



**The Fairfax County Democratic Committee
Urges the Fairfax County Board of Supervisors to Engage All Residents
In Community Planning, Land-use, And Rezoning Decision Making**

Whereas,

Not all residents of Fairfax County own the property they live on, and renters made up about 1/3rd of Fairfax County residents in 2019.

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

For example, in the Mount Vernon District, where a mobile home park owner refused to allow the developer to notify mobile homeowners about a public hearing to rezone adjacent property for intense development, mobile homeowners 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, but it was after the formal public hearing on the matter.)

Conversely, in the Franconia District, a special informational meeting was held for adjacent renters and mobile homeowners about another large residential development on Richmond Highway.

Although state law requires notification of nearby property owners, it does not exclude notification of mobile homeowners and renters.

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

Many renters and mobile homeowners are lower income and are more racially 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 the Fairfax County Board of Supervisors to adopt a policy based on One Fairfax that advises equitable outreach to all residents including, but not limited to, renters, mobile homeowners, and landowners about possible local land use changes and comprehensive plan amendments.

PASSED and APPROVED on this 26th day of July 2022.