

Agenda

- MMHS Background/Research Compendium Highlights
- Scope of Work Overview
- Summary of Feedback and Scope Updates
- Study Process and Schedule
- Kick-off Plans



Study Background and Research Highlights

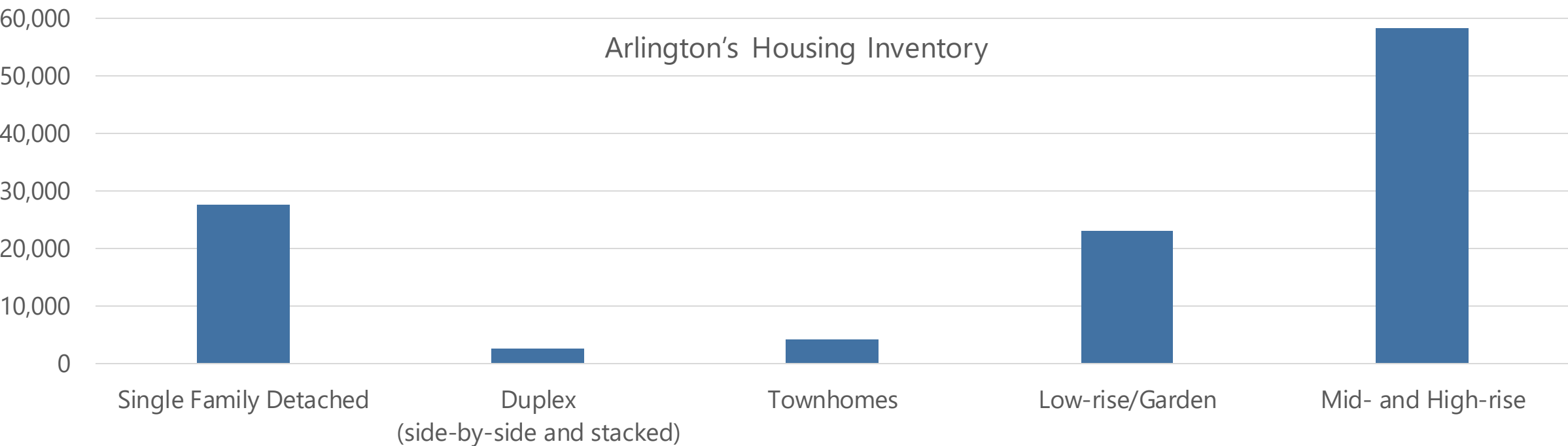


Why Conduct the Missing Middle Housing Study?

Pressures on the regional housing market have intensified – demand for housing is high.

- Worsening housing gap
 - Shortfalls in housing supply; and limited housing choices.
 - Metro and Planning Corridors provide medium and high-density multi-family housing.
 - Other neighborhoods provide single-family homes, townhouses, a *limited quantity* of two- and three-family dwellings, and smaller apartment communities.
- If we do nothing...
 - Regional growth will continue to exert upward pressure on land values.
 - The existing housing stock will get more and more expensive, while existing mid-sized homes will continue to be replaced by large single-family homes and very little else.
 - Arlington's vision to be a diverse and inclusive community will become impossible to attain.

Arlington's Housing Gap



What is Missing Middle Housing?

Origins in the Past – Before Modern Zoning Standards
Restricted Their Development



Chicago



Richmond, VA

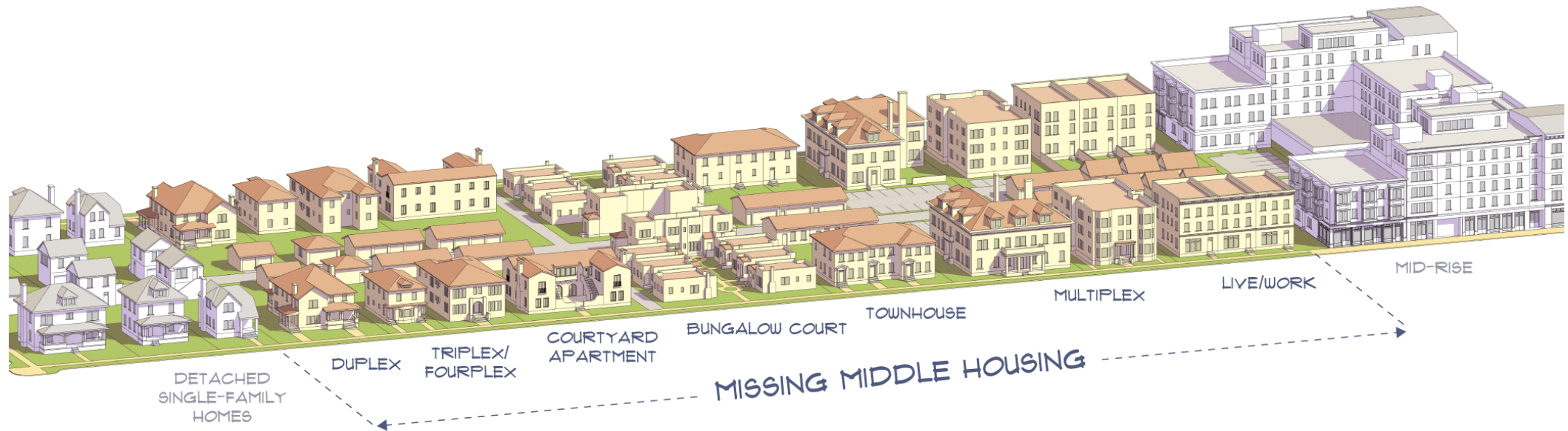
“House-scaled buildings in walkable setting.” –
Daniel Parolek



What is Missing Middle Housing?

Range of housing types IN THE MIDDLE between single-family detached houses and mid-to-high-rise apartment buildings.

