that we are meeting electronically what type of electronic communication is being used, and how we have arranged for public access to this meeting.

31
00:03:07.229 --> 00:03:15.090
Therefore, I move that the state of emergency caused by the carbon 19 pandemic, makes it unsafe for the affordable housing.

32
00:03:15.090 --> 00:03:19.259
Mobile home task force to physically assemble.

33
00:03:19.259 --> 00:03:24.330
And I'm safe for the public to physically attend any such meeting and that as such.

34
00:03:24.330 --> 00:03:28.319
For as usual procedures, which require the physical assembly.

35

00:03:28.319 --> 00:03:38.849

Of the mobile home task force, um, and the physical presence of the public not be implemented safely or practically I further move.

36

00:03:38.849 --> 00:03:46.620

That the affordable housing, preservation task force, mobile, home and manufactured housing subcommittee may conduct this meeting electronically.

37

00:03:46.620 --> 00:03:53.099

Through a dedicated audio conferencing line, and that the public must access this meeting by calling 1.

38

00:03:53.099 --> 00:03:57.599

8446212395 6.

39

00:03:57.599 --> 00:04:00.900

And entering access code, 1, 7, 3.

40

00:04:00.900 --> 00:04:08.129

44870 0, 2, anyone interested in joining the Webex for the visual component.

41

00:04:08.129 --> 00:04:11.759

Must click the link, which was included in the public meeting notice.

42

00:04:11.759 --> 00:04:16.680

And which will be included in the minutes to join the meeting through Webex.

43

00:04:16.680 --> 00:04:23.910

it is so moved is there a second second thank you thank you .

44

00:04:23.910 --> 00:04:32.428

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

45

00:04:32.428 --> 00:04:44.819

And are necessary to continue operations and the discharge of the affordable housing preservation task force, mobile, home and manufactured housing subcommittees, lawful purposes, duties and responsibilities.

46

00:04:44.819 --> 00:04:54.718

The meeting components with continuity in government, as it ensures that the subcommittee can engage in the work to ensure the development of strategies.

47

00:04:54.718 --> 00:04:59.338

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

48

00:04:59.338 --> 00:05:05.309

For which time is of the essence failure to take these actions could cause irreparable harm.

49

00:05:05.309 --> 00:05:08.639

To the preservation of affordable housing in the county.

50

00:05:08.639 --> 00:05:12.778

It is so moved is there a 2nd.

51

00:05:14.129 --> 00:05:18.569

A, 2nd, thank you very much.

52

00:05:18.569 --> 00:05:26.519

All right, um, David, you, if you would please hand the gavel, the virtual gavel back to me, and we will continue the meeting.

53

00:05:26.519 --> 00:05:30.928

Okay, well I'm handing the gavel virtual gavel back to Michelle.

54

00:05:30.928 --> 00:05:40.468

Thank you very much. All right. Welcome. Everybody we have. I think, what will be an interesting, very interesting discussion.

55

00:05:40.468 --> 00:05:46.499

Up today, and we're going to start with Graham. Owen Graham is with the Department of.

56

00:05:46.499 --> 00:05:49.798

Planning and development.

57

00:05:49.798 --> 00:05:59.038

Uh, and Graham is going to give us the presentation on kind of the land uses for mobile home communities in the county and we're going to look at.

58

00:05:59.038 --> 00:06:03.088

Some of the accounting sites for the mobile home as well.

59

00:06:10.319 --> 00:06:18.869

Thank you michelle's link for the mute button there so good afternoon. Everybody. So we have, I think, 2 presentations today.

60

00:06:18.869 --> 00:06:27.444

I'm going to start off by going over the existing policy landscape that we have in Fairfax County regarding mobile homes and manufactured homes.

61

00:06:28.283 --> 00:06:39.024

So, as we all know, and we kind of went over at the 1st, couple of meetings of the task force, we have the comprehensive plan, which has general guidance on how land should be developed in the future.

62

00:06:39.358 --> 00:06:53.639

And this is separate and apart from zoning, which is the ordinances and the regulations that govern the ways in which land is actually is actually to be used. So, what I wanted to do with this presentation is give an overview of both.

63

00:06:53.639 --> 00:07:01.499

How mobile, mobile home parks fit into the existing comprehensive plan and into the existing zoning ordinance.

64

00:07:01.499 --> 00:07:10.228

And then here, and I think is gonna take it away talking in a little bit more detail about the, the actual mobile home parks, the 8 of them that are located in Canada. So.

65

00:07:10.228 --> 00:07:16.348

I will start it off with the actual mobile homeworks that we have.

66

00:07:16.348 --> 00:07:19.379

See, if I can share my screen in a larger view.

67

00:07:20.399 --> 00:07:25.108

Okay, is that better? Cameron? See that the better.

68

00:07:25.108 --> 00:07:28.319

Great it is better. Thank you.

69

00:07:28.319 --> 00:07:42.204

Okay, thanks. So this is a map showing as most of you are familiar with the Richmond highway corridor. So the Richmond have a quarter route 1, extending down from city of Alexandria down south to Laurent.

70

00:07:42.954 --> 00:07:56.783

I think most of the most of you that are on this call are familiar with the general area and now struggling Mount Vernon and the lease supervisor districts. So there are 6 mobile home parks in the Richmond highway corridor, which are all labeled here.

71

00:07:57.144 --> 00:08:02.934

They're labeled as the pink areas, they're not the red dots. The pink areas represent the mobile home parks.

72

00:08:03.209 --> 00:08:09.629

The red dots actually represent the stops that are planned along along highway as a part of Embarq.

73

00:08:09.629 --> 00:08:13.709

So this is a good a good image, kind of showing you where they are.

74

00:08:13.709 --> 00:08:18.598

In relation to not only the plan stations, but also.

75

00:08:18.598 --> 00:08:23.699

In relation to the or the community business centers, which are the areas shown in yellow.

76

00:08:23.699 --> 00:08:35.849

And these are the areas where redevelopment is planned as a part of the embark for the commercial areas, mostly for a mixed use, a variety of options in those CDC's.

77

00:08:35.849 --> 00:08:42.839

Between the cbc's, you have green areas these green areas are what we call suburban neighborhood areas between the.

78

00:08:42.839 --> 00:08:54.899

Which are plan predominantly to remain residential in character, but there are some commercial uses that are that are permitted under or planned recommended under the existing guidance.

79

00:08:54.899 --> 00:09:03.058

So, I'll let you give you give you kind of the more characteristics of each of these but just as they go from, from north to South, you have.

80

00:09:03.058 --> 00:09:06.719

Are penned on, which is 90 units currently.

81

00:09:06.719 --> 00:09:12.328

Then you have the widley hills mobile home park, which most of you are familiar with, as a, as a component of.

82

00:09:12.328 --> 00:09:18.869

The North Hill project, so that's a more recent park built in 1991 as a part of that redevelopment.

83

00:09:18.869 --> 00:09:23.908

Then you have the largest park in the county, Audubon estates, which is on the lead district side.

84

00:09:23.908 --> 00:09:26.969

As well, as harmony place, which is immediately south of that.

85

00:09:26.969 --> 00:09:35.099

I'm going a little bit further down once you get into the South county center area, you have 2 mobile home parks that are immediately adjacent to each other.

86

00:09:35.099 --> 00:09:38.609

The angle side, mobile, home park, and raise mobile home colony.

87

00:09:38.609 --> 00:09:47.428

Which are, as I said, immediately adjacent to each other to 1, another and about 115 units in total across those across those units.

88

00:09:48.629 --> 00:09:51.749

There are 2 additional mobile home parks in the county.

