

“Missing Middle” Housing Plan

The substance, not the slogan

Arlington County is ending single-family zoning to allow unlimited 1-2 bedroom luxury condo buildings for the wealthiest on any lot County-wide, while worsening affordability, diversity, and inclusion.

For 2+ years, the County stressed affordability, diversity, and inclusion of people; it now admits its Plan does none of that



County promised its Plan will “not”
- be “across-the-board rezoning”
- “eliminate single-family zoning”



The County Plan
ENDS all single-family zoning in Arlington



OKs 8 units on any & all single-family lots by right

What’s “Missing”? Affordability, Diversity, Inclusion

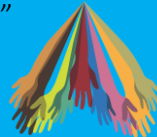
Zero

affordable units;
Plan’s avg. 3-BR

\$1.27m

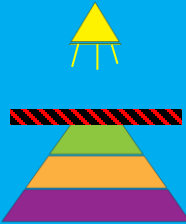
Not diverse

County says “diversity” means of *buildings*, not of *people*



Excludes

all but wealthiest few, for who County says *don’t need help*



2/3

of redeveloped lots likely 6-8 unit complexes

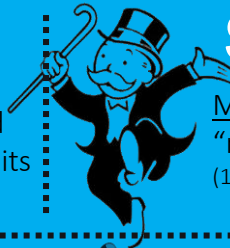


89%

of new units likely 1-2 bedrooms or efficiencies

-9

net loss of needed three bedroom units

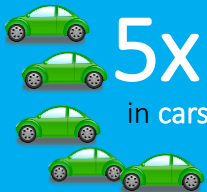


\$151,000

Min. income for cheapest “missing middle” 2-BR (118% AMI, 3-person household)

Slashes new canopy

49%



5x↑ in cars



520+ more tons CO2/ yr. (excl. tree impact)



Community in the dark.

2413 days for County to create Plan; tells public to comment. No hearing.
29 days to comment. No hearing.



Don’t we need “missing” middle housing?

“missing” middle is already 1/3 of housing



25%

“Missing” middle

30%



45%

Too many unanswered questions!



Take Action!

Tell the Board: “engage, rethink, revise”

countyboard@arlingtonva.us

County NOW drafting new rules (as of July '22)

Actual text not out until **AFTER Nov. 8** election

Board vote in **Dec. 2022**

@ArlTransparency