

“Missing Middle” Housing Plan

The substance, not the slogan

Arlington County is ending single-family zoning to allow unlimited 1-2 bedroom luxury apartment 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



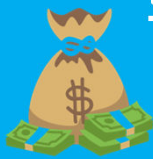
OKs 8-units on any & all single-family lots

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

Zero

affordable units; Plan’s avg. 3-BR

\$1.27m



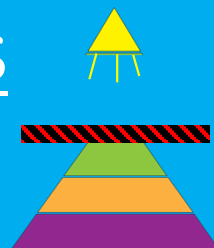
Not diverse

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

-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

29 days to comment. No hearing.



Don’t we need “missing” middle housing?

“missing” middle is already 1/3 of housing



Too many unanswered questions!



You must act by July 12!



Tell the Board: “stop, study, listen”

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