89

00:09:51.749 --> 00:09:57.658

1 is in the labels mill area at the intersection, or near the intersection of the highway and labels.

90

00:09:57.658 --> 00:10:06.658

Um, most of you will be familiar with kind of a local landmark, choose the, the Mexican restaurant. So, labels no is immediately to the west of choice.

91

00:10:06.658 --> 00:10:10.948

And there, 152 units in the current in the current park.

92

00:10:10.948 --> 00:10:16.828

The last 1, the 8th 1 is out in Chantilly so it's in meadows of Chantilly.

93

00:10:16.828 --> 00:10:21.839

Within an industrial area that's zoned and planned predominantly for industrial uses.

94

00:10:25.163 --> 00:10:38.663

So, the 1st thing that we look to, when we're looking at the comprehensive plan is what we call the policy plan. The policy plan is a set of county wide policies, ordinance, or policies guidelines.

95

00:10:38.999 --> 00:10:44.339

Uh, and objectives that deal with the way that certain elements of the comprehensive.

96

00:10:44.339 --> 00:10:49.528

I waited, so we have a land use element. We have an environmental element. We have housing elements.

97

00:10:49.528 --> 00:10:52.859

Or we have a variety of elements that deal with specific topic areas.

98

00:10:52.859 --> 00:10:57.899

And there is guidance right now, currently in the comprehensive plan regarding mobile home retention.

99

00:10:57.899 --> 00:11:04.948

It's in appendix, 10 of the land use elements. So for reference, I'm happy to send around a link so that folks can take a look at it.

100

00:11:04.948 --> 00:11:14.099

But there is some existing guidance, the guidance dates back to the advent of the current, comprehensive plan, and its current incarnation.

101

00:11:14.099 --> 00:11:19.619

Uh, in 1991, with the planning horizon's effort, which reorganized the Congress and plan holistically.

102

00:11:19.619 --> 00:11:29.249

From what it had been in the seventies and eighties so this is something that's been around in the conference of plan more or less and it's in its original form since 1991.

103

00:11:29.249 --> 00:11:38.458

For those for those of you that are following along that the type might be a little small so I'll just go ahead and read it. There are 3 slides that contain the guidance. It's really not that long.

104

00:11:38.458 --> 00:11:44.009

Uh, but it is important in, in terms of how we deal with mobile and parks and large across the county.

105

00:11:44.009 --> 00:11:51.089

So, mobile, home parks, mobile homes provide an important alternative sources a citation from the conference plan.

106

00:11:51.089 --> 00:11:58.139

Mobile home parks, our mobile homes provide an important alternative source of housing, affordable to low and moderate income households.

107

00:11:58.139 --> 00:12:03.089

In Fairfax County, this is relatively small, but important segment of housing inventory.

108

00:12:03.089 --> 00:12:08.969

However, in many cases, the existing plan designation and the underlining zoning are in conflict.

109

00:12:08.969 --> 00:12:14.278

Further many of these mobile home parks can be redeveloped in other uses as a matter of right?

110

00:12:14.278 --> 00:12:17.668

Leading to a loss of affordable housing and the displacement of residence.

111

00:12:17.668 --> 00:12:26.038

It is recommended that this issue be studied further to determine whether it is appropriate to replan these sites to continue their use for mobile parks.

112

00:12:29.399 --> 00:12:36.298

In the interim, if an existing mobile home park is to be displaced, due to redevelopment of the property under the existing zoning.

113

00:12:36.298 --> 00:12:44.068

Prior to the adoption of revised area plans, every effort should be made by the property owner to accommodate the displaced units or pads.

114

00:12:44.068 --> 00:12:51.089

On adjacent property, if such property exists and can be developed in a manner that does not for the achievement of sound land, planning objectives.

115

00:12:51.089 --> 00:12:57.778

The board of supervisors should exercise the flexibility to consider overriding site specific land recommendations.

116

00:12:57.778 --> 00:13:02.158

On a case by case basis as a means to achieve the affordable housing objectives.

117

00:13:02.158 --> 00:13:05.879

Through retention of mobile home parks.

118

00:13:05.879 --> 00:13:13.619

This is the last 1 redevelopment of parcels of land for mobile home park. Hughes should only be permitted.

119

00:13:13.619 --> 00:13:20.849

If it can be accomplished in a manner that does not adversely affect surrounding properties by creating an environment for change in land use.

120

00:13:20.849 --> 00:13:27.178

Or adversely affect the availability and availability of public utilities and services or water, water quality.

121

00:13:27.178 --> 00:13:34.589

Any such projects should be effectively screened and buffered from existing or planned presidential development and should be sensitive to the environment.

122

00:13:34.589 --> 00:13:39.839

The applicant should file a reasoning application on the subject property to R them.

123

00:13:39.839 --> 00:13:43.828

So, for those of you that are familiar with stands for residential mobile home park.

124

00:13:43.828 --> 00:13:58.614

For consideration of such a proposal further assistance, substantially offsetting. The costs of relocations your displaced residents should be provided by the property owner and a significant portion of any new pads created created under this provision should remain affordable.

125

00:14:00.778 --> 00:14:06.058

So, with that guidance, we have that we're doing a couple of things there. If you go back.

126

00:14:06.058 --> 00:14:09.269

I'll go back 2 slides again.

127

00:14:10.318 --> 00:14:14.879

Escaping.

128

00:14:18.989 --> 00:14:22.558

Okay, I was doing a couple of things here. It's recognizing that.

129

00:14:22.558 --> 00:14:25.769

Mobile home parks provide an important source of affordable housing.

130

00:14:25.769 --> 00:14:31.259

And then for, I think 1 of the important things that might be a kind of a sounding board for discussion.

131

00:14:31.259 --> 00:14:35.519

Is this is the 2nd sentence where it's talking about having a plan designation?

132

00:14:35.519 --> 00:14:41.249

And a zoning underlying zoning that are in conflict rates what some call it a grandfathering situation.

133

00:14:41.249 --> 00:14:50.099

Were existing existing uses can continue in some cases can be replaced, but you can't add on in a lot of cases when you have a non complying facility basically, when.

134

00:14:50.099 --> 00:15:00.749

Their use is in conflict with the existing provisions that are in the zone, which it's situated. This is the case in a couple of the mobile home parks that I'll get to in a 2nd, not all.

135

00:15:00.749 --> 00:15:10.259

But it is important is we're evaluating which of these sites are kind of in a, in a situation where they might be redeveloped in the future.

136

00:15:10.259 --> 00:15:14.519

And the existing kind of context in which they operate legally.

137

00:15:14.519 --> 00:15:23.818

There are guidance there is guidance that indicates that you do have area plans that.

138

00:15:23.818 --> 00:15:29.158

I have guidance regarding the dispensation of mobile home parks.

139

00:15:29.158 --> 00:15:36.778

But it does with this section, provide the board, the ability to look at mobile home parks, and the affordability that they provide.

140

00:15:36.778 --> 00:15:43.649

As a, as a public good, and allows them the flexibility to override site specific plan recommendations.

141

00:15:43.649 --> 00:15:51.178

1 example, is the labels mill, mobile home park, which I'll get to in a 2nd, where a rezoning application was file on that in the nineties.

142

00:15:51.178 --> 00:15:55.678

Uh, which allowed for, um, otherwise would have allowed for 1 to 2 units the acre.

143

00:15:55.678 --> 00:16:06.719

As a part of a swap of land that would allow for some of the units to be relocated elsewhere on the site under the existing comp plan language that wouldn't have been provided for that. That'd be too dense.

144

00:16:06.719 --> 00:16:11.489

Uh, but the board does have the ability to allow for overriding considerations.