Refers to SIZE not PRICE



What is Missing Middle Housing?



Duplex (side by side)



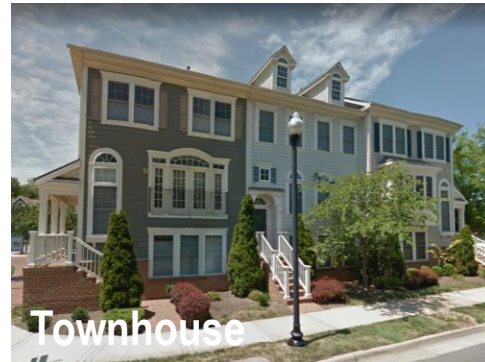
Duplex (stacked)



Triplex



Carriage House (AD)



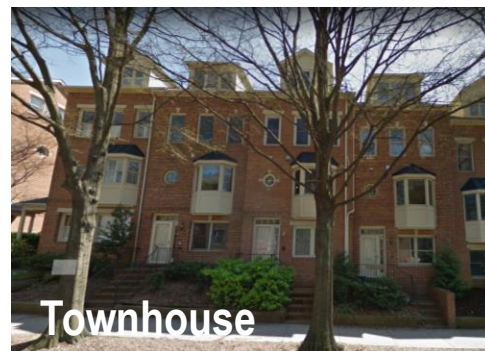
Townhouse



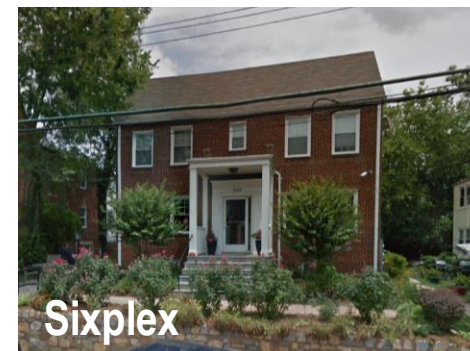
