

WEBVTT

1

00:00:00.000 --> 00:00:06.299

Ford about housing, preservation, task force, meeting December the 17th 2020.

2

00:00:06.299 --> 00:00:06.599

Um,

3

00:00:06.594 --> 00:00:06.865

Co,

4

00:00:06.865 --> 00:00:08.035

chair Walter Clark,

5

00:00:08.035 --> 00:00:09.804

along with Co chair Melissa McKenna,

6

00:00:10.255 --> 00:00:25.225

thank all of you for being here today to conduct this meeting wholly electronically and affectuate the emergency procedures authorized about for the affordable housing preservation task force needs to make certain findings and determinations for the

7

00:00:25.225 --> 00:00:25.585

record.

8

00:00:25.859 --> 00:00:30.269

It is a big comes on so I ask you in advance for your patient.

9

00:00:30.269 --> 00:00:42.960

Because each member of the affordable housing tech preservation task force is participating in a meeting from a separate location. We must verify.

10

00:00:42.960 --> 00:00:46.320

That are former members is participating and.

11

00:00:46.320 --> 00:01:00.539

Each member of voice is clear audible and add appropriate volume for all the other members accordingly. I am going to conduct a roll call and ask each affordable housing preservation task force member.

12

00:01:00.539 --> 00:01:06.329

Participating in the meeting to state your name and the location from which you are participating.

13

00:01:06.329 --> 00:01:11.640

I ask that each of you pay close attention and ensure that you can hear.

14

00:01:11.640 --> 00:01:14.760

Each of your colleagues following the roll call.

15

00:01:14.760 --> 00:01:19.739

We will vote to establish that every member can hear every other member.

16

00:01:19.739 --> 00:01:23.609

Miss Melissa mechanical.

17

00:01:23.609 --> 00:01:31.769

What's the mechanic? Herndon, Virginia and this a Walter Clark participating from Alexandria, Virginia miss Ava new when.

18

00:01:33.420 --> 00:01:38.040

On when from McClain, Virginia is to David Levine.

19

00:01:39.569 --> 00:01:44.489

Dave Levine and I'm actually participating from park city, Utah.

20

00:01:44.489 --> 00:01:54.329

David, if you could speak up a little louder when we can hear you, but yeah, this is Dave Levine and I'm calling in from park city, Utah.

21

00:01:54.329 --> 00:02:04.859

Thank you. Mr. Eric. More about Jack. Eric my budget from Fairfax version is that Eric Hoffman.

22

00:02:04.859 --> 00:02:08.219

Eric often from and Dale, Virginia.

23

00:02:08.219 --> 00:02:15.659

Mr. Howard Mac Norcross.

24

00:02:15.659 --> 00:02:20.039

Yes, kilowatt cross from Reston, Virginia.

25

00:02:20.039 --> 00:02:31.020

Mr. John balling he hasn't joined yet.

26

00:02:31.020 --> 00:02:34.199

Miss Camilla McAfee.

27

00:02:34.199 --> 00:02:44.340

McAfee Arlington Virginia. Ken MacMillan Miller, Fairfax, Virginia.  
Providence district.

28

00:02:44.340 --> 00:02:52.409

Mr. Mark Mark is not joined.

29

00:02:52.409 --> 00:02:58.680

Mister Michelle Crocker Michel Crocker from Alexandria, Virginia.

30

00:02:58.680 --> 00:03:04.080

It's a Rick Edson to Maryland.

31

00:03:04.080 --> 00:03:11.310

This solid there patayria from Fairfax, Virginia.

32

00:03:12.629 --> 00:03:19.680

Mr. Stewart Cain.

33

00:03:19.680 --> 00:03:23.069

Miss Tiffany more.

34

00:03:23.069 --> 00:03:29.430

And that there's tiffany's, it's Tiffany more.

35

00:03:29.430 --> 00:03:36.030

Take yourself off mute.

36

00:03:36.030 --> 00:03:41.129

I don't know the activities here. She didn't. She's yeah, she's joining late.

37

00:03:41.129 --> 00:03:53.550

Okay, great. At this point, I will pass the virtual gavel to Melissa mechanical Co chair so that she so that I may be heard making the requisite motion.

38

00:03:53.550 --> 00:04:05.159

Thank you Mr. Clark that each member's wars may be adequately heard by each other member of the affordable housing preservation task force.

39

00:04:05.159 --> 00:04:08.759

It is so moved by the 2nd.

40

00:04:08.759 --> 00:04:15.060

2nd, thank you. Ms. Crocker all those in favor. Please say I.

41

00:04:15.060 --> 00:04:18.060

Hi, bye. Bye.

42

00:04:18.060 --> 00:04:24.029

Any opposed I vote I, and that passes unanimous.

43

00:04:24.029 --> 00:04:38.098

Thank you 2nd, having establish that each member's voice may be heard and by every other member must next establish the nature of the emergency themselves these emergency procedures.

44

00:04:38.098 --> 00:04:44.608

The fact that we are meeting electronically, come up with the new screens.

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00:04:45.084 --> 00:04:53.303

And what type of electronic communication is being used, and how we have arranged for the public to access this meeting.

46

00:04:53.874 --> 00:05:05.303

Therefore, I believe that the state of emergency caused by the covert 19 pandemic, makes it unsafe from the affordable housing preservation task force to physically assemble and unsafe?

47

00:05:05.574 --> 00:05:14.903

Will the public to physically attend any, such a meeting and that such for years? Usual procedures which require the physical assembly of.

48

00:05:15.238 --> 00:05:23.129

The photo housing, preservation, task force, and the physical presence of the public cannot be implemented safely or practically.

49

00:05:23.129 --> 00:05:37.553

I further moved that the affordable housing preservation task force may conduct this meeting electronically through the dedicated audio conferencing line, and that the public must access the meeting by calling 1844621395. 6.

50

00:05:41.608 --> 00:05:46.348

And entering access code 17991 8.

51

00:05:46.348 --> 00:05:55.259

8, 8, 8, 8, anyone interested in joining the Webex for the visual component must click the link, which is, which was provided.

52

00:05:55.259 --> 00:06:03.928

Included in a public meeting notice, which will be included in the meeting minutes to join the meeting through Webex.

53

00:06:03.928 --> 00:06:08.639

It is so mood.

54

00:06:08.639 --> 00:06:17.519

Sorry, thank you, Michelle. All those in favor. Please say, aye aye any opposed.

55

00:06:17.519 --> 00:06:26.908

I thought I, that crazy. Inanimate. Totally. It is next required that all matters address today's agenda.

56

00:06:26.908 --> 00:06:36.809

Are necessary to continue to operations and to discharge of the affordable housing preservation task force, lawful purposes, duties responsibilities.

57

00:06:36.809 --> 00:06:40.019

It is so moved have a 2nd.

58

00:06:40.019 --> 00:06:49.139

2nd, thank you, sir. All those in favor. Please say, aye aye any opposed.

59

00:06:49.139 --> 00:06:52.709

I vote I, that carries you as well.

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00:06:52.709 --> 00:07:01.108

I will now go ahead and return the gavel to CO chair. Walter Clark, who will be running the meeting.

61

00:07:01.884 --> 00:07:09.173

Thank you very much witness mechanical, so thanks everyone for during the roll call.

62

00:07:09.384 --> 00:07:18.233

So we've established today and as, you know, due to uncertain circumstances panel, guest, not able to participate today.

63

00:07:18.869 --> 00:07:25.559

So, that participation of that part of the meeting would be deferred until an upcoming meeting.

64

00:07:25.559 --> 00:07:37.408

So, we'll spend the next 20 minutes we're going to go begin to go through some of slides and recommendations in terms of where we are thus far and want to think miss Michelle Crocker.

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00:07:37.408 --> 00:07:47.158

The subcommittee Co chair for mobile and manufacture housing to provide the task force with their recommendations.

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00:07:47.158 --> 00:07:50.309

So, I will now turn this over to.

67

00:07:50.309 --> 00:07:57.298

Miss Crocker, thank you very much, Walter.

68

00:07:58.798 --> 00:08:09.658

We are really pleased that's us who served on the mobile and manufactured home committee to share with you. Some of the things that we learned.

69

00:08:09.658 --> 00:08:15.028

And some of the recommendations that we would like to bring forward to the broader.

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00:08:15.028 --> 00:08:21.269

Taskforce 1st, I'd like to acknowledge the members of the committee David Levine.

71

00:08:21.269 --> 00:08:24.809

Eric Maribel Chuck gentlemen more cross Ken Macmillan.