145

00:16:11.489 --> 00:16:20.879

To, and with the effort of preserving affordability and preserving long parks at large. So they were able to get higher density despite a comprehensive plan recommendation for the site.

146

00:16:20.879 --> 00:16:23.908

That said, they didn't need to be relatively low density.

147

00:16:23.908 --> 00:16:35.788

And then finally, this section is mostly regarding the development of new mobile, home parks or redevelopment of areas for mobile home park use. So.

148

00:16:35.788 --> 00:16:41.578

This is probably less applicable unless we're talking about areas that that.

149

00:16:41.578 --> 00:16:46.979

Our existing mobile home parks where there might be a need to read about them for that. Exact same use. So.

150

00:16:46.979 --> 00:16:52.109

I flag that because there is language in here regarding a relocation.

151

00:16:52.109 --> 00:16:58.649

Assistance and that's something that I think that we'll want to, that we'll want to discuss as a part of this Committee's work.

152

00:16:58.649 --> 00:17:08.608

So here is the inventory of the existing mobile home parks that are located in the county with their location.

153

00:17:08.608 --> 00:17:16.199

So, the, excuse me, 6 that are located on the Richmond court, or 4 of those are located in the California district side.

154

00:17:16.199 --> 00:17:28.348

2 are located on the lead district side so you have zoning a variety of zoning districts where these mobile mobile home parks are located. C8 is a common 1 along the corridor.

155

00:17:28.348 --> 00:17:32.788

That's a general highway commercial zoning designation where.

156

00:17:32.788 --> 00:17:42.028

Mobile home parks are not a permitted use so this is 1 of those situations where existing uses are grandfathered, you could replace a trailer for example, if you needed to, but we can't add.

157

00:17:42.028 --> 00:17:47.159

Add to the noncompliance, so no additional additional trailers above. What's there today?

158

00:17:47.159 --> 00:17:51.209

I wouldn't be permitted in addition to this. You have.

159

00:17:51.209 --> 00:18:01.288

In addition to your zoning, you also have your comprehensive plan recommendations to these sites, which, in most cases are residential use at a density of 5 to 8 dwelling use the acre.

160

00:18:01.288 --> 00:18:09.058

And several of the mobile home parks along the quarter, have that 5 to 8 dwelling units, the acre as their base recommendation.

161

00:18:09.058 --> 00:18:15.538

However, if certain conditions are met, they do have redevelopment options either as a part of the embark study.

162

00:18:15.538 --> 00:18:19.769

In the embark process, or in some cases that predate those studies.

163

00:18:19.769 --> 00:18:26.128

That allow for higher density with consolidation, for example, of multiple parcels to ensure that you have adequate area.

164

00:18:26.128 --> 00:18:29.878
For for redevelopment, so, in some cases.

165
00:18:29.878 --> 00:18:33.509
Uh, we single side rays, for example.

166
00:18:33.509 --> 00:18:37.739
There already is a redevelopment option on those on those sites as they exist today.

167
00:18:37.739 --> 00:18:50.398
Some such as the widley hills, mobile home park that just has a base plan recommendation and 5 to 812 is the eager without a redevelopment option. And that makes sense. It's 1 of the sites. That's a county site.

168
00:18:50.398 --> 00:18:55.798
And that's 1, where we, we want to preserve that as a site for affordable housing in the future.

169
00:18:55.798 --> 00:18:59.878
Other sites the harmony place.

170
00:18:59.878 --> 00:19:05.009
Has a base plan recommendation, presidential, use it 5 to 812 use the acre.

171
00:19:05.009 --> 00:19:10.558
Similar to the others, it does have some site specific guidance, given its location next to a creek.

172
00:19:10.558 --> 00:19:20.548
That indicates that mobile home parks that are located in flood lanes should be relocated use this for obviously, for the safety of those that are and that would otherwise be affected by floods.

173
00:19:20.548 --> 00:19:24.689
And then finally, Audubon estates, the largest park in the county.

174
00:19:24.689 --> 00:19:28.528
That has a base plan recommendation if I be going, you see a group, but without.

175
00:19:28.528 --> 00:19:34.648

A redevelopment option on as well as the next 1. I'll talk about.

176

00:19:34.648 --> 00:19:40.138

Have this are in residential, mobile, home park zoning.

177

00:19:40.138 --> 00:19:45.388

This is a unique zoning district that allows for a very limited set of uses.

178

00:19:45.388 --> 00:19:57.568

As a very limited set of development criteria that really try to keep these areas as mobile home parks and allow them to continue to operate as moving parts today and in perpetuity. So, unlike the ca zones.

179

00:19:57.568 --> 00:20:00.868

The parks that are located in these are.

180

00:20:00.868 --> 00:20:08.999

Districts that Milan parks are permitted use. This is 1 where all things being equal, as long as development standards are are followed.

181

00:20:08.999 --> 00:20:18.269

Um, parks can can expand, they can, they can reduce the number of units. Can can be, can be changed consistent with density to recommendations.

182

00:20:19.318 --> 00:20:27.179

Finally, the last 2 mill, as I mentioned does have a density recommendation of 1 to 2 dwelling each the acre currently.

183

00:20:27.179 --> 00:20:30.989

This was subject to a rezoning in the nineties.

184

00:20:30.989 --> 00:20:35.729

Where that she was shopping, sent her came in and took a portion of that.

185

00:20:35.729 --> 00:20:42.568

Um, existing mobile home park a lot of those trailers were relocated to elsewhere mostly at the back of that property.

186

00:20:42.568 --> 00:20:49.048

And so the, the language that you say that you see here in the comprehensive plan is is a part of that. So, mobile, in part.

187

00:20:49.048 --> 00:20:52.078

Should remain located in this area. There's a recognition.

188

00:20:52.078 --> 00:21:01.618

That this is 1 of the areas of the county where we do want to keep this as the mobile home park and perpetuity. And in accordance with the guidelines that I mentioned previously, which is the county white recommendations.

189

00:21:01.618 --> 00:21:09.568

And then finally, we have meadows, so this is located in an industrial zone 3 light, intensity, industrial zone.

190

00:21:09.568 --> 00:21:16.169

Where the comprehensive plan has an industrial base, so as a, a base recommendation of industrial use.

191

00:21:16.169 --> 00:21:20.489

And then it does have site specific guidance that, in, in case that the neighborhood in the park.

192

00:21:20.489 --> 00:21:23.578

It should be retained, but it should not be expanded.

193

00:21:23.578 --> 00:21:28.769

And this is due to the airport noise so the, the comp plan indicates that it's in the greater than 60.

194

00:21:28.769 --> 00:21:38.368

Dbm noise contour so if redeveloped relocation, this should be providing. This is another text that's included in the comprehensive plan today.

195

00:21:38.368 --> 00:21:41.878

For the specific site.

196

00:21:41.878 --> 00:21:45.689

1, last thing that I'll leave you with, in terms of.

197

00:21:45.689 --> 00:21:50.608

The existing the existing number of units that are located in the county.

198

00:21:50.608 --> 00:21:57.388

So this is a, an inventory Eric could ask a question, I think, at our 1st meeting what's the total number?

199

00:21:57.388 --> 00:22:02.249

Of units in the, in the county and how is that number changed over time?
So.

200

00:22:02.249 --> 00:22:08.398

I've done some done some digging with our in our comprehensive planning records and found some good information.

201

00:22:08.398 --> 00:22:16.259

Um, we didn't use the term mobile home park really? Until the 19 seventies and in a meaningful way in terms of statistics.

202

00:22:16.259 --> 00:22:20.249

Uh, and really thinking of mobile homes as permanent, permanent dwellings.

