

Missing Middle: What Problem are We Solving?

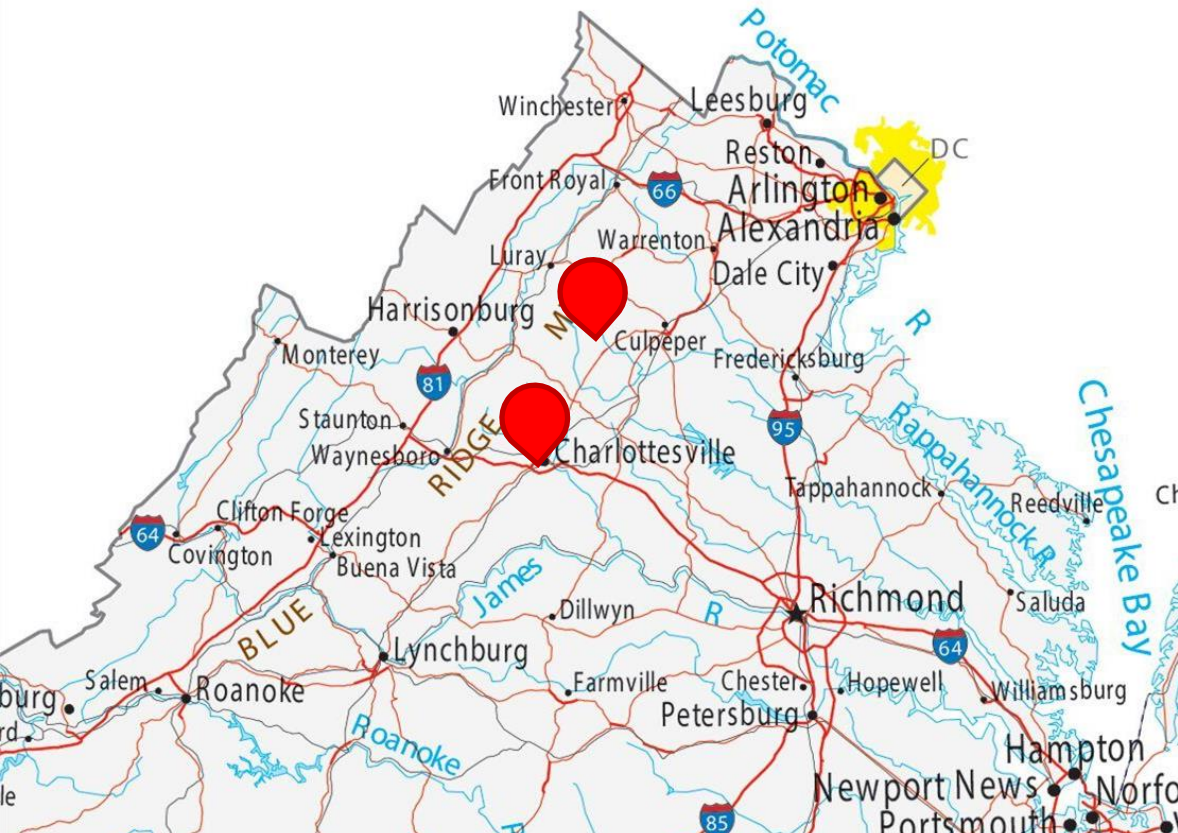
ROCK SPRING CIVIC ASSOCIATION
OCTOBER 13, 2022

ASF | ARLINGTONIANS FOR OUR
SUSTAINABLE FUTURE



In 2018, ARL said it was adding 63,000 residents (w/existing zoning)

(almost the populations of Charlottesville and Culpeper)



