



A Community-Based Approach to Development

January 2021

Lyon Park Citizens' Association

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ARLINGTON POPULATION & EMPLOYMENT FORECASTS

Forecasts
BEFORE
Amazon
Announcement

Must We Accept
These Numbers?
Are We Hostage
to Developers'
Pressure?

Forecast Round 9.1

Arlington County, VA

Population

	2015	2020	2025	2030	2035	2040	2045
Housing Units	110,468	119,035	125,121	131,676	137,678	143,010	148,972
Households	103,761	112,046	117,866	123,857	129,768	135,599	141,843
Group Quarters	3,183	3,283	3,283	3,283	3,283	3,283	3,283
Household Population	217,730	235,012	246,179	258,509	271,280	284,280	297,884
Total Population	220,913	238,295	249,462	261,792	274,563	287,563	301,167

**BY 2045, ARLINGTON SAYS IT WILL ADD AT
LEAST 63,000 -- CHARLOTTESVILLE
AND CULPEPER TODAY HAVE 66,000**



Today, these cities have:

- 20 Schools
- 29 Parks
- 4 Libraries
- 4 Police Stations
- 11 bus routes, a trolley line, and 2 train stations

Who will pay for this?

Where will it fit?

When will we plan it?

FOR EVERY NEW RESIDENT

The average taxpayer
subsidy per
Arlingtonian

More than \$850

**ON WHAT REASONABLE
BASIS CAN ARLINGTON
PROJECT ENHANCED
REVENUE TO OFFSET
SUCH COSTS?**

SOURCE

PER CAPITA¹
EXPENDITURES:

County-wide average	\$4207.04
Education only*	\$2135.09
All other expenditures	\$2071.95

REVENUES:

County-wide average	\$3,356.98
Real Property	\$3381.51
All other sources	\$1075.47

Net Fiscal Impact -\$850.06

¹ Source: The Stephen S. Fuller Institute at the Schar School, George Mason University p11

*2018 Fuller estimate based on \$18,015 expenditure per pupil based on enrollment of 26,405

Budget Outlook GRIM – Deficits Forecast for FY2024 range from \$54-119 million

- Since [this forecast](#) was published, the county stopped sharing long-term budget info. So we can't know effects of other \$ pressures:
 - Covid Part 1: by Oct 2020, CM Schwartz projected \$28-39 million shortfall this FY — AFTER he [cut \\$56 million](#) in April;
 - Covid fallout Part 2 – new stimulus has zero aid for state/county budgets, Feb budget will be grim;
 - Unbudgeted commitments: density added since this budget forecast has not been costed out yet.

Is this right time for sweeping zoning changes that widens the fiscal gap even more?

2016 VORNADO REALTY TRUST LETTER TO SHAREHOLDERS

“JBG SMITH will own ... developable land comprised of over 22.1 million square feet of potential development density, which we view as a long-term driver of JBG SMITH’s growth.

This pipeline has the potential to double the size of JBG SMITH and make JBG SMITH the fastest growing real estate company in the nation. We expect that JBG SMITH will be a **major developer of multifamily assets** and that over time its mix of assets will become more balanced between office and multifamily.”

https://www.sec.gov/Archives/edgar/data/1689796/000104746917004141/a2232453zex-99_1.htm

Missing Middle Housing – County Presents a Weak and Contradictory Case

- Missing Middle” September 2020 scope is pre-cooked for upzoning.
 - An 8.5% rental vacancy rate is not a housing shortage.
 - County recanted “middle income” promises; now says MM contains “no price projections.” Contradictory.
 - Says we need “transition housing” between single-family and hi-rises. Why?
 - Says *50% of homes outside Metro corridors ARE “middle” types* – ESSENTIALLY NOT MISSING!
 - Allows “existing middle” garden units to be razed! (Merion Pike West)
 - Won’t project impact on schools, parks, traffic, tree canopy, services, taxes!
- **ASF seeks an objective comprehensive study, including no upzoning if merited**

Up-zoning is Forever -- And Much Denser

- it will add cars and on-street parking
- it will cover lots fully and bring much taller buildings
- it will add runoff, flooding and kill trees