72

00:08:24.809 --> 00:08:31.949

And Rick Edson, and also the terrific support of staff.

73

00:08:31.949 --> 00:08:41.938

And the George may send graduate students who assisted us this is not really an area that many of us have a lot of information about, or knowledge of.

74

00:08:41.938 --> 00:08:46.019

So, their support was was really, really helpful.

75

00:08:46.019 --> 00:08:49.198

I think we can go to the next slide.

76

00:08:51.119 --> 00:08:58.499

There you go, I thought it was important just to show this map.

77

00:08:58.499 --> 00:09:05.278

In there are 8 level home communities in Fairfax County.

78

00:09:05.278 --> 00:09:10.619

The majority of them 6 of them are located along route 1 quarter.

79

00:09:10.619 --> 00:09:18.418

In the southern part of Fairfax County, and then there are 2 other mobile homes in the western part of the county.

80

00:09:18.418 --> 00:09:21.479

Mobile and Dallas meadows.

81

00:09:21.479 --> 00:09:30.658

Our work for the subcommittee group really focused on the mobile home communities along the route. 1.

82

00:09:30.658 --> 00:09:36.989

Corridor we held 3 sessions, 3, 1 hour sessions.

83

00:09:36.989 --> 00:09:44.308

And I believe that all of the materials and the presentations regarding those sessions are listed.

84

00:09:44.308 --> 00:09:49.708

On the task force website, so for those of you who are.

85

00:09:49.708 --> 00:10:00.058

Interested in seeing more about this subject, and some of the issues that we would, and a little bit more in depth than what I'll be covering today.

86

00:10:00.058 --> 00:10:11.158

I encourage you to go to the website. I'm just going to give you before I get into the draft recommendations. I'm just going to give you a very, very brief.

87

00:10:11.158 --> 00:10:18.298

Highlight what we covered in our 3 sessions, as I said, we learned a little bit.

88

00:10:18.298 --> 00:10:21.509

I had to educate ourselves about mobile homes.

89

00:10:21.509 --> 00:10:27.719

And manufactured homes on different types of housing, different definitions.

90

00:10:27.719 --> 00:10:37.469

Different technology we learned that mobile homes are not real estate. They are chattel property.

91

00:10:37.469 --> 00:10:47.969

Which is movable personal property so it is, we shouldn't confuse this with a homeownership.

92

00:10:47.969 --> 00:10:56.249

Psychology, because it it is not we studied very briefly the history of mobile homes, and we learned.

93

00:10:56.249 --> 00:11:01.708

That for Fairfax County, and written in the county's comprehensive plan.



94

00:11:01.708 --> 00:11:06.568

Mobile homes are viewed as an important source of affordable housing.

95

00:11:06.568 --> 00:11:12.989

However, the zoning on some of these mobile home communities.

96

00:11:12.989 --> 00:11:22.198

Is in conflict with any preservation, or maintenance of these communities as residential, affordable.

97

00:11:22.198 --> 00:11:28.828

Communities, so you will see that being addressed in our recommendations.

98

00:11:28.828 --> 00:11:35.249

We also learn that there are state laws that govern mobile home parks.

99

00:11:35.249 --> 00:11:45.149

That cover any manner of issues with regard to owners the responsibilities of the owners.

100

00:11:45.149 --> 00:11:49.198

Uh, responsibilities of residents who live there.

101

00:11:49.198 --> 00:11:59.219

Um, and it's it's a quite extensive piece of legislation that deals with, um, state law and how mobile home parks should be.

102

00:11:59.219 --> 00:12:06.479

Governed and operated, we also found out that there is a manufactured.

103

00:12:06.479 --> 00:12:13.019

Home community, coalition of Virginia and over 350000 Virginians.

104

00:12:13.019 --> 00:12:19.379

Live in mobile home parks, so it is being used throughout the commonwealth as a source.

105

00:12:19.379 --> 00:12:26.849

Of housing, with regard to the parks and Fairfax County we spent some time.

106

00:12:26.849 --> 00:12:32.158

Trying to look at the demographics of residents who lived in the parks.

107

00:12:32.158 --> 00:12:37.288

Looking at, um, race income.

108

00:12:37.288 --> 00:12:41.548

Health outcomes educational levels.

109

00:12:41.548 --> 00:12:47.339

Trying to understand who lives there.

110

00:12:47.339 --> 00:12:51.208

And what are the conditions under which they live in this?

111

00:12:51.208 --> 00:12:58.019

1, slide that we're showing you reflects the healthy places index.

112

00:12:58.019 --> 00:13:02.369

Or these parks, and you can see for some of them the indexes.

113

00:13:02.369 --> 00:13:07.109

Are low so there are certainly some challenges for the residents.

114

00:13:07.109 --> 00:13:10.379

Who live there.

115

00:13:10.379 --> 00:13:18.989

We also tried to understand, I think I, I mentioned this, we tried to understand some of the zoning implications.

116

00:13:18.989 --> 00:13:22.979

Uh, for these parks and, um.

117

00:13:22.979 --> 00:13:27.058

What the future could be for them so I think we can go.

118

00:13:27.058 --> 00:13:38.548

Now, to to, to the recommendations, our 1st recommendation, as you might imagine is that there is much more study that needs to be done.

119

00:13:38.548 --> 00:13:46.318

On mobile and manufactured homes and so we recommend that an inter agency task force.

120

00:13:46.318 --> 00:13:52.109

Be formed that it would include staff from neighborhood and community services.

121

00:13:52.109 --> 00:14:03.359

On a CD Department of planning and development. The health department interagency group would also include advocates.

122

00:14:03.359 --> 00:14:10.109

Very, definitely mobile home community residents and mobile home community owners.

123

00:14:10.109 --> 00:14:15.749

To all come together and look more in depth and critically.

124

00:14:15.749 --> 00:14:19.918

At mobile homes.

125

00:14:20.969 --> 00:14:25.168

This 1, of course, um, include any.

126

00:14:26.188 --> 00:14:32.399

Discussion, I mean, this is, this is really, I think this discussion of mobile homes really goes to the heart.

127

00:14:32.399 --> 00:14:39.269

Of the 1, Fairfax, racial and social equity policy, and it's something that I think we'll get into.

128

00:14:39.269 --> 00:14:46.109

A little bit later after we showed these recommendations so I think we could go to the next slide. Please.

129

00:14:47.609 --> 00:14:58.649

As I reference the land use element of the comprehensive plan, indicates that mobile home parks should be retained as an important source of affordable housing.

130

00:14:58.649 --> 00:15:04.589

However, in some instances, there are site specific plan, recommendations and existing.

131

00:15:04.589 --> 00:15:07.798

Zoning conflict with this goal, so.

132

00:15:07.798 --> 00:15:17.458

An amendment needs to be considered that perhaps creates a mobile home designation in a comprehensive plan.

133

00:15:17.458 --> 00:15:22.349

That strengthens and incentivizes the commitment to preserving these homes.

134

00:15:22.349 --> 00:15:32.099

And within that context, there needs to be a better understanding of what 1 for 1 replacement might mean.

135

00:15:32.099 --> 00:15:40.318

In a mobile home community, these are not simply rental. This is not simply rental housing.

136

00:15:40.318 --> 00:15:46.048

Where you can relocate people into into new units.

137

00:15:46.048 --> 00:15:50.219

These are their own unique housing type.

138

00:15:50.219 --> 00:15:58.019

That most of these residents have purchased we think we think many of them have purchased.

139

00:15:58.019 --> 00:16:05.639

And yet they do not, they rent the land slab where the mobile homes are.

140

00:16:05.639 --> 00:16:09.568

Located, so what does 1 for 1 replacement look like.

141

00:16:09.568 --> 00:16:15.599

In terms of the size of a unit, you would put them in the type and the tenor of the unit.

142

00:16:15.599 --> 00:16:24.354

And what is the right of displaced residence to return to a site if the site happens to be redeveloped?

143

00:16:24.354 --> 00:16:34.703

So, all of these things would make to be within the context of this land use recommendation next slide. Please.

144

00:16:37.349 --> 00:16:45.269

We need to have a better understanding of who lives in the mobile homes. Why they choose to live there.

145

00:16:45.269 --> 00:16:48.568

And what they're.

146

00:16:48.568 --> 00:16:52.528

What their hopes and aspirations are for these communities so.

147

00:16:52.528 --> 00:17:02.188

We have recommended that a survey be conducted of the residents who live in these mobile home communities to understand.