Fourplex



Courtyard Apartments



Townhouse



Sixplex

Limited Missing Middle Supply



Stacked Duplex



Side-by-Side Duplex

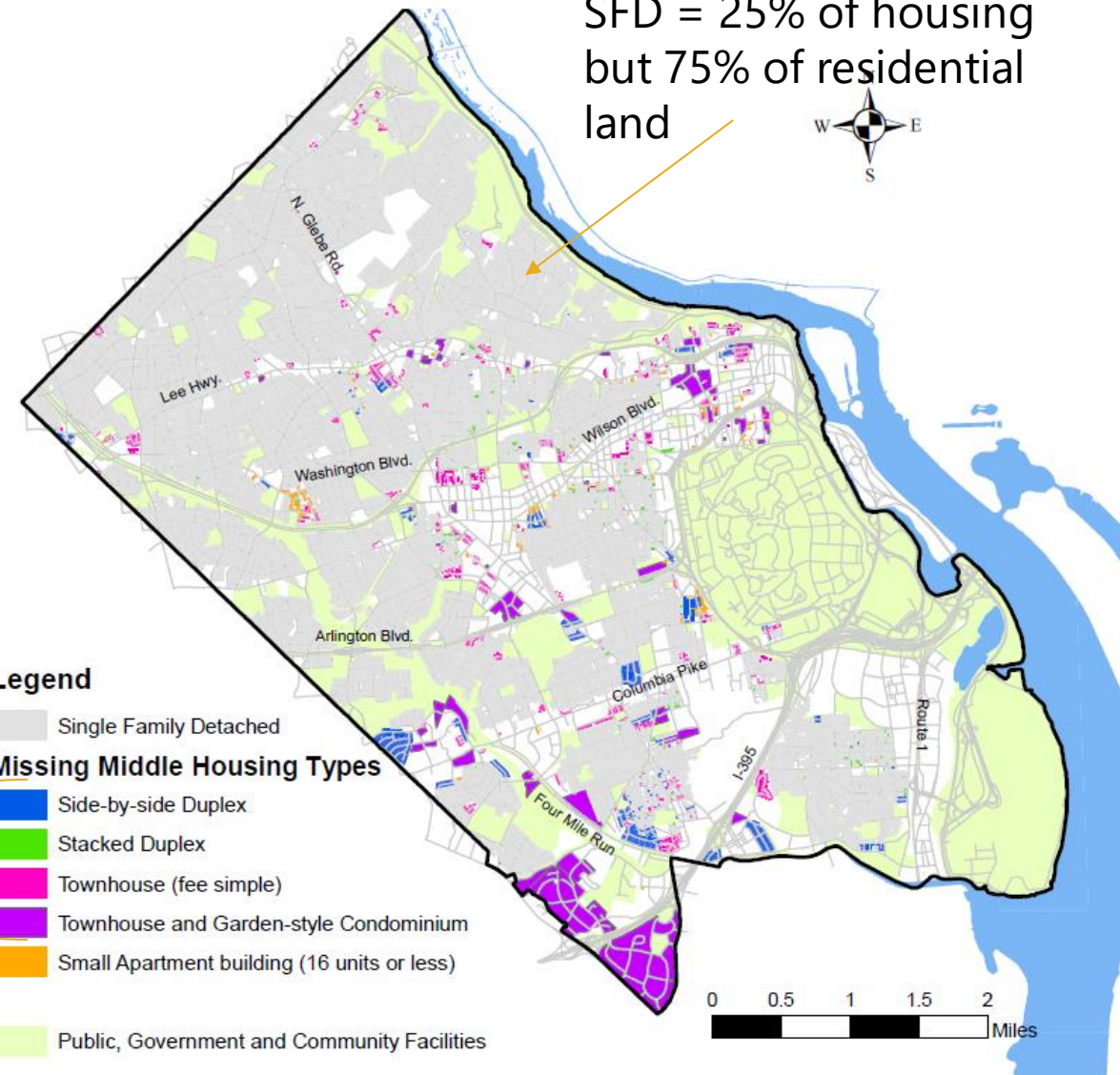


Townhouse

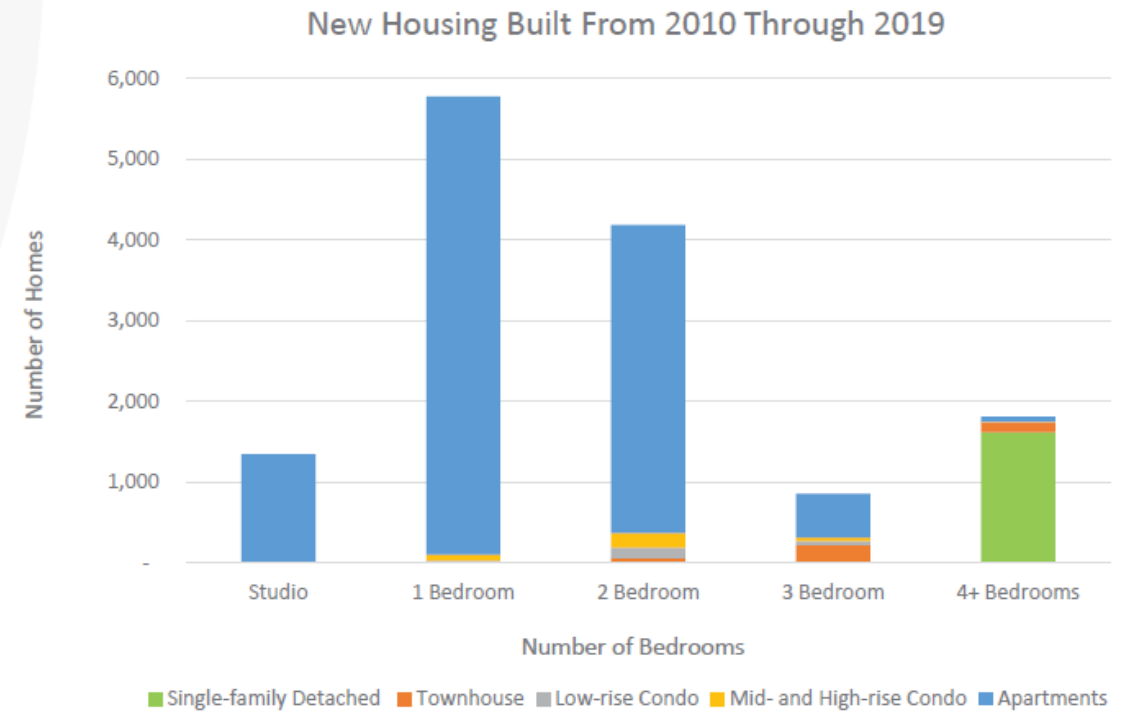
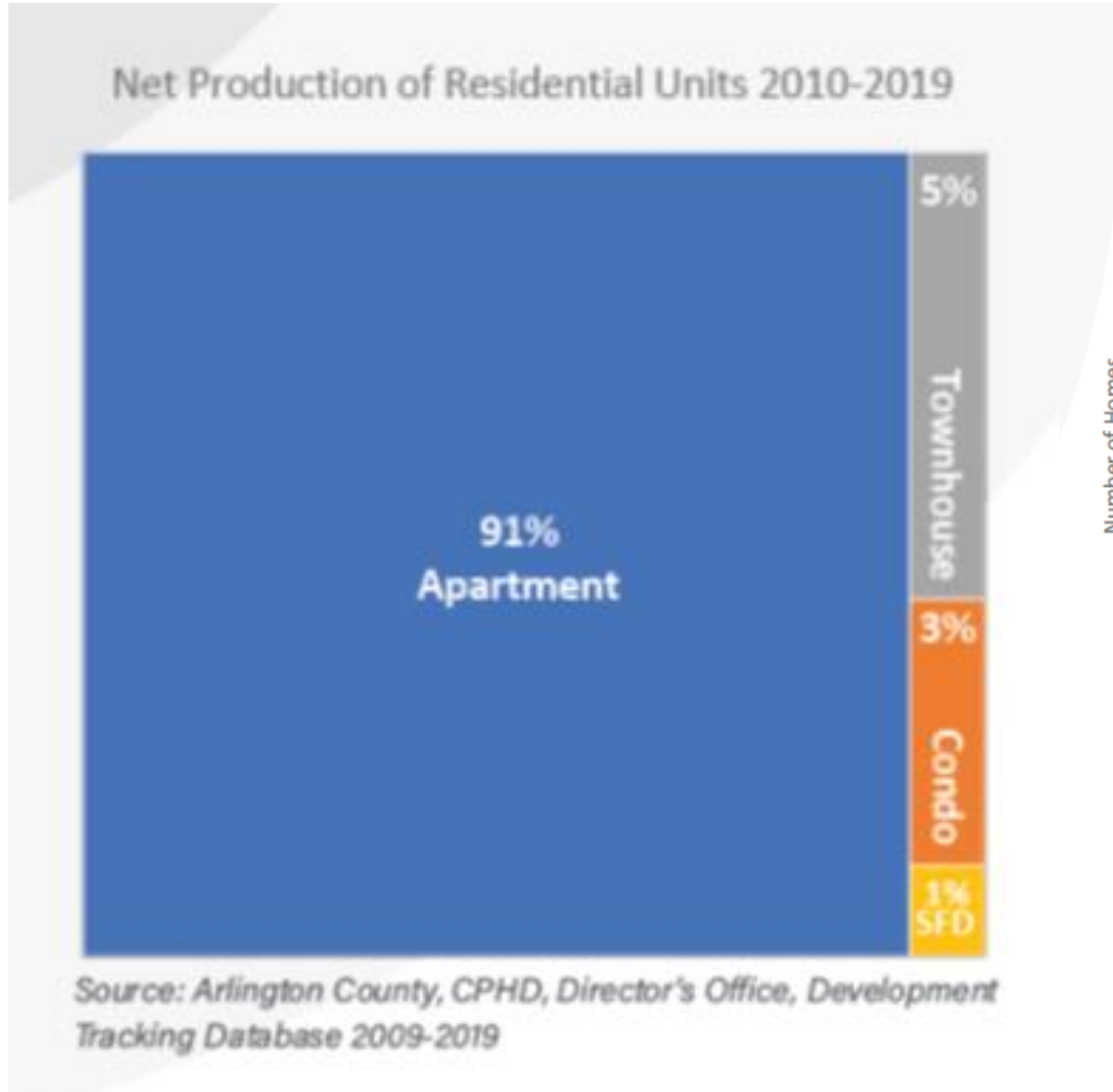


