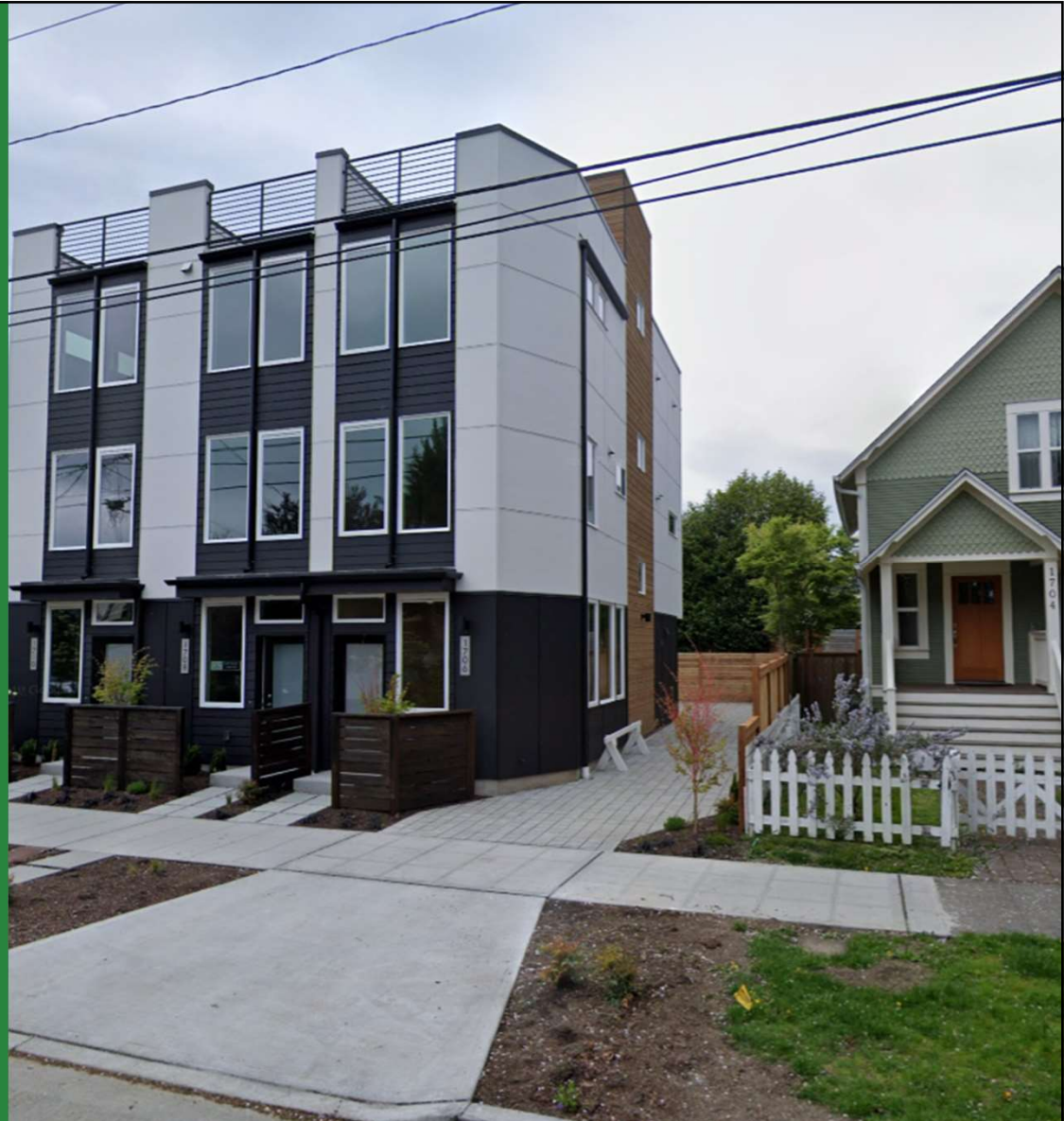


Missing Middle:

What problem are we solving?
What are we missing?

ARLINGTON OPTIMISTS
AUGUST 2, 2023

ASF | ARLINGTONIANS FOR OUR
SUSTAINABLE FUTURE





Poor County planning exacerbates flooding

July 2019

ASF formed to advocate for better long-term planning



ASF | ARLINGTONIANS FOR OUR SUSTAINABLE FUTURE

December 12, 2022

Missing Middle Housing Proposal and Draft Zoning Amendments - Impacts on Arlington and Its Comprehensive Plan



Missing Middle Housing in Ballard Washington

I. Executive Summary

A. Introduction

The Missing Middle (MM) Housing Plan (as per [draft zoning amendments released by the County October 31, 2022](#)) is the most significant policy change governing land use since the county agreed to plan for transit-oriented growth in the mid-1970s. MM plays out against a complex mosaic of other planning guidelines, including the county budget, Realizing Arlington's Commitment to Race, and [The Comprehensive Plan](#), which the county frames as "one of the most important decision-making and priority-setting tools that is used by the County Board, Planning Commission and County Departments". The Comprehensive Plan guides coordinated development and sets high standards of public services and facilities in the County. The Comprehensive Plan—first established in 1960—has grown to include 11 elements. Both the county staff and ASF are reviewing how MM affects these elements. [On November 9, 2022, county staff](#)

ASF

More details about MM fiscal issues are in the Fiscal section of this report.

L. MM will accelerate the loss of Arlington's diversity

Arlington lifted its restrictive housing covenants decades ago in the twentieth century. In 1948, the Court held facially restrictive housing covenants unenforceable. The Fair Housing Act of 1968 then made illegal all forms of racial and ethnic exclusion. The Fair Housing Act barrier. The housing under the MM proposal would ALL require income for rent that exceed median Black, Hispanic, or senior household incomes. It is more likely to be a gentrifying force.

1960-2020: % of population that is Black in Arlington's historically-Black neighborhoods

How can afford new MM 2-3 bedroom in Area being Redeveloped?

In [January 2021](#), Mr. de Ferranti said, "Missing Middle ... can help make the of homeownership in Arlington more affordable." In [2022](#), Mr. de Ferranti declared that "Missing Middle housing types are realistically rare up to buy a place. We risk becoming as unaffordable as San Francisco."

In [January 2020](#), Mr. Garvey proclaimed, "we don't have many of the kind of homes in the middle." "we want [housing for] people across the whole economic spectrum."

In [June 2022](#), Mr. Garvey said the "Missing Middle Housing Study explores shelter in housing ... [owned by] making it harder and harder for anyone but very wealthy families to afford a home." In document after document, the County emphasized "missing middle housing" will "offset" greater affordability, and create housing that "should be less expensive."