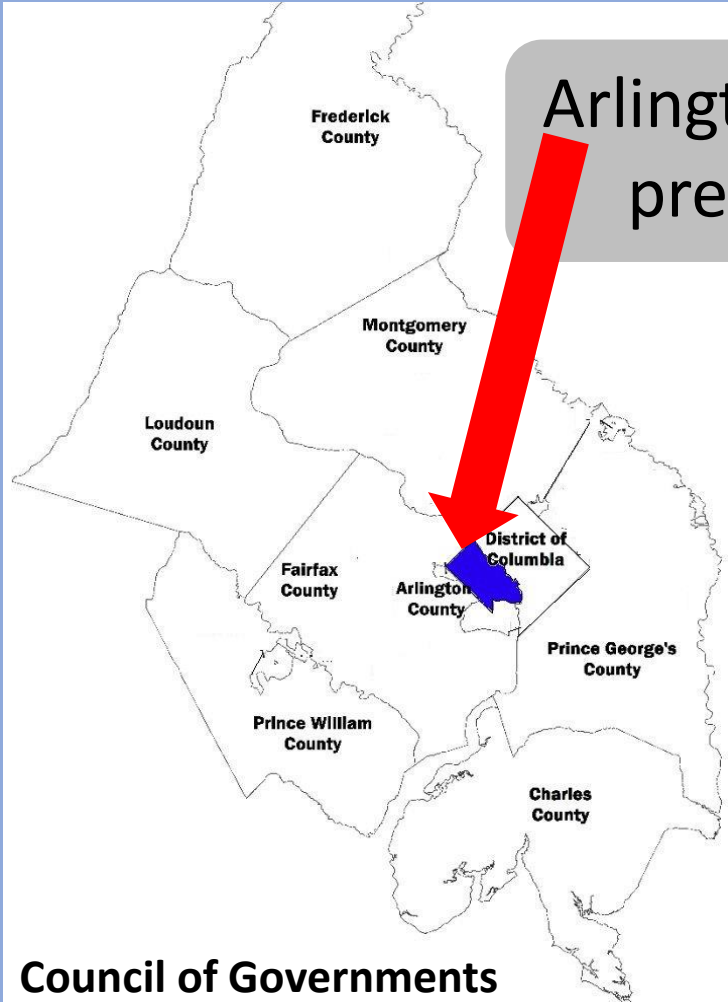
Arlington has no plans for new infrastructure to match what these cities now offer:

- 20 schools
- 29 parks
- 4 libraries
- 4 police stations
- 11 bus routes, 2 train stations

Arlington now has a multi-year operating budget deficit, and must address:

- *How to fund new facilities?*
- *Where to put them?*
- *When to plan them?*

MM and Regional Housing Gap: Arlington is a tiny fraction of regional gap. MM fills “gap” that is really 1,660-unit surplus



Arlington is **0.75%** of the area covered by pre-COVID 10-year housing estimate

Arlington LOST 3,000+ residents since MM Study ('20-'22)

2022
Affordable Housing Master Plan
Implementation Framework

This update to the Implementation Framework identifies actions to better achieve the Affordable Housing Master Plan's goals, objectives, and policies over the next five years.

		Renter Households	Rental Units	Surplus/(Deficit) of units by affordability
Income and Affordability Level	Up to 30% AMI	8,077	1,585	(6,492)
	30% to 50% AMI	5,210	2,197	(3,013)
	50% to 60% AMI	3,332	3,597	265
	60% to 80% AMI	6,075	13,655	7,580
	Above 80% AMI	36,395	38,055	1,660

2022: County finds “surplus” of supply at MM prices (118%-297% AMI)

Council of Governments

Arlington abandons transit-oriented development? Adds traffic and parking chaos to our streets

Metro 1979

MM 2023

Northern Virginia Sun
Daily Hometown Newspaper of Arlington, Fairfax, Falls Church, McLean and Vienna

Vol. 40 No. 161 Saturday, July 2, 1977 15 Cents

Metro Arrives

After Years Of Planning, Spending, Arlington Gets Subway



Photo By Greg Berni
A commuter inserts his dollar for a fare card



Metro rail train rolls into Pentagon Station

By PATRICIA KOZA
United Press International
WASHINGTON — Washington's Metro, the world's newest subway system, opened its first line into Northern Virginia yesterday, making high speed rail transit available for the first time to thousands of suburban commuters.

The new 12-mile "Blue Line" extension and other transportation changes being made this year — including a subway extension into Maryland this fall — promises to revolutionize travel habits of the Washington area's two million residents.