148

00:17:02.188 --> 00:17:08.848

Some of the demographics about the residents.

149

00:17:08.848 --> 00:17:12.269

To understand the conditions of the mobile homes.

150

00:17:12.269 --> 00:17:17.548

Ways that they can, uh, the residents can be assisted.

151

00:17:17.548 --> 00:17:21.868

To improve living conditions.

152

00:17:21.868 --> 00:17:28.528

Research opportunities to upgrade, or replace mobile or manufactured homes and.

153

00:17:28.528 --> 00:17:37.138

Explore the long term option to convert to home ownership. There is a process that's identified in.

154

00:17:37.138 --> 00:17:46.919

Virginia law for how to convert a mobile home unit into a homeownership opportunity. So.

155

00:17:46.919 --> 00:17:53.519

Helping, um, residents, investigate and look at that and and there are some, um.

156

00:17:53.519 --> 00:17:59.128

Examples of how this can be done through a community land trust for instance.

157

00:17:59.128 --> 00:18:03.929

Next slide please.

158

00:18:03.929 --> 00:18:10.409

Within the context of any discussion of Abraham communities, there really needs to be.

159

00:18:10.409 --> 00:18:18.298

Robust and continuous community engagement and outreach with the residents.

160

00:18:18.298 --> 00:18:27.509

No plan, or or discussion or activity should go on without the inclusion.

161

00:18:27.509 --> 00:18:31.588

Of the residents in the community, and I think.

162

00:18:31.588 --> 00:18:37.078

It's important to understand that strategies will need to be.

163

00:18:37.078 --> 00:18:41.338

Looked at to make sure that that engagement.

164

00:18:41.338 --> 00:18:45.388

Is meeting those residents where where they are at.

165

00:18:45.388 --> 00:18:50.548

I'm not simply asking them to join an online meeting, but understand.

166

00:18:50.548 --> 00:18:58.288

The best times and places and ways for them to engage in in discussions.

167

00:18:58.288 --> 00:19:07.048

The county should also review and strengthen park oversight in a way that protects residents.

168

00:19:07.048 --> 00:19:13.169

And ensures that land owner responsibilities for maintenance, health and safety onsite.

169

00:19:13.169 --> 00:19:21.088

And tenants rights are held, and this manufactured home community coalition of Virginia.

170

00:19:21.088 --> 00:19:26.848

It is an excellent resource for a tenant education and and governance.

171

00:19:30.719 --> 00:19:38.699

The other idea that we had is that, or the other recommendation is.

172

00:19:38.699 --> 00:19:42.028

Exploring the development of a reserve fund.

173

00:19:42.028 --> 00:19:47.429

That residents who need to do maintenance on their mobile homes.

174

00:19:47.429 --> 00:19:59.038

Can apply to to help them maintain their mobile homes because we know that some of these mobile homes are aging and they have deferred maintenance.

175

00:19:59.038 --> 00:20:02.578

Next slide.

176

00:20:02.578 --> 00:20:07.199

So, I guess that was that was the end of our.

177

00:20:07.199 --> 00:20:10.288

Recommendations, I think.

178

00:20:10.288 --> 00:20:16.348

Um, because we have a sense, we don't know for sure because the survey hasn't been conducted.

179

00:20:16.348 --> 00:20:22.888

But these are really this is these Mohan communities are are home.

180

00:20:22.888 --> 00:20:27.898

To large minority populations so this is certainly.

181

00:20:27.898 --> 00:20:34.229

Um, the future of these homes certainly raises questions of equity.

182

00:20:34.229 --> 00:20:38.368

And how we need to approach.

183

00:20:38.368 --> 00:20:41.729

Their future.

184

00:20:41.729 --> 00:20:50.489

Who should be involved? I think we, we feel very strongly that the group that we identified in the inner agency task force at the very minimum.

185

00:20:50.489 --> 00:20:54.838

Should be involved in in discussions about the future.

186

00:20:56.548 --> 00:21:01.798

And I think that's it are there. I'd like to ask my fellow, um.

187

00:21:01.798 --> 00:21:10.648

Some committee members, if there's anything else they would like to add, and then certainly, I think, willing to answer questions.

188

00:21:13.229 --> 00:21:18.659

To me, Michelle, I think you covered everything that we discussed and I think you're right on point.

189

00:21:18.659 --> 00:21:27.479

It's just my opinion, thank you. And Michelle. This is David. I likewise, I think you covered this very well.

190

00:21:27.479 --> 00:21:30.538

And a very comprehensive overview.



191

00:21:30.538 --> 00:21:34.138

What we had discussed and I, I just want to.

192

00:21:34.138 --> 00:21:38.009

Kind of echo your comments on the equity part of this.

193

00:21:38.009 --> 00:21:43.828

Particularly for the mobile homes along Richmond highway, the 6 along Richmond highway.

194

00:21:43.828 --> 00:21:50.489

They are very much minority communities, minority, majority communities.

195

00:21:50.489 --> 00:21:55.409

And I think they really deserve tension and.

196

00:21:55.409 --> 00:21:59.219

Let's be mindful of the equity considerations there.

197

00:21:59.219 --> 00:22:06.419

That that will, that are important.

198

00:22:06.683 --> 00:22:21.503

And to David's point, I could be mistaken because I haven't been down here in years, but I'm assuming that most of the racial equity in the mobile homes along the 1 quarter are probably.

199

00:22:21.808 --> 00:22:27.838

Mostly Latino, and in that regard, any discussions we have.

200

00:22:28.284 --> 00:22:42.324

If we're going to include the best desk, which they should be, we should almost also make sure that we have enough accommodations such as a translator. We're never discussing that. And I don't know about disabilities, but.

201

00:22:43.259 --> 00:22:46.888

Just in in my experience with dealing with other.

202

00:22:46.888 --> 00:22:50.548

Areas and this, we should also add here 2.

203

00:22:50.548 --> 00:22:59.878

People have in hearing or communication disability, so that I just want to add that in there, especially through the lens equity.

204

00:23:00.923 --> 00:23:14.243

Ken, I want to thank you, because you and David, both kind of let us right into where we wanted to take this conversation right now and so I really appreciate it and Michelle Thank you so much for your presentation.

205

00:23:14.634 --> 00:23:28.104

I really appreciate the work of this entire group. So a moment of a slow clap to you guys for some really thoughtful work on, as you mentioned an area that not a lot of us have deep experience. And so thank you.

206

00:23:28.409 --> 00:23:41.098

What I wanted to do is, 1st of all, just reach out to the, the broader group acknowledging that this was sort of a new area for us. Did anyone have any questions for.

207

00:23:41.098 --> 00:23:46.048

For our subcommittee that you'd like to get answered.

208

00:23:46.048 --> 00:23:55.348

And I can't see all of your photos. I'm normally good at seeing raised hands. So I.

209

00:23:55.348 --> 00:24:08.368

Joe, and then air. Okay, thank you so much. I really wanted as a member of the committee to add my thanks to Michelle for your leadership. I think it was great.

210

00:24:08.368 --> 00:24:11.818

Educational opportunity for all of us and just really.

211

00:24:11.818 --> 00:24:16.679

Want to add that mobile home preservation is something that.

212

00:24:17.003 --> 00:24:31.463

We're working on, on all areas of the state in Virginia housing with all of our partners, and, you know, a lot of eyes nationally are on the state of Virginia and, of course, what will be done here in Fairfax County. So, I just really applaud our efforts on the.

213

00:24:32.189 --> 00:24:44.638

Taking a look at this issue from the equity lens, and from the resident perspective of the folks who are are living there now. So just appreciate being part of this group then thanks for that leadership.

214

00:24:44.638 --> 00:24:47.638

Great comments Joe, thank you.

215

00:24:47.638 --> 00:24:52.979

Mr. happen you're on mute.

216

00:24:52.979 --> 00:24:59.368

Probably everything that was awesome. You just said got lost and now I forgot what I said.

217

00:25:00.894 --> 00:25:06.413

I was, I was just curious about I know for 1 of the sites on route 1.

218

00:25:06.413 --> 00:25:16.284

I think it's called auto on that it's on developable, or it's got a lot of challenges to being developed into maybe more dense, affordable housing.

219

00:25:16.284 --> 00:25:30.773

I don't know if the other sites have similar issues and that's why they somehow survived as affordable mobile home parks because certainly the history of Fairfax has not been we wanted to keep them in a lot of areas.

220

00:25:30.773 --> 00:25:33.084

It's been really locally. How do we.

