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

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

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

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

Needs to make certain findings and determinations for the record.

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

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

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

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

Accordingly, I'm going to conduct a roll call and ask each task force member.
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.
So that I may be heard to make the requisite motion.

David, I am passing the gavel to you. Okay.

I move that each members voice may be adequately heard by each other member of the affordable preservation task force mobile.

And manufactured housing subcommittee.

Is there a 2nd, I can.

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

We must next establish the nature of the emergency that compels these emergency procedures.

The fact that we are meeting electronically what type of electronic communication is being used, and how we have arranged for public access to this meeting.

Therefore, I move that the state of emergency caused by the carbon 19 pandemic, makes it unsafe for the affordable housing mobile home task force to physically assemble.

And I’m safe for the public to physically attend any such meeting and that as such.

For as usual procedures, which require the physical assembly.
Of the mobile home task force, um, and the physical presence of the public not be implemented safely or practically I further move.

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

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

And entering access code, 1, 7, 3.

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

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

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

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

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

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

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

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

To the preservation of affordable housing in the county.

It is so moved is there a 2nd.

A, 2nd, thank you very much.

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

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

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

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

Planning and development.
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.

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

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

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.

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.

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

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

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.

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

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

Okay, is that better? Cameron? See that the better.
Great it is better. Thank you.

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.

I think 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.

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

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

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

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

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

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.

Between the cbc's, you have green areas these green areas are what we call suburban neighborhood areas between the.
Which are plan predominantly to remain residential in character, but there are some commercial uses 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 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.
But there is some existing guidance, the guidance dates back to the advent of the current, comprehensive plan, and its current incarnation.

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

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.

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.

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

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

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

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

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

Further many of these mobile home parks can be redeveloped in other uses as a matter of right?
Leading to a loss of affordable housing and the displacement of residence.

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.

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

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

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

The board of supervisors should exercise the flexibility to consider overriding sight specific ladies recommendations.

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

Through retention a mobile home parks.

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

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

Or adversely affect the advocacy and availability of public utilities and services or water, water quality.
Any such projects should be effectively screened and buffered from existing or planned presidential development and should be sensitive to the environment.

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

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

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 under this provision should remain affordable.

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

I'll go back 2 slides again.

Escaping.

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

Mobile home parks provide an important source of affordable housing.

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

Is this is the 2nd sentence where it's talking about having a plan designation?
And a zoning underlying zoning that are in conflict rates what some call it a grandfathering situation.

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.

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.

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.

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

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

I have guidance regarding the dispensation of mobile home parks.

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

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

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.

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

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

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.

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

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.

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

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

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

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.

So here is the inventory of the existing mobile home parks that are located in the county with their location.
So, the, excuse me, 6 that are located on the Richmond court, or 4 of those are located in the California district side.

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.

That's a general highway commercial zoning designation where.

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.

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

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

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.

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

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

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

That allow for higher density with consolidation, for example, of multiple parcels to ensure that you have adequate area.
For redevelopment, so, in some cases.

Uh, we single side rays, for example.

There already is a redevelopment option on those on those sites as they exist today.

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.

And that's 1, where we, we want to preserve that as a site for affordable housing in the future.

Other sites the harmony place.

Has a base plan recommendation, presidential, use it 5 to 812 use the acre.

Similar to the others, it does have some site specific guidance, given its location next to a creek.

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.

And then finally, Audubon estates, the largest park in the county.

That has a base plan recommendation if I be going, you see a group, but without.
A redevelopment option on as well as the next 1. I'll talk about.

00:19:34.648 --> 00:19:40.138
Have this are in residential, mobile, home park zoning.

00:19:40.138 --> 00:19:45.388
This is a unique zoning district that allows for a very limited set of uses.

00:19:45.388 --> 00:20:00.868
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.

00:19:57.568 --> 00:20:00.868
The parks that are located in these are.

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 are followed.

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.

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.

00:20:27.179 --> 00:20:30.989
This was subject to a rezoning in the nineties.

00:20:30.989 --> 00:20:35.729
Where that she was shopping, sent her came in and took a portion of that.

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.

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

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.

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

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

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

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

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

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

For the specific site.

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

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

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.

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

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

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

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

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

It wasn't a top a total.

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

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

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

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.

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

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

All right last couple of things regarding zoning.

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.

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

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

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

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

And there are other uses that are that are permitted with a special permit, or a special exception.
Um, I would note that detached, or, excuse me attaches this should say attached or multi family homes are not permitted use this in those zoning districts.

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

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

A maximum density of 6 drawing units the acre.

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.

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

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

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.

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.

And so this allows for an increase in zonings perspective.
An increase in total dwelling, use the acre. I factor about 50% so this is when.

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.

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

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

Planning language and zoning district regulations that you but.

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?

Yeah, this is Eric.

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.

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

Attached housing same multi, family, high rise.

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

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

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.

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.

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

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

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.

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.

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

Um, are they in vision to continue in the embark Richmond highway plan?
Because I know I'd seen, um, sort of a visioning document about sort of after the development.

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

But are there some cut outs for those 6 parks?

To remain as parks as mobile home parks.

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

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

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

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

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

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

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

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.
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.

As is harmony place and.