For 14 months, the Washington Metropolitan Area Transit Authority, better known as Metro, has operated a five-mile segment with seven stations in downtown Washington for about 40,000 passengers each day.

But the line was considered a shakedown of the many new concepts designed into the system.

The operation of 25 stations along 18 miles of rail will provide a major challenge, linking both Northern Virginia and city commuters for the first time with the major federal employment center — Robert F. Kennedy Stadium, National Airport and the U.S. Capitol.

The Blue Line begins at RFK Stadium in eastern Washington, runs through the

Capitol Hill area and downtown, where it crosses the Red Line, then goes under the Potomac River to Northern Virginia and a series of stops that includes the commercial area of Rosslyn, Arlington Cemetery, the Pentagon and National Airport.

Officials expect more than 100,000 riders a day in a matter of months even though hours will continue to be short — 6 a.m. to 8 p.m. weekdays only.

There are no dark corners to harbor crime in the spacious stations, railings protect mist walls from graffiti artists and, monitored by two computers, the trains roll quietly over rubber-cushioned rails.

Opening the new line is only one of several major changes scheduled in July for the city's bus and rail transit system.

A sophisticated electronic fare-collecting system, which some predict will cause problems, will be used on the subway. Also going into effect will be around-the-clock reduced bus and rail fares for elderly and handicapped persons and a dime increase to 50 cents for rush hour buses in Washington.

The biggest shakeup involves transfers between trains and buses. More than 500 of 700 bus routes will be revised so most

See METRO page two

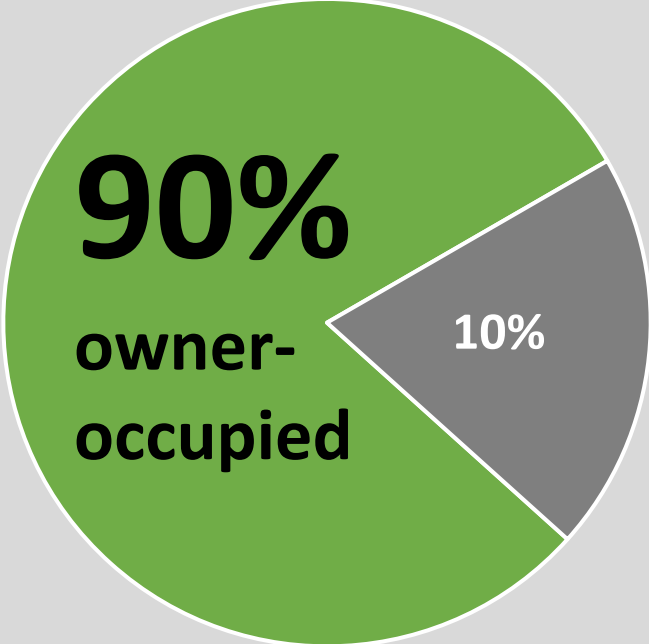


1975: County funded public land needs BEFORE zoning inflated prices

Missing Middle to impact wealth creation

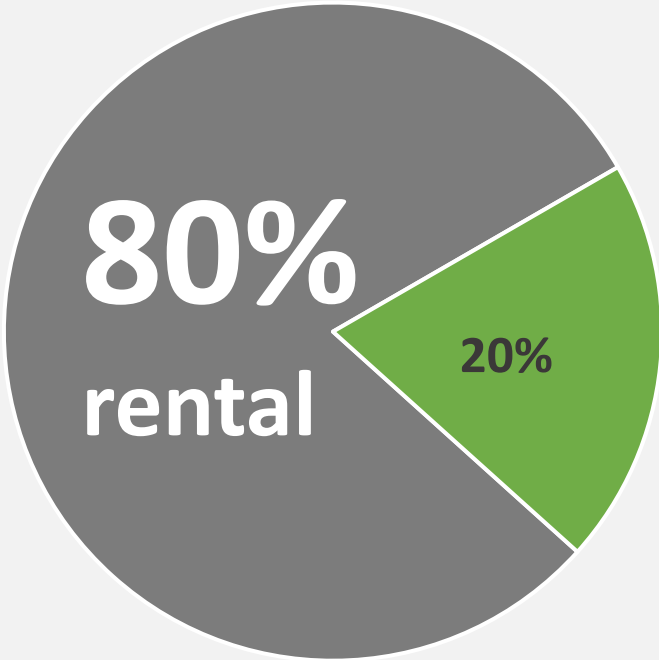
Non-SFH, non-duplex units far more likely to be rental units