ASF

20

ASF



July 2023

ASF "Asks"

- 1 – Project pop. of max buildout
- 2 – Project long-term impacts:
 - Budget
 - Environmental
 - Demographic

<https://www.arlnow.com/2023/07/07/breaking-water-rescue-underway-in-pentagon-city/>; <https://twitter.com/DildineWTOP/status/1677372109280903168>



County has *NO* long-term strategic planning

if any of you remember when I was first chair I tried to do some strategic planning and it kind of **crashed and burned** for a whole variety of reasons and I think it is something that **we really need to do**. we're kind of ending up **trying to do it a little bit with Missing Middle** because we're really talking about what kind of a county we want

Libby Garvey
9/28/2022

https://youtu.be/_84qTH_puxc?t=3191

Perspective

New activity

Concerns

County says

“Missing”
“Middle”

REALITY

Approximately 30% of Arlington's existing housing stock can be classified as Missing Middle housing.

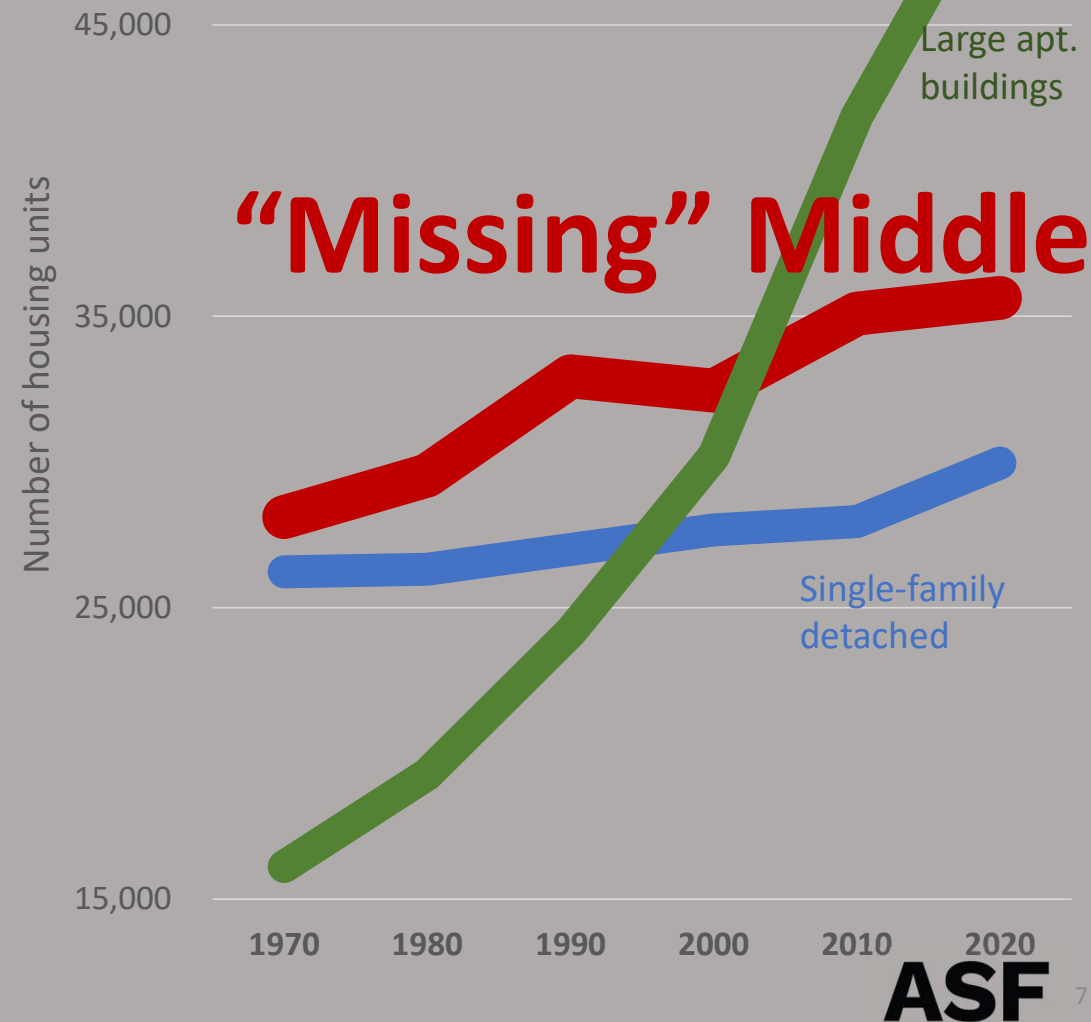


County says

“Limited supply of middle housing”

2020-1990 data: page 32 of https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2020/08/VirginiaTech_ArlingtonStudy_HistoryofResidentialDevelopmentandPlanning.pdf; 1980 U.S. Census (Virginia Table 73) for 1980 data; 1970 U.S. Census (Virginia Table 43) for 1970 data

REALITY



County says

Urgently need more supply

REALITY

Arlington
exceeds housing
goals & will
continue.

“We can
confidently say
we **do have**
enough capacity
within our
current plans”

- Aug. 2022



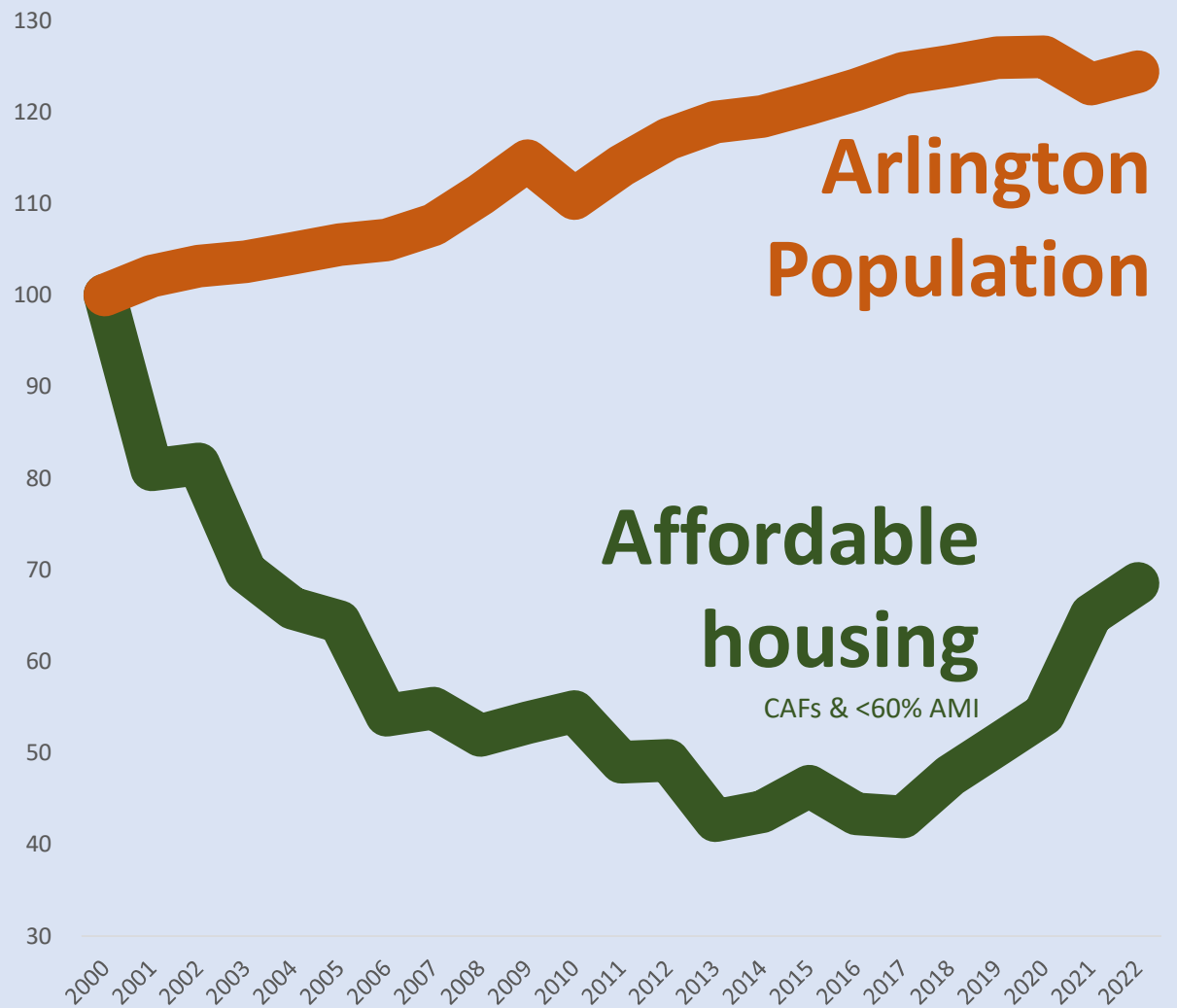
WITH ANNE VENEZIA
Housing Director, Arlington County

