

February 7, 2023

**ARLINGTONIANS FOR OUR SUSTAINABLE FUTURE (ASF)  
ASF RESPONSES TO TWO OF THE QUESTIONS IN THE COUNTY  
QUESTIONNAIRE AT THIS LINK: <https://publicinput.com/t5806>**

**COUNTY QUESTIONNAIRE QUESTION 10: [Development Cap](#)**

*See line 257 in the [advertisement](#).*

Question title

10. Please share comments, if any, related to the limit on annual permits (the development cap) as outlined in the advertisement.

**ASF RESPONSE TO QUESTION 10:**

ASF believes that if the Expanded Housing Option (EHO) development concept is approved, a low cap would be crucial but only if supplemented by critical commitments to analysis --and sequencing of that analysis—with the pace of development under the cap. See our answer to Question 12 of this Questionnaire for more details.

**COUNTY QUESTIONNAIRE QUESTION 12: [Other Comments & Attachments](#)**

Question title

12. Please share additional comments and/or upload a file below.

**ASF RESPONSE TO QUESTION 12:**

ASF believes that the elements on which Questions 1-11 of the Missing Middle RTA survey focuses ignore an overarching critical issue: the Arlington County government has established no plan for analyzing the effects of Missing Middle up-zoning on Arlington neighborhoods or Arlington's budget.

If the County adopts any of the options in the RTA, the options must include a low limit on annual MM development with a concurrent commitment that during the period of that cap, and before adopting any MM option on a neighborhood or county-wide basis, the county will:

- analyze impacts on neighborhood gentrification, transportation, parking, school seats, other infrastructure, parks, trees; track data and compare these impacts against clearly stated criteria for success to be realized by Expanded Housing Option (EHO) development, and
- quantify the additional budget required and funding options to provide services and infrastructure to an expanded population (e.g., schools, freshwater, stormwater, electricity, natural gas, and public safety, including fire, police, and emergency preparedness personnel).

The budget analysis should be performed on both a neighborhood and a county-wide basis using recognized standards for analysis such as have been employed by the Tischler-Bise firm, currently under contract to the county. ([See Tischler-Bise proposal of March 21, 2021.](#))