203

00:22:20.249 --> 00:22:23.548

But the, the county did start.

204

00:22:23.548 --> 00:22:28.259

And listing mobile home parks as the type of as the type of drawing unit.

205

00:22:28.259 --> 00:22:32.219

Just like townhouses or multi family units for, for example.

206

00:22:32.219 --> 00:22:35.368

Starting in the 70 s. so we have a good baseline.

207

00:22:35.368 --> 00:22:42.479

Almost 2500 units of mobile home parks were located of mobile homes were located in 1977.

208

00:22:42.479 --> 00:22:47.759

That number stayed the same throughout the seventies and then there was a slight reduction in eighties.

209

00:22:47.759 --> 00:22:51.989

And then into the 90 s, that's when we started to see a reduction in the total number.

210

00:22:51.989 --> 00:22:59.219

There are a couple of kind of key key developments that were the results of this. The 1st one's probably the most the most famous is the.

211

00:22:59.219 --> 00:23:11.848

With the Nightingale redevelopments, this is the, you know, the Nortel project so that was a reduction, a net reduction in units also growth and Mount Vernon trailer park.

212

00:23:11.848 --> 00:23:14.939

Uh, this is the area that some people just know that this is the Walmart site.

213

00:23:14.939 --> 00:23:18.568

This is an area that didn't undergo a zoning action.

214

00:23:18.568 --> 00:23:22.769

Oh, this is a by right use Walmart in a ca zone. So this is 1 where.

215

00:23:22.769 --> 00:23:29.848

The county wasn't, we didn't have a zoning zoning action associated with it. So that was a, that was a loss of units about 200 or so.

216

00:23:29.848 --> 00:23:34.138

And then finally the labels mill, and we should have mentioned previously where.

217

00:23:34.138 --> 00:23:37.138

It wasn't a top a total.

218

00:23:37.138 --> 00:23:42.239

A loss of the of the trailer park, but there was a net reduction in units.

219

00:23:42.239 --> 00:23:48.449

Uh, as a result of the zoning actions in the ninety's, so those are the 3 main main points.

220

00:23:48.449 --> 00:23:57.538

Of of loss of total numbers of units a note that what we were looking at, in terms of this graph right here is the total number of units not the number of households.

221

00:23:57.538 --> 00:24:02.459

So, I think that's important as we're as we're thinking through what does this mean for displacement.

222

00:24:02.459 --> 00:24:13.019

Just want to be very clear that this is looking at units and not individuals, not households in some cases. Trailers are abandoned, but most are obviously occupied. So.

223

00:24:13.019 --> 00:24:16.769

I just wanted to get that as kind of as a baseline for the.

224

00:24:16.769 --> 00:24:23.219

You know, what we're, what we're dealing with and what we've seen over the past 50 years or so.

225

00:24:28.439 --> 00:24:32.249

All right last last couple of things regarding zoning.

226

00:24:33.594 --> 00:24:44.003

So, we, as we mentioned, we do have 1 zoning districts in the county that specifically deals with mobile home parks. There's a couple of residential districts where mobile homes are permitted, just kind of on their own.

227

00:24:44.034 --> 00:24:50.273

But there's really only 1 zoning district where you have mobile home parks is permitted use and that's the image.

228

00:24:50.548 --> 00:24:54.298

So, the purpose is to provide for mobile home parks.

229

00:24:54.298 --> 00:24:59.519

And to allow for other selected uses that are compatible with a residential character of the district.

230

00:24:59.519 --> 00:25:05.548

So a couple of things that are permitted Muslim parks, obviously single family homes are both permitted uses.

231

00:25:05.548 --> 00:25:10.919

And there are other uses that are that are permitted with a special permit, or a special exception.

232

00:25:10.919 --> 00:25:19.673

Um, I would note that detached, or, excuse me attaches this should say attached attached or multi family homes are not permitted use this in those zoning districts.

233

00:25:19.673 --> 00:25:27.534

So, it's, I think that's important in terms of when we're thinking about redevelopment and what might what might happen in those zoning districts under the existing zoning.

234

00:25:27.959 --> 00:25:33.838

Those those users are not permitted with a special exception or special permit. However, a variety of commercial uses are.

235

00:25:33.838 --> 00:25:37.828

A maximum density of 6 drawing units the acre.

236

00:25:37.828 --> 00:25:45.298

Another couple of development standards no homes are permitted in flood plains. So, this is kind of getting at that that element that I was talking about with.

237

00:25:45.298 --> 00:25:49.229

With any place where we want to make sure that people are.

238

00:25:49.229 --> 00:25:52.739

Being provided for, in the pads are located in sites that are there safe.

239

00:25:52.739 --> 00:26:07.528

And then there are kind of more standard issue, performance standards for onsite drive Ailes, the character of the pads, the sizing of the pads open space requirements, the kinds of things that you'd expect you'd have in a list of zoning industry regulations.

240

00:26:12.449 --> 00:26:21.898

And finally, I'll leave you with this. There is some additional language in the general provisions section 2 of the zoning ordinance that are dealing specifically with mobile as well.

241

00:26:21.898 --> 00:26:27.058

And so this allows for an increase in zonings perspective.

242

00:26:27.058 --> 00:26:32.909

An increase in total dwelling, use the acre. I factor about 50% so this is when.

243

00:26:32.909 --> 00:26:40.949

Applications are going through the board of Supervisors processes, just to ensure that we have some flexibility when we're dealing with mobile home parks.

244

00:26:40.949 --> 00:26:47.098

Us so that we can allow for sites to to change and for sites and for units to be preserved on these sites.

245

00:26:48.538 --> 00:26:54.509

But that's the last slide that I had. I'm happy to keep all this up. I know through a lot of.

246

00:26:54.509 --> 00:26:58.528

Planning language and zoning district regulations that you but.

247

00:26:58.528 --> 00:27:10.199

I'd be happy to answer any questions that you have. Thank you Graham. That was really, very, very helpful. Do any of the committee members have questions?

248

00:27:10.199 --> 00:27:14.009

Yeah, this is Eric.

249

00:27:14.009 --> 00:27:22.348

Great Thank you very much for the presentation. It was lots of useful information to think about. Well, 1 question I have on the R. I. P. zoning.

250

00:27:22.348 --> 00:27:32.909

So, it permits mobile homes and detached housing. Only was there any consideration given to.

251

00:27:32.909 --> 00:27:39.209

Attached housing same multi, family, high rise.

252

00:27:39.209 --> 00:27:52.858

If it were affordable or targeted to the same kind of income limits as a mobile phone part resident profile, because right now it doesn't seem like that would be allowed.

253

00:27:52.858 --> 00:27:58.499

That's a great question and I would 2 things with that.

254

00:27:58.499 --> 00:28:02.578

These are the only types of residential uses that are permitted in the.

255

00:28:02.578 --> 00:28:16.409

Our zone there are other types of uses that we typically want to see in standard issue, residential districts, places of worship. For example, there are other types of commercial uses some institutional uses that are also prevent. So.

256

00:28:16.409 --> 00:28:26.459

I just I want to say that, in terms of your question, though, in terms of higher density no, those are currently not permitted. I think the, I, I think that the idea.

257

00:28:26.459 --> 00:28:32.159

Then that's behind that, because that we want to be able to preserve these as mobile home parks.

258

00:28:32.159 --> 00:28:38.638

Rather than the, the idea of being able to move people from trailers or mobile homes.

259

00:28:38.638 --> 00:28:52.378

To other types of other types of housing that being said, you know, if that's something that we wanted to explore as a part of this as a part of the subcommittees process, I think that that's certainly a valid thing and continue to talk about it.