Small Multiplex

6% of
116,000
homes.



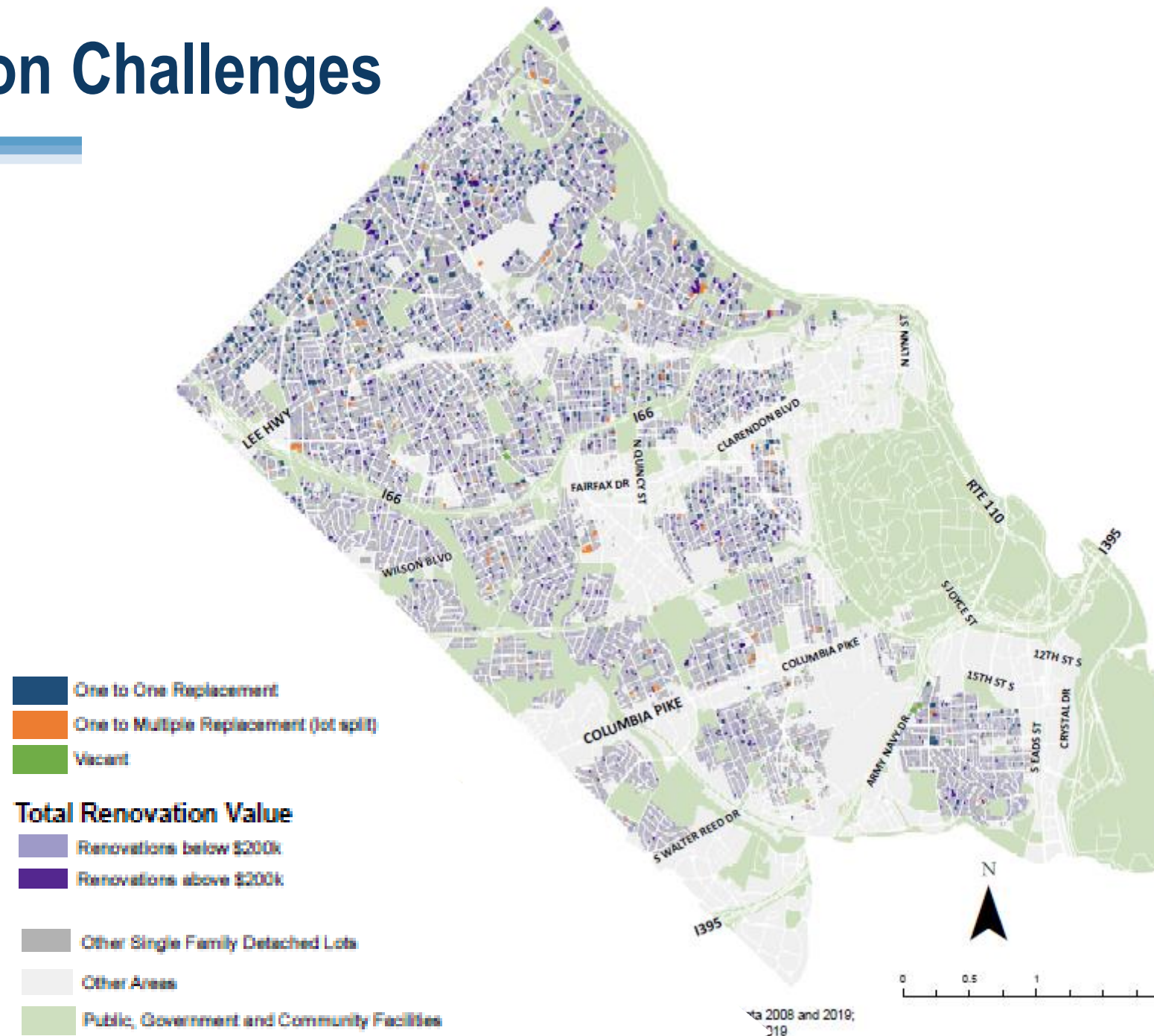
New Multi-Family Construction



Source: Arlington County, Department of Real Estate Assessments, and CoStar (Note: These data sets differ from CPHD's Development Tracking Database, resulting in differences in housing unit count)