ASF 8

<https://dcist.com/story/22/08/23/northern-virginia-affordable-housing-inflation/>

<https://www.arlingtonva.us/About-Arlington/Newsroom/Articles/2020/Arlington-County-Announces-New-Housing-Director>

People & Housing



County says



“1 house on 1 lot”
1-family

REALITY

All of Arlington allowed MM



2 attached, 2 detached, internal splits

<https://www.washingtonpost.com/dc-md-va/2022/07/11/arlington-missing-middle-housing-zoning/>; 20th St S; N Jackson St; N Carlin Springs Rd; S Nelson; N George Mason
https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2020/07/MMHS_ResearchCompendium_Bulletin3_final.pdf (page 3: SFHs 5500 acres of Arlington's 16,700 acres)

County says

Goals: “Affordable,” “moderately-priced,” “ownership”

December 17, 2019

- Produce and preserve a sufficient supply of **affordable homeownership** housing to meet future needs
- Incentivize the production of **moderately-priced ownership** housing through land use and zoning policy
- **Encourage the production and preservation of family-sized (e.g. 3+ bedroom) moderately-priced ownership units**
- Explore flexibility in housing types and residential uses in single-family neighborhoods

By the end

Just more “supply”

November 9, 2022

Selected Goals or Policies

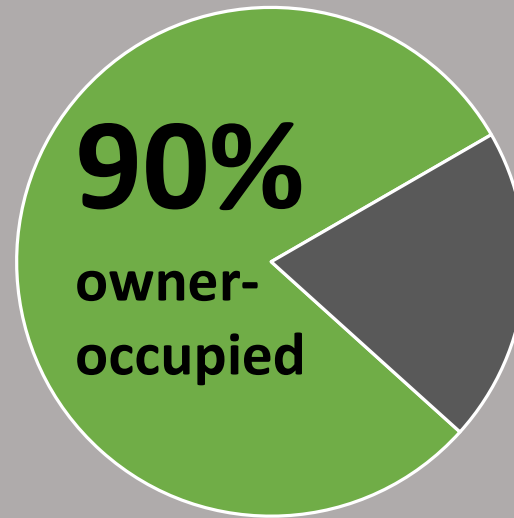
- Adequate supply of housing to meet community needs
- Explore flexibility in housing types and residential uses in single-family neighborhoods
- Enable Arlington residents to age in the community

County says

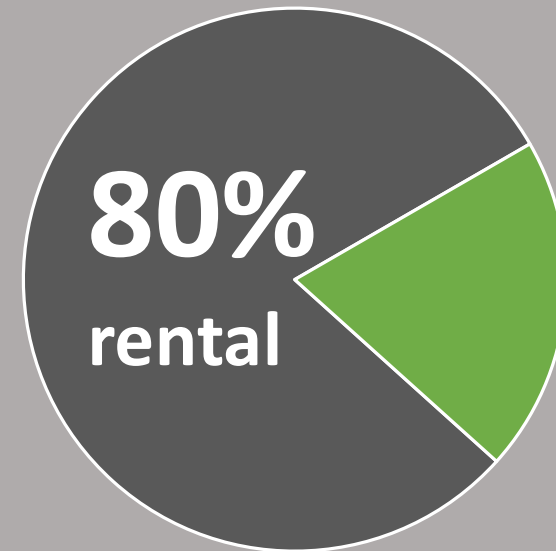
“Ownership”

REALITY

Detached homes



Small MM today

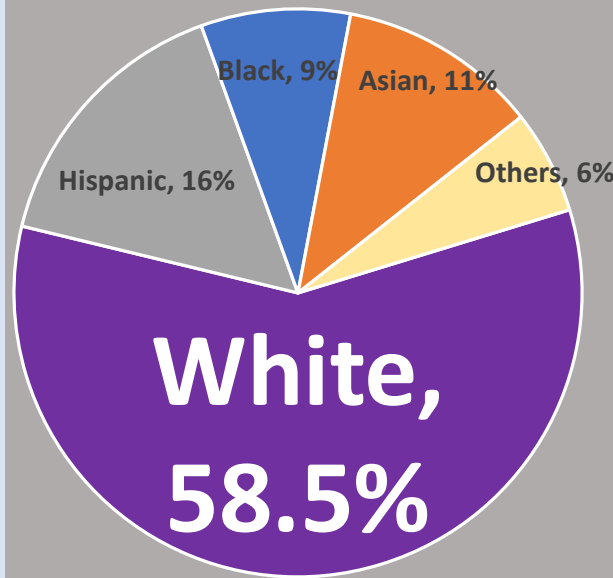


County says

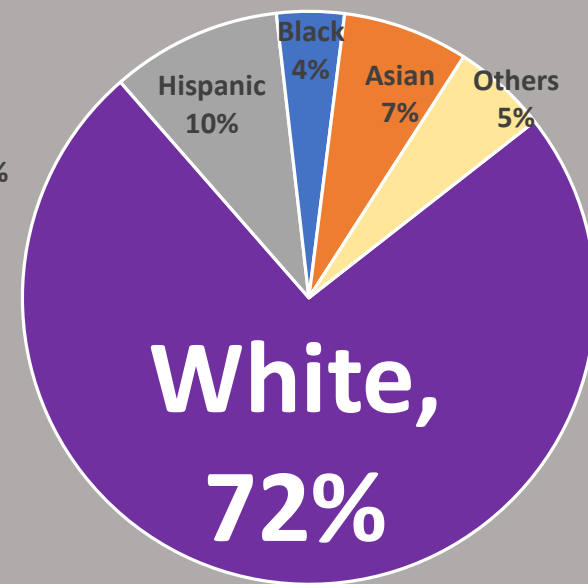
“Diversity”

