

**The Fairfax County Democratic Committee
Urges the Fairfax County Planning Commission to Formally Engage Residents
Who Don't Own Property As Well Property Owners
In Community Planning, Land-use, And Rezoning Decision Making**

Whereas,

Under One Fairfax, the county's planning framework and re-zoning decisions should include input from all residents, whether or not they own property.

State law requires notification of all nearby property owners when a parcel is being considered for rezoning, but does not mention renters or mobile home owners who do not own property.

County supervisors and planning commissioners are inconsistent about including non-property owners in offering information meetings and invitations to public hearings.

In Mt Vernon District, for example, a mobile home park owner refused to allow the developer to notify mobile home owners about a public hearing to rezone adjacent property for intense development. Thus, mobile home park residents were not notified that seven-story buildings were planned next to their park. They were also not aware that their mobile home park was slated for high-density development in a recent comprehensive plan amendment. Following protests, the supervisor held a meeting with them.

In Lee District, conversely, a special informational meeting was held for adjacent renters and mobile home owners about another large residential development on Richmond Highway.

The Fairfax County Planning commission can formalize its own rules and procedures that go beyond state law to include residents who are not property owners.

Renters made up about 1/3rd of Fairfax County residents in 2019.

Many renters and mobile home owners are lower income and more diverse than landowners and many have lived in the area for years or generations.

Fairfax County's One Fairfax policy requires policy makers to examine who benefits and who is harmed by policies including land use changes.

Therefore, be it resolved that the Fairfax County Democratic Committee urges:

1. The Fairfax County Planning Commission to formally adopt a policy based on One Fairfax that requires equal notification and engagement with renters and mobile home owners as with landowners about possible local land use changes and comprehensive plan amendments; and
2. The Planning Commissioners and staff to seek guidance from the Chief Equity Officer on how to conduct inclusive community engagement to include residents of diverse races, cultures, ages, and other social statuses.