Single-Family Construction Challenges

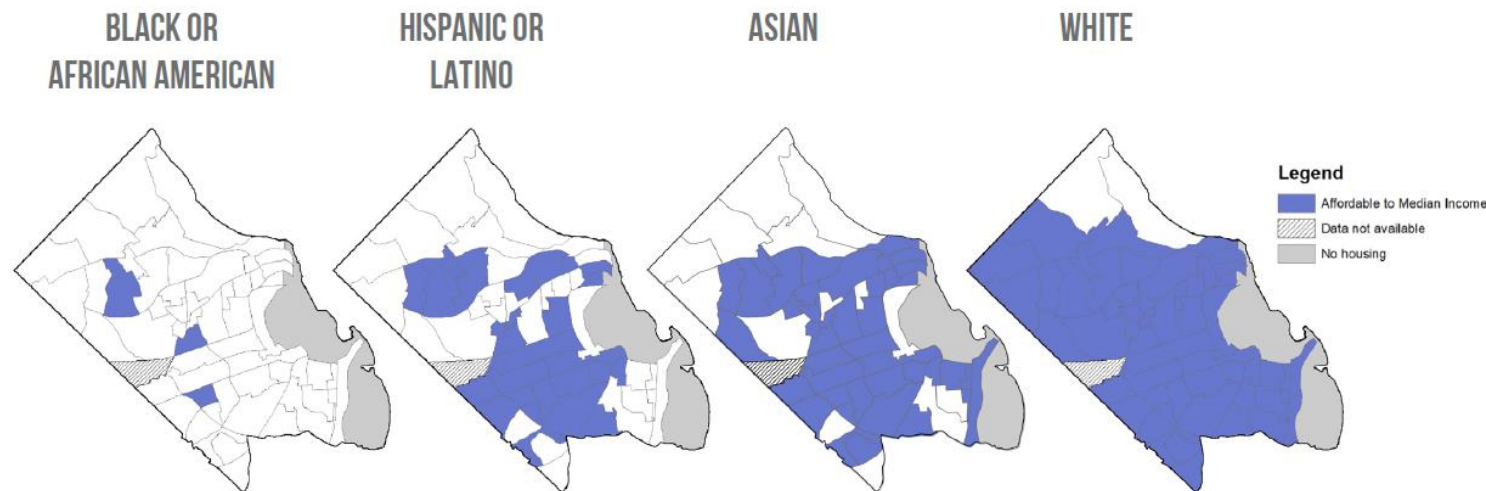
- Single-family areas are built out
- Only 107 net new single-family units since 2010
- Teardowns and substantial renovations affected 8% of the single-family housing stock between 2010 and 2019
- Market pressures and inflexible zoning standards lead to loss of smaller single family homes
- Loss of open space and trees



Impacts of the Housing Gap

Demographics

RENTAL HOUSING AFFORDABILITY IN ARLINGTON COUNTY



Households of color have significantly-greater barriers to achieving housing affordability compared to white households

	Black or African American	Hispanic or Latino	Asian	White
Median Income	\$58,878	\$77,743	\$93,660	\$134,723
Affordability Threshold	\$1,472	\$1,944	\$2,342	\$3,368

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables DP04, 19013B, 19013H, and 19013I


Note: U.S. Census Bureau did not have relevant data for one census tract in Arlington.