221

00:25:33.509 --> 00:25:37.499

Remove them and I, this is a total evolution and thought of like.

222

00:25:37.499 --> 00:25:42.929

They serve some purpose for some populations. I was curious about that and I was curious about.

223

00:25:42.929 --> 00:25:47.969

They can see rates are their numbers that track that. So do we know that.

224

00:25:47.969 --> 00:25:51.868  
They really are being used and they are something that we should be.

225  
00:25:51.868 --> 00:25:55.078  
Focusing on preserving, or are they not being used and.

226  
00:25:55.078 --> 00:26:08.009  
Other reasons why, but again, I realize that that was really number 1 on your list was Michelle was engagement probably to find all those things out, but just curious if any that came up in your deliberations.

227  
00:26:08.009 --> 00:26:15.898  
Michelle, I'll open it up to you or if there's any staff that has any insight to eric's questions. Please jump in line there.

228  
00:26:18.388 --> 00:26:22.288  
You're part of the reason we think a survey is so important.

229  
00:26:22.288 --> 00:26:26.969  
Is to understand exactly.

230  
00:26:26.969 --> 00:26:33.388  
Those issues that you've raised, how many people are living there? Who are they.

231  
00:26:33.388 --> 00:26:40.259  
Certainly, there was a video that was created by the raised mobile home community.

232  
00:26:40.259 --> 00:26:48.058  
And I think, uh, from that video, we learned that there are 109 families.

233  
00:26:48.058 --> 00:26:53.338  
Who lived there? I think that's probably about the Max for that.

234  
00:26:53.338 --> 00:27:03.209  
For that particular part with you mentioned, Autobahn I know that 1 of the parks and I believe it's.

235  
00:27:03.209 --> 00:27:10.499  
Harmony place has is located in a significant flood planning area.

236

00:27:10.499 --> 00:27:16.588

And so that has presented challenges for those residents.

237

00:27:16.588 --> 00:27:24.538

But I think there's just so much that is now and I'll defer to staff because perhaps staff has additional information.

238

00:27:24.538 --> 00:27:30.058

Out kind of the conditions and and the population.

239

00:27:31.074 --> 00:27:45.653

Thank you Michelle if Amy, this is Graham with the staff regarding Audubon. You had a question about that, that site and specifically kind of the viability of redevelopment there and.

240

00:27:46.138 --> 00:27:53.278

I think the things that we looked at in particular in the subcommittee is kind of the existing.

241

00:27:53.278 --> 00:28:07.469

Policy and zoning board kind of framework that is right now it's, there's quite a, and it's kind of a hard 5, so to speak in terms of the applications of of county policy at the site specific level for each of these 8 parks. So.

242

00:28:07.469 --> 00:28:19.163

Audubon, for example, has a fairly restrictive zoning. It's has a mobile home park zoning district that has a pretty limited set of users that are that are permitted.

243

00:28:19.163 --> 00:28:23.604

So that's probably the best case scenario in terms of the preservation angle. Of course.

244

00:28:23.909 --> 00:28:33.239

Um, don't have only 2, for example, have that more restrictive does anyone is there any designation that labels? No.

245

00:28:33.239 --> 00:28:42.148

Government center, but the rest of them are either a pdh 20 has very specific uses proper commitments for preservation.

246

00:28:42.148 --> 00:28:45.598

A seat or so.

247

00:28:45.598 --> 00:28:52.138

Which don't allow for mobile home parks so they're considered nonconforming uses. So there really is.

248

00:28:52.138 --> 00:28:58.199

Kind of need to reassess reassess the kind of the policy language about.

249

00:28:58.199 --> 00:29:03.118

Some preservation standpoint, which is leading to the recommendations that came out.

250

00:29:03.118 --> 00:29:06.989

Thank you.

251

00:29:06.989 --> 00:29:13.138

Come on, not to put you on the spot I saw you had your hand up and it went down. Do you still have a question?

252

00:29:13.138 --> 00:29:27.834

I did, I just wanted to thank Michelle. Of course, for the presentation, I did learn a lot and it definitely generated a lot of questions about area that I'm not familiar with as well. Um, interesting to learn about the, the chapel.

253

00:29:29.489 --> 00:29:37.108

Versus a conventional mortgage is that there I was curious from that person. I have a bunch of.

254

00:29:37.108 --> 00:29:44.878

Whether, or not, uh, owners of that at all those, they have the opportunity to take advantage of the mortgage.

255

00:29:44.878 --> 00:29:48.239

A tax deduction for not, um, which may.

256

00:29:48.239 --> 00:29:59.878

You know, the consideration for equity and wealth, and then on a completely different no 1, quick questions I have in regards to whether or not the county.

257

00:29:59.878 --> 00:30:05.189

Knows whether any of these properties have changed hands.

258

00:30:05.189 --> 00:30:11.398

Over the last 5 years, a lot of national press around predatory.

259

00:30:11.398 --> 00:30:16.048

Investors the mobile home, real estate that are coming in and increasing.

260

00:30:16.048 --> 00:30:22.499

The lot leases and that kind of pressure on, um, those owners and so I was curious to.

261

00:30:22.499 --> 00:30:28.858

We are under any of those under those strains of creditor investors.

262

00:30:29.878 --> 00:30:34.138

Great observation Pamela so.

263

00:30:35.663 --> 00:30:39.653

This is Walter commissioner McKenna.

264

00:30:39.653 --> 00:30:54.294

If I could just step in on the 1st question that I had regarding the types of loans, you would think of purchasing a mobile home on the same basis as if you will purchasing sort of a car.

265

00:30:54.473 --> 00:30:56.513

So there's no conventional loan.

266

00:30:56.818 --> 00:31:02.548

That you can receive from a bank, like a mortgage, if you will. So.

267

00:31:02.548 --> 00:31:14.489

And this day and age purchasing a mobile home and purchasing and having to live on a rented lot, there's some education. I think that needs to be done.

268

00:31:14.489 --> 00:31:26.969

Um, and I'm addressing these mobile homes and Lee and Mount Vernon district in Fairfax County. There's a good deal of education on home buying versus renting.

269

00:31:26.969 --> 00:31:30.689

So, even though these folks have a personal asset.

270

00:31:30.689 --> 00:31:34.769

And it's an asset that is a asset.

271

00:31:34.769 --> 00:31:40.078

So, if you think of it, like a car, you drive the cost a lot, the value begins to depreciate.

272

00:31:40.078 --> 00:31:45.628

Take the mobile home off the lot the value has the potential to depreciate.

273

00:31:45.628 --> 00:31:52.709

Is there a secondary market for it? It seems like there may be based on the residents and the families that may be living there.

274

00:31:52.709 --> 00:31:56.098

Um, but there's just a lot more that we need to understand.

275

00:31:56.098 --> 00:32:00.959

Particularly with each other different sites within befex county.

276

00:32:02.159 --> 00:32:11.308

So, that's what I have on that. 1st, part of your question. Yeah, thank you. I can did that. Answer the 1st, part of your question.

277

00:32:11.308 --> 00:32:18.749

It's it and then the 2nd part, I don't know if the staff can speak to that and about the, um.

278

00:32:18.749 --> 00:32:28.259

The changing of hands of the properties, or if we, you are suspecting any sort of purchasing for profit going on with those.

279

00:32:28.259 --> 00:32:32.848

So to speak, I'm chairman. Yes, sir.

280

00:32:33.713 --> 00:32:36.294

Good afternoon everyone 1st,

281

00:32:36.324 --> 00:32:50.483



with respect to to the changing of hands we have not seen that because we have so few of them were in fairly good touch with with the ownership and we have not seen that here recently.

282

00:32:50.909 --> 00:32:58.048

What I can say, though, to, to eric's earlier question about sort of what's the.

283

00:32:58.048 --> 00:33:02.009

Kind of what's the motivation with these is that they.

284

00:33:02.009 --> 00:33:14.429

Produce a tremendous amount of income for very little investment and I think that for these for these remaining mobile home parks, 1 of the big challenges.

285

00:33:14.429 --> 00:33:22.949

To preservation is, is the fact that they are, they're very attractive to own and operate because of that.

286

00:33:22.949 --> 00:33:33.179

So, I just make that to just note that, in terms of our ability to intervene in some of these situations.

287

00:33:33.179 --> 00:33:42.179

Thank you. Mr. and to add to that, if I may quickly and talking with some of the mobile home.

288

00:33:42.179 --> 00:33:51.088

Operators and owners of the land and that's, I think a key factor for the county that we need to also focus on the owners.