260

00:28:57.419 --> 00:29:08.213

Other questions yes. Hi, Graham and Michelle. I just like to ask a couple of questions and that's a very good presentation. Graham Thank you.

261

00:29:08.394 --> 00:29:14.394

It was very interesting information on the 6 mobile home parks along Richmond highway.

262

00:29:15.298 --> 00:29:22.679

Um, are they in vision to continue in the embark Richmond highway plan?

263

00:29:22.679 --> 00:29:31.798

Because I know I'd seen, um, sort of a visioning document about sort of after the development.

264

00:29:31.798 --> 00:29:35.608

And it was completely developed it was not a mobile home park.

265

00:29:35.608 --> 00:29:40.108

But are there some cut outs for those 6 parks?

266

00:29:40.108 --> 00:29:43.769

To remain as parks as mobile home parks.

267

00:29:43.769 --> 00:29:52.558

It's a great question and the answer is some of them and some yes and some no.

268

00:29:52.558 --> 00:29:58.679

So, the 1st, 1 that you mentioned, that is 1 that has a redevelopment option on it currently.

269

00:29:58.679 --> 00:30:04.798

As a part of embark, and it does, it has it, it shows a grid of streets that go through the site.

270

00:30:04.798 --> 00:30:08.429

You know, it shows a mixture mixture of uses that would be permitted. So.

271

00:30:08.429 --> 00:30:14.398

That's 1, that whole that whole area is is is plan for redevelopment. So.

272

00:30:14.398 --> 00:30:20.818

The currently does not does not provide for it to remain a, as a part of that redevelopment.

273

00:30:20.818 --> 00:30:28.138

It's not to say that it couldn't, but the larger plan for that area does include a mixed use higher density.

274

00:30:28.138 --> 00:30:41.909

A redevelopment option currently. widley hills is outside of the and the so it's it's off the quarter. It's considered off the quarter even though a little little portion of it is.

275

00:30:41.909 --> 00:30:52.348

Actually, no, it doesn't front on the quarter so that's included in the embark plan. It's just a part of the Mount Vernon planning district and it's proposed to remain.

276

00:30:52.348 --> 00:30:56.519

As is harmony place and.

277

00:30:56.519 --> 00:31:01.108

I have to get back to you on harmony place. Audubon is off the corridor as well.

278

00:31:01.108 --> 00:31:05.189

So that's not an envision to have any sort of redevelopment option on it.

279

00:31:05.189 --> 00:31:09.209

I believe that many places similarly situated, but I can double check.

280

00:31:09.209 --> 00:31:21.419

And then raise raise and angle side as you're as you're familiar with the process. And that's an essay where embark didn't change the density recommendations or the landings recommendations.

281

00:31:21.419 --> 00:31:27.388

That being said it is going as, you know, it's going through an process separate from the embark study.

282

00:31:27.388 --> 00:31:33.929

To look at a separate or a 2nd degree development option on it for higher higher density.

283

00:31:33.929 --> 00:31:43.199

Oh, okay. Yeah, so it some of them yes. Pinned off. Certainly. That's probably the 1. that's the most clear answer of. Yes.

284

00:31:43.199 --> 00:31:51.239

But the others are actually mostly out out of the embark density level level density.

285

00:31:51.239 --> 00:31:58.138

Okay, I had actually 1 other question for you. I was, I was actually.

286

00:31:58.138 --> 00:32:04.769

Surprised at the inventory you showed, because it's you're saying it's about a 500 unit loss.

287

00:32:04.769 --> 00:32:13.798

And it looks like it goes back to the seventy's. So, maybe the last 50 years 1977.

288

00:32:13.798 --> 00:32:19.078

Which surprised me a little bit, because I was expecting a bigger loss. I thought there was.

289

00:32:19.078 --> 00:32:26.098

You know, more loss of these units and the other thing I think would be interesting with the inventory.

290

00:32:26.663 --> 00:32:31.013

Is that let's say you have a mobile home?

291

00:32:31.973 --> 00:32:42.594

See, it was put on a site on a pad in 1977, and it could be that they were doing replacement homes put on that site. Correct?

292

00:32:42.594 --> 00:32:49.284

So, it could be that you actually have sort of.

293

00:32:50.519 --> 00:32:55.108

Improve housing on that site because you have a more recent.

294

00:32:55.108 --> 00:32:59.098

A mobile home put on that site and.

295

00:32:59.098 --> 00:33:02.519

You're just counting that the number stays the same.

296

00:33:02.519 --> 00:33:07.078

Because there is a home on that pad and that hasn't changed.

297

00:33:07.078 --> 00:33:18.479

So that's correct. Yeah this is looking at the raw aggregate number of units. So it doesn't. It's no indication of 1 was placed there in 1953 and it's remained to this day or.

298

00:33:18.479 --> 00:33:27.384

All right, we counted the exact same way as if it were replaced in 95 with another newer newer unit, which means to this day. That's correct.

299

00:33:27.384 --> 00:33:38.933

And I just bring that up because I think there's a real misperception out there about mobile home parks that they're, they're often viewed as substandard housing.

300

00:33:39.838 --> 00:33:43.919

And we actually had some of that on that.

301

00:33:43.919 --> 00:33:56.788

Task Force, and some of the discussion around raise and angles side people were saying some people were saying not all, but they really view this as sort of an eyesore, substandard housing.

302

00:33:56.788 --> 00:34:03.328

And I, I don't know that that's that's really true to to start because you could have had.

303

00:34:03.328 --> 00:34:08.338

You could have had improvements in the housing and new housing, put on those sites.

304

00:34:08.338 --> 00:34:20.518

Over time, and it may be very adequate, very, you know, kind of optimal housing, and certainly affordable housing in the current day. So.

305

00:34:20.518 --> 00:34:25.199

I just it'd be kind of interesting to see also just what the.

306

00:34:25.199 --> 00:34:29.338

Average age of these homes are, you know, just kinda like.

307

00:34:29.338 --> 00:34:32.639

What are we really talking about here? Are they.

308

00:34:32.639 --> 00:34:42.148

Or recent, or they or the older, and I think that would also help to frame this discussion around this, being adequate housing or not.

309

00:34:43.949 --> 00:34:50.099

I mean, that's not certainly that's certainly not true for harmony place, which is in a flood plain. And I get that. I mean, that's.

310

00:34:50.099 --> 00:34:56.579

That's just, you know, you can't inhabit that site because of that situation, but.

311

00:34:56.579 --> 00:35:01.139

I think there are other sites and other mobile home parks that.

312

00:35:01.139 --> 00:35:10.079

May be providing very, very good, solid housing that people view differently and they see it as just standard.

313

00:35:11.458 --> 00:35:17.969

A really good point. We can get. Go ahead.

314

00:35:17.969 --> 00:35:23.219

Go ahead a bit of a follow up question to David's point in mind. Really?

315

00:35:23.219 --> 00:35:31.228

Is around engagement of the residents that live there in their requests for any sort of.

316

00:35:31.228 --> 00:35:35.789

Zoning change or preservation efforts or do you know.

317

00:35:35.789 --> 00:35:43.498

Hear from them, how organized, I guess, are the residents that live in each of these? It depends on.

318

00:35:43.498 --> 00:35:51.239

Cause I know there's a lot of conversation nationally around resident own communities and so I was just curious what the.

319

00:35:51.239 --> 00:35:54.778

If that's been organized in the county at all, how you've seen that.

320

00:35:54.778 --> 00:36:06.989

Absolutely, I think David and I are familiar with angle side and raised in particular since it's a recent recent land use.