Impacts of the Housing Gap

Arlington County

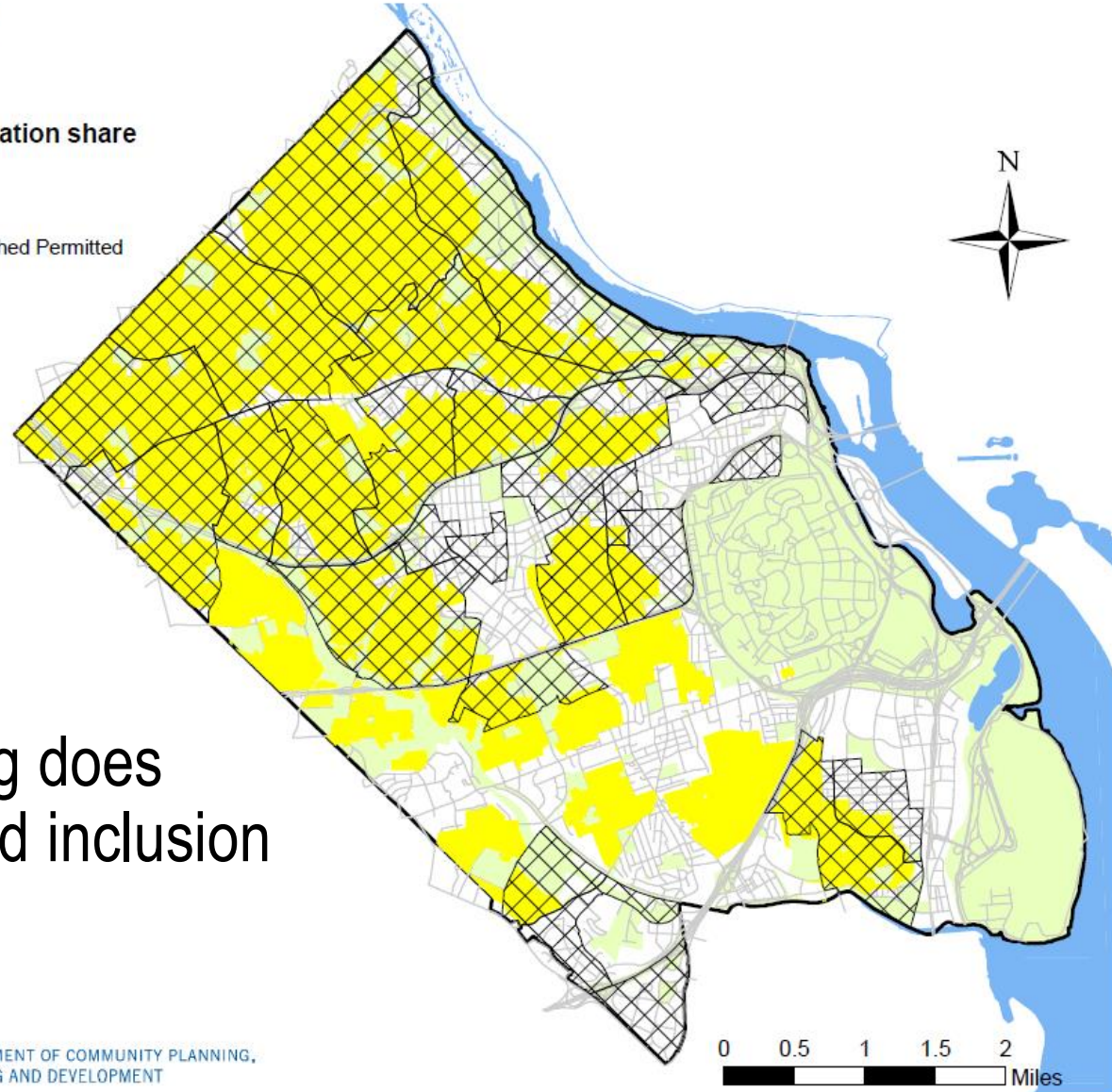
Legend

White (non latino) population share

 70% or greater

 Only Single Family Detached Permitted

Single family zoning does
not support diversity and inclusion



Why Conduct the Missing Middle Housing Study?

We can't stop regional growth, but we can shift gears to manage its impact.

- Housing Arlington seeks to address housing affordability on many fronts.
 - Expand the supply of housing.
 - Broaden the types of housing available.
 - Preserve or increase the supply of affordable housing units.
- There is no single solution that will tackle all of Arlington's, or the region's, housing affordability challenges.
 - Six individual initiatives fall within the Housing Arlington umbrella.
 - The Missing Middle Housing Study is just one strategy to reach these goals.



Study Foundation



- 1 Program Kick-off and Community Survey
- 2 Accessory Dwellings
- 3 Housing Conservation District Report
- 4 Institutional Partnership Workshop
- 5 Condominium Workshops
- 6 Joint Work Session with City of Alexandria
- 7 Community Conversation Series and Key Takeaways
- 8 Bonus Density
- 9 Elder Care Zoning Ordinance Amendment
- 10 Missing Middle Housing Study Pre-Planning

Why Conduct the Missing Middle Housing Study?



- Increase supply and provide housing options that could be more attainable by more people
- Bridge between low- and high- density areas
- Support walkable neighborhoods and more transit options
- Address the historic framework of exclusionary zoning and land use policy that created barriers to housing diversity and contributed to the segregation of lower income families and communities of color



Scope of Work Overview

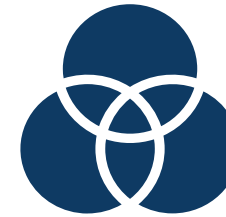


Study Goals and Outcomes



Goals:

- Increase housing supply
- Diversify range of housing types



Outcomes:

- Shared understanding of the problem
- Options for County Board consideration
- Policy/regulation changes to enable new housing types
- Identification of issues for further study

Key Considerations



Engagement

Lead with robust community engagement



Equity

Further the County's diverse and inclusive vision; incorporate equity



Research

- Understand existing conditions
- Verify and quantify the need for diverse housing types and more affordability
- Examine historic and current policies, practices and regulations
- Inventory existing missing middle housing



Evaluation

- Assess economic feasibility
- Study compatibility with adjacent uses, transportation options, environmental features
- Evaluate impacts and benefits to the environment, public realm, and public services
- Consider mitigation strategies

Proposed Study Phases

Phase	Pre-planning	Phase 1 Building A Common Understanding	Phase 2 Focused Study	Phase 3 Implementation
Milestones	Completed Research Review of Draft Scope, Charge, and Timeline	Study Kick Off Preliminary Priorities and Considerations Preliminary Ideas for New Housing Types	Recommendations for New Housing Types and Locations Recommendations for Other Studies to Support New Housing Types	ACZO and GLUP studies Comp Plan and CIP Work Plan
Outcomes	Research Compendium CB approved Scope, Charge, and Timeline	Report on Recommendations for Phase 2 for County Board Consideration	Report on Recommendations for Phase 3 for County Board Consideration	ACZO amendments and Comp Plan amendments as needed