Detached homes in Arlington



out of 28,000 houses

2-9 unit buildings in Arlington today



out of 13,000 units

U.S. Census ACS 1-year microdata estimates for housing by tenure in Arlington (2019) (detached; multi-unit buildings of 2-9 units). The owner-rental ratio for all 2-9 unit buildings in Arlington is consistent with new construction of 2-9 unit structures throughout Virginia from 2013-2019; of 8,355 units built in that period and occupied or rented as of 2019, only 17% were owner-occupied. *Id.*

Maximum density & **net LOSS** of 3-BR “family” units

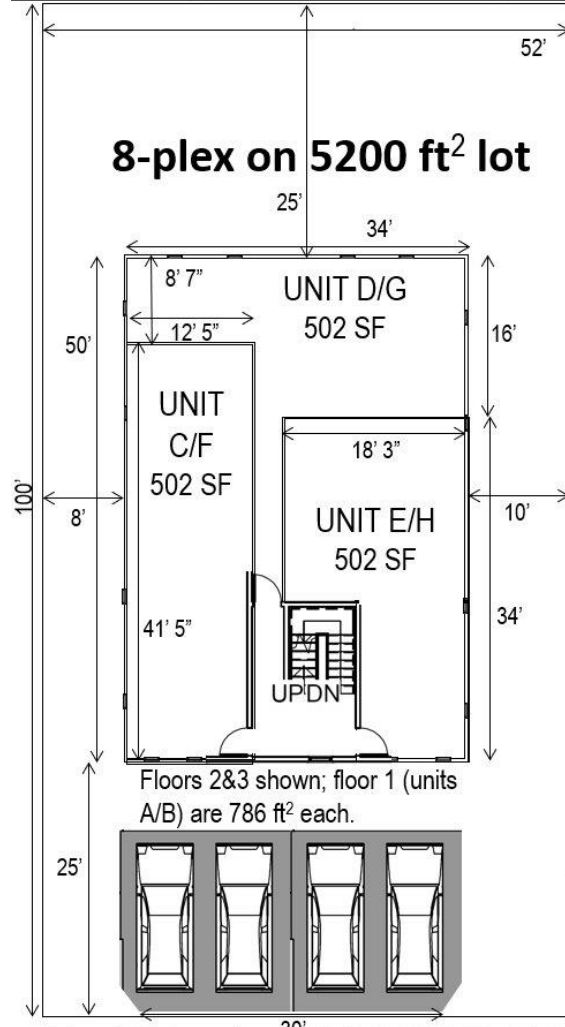
2/3

of replaced homes:
6-8 unit complexes

90%

of new units:
1-2 bedrooms

Missing Middle: 8-plexes on any lot



The County Board (not you) votes **Nov. 2022** on new rules to allow 2-8 unit buildings on any single-family lot. No limit. **28,000 homes** affected.

County Plan is **not affordable** (3-BRs for \$1.15M-\$1.5M; 2-BRs, <1500 ft² start at \$571k).

Plan results in **90% 1-2 BRs** by replacing low-cost 3-BR starter homes.

Not diverse or inclusive. Plan prices out most minorities, teachers, first responders, seniors.