321

00:36:07.344 --> 00:36:20.994

Ran through recent land, use application or nomination as we call it. If you want to jump in here feel free. What I would say is that they've been engaged as a part of the nomination process.

322

00:36:20.994 --> 00:36:24.713

When I was going through the task force, they were organized.

323

00:36:25.523 --> 00:36:36.054

And I think that 1 of the things that we will that we will continue to have in terms of conversations with is a real need to engage them in Spanish.

324

00:36:36.594 --> 00:36:44.123

And that's a real it's been a real hurdle in terms of our process. And our understanding of how do we better engage people.

325

00:36:44.579 --> 00:36:48.059

Something that is obviously talking with 1, Fairfax.

326

00:36:48.059 --> 00:36:55.588

Um, but it's something that's, it's not easy, but there is a way to do it and I think that we were able to do it with the task force.

327

00:36:55.588 --> 00:37:09.414

On the on the on the raise and ankle side, we'll continue to do that with the planning commission hearings that are going to be for the screening phase of next week. And so we're looking forward to continuing the engagement.

328

00:37:09.833 --> 00:37:21.713

Should it be added to work? It's not, it's not, but if it is added to the working, I think that we'll have a lot of opportunities to engage with the community because they've not we've been very happy. They've been engaged.

329

00:37:21.744 --> 00:37:27.713

In some cases, you might think that people would not want to speak out for a variety of situations, but.

330

00:37:28.193 --> 00:37:43.103

Oh, that's not the case we're providing so I I've been asked that we told that we need to move along so hold your questions until the end, or or we're happy to if we have time take them again.

331

00:37:43.103 --> 00:37:54.324

I just want to say with regard to David's comment, which is, I think, a good 1 about the age of the mobile homes, the homes themselves may be improved. But I think.

332

00:37:54.688 --> 00:37:59.518

Um, what I'm very interested in is understanding the maintenance and the infrastructure.

333

00:37:59.518 --> 00:38:11.550

Of some of these places that maybe create communities that are on site, if roads haven't been paved or if maintenance hasn't been upheld.

334

00:38:11.905 --> 00:38:15.894

In these communities, and you think that need a better handle on that.

335

00:38:15.894 --> 00:38:16.255

So,

336

00:38:16.735 --> 00:38:27.744

we're going to go to thank you Graham so much that was so helpful and I'm sure we will come back because you get a lot of really good information that we'll probably have to come back and refer to but we're,

337

00:38:27.804 --> 00:38:42.175

we're going to another powerful presentation that was put together to help us understand a little bit about who lives in use mobile home

338

00:38:42.175 --> 00:38:43.255

communities.

339

00:38:43.735 --> 00:38:57.445

And I'm going to just provide a caveat for some of this information that, as we look at the demographics, the income, the characteristics of the people.

340

00:38:57.750 --> 00:39:04.380

Who are living there, Judith? I think you can go to the 1st slide. I've got a big, um.

341

00:39:04.380 --> 00:39:11.429

Blank that's showing on the screen. Do you see that? Does everyone see there?

342

00:39:11.429 --> 00:39:20.400

Michelle way that we've solved this problem in the past is to share your screen other than sharing the application. Sometimes that works.

343

00:39:21.480 --> 00:39:27.659

And Judith, this stop this summary and I will, I'll switch it. Hang on to.

344

00:39:27.659 --> 00:39:39.295

Okay, so I think what we should know about these next slides is that they are looking at demographic characteristics of census tracks.

345

00:39:39.594 --> 00:39:48.445

And of course, these parks are parts of larger sense tracks. So the demographic information is not.

346

00:39:48.960 --> 00:40:00.929

Totally accurate, because it contains a larger area, but it will give us a shot of each part.

347

00:40:00.929 --> 00:40:05.550

That looks that looks great. Thank you. You're welcome.

348

00:40:05.550 --> 00:40:11.519

Yeah, so this is this is the northern most park that Graham was talking about that there is.

349

00:40:11.519 --> 00:40:21.630

It is not, as you said, Graham, it is scheduled to be redeveloped, or it is envisioned to be redeveloped. I should say not scheduled.

350

00:40:21.630 --> 00:40:31.349

But we can begin to look at some of the characteristics and this API is a healthy places index.

351

00:40:31.349 --> 00:40:39.389

That has been developed by the community foundation of Northern Virginia that looks at various characteristics.

352

00:40:39.389 --> 00:40:42.840

Related to education.

353

00:40:42.840 --> 00:40:52.650

Income level poverty level as you can see access to food public transportation. Again I caution.

354

00:40:52.650 --> 00:40:59.094

That these statistics are from an entire census tract area where the park is located.

355

00:40:59.094 --> 00:41:08.364

So you're going to get I think if you could actually OT in on these parks, you would see statistics that were much.

356

00:41:08.639 --> 00:41:19.650

Higher, perhaps in some of these poverty levels or housing burden, cost levels without health insurance.

357

00:41:19.650 --> 00:41:22.800

So, it begins to show us.

358

00:41:22.800 --> 00:41:26.579

A snapshot of these, so we can go to the next 1.

359

00:41:28.769 --> 00:41:36.840

The next slide this is widley hills. This is the, um, I think the part that the county owns.

360

00:41:36.840 --> 00:41:41.789

This was part of the Graham told us. So widley Nightingale.

361

00:41:41.789 --> 00:41:45.510

A community that was made smaller.

362

00:41:45.510 --> 00:41:49.440

With the redevelopment of North Hill, um.

363

00:41:50.519 --> 00:41:59.969

Again, you can see these statistics I would like to if we are able at some point in time to hone in.

364

00:41:59.969 --> 00:42:07.199

And get a better understanding of of the communities to live there. I don't know if that would require almost a door to door survey.

365

00:42:07.199 --> 00:42:18.539

But we can go to the next 1, the ankle side, mobile home park. Um.

366

00:42:20.909 --> 00:42:35.550

And feel free to comment on any of these if you notice, I think, as we heard graham's presentation and as we begin to look at both the characteristics of.

367

00:42:36.085 --> 00:42:37.315

Of these parks,

368

00:42:38.184 --> 00:42:39.715

and the people who live there,

369

00:42:39.715 --> 00:42:42.744

I want us to begin to think about,

370

00:42:42.835 --> 00:42:43.315

um,

371

00:42:43.344 --> 00:42:47.005

begin to formulate recommendations because our last meeting,

372

00:42:47.005 --> 00:42:49.105

which is in our next meeting in December,

373

00:42:49.375 --> 00:42:51.925

we will need to begin to come up with recommendations.

374

00:42:51.925 --> 00:42:57.505

So, I want you to be thinking about things that you observe, or notice that need to be addressed.

375

00:42:57.780 --> 00:43:01.710

As we go through these slides, so we can go to the next 1 please.

376

00:43:06.539 --> 00:43:19.139

And this is, I guess, the previous slide raised mobile home park with the was the is the part that's scheduled for, or that's asking for a redevelopment. Is that correct? Graham?

377

00:43:19.139 --> 00:43:23.820

Yes, next 1 please.

378

00:43:23.820 --> 00:43:34.289

Are many place, I think what I noticed about this, you can see the flood planning area in this park. Um.

379

00:43:34.289 --> 00:43:47.880

Which is considerable, and that can't be a really great environmental place. Um, for people to live. I can't imagine. There are health issues.

380

00:43:47.880 --> 00:43:54.869

There, um, I don't know, but I'm just thinking that if that much of the park is in a flood plain.

381

00:43:54.869 --> 00:44:01.590

That's probably not a good thing and we also know and I think I can say this, that 18.