289

00:33:51.088 --> 00:33:59.068

That own the land in which these mobile home residence leasing from, or or that they're renting from.

290

00:33:59.068 --> 00:34:04.259

So the county, so the, the owner of the land.

291

00:34:04.259 --> 00:34:16.199

They receive a tax bill from the county and their property value. The property tax assess value continues to go up in many situation as land does in the county.

292

00:34:16.199 --> 00:34:21.628

So, when we talk about preservation and to keep these homes affordable.

293

00:34:21.628 --> 00:34:28.498

For the renters to be able to rent, then we need to look at ways. How does the value of the land.

294

00:34:28.498 --> 00:34:37.048

So that the land owner is not paying a higher tax bill each year because most of the time they get passed on to the, the renters.

295

00:34:37.048 --> 00:34:41.159

So, we need to think about that as we move forward in these recommendations.

296

00:34:43.409 --> 00:34:48.389

Thank you, Walter Ken will take 1 more question and I'm going to shift gears a little bit.

297

00:34:48.389 --> 00:34:59.489

Okay, I just want to say, I can't speak for other the other mobile phones, but the waitlist milk a few years back I was looking for a place to rent.

298

00:34:59.489 --> 00:35:14.333

And when I went up there to check out what was available, it seems that I'm sure that this probably exists for most of the other ones. I'm just not sure because we don't have the information, but apils mill seems to be a very tight knit. In other words.

299

00:35:14.699 --> 00:35:21.449

The only way you could probably get into renting a unit there is that someone ages out.

300

00:35:21.449 --> 00:35:28.168

And or become, so, so much of the senior citizens that they can't stay there.

301

00:35:28.168 --> 00:35:33.778

On the road now I do not. I do not have the information on how many are actually own.

302

00:35:33.778 --> 00:35:45.208

But I think a greater percentage of those are rented and because of that, it's very hard to get in. So there's not a much of a transfer or people moving out and other people moving in. So.

303

00:35:45.208 --> 00:35:52.648

It was not as fluid as we would like to be. I would have loved to have gotten ended up getting out of high rise, but it just wasn't not available.

304

00:35:52.648 --> 00:35:59.639

And I only looked at that part because it was closer to master transportation to get around everywhere. I needed to get to.

305

00:36:00.869 --> 00:36:05.998

Thank you can that's really helpful perspective and another group, of course, for us to think about.

306

00:36:05.998 --> 00:36:11.969

Um, as Michelle shared and Michelle, before I jump, I didn't know you had your hand up, but are you.

307

00:36:11.969 --> 00:36:21.989

Good and do you still have something to add right now? I just want to say that we have heard from residents anecdotally that rent on their pads continues to go up.

308

00:36:21.989 --> 00:36:27.838

Some of them are paying anywhere from a 1000 to 1100 a month.

309

00:36:27.838 --> 00:36:37.168

So, if there are tax increases, I'm sure that the owners are asked some portion of that along to the residents.

310

00:36:37.168 --> 00:36:40.918

Great observation for us there. Thank you.

311

00:36:42.054 --> 00:36:54.414

As Michelle mentioned in the presentation, and we had begun to touch on at the beginning of this discussion, equity was really key to what this subcommittee dead.

312

00:36:54.414 --> 00:37:02.393

So thank you for the example you really set and and making sure that equity equity you and state in focus.

313

00:37:02.634 --> 00:37:13.072

I do want to take a moment and acknowledge and thank Carla Bruce, our chief equity officer from the county for being on the call and I'm being available to be part of our discussion. Today.

314

00:37:13.733 --> 00:37:28.434

What we'd like to do is to really take the opportunity to explore the recommendations from that equity perspective and to see if there's any adjustments to the recommendations as written by the task force that

315

00:37:28.673 --> 00:37:29.574

we'd like to make.

316

00:37:30.324 --> 00:37:33.414

And so we have the slide that Judith has put up here,

317

00:37:34.134 --> 00:37:45.833

giving us some framework for what's out there for us to be thinking about additionally we circulated an article called housing policy responses to pass crises,

318

00:37:45.864 --> 00:37:51.684

haven't advanced racial equity or economic mobility this crisis can be different,

319

00:37:52.224 --> 00:37:55.673

so hopefully you had an opportunity to take a look at that article.

320

00:37:55.949 --> 00:38:06.804

Um, what we'd like to do is really kind of also think about the principles in that article, as they relate to strategies for equity that we have talked about before.

321

00:38:07.074 --> 00:38:07.614

So,

322

00:38:07.643 --> 00:38:17.454

I'm taking those things into mind if we can go ahead and start really looking at these questions around the strategies for equity,

323

00:38:17.753 --> 00:38:17.994

um,

324

00:38:17.994 --> 00:38:23.244

and thinking about what we've done and thinking about michelle's presentation,

325

00:38:24.054 --> 00:38:24.534

you know,

326

00:38:24.563 --> 00:38:25.043

who,

327

00:38:25.103 --> 00:38:26.784

who is for example,

328

00:38:26.813 --> 00:38:30.023

stands to benefit from the decisions.

329

00:38:30.023 --> 00:38:44.693

And the policies that we started to lay out, who will be burdened ken's kind of given us some examples to think about there. For example, I don't know if anyone has any thoughts they want to start the discussion. I'd love to get some feedback from, you.

330

00:38:47.130 --> 00:38:54.119

Melissa, this is Michelle, I think, as we talk about burden and benefits.

331

00:38:54.119 --> 00:39:00.449

It is difficult for us to have a authentic conversation.

332

00:39:00.449 --> 00:39:08.369

If the recipients at the end of the discussion are not out the table.

333

00:39:08.369 --> 00:39:11.489

It's hard for us to know.

334

00:39:11.489 --> 00:39:14.789

We need the lived experiences.

335

00:39:14.789 --> 00:39:27.539

Of the people who have who are going to be impacted by this. So I think that somehow needs to be incorporated into strategies.

336

00:39:27.954 --> 00:39:42.804

Who anticipates in the conversation yeah, absolutely. And Michelle, I think that is reflective of what Kim was saying about accessibility for language mobility, disability, all of those things, right?

337

00:39:42.804 --> 00:39:45.864

So, I think that that needs to go in there for sure.

338

00:39:46.170 --> 00:39:49.619

Walter, did I cut you off? Apologize? Are.

339

00:39:50.485 --> 00:40:05.065

So, you did that okay couldn't tell, like I said, I try to watch everybody here as much as I can. And again, I'm, I'm struggling here with seeing everybody. Do I have any other comments that I missed and again, my apologies.

340

00:40:07.800 --> 00:40:13.349

Carla, I would love not to put you on the spot, but I would love a little bit of feedback from you.

341

00:40:13.349 --> 00:40:16.469

Um, as to what you've seen and heard so far.

342

00:40:18.630 --> 00:40:24.119

Thank you Melissa and thank you to Michelle and the group. I'm really.

343

00:40:24.119 --> 00:40:31.800

You know, frankly, just appreciative of how equity as a consideration has been incorporated.

344

00:40:31.800 --> 00:40:37.590

Into the group's consideration of this as a topic.

345

00:40:37.590 --> 00:40:44.610

The 1st place I'll start is where Michelle is really started, which was.

346

00:40:44.610 --> 00:40:47.670

The use of the healthy places index.

347

00:40:47.670 --> 00:40:54.780

As a way to measure how these communities are doing.

348

00:40:54.780 --> 00:40:58.530

It because as I shared in my earlier.

349

00:40:58.530 --> 00:41:08.909

Presentation with this group, the things that that we need to think about is, you know, the preservation of affordable housing.

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00:41:08.909 --> 00:41:14.400

But, you know, from an equity perspective, it's also about.

351

00:41:14.400 --> 00:41:21.780

Access to opportunity and preserving and figuring out from a policy perspective. How to.

352

00:41:21.780 --> 00:41:27.780

You know, keep mobile homes, potentially, as a vehicle for.

353

00:41:27.780 --> 00:41:31.199

Achieving housing affordability is 1 thing, but also.

354

00:41:31.199 --> 00:41:36.420

Thinking about what are some of the other situations and conditions.

355

00:41:36.420 --> 00:41:43.889

Related to these communities that may not be making them ideal places to.

356

00:41:43.889 --> 00:41:47.760

You know, live and thrive and raise families. I.

357

00:41:47.760 --> 00:41:52.530

And full agreement with this idea that there's a need to.

358

00:41:52.530 --> 00:42:00.090

No more about the population by engaging directly with the people who are.