REALITY

Arlington now



Missing Middle 2-3 BRs



County says

Tree canopy “50% is achievable”

REALITY

8-in-10 FAIL

	A	B	C	D	E	F	G	H	I
1	Type	Square Ft	Large trees	Small trees	Canopy potential	Canopy Perc	Meets	in.	Meets County target 40%?
2	Duplex 1	5,000	7	3	3,169	63.4%	Yes		Yes
3	Duplex 2	6,000	6	1	2,500	41.7%	Yes		Yes
4	Duplex 3	6,000	6	4	2,913	48.5%	Yes		Yes
5	Duplex stacked 1	5,000	4	3	1,988	39.8%	Yes		No
6	Duplex stacked 2	5,000	4	10	2,950	59.0%	Yes		Yes
7	Duplex stacked 3	6,000	5	1	2,106	35.1%	Yes		No
8	Fourplex 1	10,000	7	4	3,306	33.1%	Yes		No
9	Fourplex 2	10,000	9	0	3,544	35.4%	Yes		No
10	Fourplex 3	8,125	7	0	2,756	33.9%	Yes		No
11	Townhome 1	6,000	5	2	2,244	37.4%	Yes		No
12	Townhome 2	10,000	7	3	3,169	31.7%	Yes		No
13	Townhome 3	10,000	5	8	3,069	30.7%	Yes		No
14	Triplex 1	6,000	5	3	2,381	39.7%	Yes		No
15	Triplex 2	10,000	5	3	2,381	23.8%	Yes		No
16	Triplex 3	6,000	4	5	2,263	37.7%	Yes		No
17	Multiplex 1	10,000	7	2	3,031	30.3%	Yes		No
18	Multiplex 2	10,000	8	1	3,288	32.9%	Yes		No
19	Multiplex 3	6,000	3	2	1,456	24.3%	Yes		No
20	SFD 1	3,500	2	2	1,063	30.4%	Yes		No
21	SFD 2	3,500	3	2	1,456	41.6%	Yes		Yes
22	SFD 3	3,500	2	1	925	26.4%	Yes		No
23	Townhome Stacked 1	10,000	7	3	3,169	31.7%	Yes		No
24	Townhome Stacked 2	12,000	8	7	4,113	34.3%	Yes		No
25	Townhome Stacked 3	15,000	12	0	4,725	31.5%	Yes		No

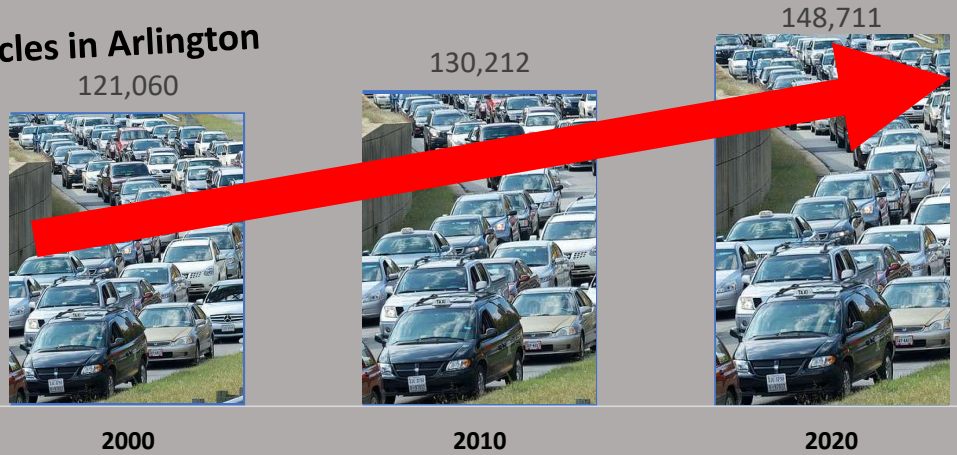
County says

We can slash parking in half

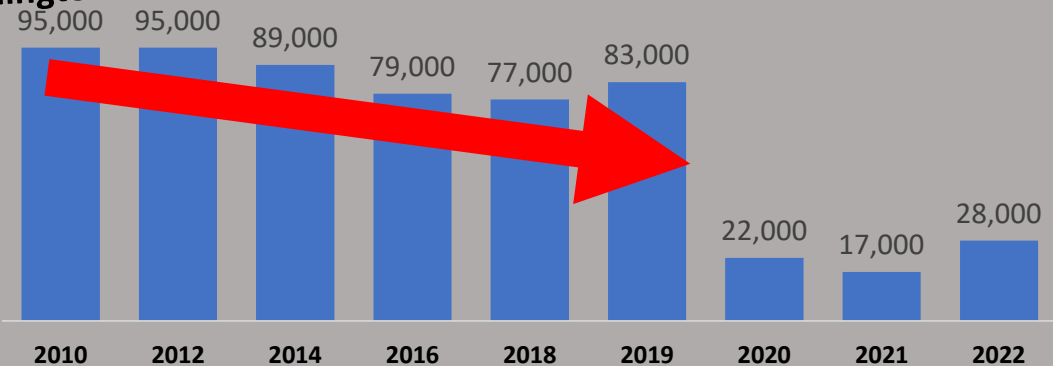
Car free diet!

REALITY

Vehicles in Arlington



Arlington Metro rail trips



<https://wmata.com/initiatives/ridership-portal/Rail-Data-Portal.cfm> (Metro weekday rail daily entries at Arlington stations, through October 2022). [2000 decennial Census](#); [2010 ACS 5-Yr Est.](#); [2020, ACS 5-year Est.](#)

County says

Responsible,
fact-based
process



Arlington County Manager

REALITY

No analysis

1. Parking – no analysis
2. Street congestion – no analysis
3. Budget/fiscal impact – no analysis
4. Environmental impact – no analysis
5. Carbon impact – no analysis
8. Water system – no analysis
9. Trash & recycling – no analysis
10. Sanitary sewer – “will need to be evaluated in [the] future”
11. Cost to “undo” MM – no analysis
12. How to “undo” MM – all docs withheld

Etc., etc.