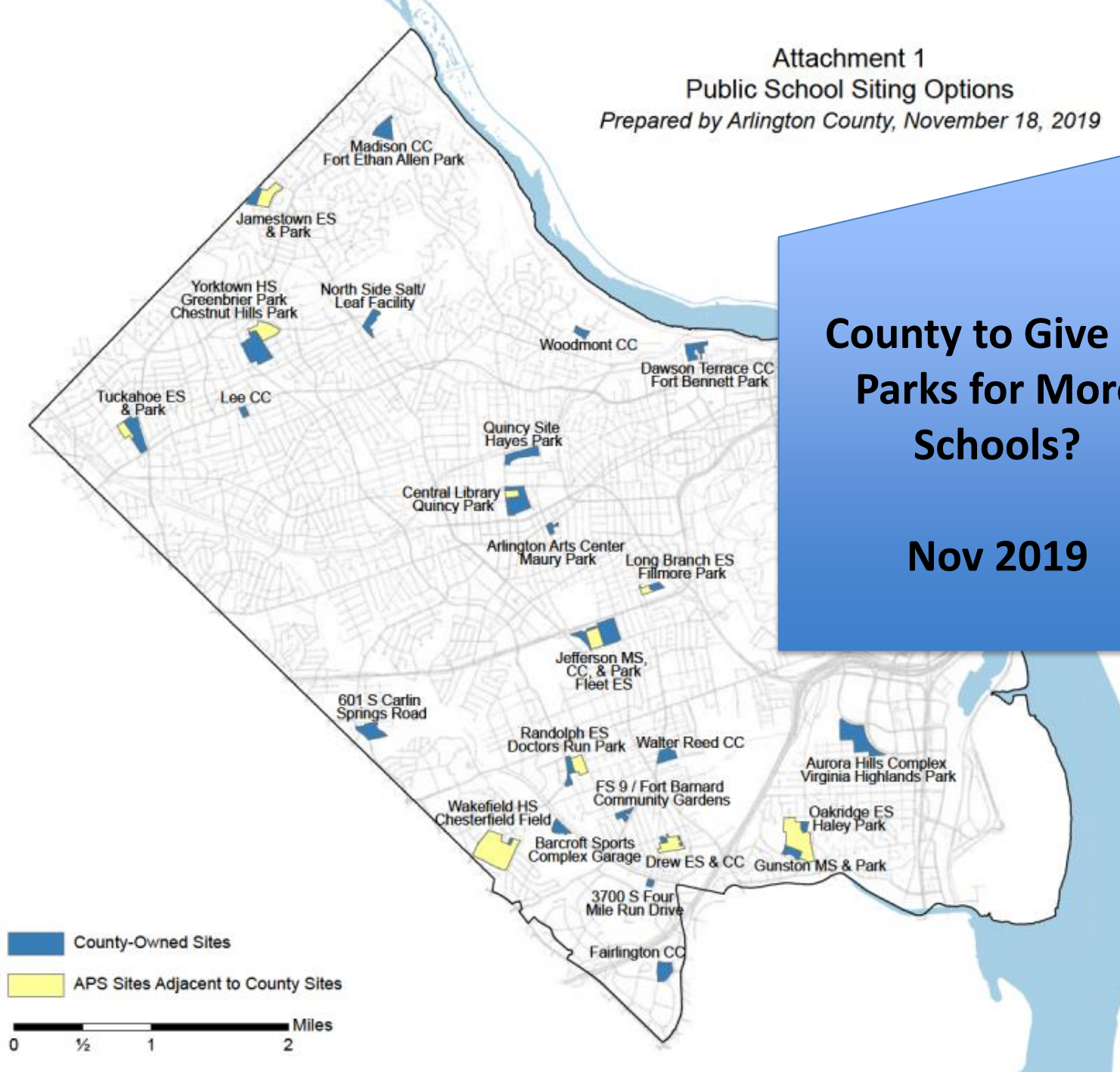


Affordability and Diversity are *Implied* then **Denied** Here's Why

- Duplexes here were \$1.1 million each. Affordable for whom?
- Arlington added 2,900 units a year from 2000-2019 – prices kept rising.
- Land prices will rise, most benefit for homeowners, least diverse residents
- Homeowners on fixed income won't keep up with tax bills.
- Higher land values put pressure on truly affordable housing – squeezing out the most vulnerable, as we saw with Columbia Pike AMI fiasco



Attachment 1
Public School Siting Options
Prepared by Arlington County, November 18, 2019



**County to Give up
Parks for More
Schools?**

Nov 2019

UPDATED: Boil Water Advisory In Effect After Large Water Main Break

ARLnow.com November 8, 2019 at 7:15am



13. Sinkhole caused by large water main break (staff photo by Jay Westcott)

◀ 1/8 ▶

(Updated at 3:45 p.m.) A large water transmission main serving Arlington ruptured early this morning amid falling temperatures, prompting major closures.

The water main break was first reported around 4:30 a.m. on the Arlington side of Chain Bridge. The northern end of N. Glebe Road, a portion of Chain Bridge Road and Chain Bridge itself were all expected to remain closed throughout the morning rush hour as a result.

Damage from Flooding – July 2019



Intersection of N Kennebec & 11th Street

Source: News Channel 7. July 8, 2019

ECOSYSTEMS UNDER PRESSURE: FLOODING, SHRINKING NATURAL RESOURCES

- **Arlington is 45%** impervious surfaces; development adds Pentagon-sized paved surface every 3-4 years.
- Our tree canopy resides in parks and single-family neighborhoods, MM clears more trees. [Lyon Park has lost 11% of its canopy from 2011-2016](#) – most of any civic association -- and has lost 23% since 2008
- Vegetation and tree loss increase runoff
- Climate change increases vulnerability to flooding and heat island effect

How Would County Accelerated Development Square with Preserving Crucial Natural Resources in Climate Change Environment?

**The County says act
now, so...**



**... we'll be hit with high costs
of new schools, transport,
parks, and services only
AFTER we pack in more
people.**

THIS IS POOR PLANNING!

Ask Arlington County to Define MM Costs and Benefits NOW

- Perform site-specific **fiscal impact analyses** for new, multi-unit residential projects;
- Release all existing long-term **operating budget forecasts**;
- Prepare three **county forecasts comparing current zoning with up-zoning**:
 1. **Long-term operating budget**;
 2. Long-term **environmental impact**;
 3. Long-term **household income by quintiles** showing projected disparities among different household groups compared to national average

Questions? asf.virginia@gmail.org

Website: www.asf-virginia.org

www.asf-virginia.org/missing-middle-housing