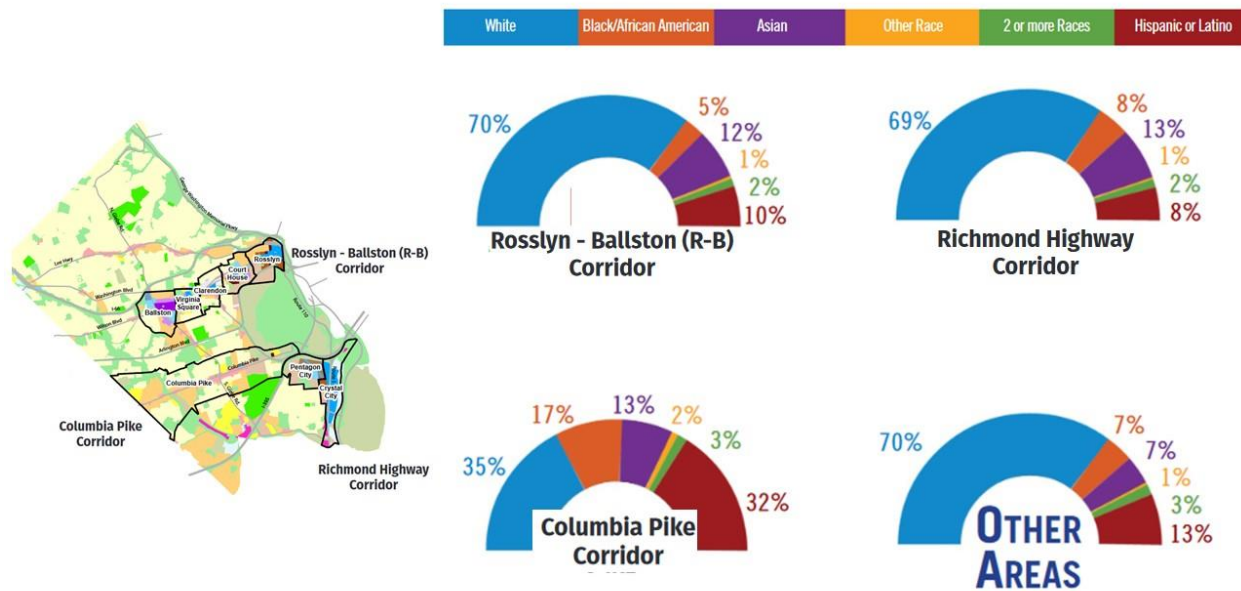


Testimony from March 18 Missing Middle debate for the County Board shows that diversity & affordability themes were running high. Some points to know:

ASF pulled the following from the most recent County data available: Rosslyn-Ballston & Richmond Hwy corridors at ~70% white after decades of density-driven development to "diversify", which is still the same % as the low-density other areas to be rezoned. The County should confirm it will update these reports; ASF has been told there are no plans to do so.

<https://twitter.com/asfvirginia/status/1636756902410350595>

County report: [https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2014/07/Major-Planning-Corridors-2012-Report.pdf](https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2014/07/Major-Planning-Corridors-2008-2012-Report.pdf)



<https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2014/07/Major-Planning-Corridors-2008-2012-Report.pdf>

ASF also ran the numbers on who can afford the cheapest MM unit and what that looks like among Arlington's demographics:

<https://twitter.com/asfvirginia/status/1636781870145847320>

Spreadsheet with sources: bit.ly/MMafford

AFFORDABILITY ANALYSIS OF ARLINGTON COUNTY'S MISSING MIDDLE PLAN

17 Mar 23

\$ 600,000 Cheapest Missing Middle Unit Under County Plan
(1065 sqft; 2-bedroom; 6-plex over 1/2 mi. from Metro)

versus

\$ 480,000 Median 2-bedroom condo sold in last year (+/- 200 sqft from cheapest Missing Middle)
30% More expensive for Missing Middle over median sales

\$ 193,000 Annual income needed to afford cheapest unit

151% of Area Median Income needed to afford cheapest MM
(3-person household in a 2-bedroom unit)

Diversity in Areas to Be Rezoned
As Missing Middle /1



Who in Arlington Can Afford the
County's Missing Middle Units



11. p. 29 of https://arlington.granicus.com/MetaViewer.php?view_id=44&event_id=1836&meta_id=214625