County budget outlook: Expect tax increases

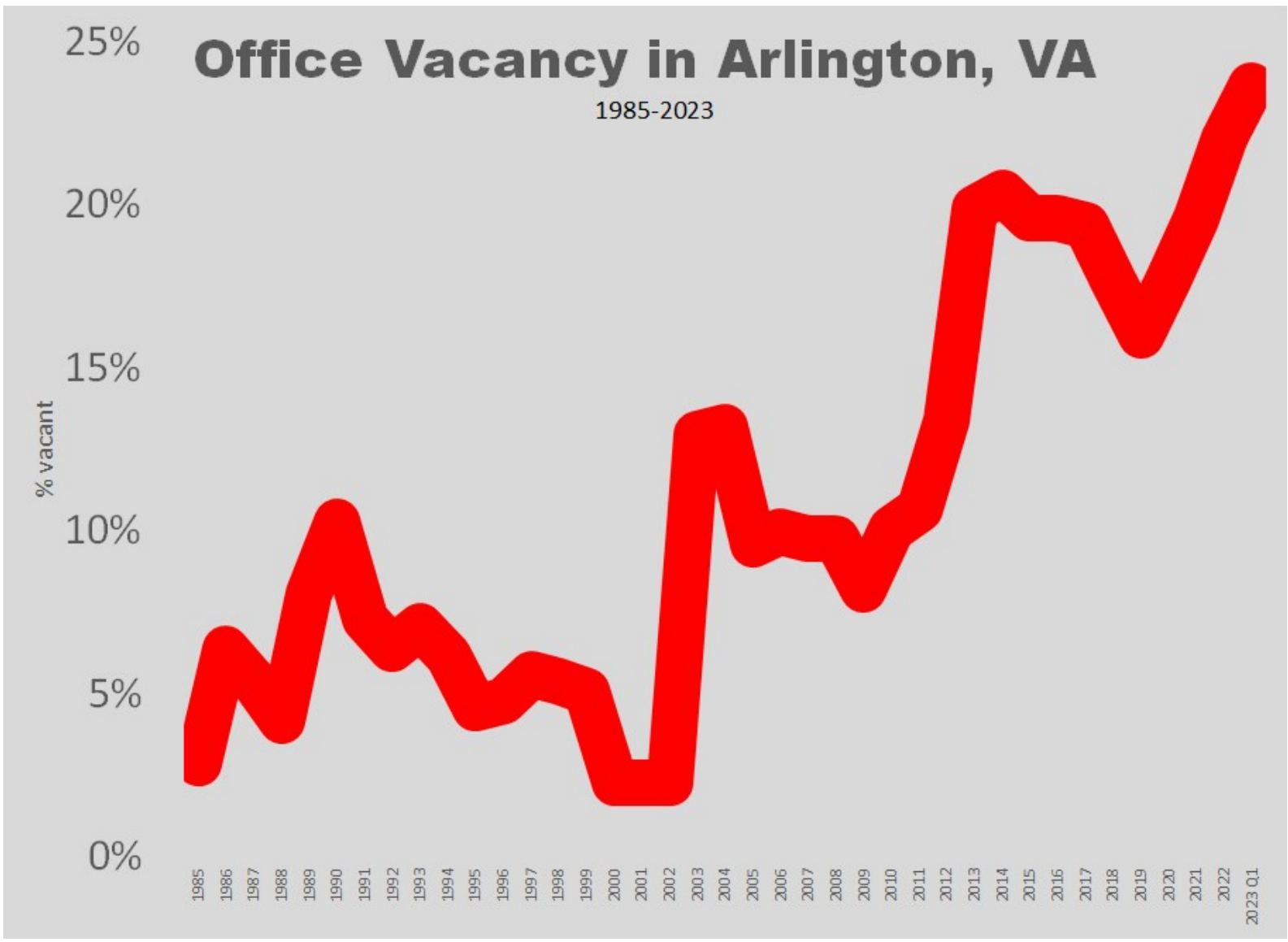
- [Arlington Analytics](#): taxes to ↑ faster than inflation to 2031
- County has a long-term structural deficit built into operating budget

Arlington County received a public records request from you on September 22, 2022. Your request mentioned:

Any analyses, projections, estimates, or reports concerning potential tax revenue, **County budgetary impact**, or expenditure forecasts related to potential implementation of any form of the Missing Middle Housing framework, including any such documents prepared by the Department of Management and Finance.

Arlington County has reviewed its files and has determined there are no responsive record(s) to your request.

- **County admits it has no data on MM fiscal impact**



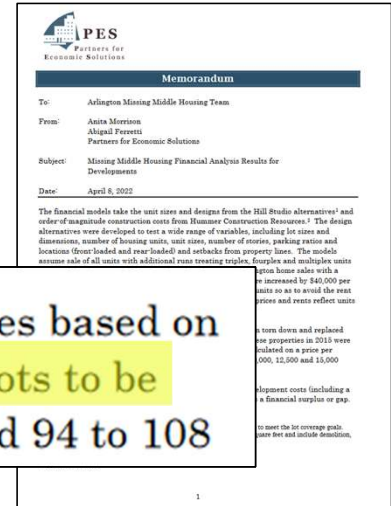
Perspective

New activity

Concerns

How many lots?

County: "19-21 lots...annually"



PES
Partners for Economic Solutions

Memorandum

To: Arlington Missing Middle Housing Team

From: Anita Morrison
Arling Forests
Partners for Economic Solutions

Subject: Missing Middle Housing Financial Analysis Results for Developments

Date: April 8, 2022

The financial models take the unit sizes and designs from the Hill Studio alternatives¹ and order-of-magnitude construction costs from Hummer Construction Resources.² The design alternatives were developed to test a wide range of variables, including lot sizes and dimensions, number of housing units, unit sizes, number of stories, parking ratios and locations (front loaded and rear loaded) and setbacks from property lines. The models assume sale of all units with additional rent-reserve targets. Single and multiple units from home sales with a price increased by \$40,000 per unit so as to avoid the rent prices and rents reflect units to turn down and replaced low properties in 2015 were isolated on a price per 1000, 12,000 and 18,000. Homeport costs (including a financial surplus or gap) to meet the lot coverage goals have not yet include demolition.

1

Appendix Table A-8 illustrates a potential mix of Missing Middle Housing types based on the preceding analysis of relative returns, suggesting a potential for 19 to 21 lots to be redeveloped for Missing Middle Housing annually. Those lots would then yield 94 to 108

Reality:

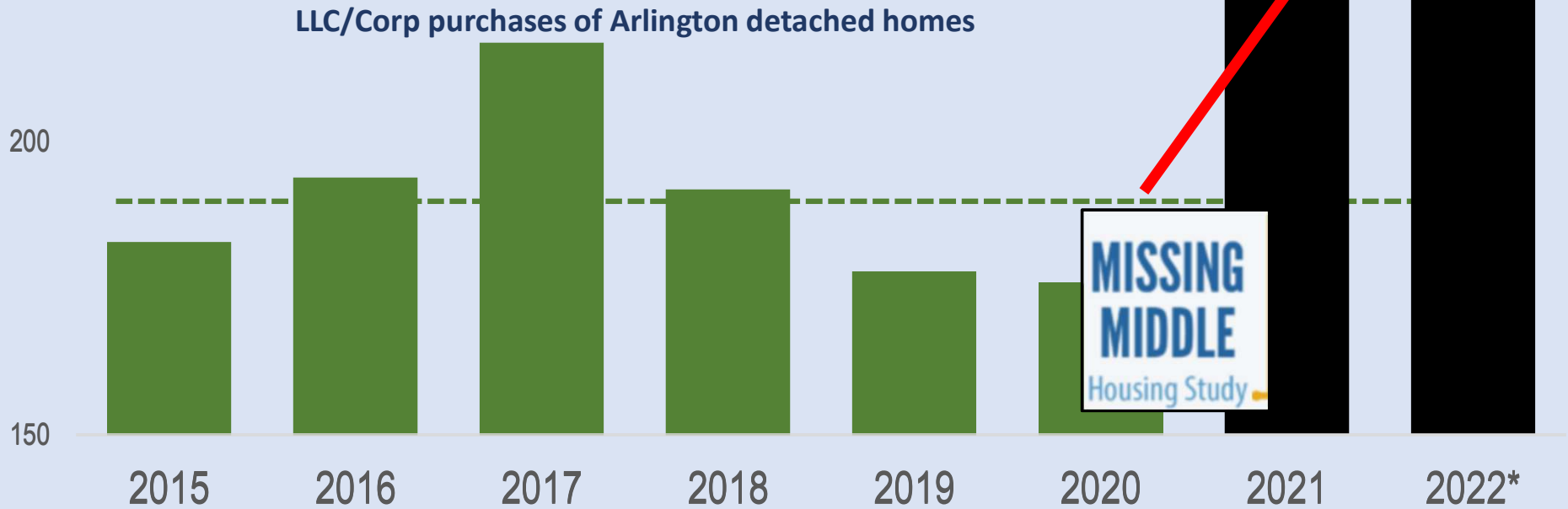
30+

Applications
in 3 weeks (approx.)

Developers buying up homes; ↑30%

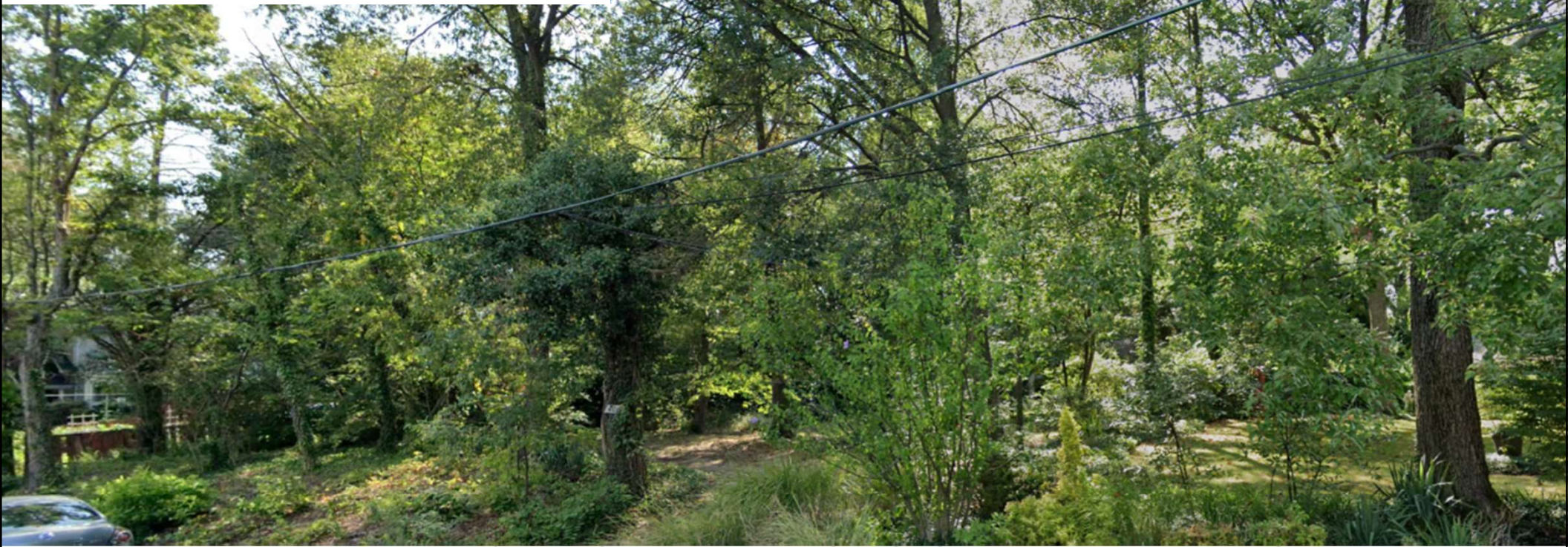
County says MM *won't* increase tear downs, sales say otherwise...

250



Alcova Heights

Side-by-side 6-plexes



- Missing Middle Housing (MMH) types **can fit within the same footprint, placement, and height standards** as single-detached housing

L. Garvey presentation to Arlington Optimists (2023).

Alcova Heights Side-by-side 6-plexes

7,649

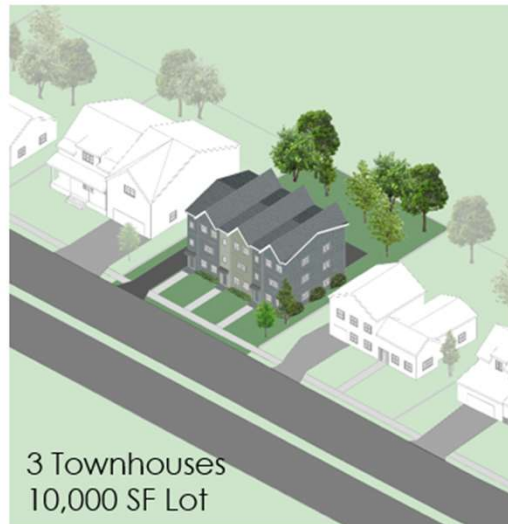
sqft each



EHO permit app. #ZEHO23-00034. <https://data.arlingtonva.us/dataset/89> (property) and <https://data.arlingtonva.us/dataset/52> (interiors), neighborhood 508068, above-grade sqft for detached homes; redfin.com for new construction sold since 2013.

Compare to what the County showed you

Phase 2 Analysis: Missing Middle Housing Types in Arlington Context



- Visualizations indicate scale of potential housing types within actual Arlington neighborhoods
- Examples are not intended to convey architectural style
- Examples comply with single-detached height, setback, and lot coverage requirements

13

Owners of razed Broyhill estate seek new owner-developer for site, touting up to 36 Missing Middle units

Jo DeVoe July 12, 2023 at 3:30pm

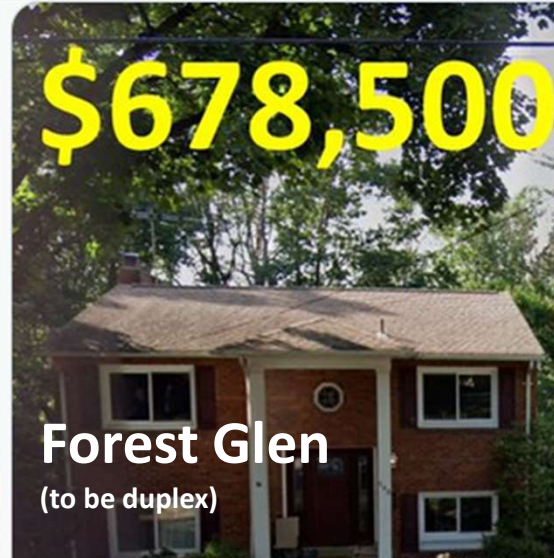
Land price

\$2.5m → \$10m

<https://www.arlnow.com/2023/07/12/owners-of-razed-broyhill-estate-look-for-new-owner-developer-for-site-touting-up-to-36-missing-middle-units/>

Morning Poll: Missing Middle Twitter (can you take it anymore?)