359

00:42:00.090 --> 00:42:04.170

Who live in these communities and have the lived experience.

360

00:42:04.170 --> 00:42:08.190

I think, you know, while I sort of hear this term.

361

00:42:08.190 --> 00:42:10.885

Survey being utilized,

362

00:42:11.184 --> 00:42:15.594

I'm thinking of it in its broadest sense and really,

363

00:42:15.655 --> 00:42:24.954

I think it's important to think about who is well positioned in our community with trusted relationships in these neighborhoods.

364

00:42:25.230 --> 00:42:29.400

Who can help us to structure interactions.

365

00:42:29.400 --> 00:42:32.789

In a.

366

00:42:33.534 --> 00:42:39.414

Convenient and respectful way with the residents of these neighborhoods.

367

00:42:39.414 --> 00:42:53.215

So we'll use survey as a placeholder but really it's about gathering information through a number of tools from people that have a lived experience.

368

00:42:54.414 --> 00:43:01.014

1 of the things too, I think is important from an equity perspective again. I always share with people that have been placed you on.

369

00:43:01.349 --> 00:43:09.960

Out of apply an equity lens. The key question is who benefits in whose burden but when you begin to.

370

00:43:09.960 --> 00:43:14.039

Unpack those questions and ask some, some deeper questions.

371

00:43:14.039 --> 00:43:17.250

1 of the things that I think is important.

372

00:43:17.250 --> 00:43:21.090

To think about in terms of those.



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00:43:21.090 --> 00:43:30.599

Um, so called benefits are, what are the pressures affecting these neighborhoods the development pressures.

374

00:43:30.599 --> 00:43:44.454

I saw noted that there were some conflicting sort of policy pressures while they're sort of identified as a vehicle to achieving housing affordability in the community that perhaps that we have some,

375

00:43:45.445 --> 00:43:45.985

you know.

376

00:43:46.440 --> 00:43:52.260

Rules on the book that don't really support that that as an objective.

377

00:43:52.260 --> 00:44:00.750

And so, I think, sort of beginning to unpack and think through some other key questions.

378

00:44:00.750 --> 00:44:05.250

That'll give us a more robust understanding of those benefits and burdens.

379

00:44:05.250 --> 00:44:15.804

Um, I think it's helpful and again, you have folks on the health of the housings team that are well positioned to start to think about some of those considerations.

380

00:44:15.804 --> 00:44:20.724

And as always me and the folks on my team are always here to help out.

381

00:44:22.619 --> 00:44:33.929

Thank you so much Carla and thank you for always being available to help with this. It's so critical as we move forward in our discussion and setting direction for county.

382

00:44:34.914 --> 00:44:47.094

Welcome anybody to have comments on what Carla just brought to the table. I didn't want to fail to point out that Anna retland put a question in the chat for us to consider, which was around mobile homes.

383

00:44:47.094 --> 00:44:55.375

Do we know if the eviction moratorium applies to pad payments for mobile home owners who do not own the land under their unit?

384

00:44:55.829 --> 00:45:05.789

So, I think that's a really great question. I don't know if anyone knows the answer to that right now, but something we should definitely look for any answer to.

385

00:45:05.789 --> 00:45:09.449

Moving forward, um.

386

00:45:09.449 --> 00:45:15.329

1 thing, if I could just quickly add, and this is more anecdotal, just a talking to community it's.

387

00:45:15.329 --> 00:45:22.619

The issue of the population living in these neighborhoods being really subjective.

388

00:45:22.619 --> 00:45:35.099

To vulnerability, because while they might not be owners per se of the units themselves, you know, they're subjected to Steve increases.

389

00:45:35.099 --> 00:45:44.400

Because, in many cases, those are the only types of options available to them. So I think that there's a lot to look into.

390

00:45:44.400 --> 00:45:54.360

In in terms of how they operate, right? So we know there's tabs. We know there's units that the questions that have been asked so far in terms of.

391

00:45:54.360 --> 00:46:01.469

Who are the actual owners and then who are the residents in these communities? And I think what we'll find is that there is.

392

00:46:01.469 --> 00:46:06.960

A big difference and perhaps even a big difference between who's living in the communities.

393

00:46:06.960 --> 00:46:14.250

And to renting, right in that notion of subleasing is something else to consider.

394

00:46:15.599 --> 00:46:21.659  
And I'm going to call this a statement about that.

395  
00:46:21.659 --> 00:46:28.079  
1 of the things 1 of the things that I've also learned is that when you don't have.

396  
00:46:28.079 --> 00:46:35.190  
That kind of backing or knowledge of what the rules the policies are.

397  
00:46:35.190 --> 00:46:42.690  
When when rents and stuff were raised, some people who may not be in the position, they accept that raise and rent.

398  
00:46:42.690 --> 00:46:46.199  
But they don't really know have the network.

399  
00:46:46.199 --> 00:47:01.164  
To get out and get the information they need, you know, I was amazed to find out how little people knew about the landlord and tenant's book that's on the county website until I start showing people where it is. And then they started coming back to me. Why didn't we know that before?

400  
00:47:01.315 --> 00:47:04.014  
Well, if you don't know to ask.

401  
00:47:04.349 --> 00:47:18.204  
You know, sometimes it's very difficult for you to get that. But, in the case of what color was talking about that, right? There also needs to be brought up as far as people knowing what they can and cannot do what the landlord can and cannot do.

402  
00:47:18.204 --> 00:47:30.324  
If they don't actually own the trailer itself, the land is a different thing, but they should be aware of what the landlord can do and cannot do. And most of the time, especially when you're dealing with immigrants.

403  
00:47:30.630 --> 00:47:44.880  
They are pretty much afraid. They're almost blocked away from being accessible to that kind of information. So that's why they should be included in the, any arguments, or some of them can speak up and become their own.

404  
00:47:44.880 --> 00:47:52.139

Their own director of where their life is going to go from this point on to I don't know any other way to save it.

405

00:47:52.434 --> 00:48:01.494

I think that's great. Can I think anytime that we can help with self, advocacy and helping people be more empowered it's really important.

406

00:48:01.494 --> 00:48:15.295

And it points back to the challenges of communication and education that, you know, we need to put out there to help people in preserving their housing of, of all different types. They released.

407

00:48:17.695 --> 00:48:20.244

I have a few thoughts on.

408

00:48:20.670 --> 00:48:30.570

On the topic and out of personal experience, because my previous employer owns a mobile mobile. So I.

409

00:48:30.570 --> 00:48:37.500

I used to have to manage it. Okay, so I'm familiar with, um.

410

00:48:37.500 --> 00:48:46.619

The nonconforming you situation and zoning issues of some of, of the properties that, you know.

411

00:48:46.619 --> 00:48:52.469

In thinking about the risk of losing the affordable.

412

00:48:52.469 --> 00:49:02.010

Housing which I think moving parts are really important, because the way I see them, it's like a single family detached or a family.

413

00:49:02.010 --> 00:49:09.630

At a low rent, so the mobile trailer product that I'm familiar with.

414

00:49:09.630 --> 00:49:13.349

The families needed to bring their own.

415

00:49:13.349 --> 00:49:18.000

Um, mobile home, so they only pay for rent for the land.

416

00:49:18.264 --> 00:49:30.054

And where I see the risk, it has to do with equity because some of the conditions of the of these parts are not the best. Some are better than others.

417

00:49:30.054 --> 00:49:33.445

But others are really, really in really bad shape.

418

00:49:33.780 --> 00:49:39.210

So everybody deserves a decent place to leave, right? And.

419

00:49:40.230 --> 00:49:46.559

And when you evaluate some of these mobile parts, and you realize the conditions.

420

00:49:46.559 --> 00:49:55.650

Then you start thinking is the better just to redevelop with something that's a NATO better, but then you lose that.

421

00:49:55.650 --> 00:49:59.070

That are really the.

422

00:49:59.070 --> 00:50:08.789

So we have to find a way to maybe assist the owners on making improvements.

423

00:50:08.789 --> 00:50:20.190

To the conditions of the park to motivate and not to only sell because I know there could be health complaints and so many complaints about.

424

00:50:20.190 --> 00:50:24.869

Violations on multiple issues.

425

00:50:24.869 --> 00:50:32.519

That may just trigger the owner to just want to sell the asset rather than that have to deal with improvements themselves.

426

00:50:33.295 --> 00:50:46.735

I think that's a huge point and it probably, and marries up, probably with some of the scores that we saw on the map that Michelle requested, it definitely made me want to take a road trip and go look at some of these properties.