Scope Feedback and Updates



Summary of Feedback

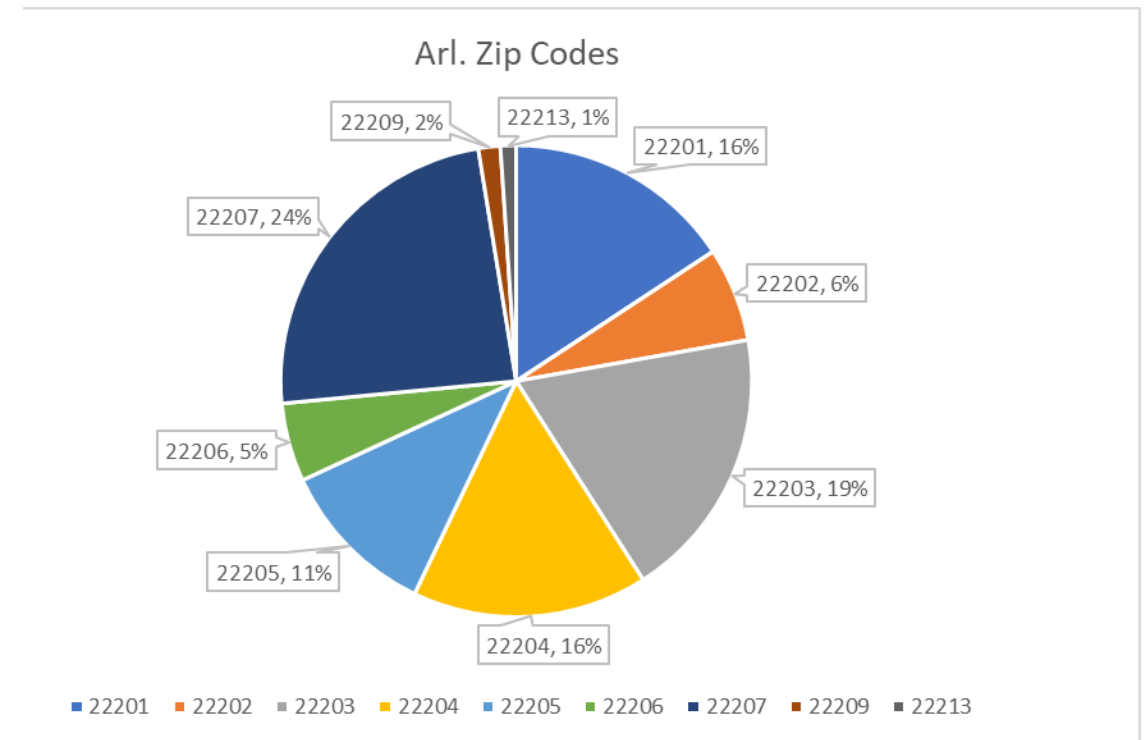
January – March 2020

In Person

- Housing Commission, Planning Commission, LRPC, Transportation Commission, Commission on Aging, Extension Council, and Urban Forestry Commission*
- County Board Civic Association visits

**Staff presentations at the Neighborhood Conservation Advisory Committee and E2C2 were cancelled due to the COVID-19 crisis.*

Online



Key Updates to Scope of Work

- Focus on importance of addressing exclusionary land use framework to align with County vision
- Focus on benefits of missing middle housing (good design, walkability, diversity of housing choice, economic sustainability)
- Commitment to study goals to increase supply and housing choice, clarifying affordability as potential community priority identified through the process

Key Updates to Scope of Work

- Commitment to Countywide scope, clarifying that study is not looking only at single-family detached neighborhoods (deciding on the “what” first and then the “where”)
- Refinements to the study process:
 - Identification of community priorities to inform housing type preferences
 - Additional check-ins with stakeholder groups and technical experts.
- Selection of technical advisory group:
 - Sounding board for staff’s Phase 1 final report and Phase 2
 - Comprised of commission reps and additional community professionals to supplement technical expertise

Other Comments

- Majority support for overall engagement approach and opportunities for public feedback.
- Don't take too long studying. Some of us need to move out of Arlington due to housing costs.
- I would be happy to have diverse types of housing in my neighborhood; other communities are doing the same.
- It's possible to increase housing choices and infill density without sacrificing neighborhood character.
- Arlington is a place where lots of people want to live; we shouldn't reserve it for those who got here first.



Other Comments



- We need more housing options for the broad scope of average income individuals and families.
- I would like to "age in place."
- More attractive and functional duplexes, triplexes, and quadplexes are necessary.
- Higher (up to six floors) apartment complexes may be effective but must be attractive and functional, primarily along transportation routes.
- I am concerned about potential impacts of adding more housing, such as more stormwater issues, more tree loss, and accommodating more school children.

Key Messages

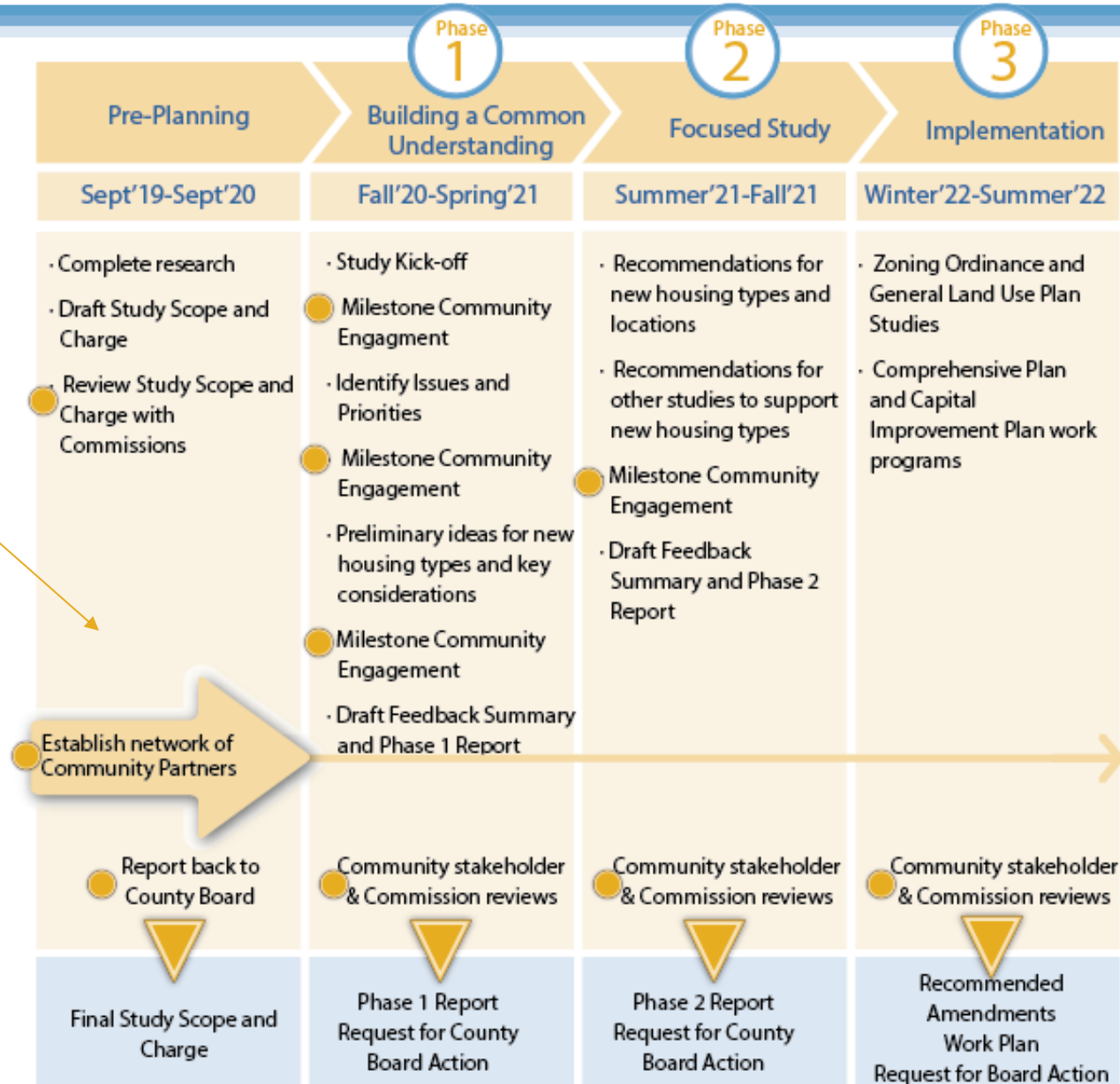
- Exclusionary Land Use Policies Contribute to Lack of Housing Affordability
- Multi-Pronged Efforts Are Needed to Address Housing Issues
- The County Must Plan for Growth
- Making a Choice to Correct Mistakes of the Past and Pave a Path for the Future