382

00:44:01.590 --> 00:44:06.480

Of the mobile home parks in this community will have to be.

383

00:44:06.480 --> 00:44:11.070

Relocated because of the widening of embark that's spent up the, um.

384

00:44:11.070 --> 00:44:15.389

Freshmen highway that's been identified.

385

00:44:15.389 --> 00:44:23.460

So, we know that 18 trailers will be moved and those that acquisition process will start. I think mid.

386

00:44:23.460 --> 00:44:28.079

Or late in 2021, June, July.

387

00:44:28.079 --> 00:44:34.320

Sometime next slide please.

388

00:44:35.519 --> 00:44:47.429

You can see again, the severe cost burden that that people have without health insurance, low access to quality foods.

389

00:44:47.429 --> 00:44:51.840

High Hispanic population.

390

00:44:51.840 --> 00:44:58.199

Very few children enrolled in preschool.

391

00:44:58.199 --> 00:45:02.489

82% are not enrolled in preschool.

392

00:45:02.489 --> 00:45:12.000

High school diploma or greater is a good thing, but also you can see when you compile all these characteristics you can see these.

393

00:45:12.000 --> 00:45:19.139

Pretty low health, healthy places index for these communities and the next slide. Please.

394

00:45:22.860 --> 00:45:28.230

Now, this is in the Braddock district. This is the wait for MEP Mills.

395

00:45:28.230 --> 00:45:32.250

Mobile home park.

396

00:45:32.250 --> 00:45:37.050

This is the 1 Graham that's in the, um, industrial.

397

00:45:37.050 --> 00:45:47.400

Sound area is that correct? Now? That's the 1 out of Dallas is in the industrial. Okay. This one's in our in.

398

00:45:47.400 --> 00:45:55.349

This okay, that's right. This is the 1 that will remain in the appropriate zone will remain is mobile home and then the last 1, the next slide.

399

00:45:55.349 --> 00:46:02.250

Um, yeah, thank you.

400

00:46:04.860 --> 00:46:19.405

In the solid district. Um, so does anyone have any comments or observations?

401

00:46:20.699 --> 00:46:24.449

As I mentioned, we do want to begin to think about.

402

00:46:24.449 --> 00:46:31.349

Developing recommendations I think there are known challenges that have been identified.

403

00:46:31.349 --> 00:46:39.420

And also some outstanding questions that we may have, so I'm going to open it up now to, to hear your comments and observations.

404

00:46:58.675 --> 00:47:12.144

Well, Michelle, thank you. That was really good information. 1 thing I would say, 1 thing I noticed again, looking at Richmond highway were our service areas is just the differences in life expectancy.

405

00:47:12.144 --> 00:47:26.755

I thought that was really dramatic just between and harmony place in Audubon, in particular. I think it was like, at 80 to 83 years up at, in, like, 78 years in Audubon in harmony place.

406

00:47:26.755 --> 00:47:31.704

I think that kind of gets to the health challenges. Maybe in some of the.

407

00:47:32.789 --> 00:47:40.139

You know, the issues around healthcare access, perhaps food access, that sort of thing in these areas.

408

00:47:43.139 --> 00:47:49.139

I think that's a that's a good observation. And also again, I would like to see the condition.

409

00:47:49.139 --> 00:47:57.420

The actual condition of the parks, I think that could have some impact and, um.

410

00:47:57.420 --> 00:48:07.980

Graham, you talked about performance standards in, I think the plan language could you explain a little bit what that means? Is there an expectation.

411

00:48:07.980 --> 00:48:12.449

That these parks are maintained with certain standards and.

412

00:48:12.449 --> 00:48:20.250

Is there an inspection process by the county, or is anyone checking for compliance on those performance standards?

413

00:48:21.474 --> 00:48:30.385

So, performance standards, and the zoning ordinance typically are going to be involved when you're doing, sort of zoning action to not necessarily a rezoning.

414

00:48:30.385 --> 00:48:39.085

But if if property is being developed in some manner, that's when most of those performance standards are going to come into play that being said there is code enforcement.

415

00:48:39.144 --> 00:48:51.054

And so anybody can call in to our, to our code enforcement officers to if there's something that's unsafe something that's in violation of the zoning ordinance is occurring on the site.

416

00:48:51.804 --> 00:48:55.375

Then people can call and request an inspection in that manner.

417

00:48:55.375 --> 00:48:55.675

So,

418

00:48:56.094 --> 00:48:57.594

there's kind of that's a more standard process,

419

00:48:57.775 --> 00:48:59.905

not just unique to parks,

420

00:48:59.905 --> 00:49:00.324

obviously,

421

00:49:00.324 --> 00:49:05.905

but that certainly can be something that can happen,

422

00:49:06.954 --> 00:49:07.974

but the performance standards,

423

00:49:08.034 --> 00:49:08.394
it's,

424

00:49:08.695 --> 00:49:13.735
it's more when things are being developed that they're so in an orderly fashion.

425

00:49:14.994 --> 00:49:29.934
But the county doesn't seem to have set of standards for what a mobile should have. So you could have a mobile doesn't have paved road, raise time store. I don't know why I'm asking there.

426

00:49:29.934 --> 00:49:31.585
Any expectations.

427

00:49:32.730 --> 00:49:45.690
And I know some of these parks are very old. So how do we address compliance or maintenance or safe living conditions or healthy living conditions? If we don't have a set of.

428

00:49:45.690 --> 00:49:52.679
Standards for the parks, it might be helpful. I'll send around a copy of the.

429

00:49:52.855 --> 00:50:07.795
Our zoning district regularly so everybody has a copy of them, because I think some of it will address what you're what you're talking about, but probably, not 100% is my is my guess, but it's not that there's an absence of standards. They are, they do exist, but I'll just send them around to.

430

00:50:07.795 --> 00:50:10.434
Everybody has a copy of that would be helpful. Thank you.

431

00:50:11.699 --> 00:50:20.760
I think Graham, you have to follow up on michelle's point. I guess, when you are dealing with cold compliance instead of zoning compliance.

432

00:50:21.414 --> 00:50:35.574
Which pertains to the infrastructure of the part, which is the responsibility of the park owner and the condition of the units, which is

the responsibility of the tenant. Um, those probably follow up. There's some sort of zoning or code.

433

00:50:37.559 --> 00:50:42.360

Chapter, I guess, uh, which will be started for the zoning compliance. So.

434

00:50:42.360 --> 00:50:43.525

I guess also for us,

435

00:50:43.704 --> 00:50:46.614

in terms of thinking about compliance there,

436

00:50:46.644 --> 00:50:47.034

there are,

437

00:50:47.034 --> 00:50:51.835

there's that split between what the partner owner is responsible for,

438

00:50:51.835 --> 00:50:56.934

which is basically infrastructure and what the tenants are responsible for,

439

00:50:56.934 --> 00:50:58.195

because they own their own.

440

00:50:58.530 --> 00:51:04.530

Mobile units, so there's 2 different.

441

00:51:04.530 --> 00:51:09.179

Parties, I guess to to look at the instance of code enforcement.

442

00:51:09.179 --> 00:51:14.699

1, 1, 1 observation I did have was.

443

00:51:14.699 --> 00:51:19.650

Um, although we, although we do have concentration of these things to not just geographically.

444

00:51:19.650 --> 00:51:28.889

In terms of a lot of them being under with 1 cord, or, um, there's also quite a bit of concentration because the 2 largest ones on the wrong.

445

00:51:28.889 --> 00:51:34.019

And the 1 in Chantilly, I think, combined the account for.

446

00:51:34.019 --> 00:51:39.599

Maybe was 70% of the total number of.

