

# ASF | ARLINGTONIANS FOR OUR SUSTAINABLE FUTURE

MISSING MIDDLE (MM) MYTHS	FACTS
<p>The County’s infrastructure may be old, but it can support tens of thousands of new residents.</p>	<p>Water main breaks, sewage releases into streams, and flooding occur regularly, and has been catastrophic. Schools are overcrowded; <a href="#">we’re looking at using parks for schools</a>. We have more traffic in our streets and needed <a href="#">new rules in 2021 to limit neighborhood parking</a>. Our infrastructure cannot handle the population we have now, let alone approved development not yet built to accommodate 63,000 more.</p>
<p>MM housing will help minorities and lower-income Arlingtonians as well as middle-income households find homes in line with their incomes</p>	<p>MM housing built in Arlington in recent years has been far beyond the reach of most minorities and low-income Arlingtonians. Because upzoning increases land values, a <a href="#">MM policy would worsen ongoing gentrification and incentivize removal of market-rate apartments for low-income residents</a>. A 2020 study shows that in Arlington, <a href="#">new MM homes in most areas will average \$1m – out of reach for households earning Arlington's 100% median income of \$120,000/year</a></p>
<p>MM housing won’t bring many children to our schools.</p>	<p><a href="#">County data shows that multi-bedroom single-family homes add students to schools</a>. New duplexes and townhomes (MM housing) advertise several bedrooms, intended for families with children who will attend APS.</p>
<p>Fiscal difficulties the County faces can be solved by increasing the County’s population.</p>	<p><a href="#">The County's own operating budget forecast shows deficits increasing faster than inflation</a>, even as we have experienced high population growth and <a href="#">had higher home building rates than most regional counterparts</a>. This has meant, and will continue to mean, higher taxes, including for the most vulnerable.</p>
<p>Arlington’s tree canopy and permeable surfaces will remain stable even with MM growth.</p>	<p><a href="#">Tree canopy and permeable surfaces have declined steeply in single-family neighborhoods as larger homes have been built</a>, contributing to heat island effects and flooding. MM will continue/worsen the trends.</p>
<p>Mid-density housing is “missing and can’t be produced” under current zoning.</p>	<p><a href="#">There are slightly more middle density housing units in Arlington than single-family homes</a>. New mid-density townhomes and duplexes are permitted by right in 7 neighborhoods and via special use permit elsewhere. <a href="#">Outside metro corridors, nearly 50% of the housing is single-family detached, 30% is low-rise multifamily, and 13% is mid-and high-rise.</a></p>

For information on ASF, visit [www.asf-virginia.org](http://www.asf-virginia.org)  
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