Process and Timeline



Process and Schedule

We are here



Kick-off Plans

- **October** – (October 13) Virtual Community Partner orientation meeting *[to enlist and provide orientation for individuals and groups who will help increase awareness about the study]*
- **October** – (October 29) Virtual kick-off event to introduce the study goals, process, and background for conducting the study
- **Fall 2020 thru Spring 2021** - Opportunities for the community to provide preliminary feedback on areas of support, concern, and topics for future community discussion, to build a common understanding of issues, opportunities, and priorities for missing middle housing

How to Get Involved and Stay Informed

- Visit housing.arlingtonva.us/missingmiddle
 - Sign-up to be a Community Partner
 - Subscribe for study updates in your inbox
 - Learn more about other Housing Arlington initiative
 - Contact us with questions: housingarlington@arlingtonva.us





An Expanded Approach to an Equitable, Stable, Adaptive Community

housing.arlingtonva.us

housingarlington@arlingtonva.us

BLUEMONT CIVIC ASSOCIATION MEETING

Joined by Arlington County Board Member Katie Cristol

October 28, 2020



COVID-19 BUDGET IMPACT

- Plans for loss of tax revenue, school budget, and services
- Visit budget.arlingtonva.us/ for updates



BALLSTON METRO SECOND ENTRANCE

NVTA - Funding & impact



STORMWATER

- Land-Disturbing Activities 2.0 program began in 2018
 - ‘recalibration’ of 2011 LDA program
 - County Manager to consider LDA recommendations this fall
- **Ballston Pond** design is complete - funding for the project is proposed with the Fall 2020 Stormwater bond referendum; if approved, expected construction start during FY 22
- **W&OD expansion** – design has not yet begun; NVTa SYIP has allocated \$650k for FY24 for design/environmental work to address stormwater



STORMWATER CONT.

- Please contact the Department of Environmental Services at **703-228-5000** to report concerns
- For information about all County projects, including Ballston Pond, visit projects.arlingtonva.us
- For historic maps of the County's floodplain, visit www.arlingtonva.us/flooding and click on the [Story Map](#)

TRANSPORTATION

- 8th Road N & N Lexington project update coming shortly (if not already sent) – design still in progress, and final plans planned to be released soon
- Signs and Yield Signs are meant to assign rights of way at an intersection, and placement of a stop sign is based on uniform traffic warrants. Staff is committing to monitor the project following implementation.
 - Future changes may be warranted, but this is based on data and analysis of traffic conditions.
- **Vision Zero** – Get Involved! Feedback opportunities through October 30
– visit transportation.arlingtonva.us/vision-zero/

PROPERTY CONCERNS

- You can file a complaint with **Code Enforcement, 703-228-3232** or search **“Code Enforcement”** on the **County’s website** for a **contact-form**. County authorities are somewhat limited and technical compliance may still leave residents wanting.
 - Weeds and other plants can be overgrown as long as they do not cross onto public property.
 - In yards, the County can control grass height and debris (trash, etc.) on the property.
- If the home becomes unstable and is in danger of collapse, this would constitute a building code violation.
- Beyond County compliance efforts, private legal actions are sometimes sought as civil matters.



Bluemont trail junction –
DPR currently in process of
vendor selection

Sign up for updates on Project
website

Deer control – after several
briefings with Arlington Regional
Master Naturalists, County
Manager & DPR discussing next
steps

Potential opportunities for addressing
in part through updates to Natural
Resources Master Plan - search
“Updating Natural Resource Plans”
from the County’s homepage.



CONSTRUCTION

- Construction disruption – DES staff continuously working to manage permitting, inspection, and right-of-way
- If streets are impassible, call Police non-emergency at 703-558-2222
 - For construction information or resident concerns, contact DES Permitting & Inspections at dsbcustserv@arlingtonva.us or [703-228-3629](tel:703-228-3629)
 - Please also use DES Contact Center at 703-228-5000. Please have the construction address; photos and video can help us as well.

COUNTY PROJECTS

- Visit the [My Arlington Project page](#) to find out more about construction projects.
- Residents can use it to check on projects in and near their civic association by selecting it from the drop-down list. They can search by their address or the address of the project, as well as on the following subjects and project types:
 - Daily Work (e.g., paving)
 - County Facilities
 - Environment
 - Neighborhood Conservation
 - Parks
 - Private Development
 - Transportation
 - Water & Utilities
- *On each project page, people can subscribe to a mailing list to stay informed about that project. We welcome resident feedback on the tool, using the feedback button on the page.*
- **Note:** *This site doesn't include Arlington Public Schools or non-County projects.*