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

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

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

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.

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

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

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.

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

Okay, I had actually 1 other question for you. I was, I was actually.
Surprised at the inventory you showed, because it's you're saying it's about a 500 unit loss.

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

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

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

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

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?

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

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

A mobile home put on that site and.

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

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

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.
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.

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.

And we actually had some of that on that.

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.

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

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

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

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

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

What are we really talking about here? Are they.

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

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

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

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

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

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

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

Zoning change or preservation efforts or do you know.

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

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

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

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

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

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.

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.

Something that is obviously talking with 1, Fairfax.

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.

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.

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.

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

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

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

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

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

And of course, these parks are parts of larger sense tracks. So the demographic information is not. Totally accurate, because it contains a larger area, but it will give us a shot of each part.

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

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

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

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

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

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

So you're going to get I think if you could actually 0T in on these parks, you would see statistics that were much.

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

So, it begins to show us.

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

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

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

A community that was made smaller.

With the redevelopment of North Hill, um.

Again, you can see these statistics I would like to if we are able at some point in time to hone in.
And get a better understanding of the communities to live there. I don't know if that would require almost a door to door survey.

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

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.

Of these parks,

and the people who live there,

I want us to begin to think about,

um,

begin to formulate recommendations because our last meeting,

which is in our next meeting in December,

we will need to begin to come up with recommendations.

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

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

Yes, next 1 please.

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

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.

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

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

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

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

Freshmen highway that's been identified.

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

Or late in 2021, June, July.

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

High Hispanic population.

Very few children enrolled in preschool.

82% are not enrolled in preschool.

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

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

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

Mobile home park.

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

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

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.

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

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

I think there are known challenges that have been identified.

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

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.

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.

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

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

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

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

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.
That these parks are maintained with certain standards and.

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

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.

But 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.

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.

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

So,

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

not just unique to parks,

obviously,

but that certainly can be something that can happen,
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.

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

I guess also for us,

in terms of thinking about compliance there,

there are,

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

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

because they own their own.

Mobile units, so there's 2 different.

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

1, 1, 1 observation I did have was.

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

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

Maybe was 70% of the total number of.

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

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

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

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

Investors or owners versus.

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

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.

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

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.
To make very definitive recommendations. It may be that these recommendations are broader.

In scope, it may be that our recommendations talk about going beyond.

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.

Or I'm asking, I should ask if there's a question for the, from the public from anyone who is listening in.

And if the public has a question, if they are able to write it in the chat to let us know.

That would be wonderful and actually, I will and mute both just in case so that they can chime in.

Any type of questions? Yeah thanks. This is Mary. I'm sorry it's hard to do the chat on the.

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.

With mobile home parks, in terms of the land ownership, the financing and the materials and construction and manufactured housing.

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.
And before you make sure just see what's happening in other, it hasn't happened here yet, but it could.

I have to see you Thursday, tomorrow, Thursday night at 7.

Thank you, it's actually going to be the topic of our 3rd meeting in December.

Looking at what's happening at the state level and finding out about the mobile home coalitions and resources and opportunities. So for.

Technical assistance for residents, and for even potential, um, part ownership by the resident. So, I guess.

The time is short if our, um.

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.

From 7 to 9, I believe that, at least everyone on the task force has gotten the invitation.

And I think if you want if others want information about that, it is the South county task force.

That you can Google and get the information the next and final scheduled meeting of this work group will be December. 1st at 2 OT PM.

We will really focus at that time on discussing with an equity lens. The recommendations of our subcommittee.
That we want to put forward to the full task force I would like to echo something that Jill said.

About community engagement.

And I, you know, from my perspective.

I think we need to get the community in on these discussions sooner rather than later.

So that as we're formulating and making decisions and recommendations, we have their input.

Which I think is much better than trying to take a.

Policy that's been almost fully baked.

And take it out to the community and say, what do you think from from my perspective.

Working through equity lens is beginning with community engagement at the start of the process.

So, be that we can.

Get the word out to residents in the community.

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.
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.

At the final meeting, so as the there will be presentations that are final, meaning on statewide legislation best practices, benefits and challenges.

True homeownership opportunities and there, you know, we will discuss this kind of hybrid opportunity of ownership through.

True mobile homes.

I think that is it if there are no other questions or comments cheated yes. So yes. Sorry, Michelle. I see. I paid enhance our hand raise. So I'm sorry, Mary I can't see, I couldn't see that.

So I just wanted to say.

Of we pick up the disabled people's slogan no, nothing about us without us.

And we do have the community members as 1 of our speakers. They'll be.

Zoom with 1 of their leaders.

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.

We can get the word out to quite a few of the root 1 people who live in parks.
Very good, thank you. Okay if there are no other questions or comments it is. 3 o'clock. I want to thank Graham.

And Judith, and all the staff behind the scenes who make all this look wonderful and seamless and thank you.

To the task force members and we, I will see you, we will see each other on Thursday.

For the broader task force meeting.

And back here on December 1st, for this committee meeting, so thank you so much. Thank you. Thank you. Thanks. Bye. Bye. Thanks, Michelle. Thank you. Thanks for.

Bye bye. Thank you. Everyone.

Silence.