ARLnow.com July 25, 2023 at 9:45am



\$678,500

Forest Glen
(to be duplex)



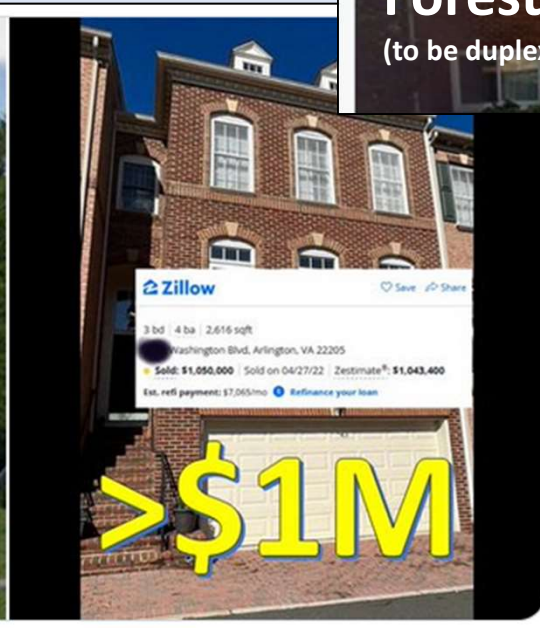
Price ↑ ~45%
(each)

STARTING FROM THE
Upper \$900s



E Falls Church
(to be 3)

\$710,000



> \$1M



Lyon Village
(to be duplex)

\$900,000

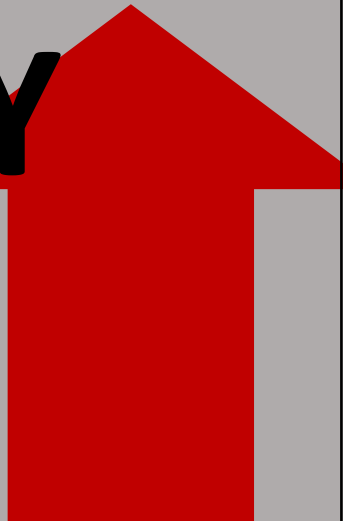


> \$1.2M



REALITY

Far **HIGHER**
than avg now



	Avg. rent in Arlington	New Missing Middle avg. rent	Missing Middle % increase over avg. rents now
Studio	\$1,842	\$2,240	22%
1-bedroom	\$2,132	\$2,593	22%
2-bedroom	\$2,703	\$3,222	19%
3-bedroom	\$3,503	\$6,456	84%

	Median sale in Arlington 12/21-12/22	New Missing Middle median sale	% change
Studio	\$139,000	\$443,380	219%
1-bedroom	\$351,250	\$498,802	42%
2-bedroom	\$550,000	\$607,000	10%
3-bedroom	\$880,000	\$1,300,246	48%

Data Source: Arlington County (Accessed 7/28/2023)

Author: Michael O'Grady

Units in EHO bldg	Applications	% of Apps.
2	8	30%
3	6	22%
4	3	11%
5	0	0%
6	10	37%



Legend

Selected Streets

- GLEBE RD
- ARLINGTON BLVD
- COLUMBIA PIKE
- INTERSTATE 66
- LANGSTON BLVD
- WILSON BLVD

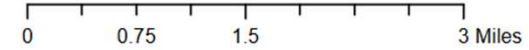
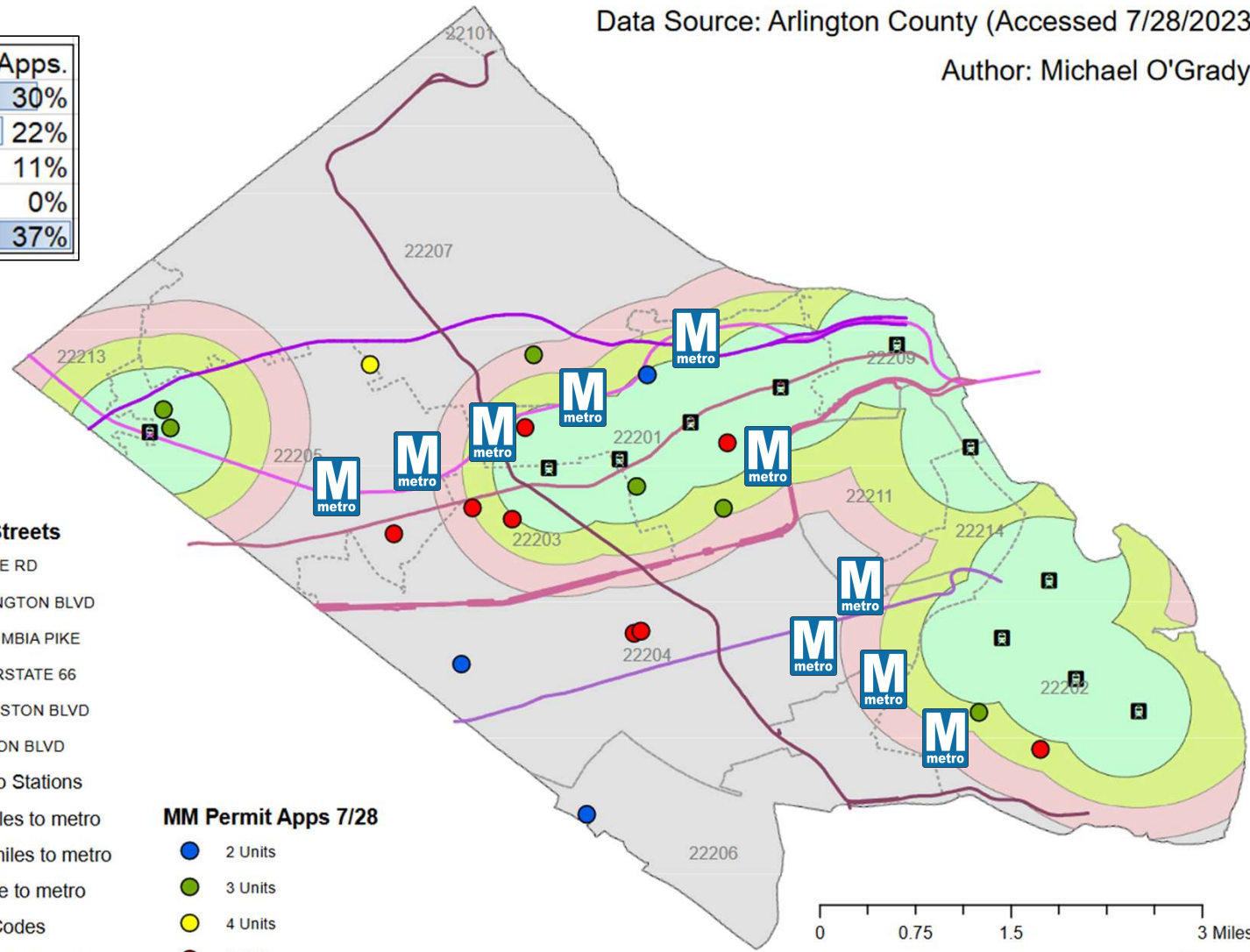