427

00:50:46.855 --> 00:50:50.545  
So, and to Tom's point, there are.

428  
00:50:51.090 --> 00:50:58.530  
Huge cash cow so they, they, the cash flow in cash.

429  
00:50:58.530 --> 00:51:08.400  
Of every monthly rent collection it's just unbelievable. Yeah. Or almost nothing because they don't really.

430  
00:51:08.400 --> 00:51:15.269  
Do anything to the infrastructure of the trailer park? We've done money, so it's a really good investment.

431  
00:51:15.269 --> 00:51:24.449  
And I don't know if there are any regulations out there of the minimum infrastructure.

432  
00:51:24.449 --> 00:51:30.510  
Needed, you know, to drive the, the score up maybe a little bit. I don't know.

433  
00:51:30.510 --> 00:51:37.949  
Right like, Where's the policy that's tied to motivating the equity you're talking about Michelle? Saw you pop up.

434  
00:51:37.949 --> 00:51:45.510  
Yeah, solid raises some really good points. There is state law around this, but the question is.

435  
00:51:45.510 --> 00:51:56.309  
Uh, around the maintenance of the park and the responsibility of the land owner for infrastructure hookups, et cetera. The question is who enforces that.

436  
00:51:56.309 --> 00:52:02.309  
You know, is there anyone within the county, or at the state level who comes in and checks these parts.

437  
00:52:02.309 --> 00:52:09.869  
The other thing that we learned about is this organization called the manufactured home community coalition of Virginia.

438

00:52:09.869 --> 00:52:14.489  
Which is a wonderful resource.

439  
00:52:14.489 --> 00:52:25.739  
For mobile home communities, in terms of educating them about resources that are available about how to maintain their mobile homes about what they're.

440  
00:52:25.739 --> 00:52:33.599  
Rights and responsibilities are how to address grievances and also how to move into.

441  
00:52:33.599 --> 00:52:39.510  
Transitioning a park into a more stable homeownership.

442  
00:52:39.510 --> 00:52:41.545  
Model and so,

443  
00:52:42.114 --> 00:52:56.034  
and I think this reflects something that Jill mentioned there are mobile home communities are growing source or a source of affordable housing nationwide and there are 250000 Virginians who live in mobile home.

444  
00:52:57.389 --> 00:53:04.710  
Communities, so it's a, an issue that's getting.

445  
00:53:04.710 --> 00:53:08.159  
Growing attention and mobile home communities are becoming stronger.

446  
00:53:08.159 --> 00:53:12.630  
In their advocacy for themselves and preserving their communities.

447  
00:53:13.829 --> 00:53:23.844  
Thank you. Mr. I know. We're 2 minutes over Eric. I saw you had your hand up did you have a comment or question?

448  
00:53:25.315 --> 00:53:33.175  
Yeah, I just had a comment 1 of the things we did as a, as a sub committee was. We were able I was police was able to attend.

449  
00:53:33.780 --> 00:53:39.960  
A presentation by other jurisdictions and how they dealt with this issue.

450

00:53:39.960 --> 00:53:43.079

Um, and.

451

00:53:43.079 --> 00:53:57.480

There's a lot of unintended consequence that can happen because the people who are in these communities are both renters and owners. They're a little bit of both. They're both a renter and an owner of something.

452

00:53:57.480 --> 00:54:03.329

And, for example, we, we heard from a jurisdiction in Richmond that.

453

00:54:03.329 --> 00:54:09.744

Didn't set up enforcement of infrastructure in anything in these parks,

454

00:54:10.284 --> 00:54:11.065

but when they,

455

00:54:11.275 --> 00:54:18.625

when they inspected the infrastructure to also came across lots of building violations on the units,

456

00:54:19.135 --> 00:54:22.465

which then had the unintended consequences of.

457

00:54:23.159 --> 00:54:34.800

You know, putting some economic pressure on the residential only units. So that's why 1 of our recommendations was maybe you mitigate that as an unintended consequence.

458

00:54:34.800 --> 00:54:39.840

Um, we also heard from developers in Charlottesville.

459

00:54:39.840 --> 00:54:49.920

Who did redevelop some of these parks into nicer, more healthy, affordable housing, rental developments.

460

00:54:49.920 --> 00:55:02.519

And Dan, a difficult time, trying to trying to find out how to accommodate the residence both in terms of the money they already invested in their units on how they can make them at least whole.

461

00:55:02.519 --> 00:55:11.905



Throughout tendency throughout tenancy structure that allow them to, in fact, recoup what they, what they lost when their units were demolished.

462

00:55:11.905 --> 00:55:25.675

Because the 1 thing we learned was, although a lot of these things are considered mobile because, because there's the condition of some of them may not be good enough that once you move them, they actually can't physically be moved anymore because.

463

00:55:26.070 --> 00:55:39.900

Of their condition, so there's, there's a lot of unintended consequences consequences that we have to be careful of when we design any, or talk about any recommendations with the residence or the owners.

464

00:55:39.900 --> 00:55:45.090

Uh, you know, to, to make sure that everybody still has a decent place to live data of the day.

465

00:55:45.565 --> 00:55:53.394

Eric, thank you so much. I learned again. It really is a testament. I'm hearing the members of this subcommittee speak.

466

00:55:53.784 --> 00:56:00.985

There was so much information that you guys learned to do this, and you've taught me at least, and members of our task force today.

467

00:56:01.974 --> 00:56:15.144

I did want to just before, I hand this back over to Walter point out 2 things 1 in the chat, Eva, thank you. You did a little bit on the fly research about transactions of mobile home.

468

00:56:15.144 --> 00:56:26.364

So, please take a look at that she also shared a link there and I also wanted to encourage you if you have any more thoughts around this topic, please feel free to send comments to Judas.

469

00:56:26.724 --> 00:56:41.635

So we can make sure to incorporate those into our discussion. And just 1 final huge thanks to the subcommittee with that. I'm going to hand it over to Co, chair Clark to go over our draft recommendations and our wrap up.

470

00:56:42.175 --> 00:56:53.094

Alright, thank you encourage him to Canada. Very great and healthy discussion. And again, thank you to subcommittee chair, Michelle Crocker and her committee for the hard work.

471

00:56:53.094 --> 00:57:02.635

And as you see, we still have a lot of work to be done in the area of mobile homes, and manufactured housing on December, 15th meeting.

472

00:57:02.635 --> 00:57:16.675

We sent the draft recommendation and the overview package for everyone to review and take a look at and hope that you've had an opportunity to read through the recommendations overview,

473

00:57:16.704 --> 00:57:26.155

draft recommendation and staff use the big 3 concept to develop from each of the subcommittees on on our recommendations.

474

00:57:27.449 --> 00:57:30.900

Um, so this intendent snapshot.

475

00:57:30.900 --> 00:57:36.030

And the overview of recommendations is really just for us to be able to.

476

00:57:36.030 --> 00:57:40.920

Come up with different ideas if we can go to the next slide. Please.

477

00:57:42.780 --> 00:57:48.119

And so here is the where we have our additional.

478

00:57:48.119 --> 00:58:00.655

5, strategic categories here of draft concepts and not reading through these, these are recommendations that we came up with and what we're striving for under these draft concepts.

479

00:58:01.074 --> 00:58:03.835

And 1 of the things that we would.

480

00:58:04.590 --> 00:58:08.639

I want to do is to have at least 2 people.

481

00:58:08.639 --> 00:58:21.030

To volunteer to take a deeper dive and work with staff and crafting the recommendation that we want to put forward. So I would ask folks if they would.

482

00:58:21.030 --> 00:58:26.039

Raise their hand, who would like to participate with staff?

483

00:58:26.039 --> 00:58:30.539

And if you're not raising your hand, or going to the chat.

484

00:58:30.539 --> 00:58:36.809

Then chair McKenna is going to be volunteering your calling on you, so.

485

00:58:38.309 --> 00:58:45.000

And I can't see, I can't see the chat which coming up in the. I see.

486

00:58:49.260 --> 00:58:55.590

I just think this by area of where you are allocated or just for the whole shebang.

487

00:58:55.590 --> 00:58:59.400

This is for the prior.

488

00:58:59.400 --> 00:59:13.710

Put entire recommendations when you look at all 5 reckon. Okay. Yeah, I might suggest going through the, the slides to show all of the strategic categories.

489

00:59:13.710 --> 00:59:17.579

That makes sense.

490

00:59:17.579 --> 00:59:21.420

Yeah, that was on slide 10. I believe.