447

00:51:39.599 --> 00:51:45.780

Of units, just those 2 properties, and those 2 properties are owned by.

448

00:51:45.780 --> 00:51:50.219

What, from what I can tell a larger national mobile home part.

449

00:51:50.219 --> 00:51:56.940

Owners or ownership groups so I don't know if there's a difference in the standards between.

450

00:51:56.940 --> 00:52:02.070

Those 2 larger ones, which are owned by, you know, I guess more institutional type.

451

00:52:02.070 --> 00:52:05.579

Investors or owners versus.

452

00:52:05.579 --> 00:52:11.760

The other ones which are much smaller in scale, um, in terms of their operation.

453

00:52:11.760 --> 00:52:23.789

Um, so just seems to me, there's, there's, there's some economies so dealing with, I mean, 2 owners basically account for the vast majority of the mobile home parks and Fairfax County.

454

00:52:34.110 --> 00:52:45.960

Are there issues that we have not expressed, or that you didn't need further exploration? You would like, further.

455

00:52:45.960 --> 00:52:57.869

More information as we begin to think about recommendations going forward and my sense is, we're not going to it's going to be difficult. I think.

456

00:52:57.869 --> 00:53:05.489

To make very definitive recommendations. It may be that these recommendations are broader.

457

00:53:05.489 --> 00:53:11.190

In scope, it may be that our recommendations talk about going beyond.

458

00:53:12.385 --> 00:53:27.085

You know what we're doing here in this in this work group, this subcommittee to some sort of standing committee. So I'm, I'm sorry, I'm hearing that. We have 2 public participants, and I don't know if there's a question from the public.

459

00:53:28.889 --> 00:53:35.070

Or I'm asking, I should ask if there's a question for the, from the public from anyone who is listening in.

460

00:53:35.070 --> 00:53:42.659

And if the public has a question, if they are able to write it in the chat to let us know.

461

00:53:42.659 --> 00:53:48.449

That would be wonderful and actually, I will and mute both just in case so that they can chime in.

462

00:53:52.349 --> 00:53:58.980

Any type of questions? Yeah thanks. This is Mary. I'm sorry it's hard to do the chat on the.

463

00:53:58.980 --> 00:54:06.599

Um, yeah, I would suggest you guys to take a look at some of the really interesting things that are being done around the state country.

464

00:54:06.599 --> 00:54:15.869

With mobile home parks, in terms of the land ownership, the financing and the materials and construction and manufactured housing.

465

00:54:16.074 --> 00:54:27.534

And we're going to have all that on a zoom meeting. I think I sent an invitation to everybody. She said, did they send it out? I really encourage you to look at this. I was really blown away by some of this information.

466

00:54:28.014 --> 00:54:35.094

And before you make sure just see what's happening in other, it hasn't happened here yet, but it could.

467

00:54:36.090 --> 00:54:39.659

I have to see you Thursday, tomorrow, Thursday night at 7.

468

00:54:39.659 --> 00:54:47.460

Thank you, it's actually going to be the topic of our 3rd meeting in December.

469

00:54:47.460 --> 00:54:57.570

Looking at what's happening at the state level and finding out about the mobile home coalitions and resources and opportunities. So for.

470

00:54:57.570 --> 00:55:06.840

Technical assistance for residents, and for even potential, um, part ownership by the resident. So, I guess.

471

00:55:06.840 --> 00:55:11.550

The time is short if our, um.

472

00:55:11.550 --> 00:55:25.829

Many members don't have any more questions I am going to just let, you know, that this Thursday, the South county task force meeting will involve a presentation on mobile home, affordable housing.

473

00:55:25.829 --> 00:55:33.449

From 7 to 9, I believe that, at least everyone on the task force has gotten the invitation.

474

00:55:33.449 --> 00:55:40.260

And I think if you want if others want information about that, it is the South county task force.

475

00:55:40.260 --> 00:55:51.570

That you can Google and get the information the next and final scheduled meeting of this work group will be December. 1st at 2 0T PM.

476

00:55:51.570 --> 00:56:00.329

We will really focus at that time on discussing with an equity lens. The recommendations of our subcommittee.

477

00:56:00.329 --> 00:56:08.159

That we want to put forward to the full task force I would like to echo something that Jill said.

478

00:56:08.159 --> 00:56:11.369

About community engagement.

479

00:56:11.369 --> 00:56:15.840

And I, you know, from my perspective.

480

00:56:15.840 --> 00:56:23.820

I think we need to get the community in on these discussions sooner rather than later.

481

00:56:23.820 --> 00:56:29.909

So that as we're formulating and making decisions and recommendations, we have their input.

482

00:56:29.909 --> 00:56:36.300

Which I think is much better than trying to take a.

483

00:56:36.300 --> 00:56:39.659

Policy that's been almost fully baked.

484

00:56:39.659 --> 00:56:45.150

And take it out to the community and say, what do you think from from my perspective.

485

00:56:45.150 --> 00:56:51.719

Working through equity lens is beginning with community engagement at the start of the process.

486

00:56:51.719 --> 00:56:56.369

So, be that we can.

487

00:56:57.809 --> 00:57:02.639

Get the word out to residents in the community.

488

00:57:02.639 --> 00:57:11.699

Uh, to attend the meetings, uh, I know sometimes it's hard to do if they don't have Internet access they don't have the appropriate devices.

489

00:57:11.699 --> 00:57:19.230

Um, but we will maybe work on getting this word out to others to see if we can have more community engagement at least at that.

490

00:57:19.230 --> 00:57:31.170

At the final meeting, so as there will be presentations that are final, meaning on statewide legislation best practices, benefits and challenges.

491

00:57:31.170 --> 00:57:40.980

True homeownership opportunities and there, you know, we will discuss this kind of hybrid opportunity of ownership through.

492

00:57:40.980 --> 00:57:44.309

True mobile homes.

493

00:57:45.445 --> 00:57:58.375

I think that is it if there are no other questions or comments. Yes, yes. Sorry, Michelle. I see. I paid to enhance our hand raise. So I'm sorry, Mary I can't see, I couldn't see that.

494

00:57:58.375 --> 00:58:01.224

So I just wanted to say.

495

00:58:03.630 --> 00:58:09.480

Of we pick up the disabled people's slogan no, nothing about us without us.

496

00:58:09.480 --> 00:58:15.329

And we do have the community members as 1 of our speakers. They'll be.

497

00:58:15.329 --> 00:58:19.289

Zoom with 1 of their leaders.

498

00:58:19.289 --> 00:58:30.054

Yeah, we'll have translations for them and they will be part of our zoom meeting on Thursday and I will try to get them to attend the last meeting. Whenever your meeting you want.

499

00:58:30.085 --> 00:58:35.844

We can get the word out to quite a few of the root 1 people who live in parks.

500

00:58:36.119 --> 00:58:47.099

Very good, thank you. Okay if there are no other questions or comments it is. 3 o'clock. I want to thank Graham.

501

00:58:47.099 --> 00:58:55.679

And Judith, and and all the staff behind the scenes who make all this look wonderful and seamless and thank you.

502

00:58:55.679 --> 00:59:01.739

To the task force members and we, I will see you, we will see each other on Thursday.

503

00:59:01.739 --> 00:59:05.130

For the broader task force meeting.

504

00:59:05.130 --> 00:59:19.500

And back here on December 1st, for the this committee meeting, so thank you so much. Thank you. Thank you. Thanks. Bye. Bye. Thanks, Michelle. Thank you. Thanks for.

505

00:59:19.500 --> 00:59:20.844

Bye bye. Thank you. Everyone.

506

00:59:22.434 --> 00:59:36.775

Silence.