Metro Stations

- .5 miles to metro
- .75 miles to metro
- 1 mile to metro
- Zip Codes
- County Boundaries

MM Permit Apps 7/28

- 2 Units
- 3 Units
- 4 Units
- 6 Units



Missing Middle early trends

SURGE in applications

(~doubled *annual* estimate in first 3 weeks)

Far LARGER buildings

(e.g. Alcova Hts: double largest new home;
350% larger than median in neighborhood)

Larger lots, small zones

All applications in R5,R6; median is 158% of
zone min.; 6,000-14,900 sqft lots

Wide value range

Developers paid \$331k-\$1.2m per lot

Missing Middle Medians

\$927,000 median assessed value

\$800,000 median paid by developer

30 years median time home in family

Perspective
New activity
Concerns

You can't measure what you don't track

"We have committed to robust reporting"
"Real-time dashboard"



County ready to approve permits Day 1...
but for neighbors & the public:

No "real-time" data

**Permits free to developers, but neighbors
must wait & then pay to see applications**

**\$25 to see updated list; system unable to
do basic reporting**

County has no anti-displacement toolkit for upzoning 6,600+ senior homeowners & diverse areas at risk

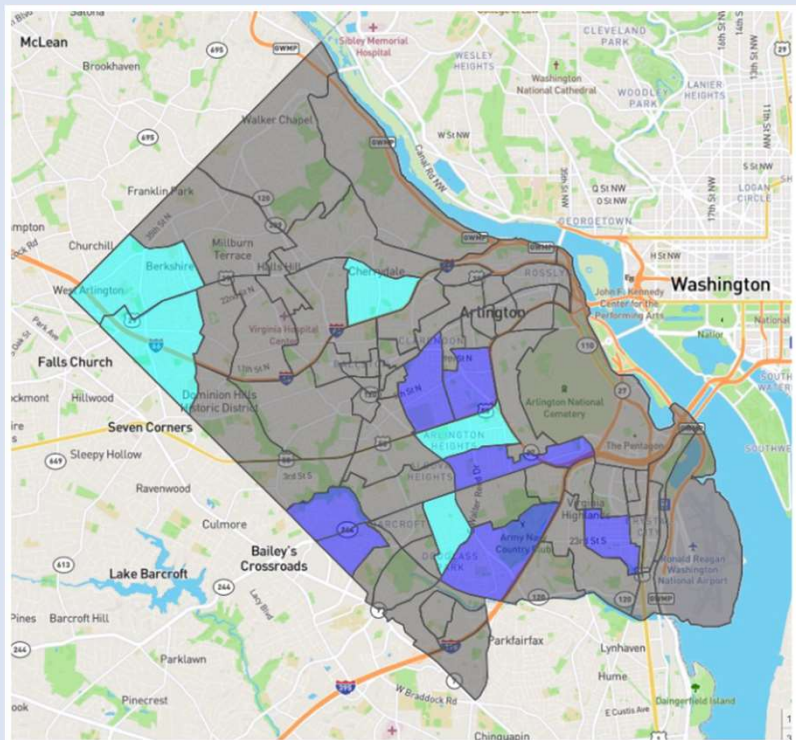
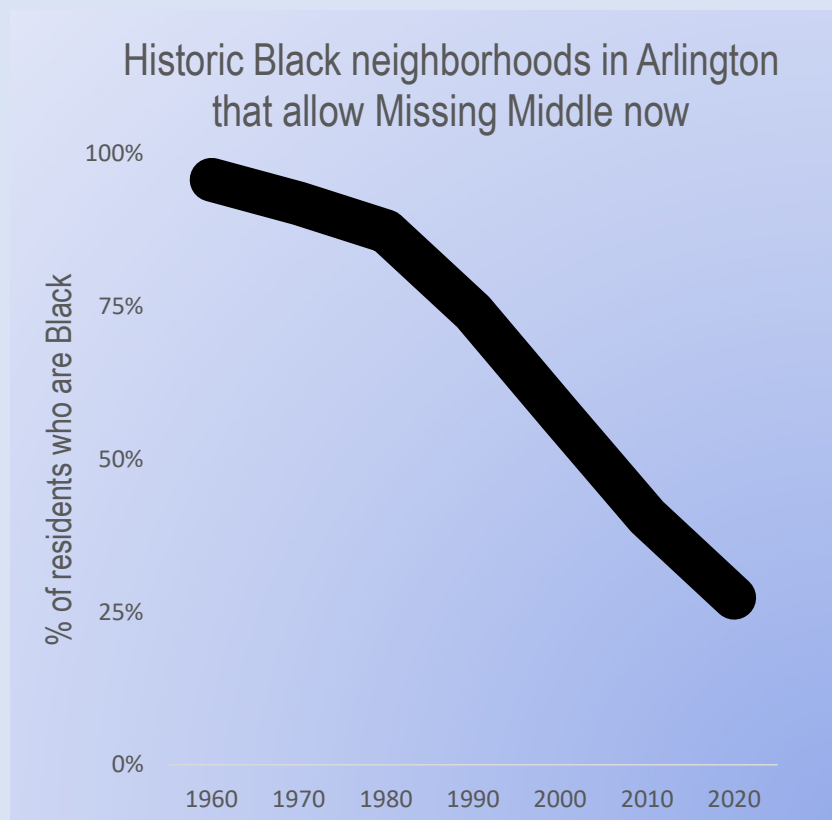


Figure 1: Dark blue census tracts are areas with at least 100 residences, 100 recipients of OASI benefits, and an inflation-adjusted increase in real estate taxes from increased assessments that exceed 2 percent of gross retirement income. Light blue census tracts are areas with the same criteria, except that real estate taxes from increased assessments were greater than 1.5 percent of gross retirement income.



Densify & gentrify: Arlington's Historically Majority-Black neighborhoods, like Green Valley, allowed "Missing Middle"

% population is white

19%

25%

51%

-335

-762

Change in Black population

2000

2010

2020



Left chart: U.S. Census (tract 103100). Right chart: U.S. Census (2010-2020) (tracts 100800, 103100 & 103300); for prior years, https://www.researchgate.net/figure/Population-Totals-1950-2000-a_tbl1_274682108.

What can YOU do? **STAY OPTIMISTIC!**

1. **Write** CountyBoard@Arlingtonva.us
cdorsey@arlingtonva.us; Lgarvey@arlingtonva.us; tkarantonis@arlingtonva.us; mdeferranti@arlingtonva.us
2. **Attend** monthly County Board meetings; “Open Door Monday” chats
3. **Contact** ASF to get emails, donate, get a free sign, volunteer
4. **Spread the word**



www.asf-virginia.org

ASF 34