491

00:59:21.420 --> 00:59:25.199

We're on 11 now.

492

00:59:25.199 --> 00:59:33.929

So, the, the 1st, 2 are here, the needs presentation goals and resources, land, use policies and regulations.

493

00:59:33.929 --> 00:59:38.639

And then the other 3 are on this side.

494

00:59:38.639 --> 00:59:42.809

Right. So we have development strategic and financing tools.

495

00:59:42.809 --> 00:59:49.409

Then the institutional capacity, and the community awareness and legislative priorities.

496

00:59:51.360 --> 01:00:00.900

This is Eric. I'm happy to help. I just know that I've got a limited area of expertise that I can help with. So probably not be terribly helpful in some of those areas.

497

01:00:02.579 --> 01:00:06.690

Okay, which is this as well.

498

01:00:08.880 --> 01:00:12.420

Okay, which area? Just interesting question.

499

01:00:17.730 --> 01:00:23.880

Is Judith on on the line? Will will you work with each of the volunteers and.

500

01:00:23.880 --> 01:00:32.820

Decide what categories so I can do that. I'm sorry I think my computer had momentarily froze. I heard Kaufman and Camilla both chime in.

501

01:00:32.820 --> 01:00:46.289

And then, I think I heard Eric Mary budget start to talk. I'm not sure if anything else that anything. Yeah, I just had a quick question before. What is the timeframe for for working with? They have an idea.

502

01:00:46.289 --> 01:00:52.409

I will bring out the next 4 weeks.

503

01:00:52.409 --> 01:01:00.239

Okay, then I can, I can help out as well. All right brother Aaron.

504

01:01:00.239 --> 01:01:05.369

Thank you, thank you very much for.

505

01:01:05.369 --> 01:01:18.000

Volunteers there, I can have a, I can help work out on that. I'm not working right now so I've only got 3 boards or committees that I sit on. So.

506

01:01:18.000 --> 01:01:21.840

And you now say, but this isn't until January.

507

01:01:21.840 --> 01:01:26.039

January, you have an end date in mind in January.

508

01:01:27.085 --> 01:01:39.715

Walter, so what was our end date again? I'm sorry January 27 data. Oh, my mind. Oh, yeah. That'll give me enough time.

509

01:01:39.715 --> 01:01:49.704

And I can work with you to dive in a lot, because I don't have transportation. I'm on public transportation, but it was just reading some information and coming up with some ideas and things of that nature.

510

01:01:51.329 --> 01:01:59.280

Yeah, this is all see a virtual yes, definitely be virtual. So I'm in. Okay. Okay. Thank you.

511

01:02:02.550 --> 01:02:14.099

And all there, others, and just to clarify a little bit, but we're asking is really to help serve the advisor. So to pick.

512

01:02:14.099 --> 01:02:23.940

1 of the areas, and more ideally hoping for 2 volunteers for each of these 5 areas to take a look at what we have now and provide.

513

01:02:23.940 --> 01:02:33.420

Thoughts and advice to staff as to how we might further work through and develop what we have as these draft concepts more into.

514

01:02:33.420 --> 01:02:41.880

Full fledged recommendations akin to what we have for the mobile home recommendations and so we're hoping.

515

01:02:41.880 --> 01:02:45.539

For a couple more volunteers, so we can find 2 for each of these.

516

01:02:47.605 --> 01:02:49.434  
I think that was a really good summation.

517

01:02:49.434 --> 01:03:04.375  
You just gave we were really lucky today, and despite the change in our intended agenda to be able to really go through the mobile home recommendations and sort of, let you see a little bit more about how that was flushed out.

518

01:03:04.375 --> 01:03:18.625  
And again, I'd refer you back to the affordable housing resource panel report, and kind of the shape of that document, and the amount of information that document. So we have more that we need to do in each of these areas.

519

01:03:18.655 --> 01:03:22.135  
And everybody has given great ideas.

520

01:03:22.644 --> 01:03:36.114  
We just need help with make them a little more robust and so I would look at it as as Judith Walter alluded to as a, as a virtual activity that it's going to need your input on.

521

01:03:36.539 --> 01:03:48.625  
Um, so I am good at harassing as Walter pointed out. So we, we appreciate the volunteers who have stepped up thus far. I think Judith.

522

01:03:48.625 --> 01:04:00.414  
Walter and I will get back together and sort of see where everything fits together. And if you have a strong preference about what you want to do, please let us know you can email Judith, and we'll go from there.

523

01:04:00.750 --> 01:04:10.079  
I think we had a few more hands to come through, I believe. Yeah, actually, this is David. Um, I'd be happy to volunteer to Judah.

524

01:04:10.079 --> 01:04:14.909  
Okay, thank you. Oh, awesome as well.

525

01:04:14.909 --> 01:04:21.719  
In English, and then Eva has joined us.

526

01:04:21.719 --> 01:04:35.760

Yes, I'm on and yes, I'm available to assist as well. I'm sorry I had a meeting that ran over. Yes, Tiffany, it's kind of week. Perfect, Tommy and then Ava I believe I saw.

527

01:04:35.760 --> 01:04:49.764

Yeah, okay. And if I can just confirm really quickly, I think the names that I've heard so far Eric halfman Camilla Eric Mary about Jack and Tiffany. David, Michelle and Eva.

528

01:04:49.824 --> 01:04:59.724

If there was anybody else, please chime in or feel free to think about it, and send me an email and we can find you a good place and ability to assist with this.

529

01:05:00.775 --> 01:05:14.815

Judah visited a preferable that we just tell you what, our preferences are you going to assign this? I don't mind assignment. I was just curious. Would it make it easier for you what works best if anybody has a strong preference or subject area that your expertise lends itself to?

530

01:05:14.815 --> 01:05:21.295

I would love to know that 1st and foremost. And then if not, I can see where we need help. So both ways works.

531

01:05:21.510 --> 01:05:28.650

Okay, great Thank you. Thank you. Yeah, thanks everyone. So, with regards to.

532

01:05:28.650 --> 01:05:36.480

The overall recommendations I was in the packet, did anyone have any information they wanted to share discuss today or.

533

01:05:36.480 --> 01:05:41.940

Any additional information we want to share with us on the recommendations we have so far.

534

01:05:41.940 --> 01:05:49.590

So.

535

01:05:49.590 --> 01:05:55.139

Hearing none sounds like everyone is ready to get on with their holiday.

536

01:05:55.139 --> 01:06:00.449

So, our next meeting is scheduled for January 7.

537

01:06:00.449 --> 01:06:07.469

And that is, we will get back with you at a time, but it should be 2 0T PM.

538

01:06:07.469 --> 01:06:17.610

Uh, back to our normal time, but we will confirm that with you and the on the lookout for your email. So, January 7th, we will planning to have a panel. Guess.

539

01:06:17.610 --> 01:06:27.929

With us, so be a lot of great information there and for the public that may be listening any comments or information that you have.

540

01:06:27.929 --> 01:06:34.139

Please go to the affordable housing preservation task force a website and you can.

541

01:06:34.139 --> 01:06:38.730

Put your comments stare and see all the information that's being discussed there today as well.

542

01:06:38.730 --> 01:06:42.420

And is there anything that I'm missing.

543

01:06:42.505 --> 01:06:57.355

Chair woman mechanic, I think you got it all. Thank you very much and happy holidays to all of you. I'm incredibly grateful for your service and your participation in this task force. Very much.

544

01:06:57.355 --> 01:06:57.594

So.

545

01:06:57.929 --> 01:07:04.019

Great Thank you. Everyone and have a great happy holidays. We say.

546

01:07:04.019 --> 01:07:10.710

Thank you thank you. Thank you too. I have to have a.

547

01:07:10.710 --> 01:07:17.400

Can did you have a question.

548



01:07:17.400 --> 01:07:21.449

Well, I wanted to know if you needed a motion to to close.

549

01:07:21.449 --> 01:07:25.710

I think we actually do, do we.

550

01:07:25.710 --> 01:07:32.250

Okay, I make a motion that we post the meeting until next time.

551

01:07:32.250 --> 01:07:46.889

Okay, thank you again. Have a happy holiday. Everybody Thank you. Thank you. Bye. Bye, Christmas. Whatever.

552

01:07:46.889 --> 01:07:50.070

Take care Bye bye.

553

01:07:54.510 --> 01:07:54.599

I

554

01:07:58.735 --> 01:09:54.414

am.

555

01:11:21.899 --> 01:11:37.229

Silence.