Get facts & act!
asf-virginia.org

ASF

ARLINGTONIANS FOR OUR SUSTAINABLE FUTURE

“Don’t Worry about Large Homes on Small Lots”

- Board Members have said the largest units won’t be built on smaller lots
- They can set limits, but the plan now allows duplexes on ANY lot, as builders are eager for maximum profit on small lots
- **Once multiplexes are allowed “by-right,” the market decides, not the board, not you, not your civic association**

Reduced Parking Ratios “All the Rage” for Builders, Not Quality of Life

27th St N (R-10) Under the Proposed “Missing Middle” Plan

Street parking roughly at capacity after just 8 of 31 houses replaced by multi-units (using conservative assumptions)...but there’s NO limit



Cars shown based on County-wide average of 1.3 per housing unit (then rounded); County-wide estimate skews lower because of lower numbers in high-rises near Metro. Page 12, <https://www.arlingtonva.us/files/sharedassets/public/commissions/documents/transportation/household-travel-survey-report-2021-final.pdf>.

ASF ASK - Diversity/Demographic Impact

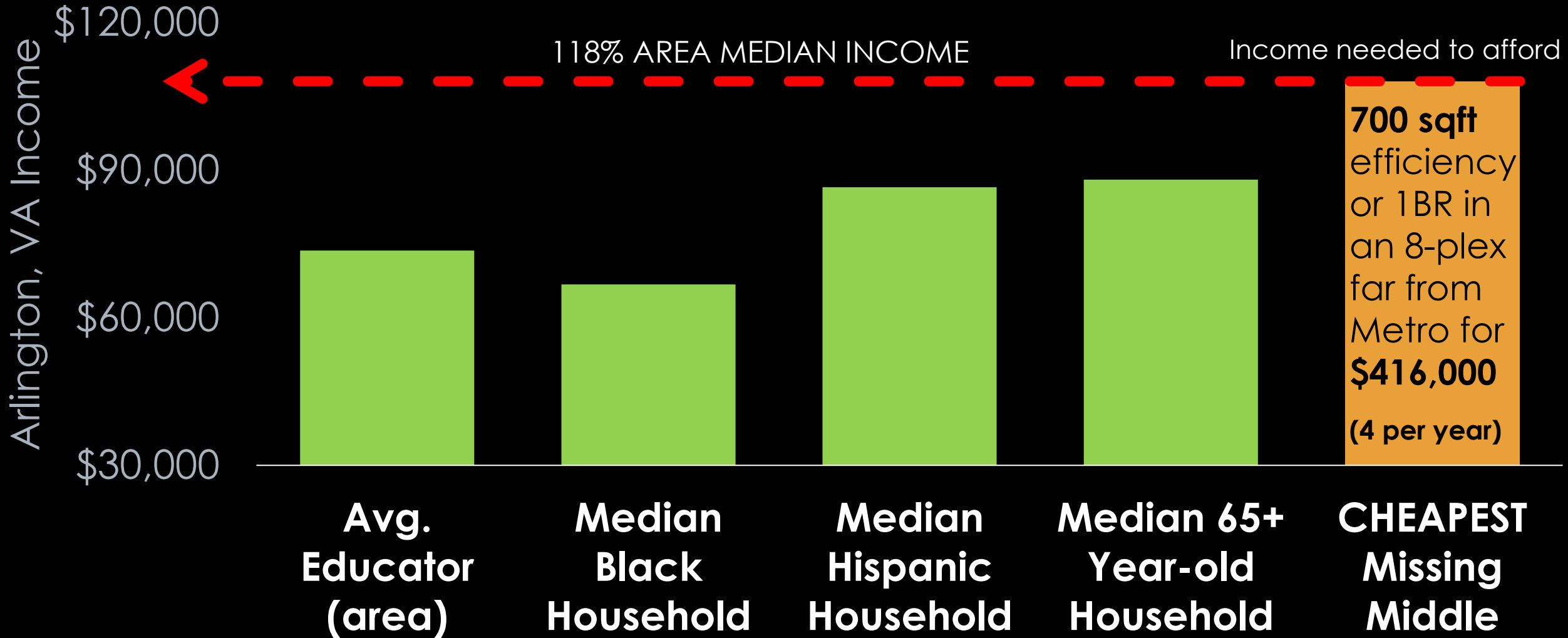
ASF believes demographic impacts will be negative

ASF asks the County to:

- *analyze long-term impact on racial/ethnic and socioeconomic diversity before upzoning; and*
- *Commit to analyze 5- and 10-year demographic outcomes if new zoning is passed*



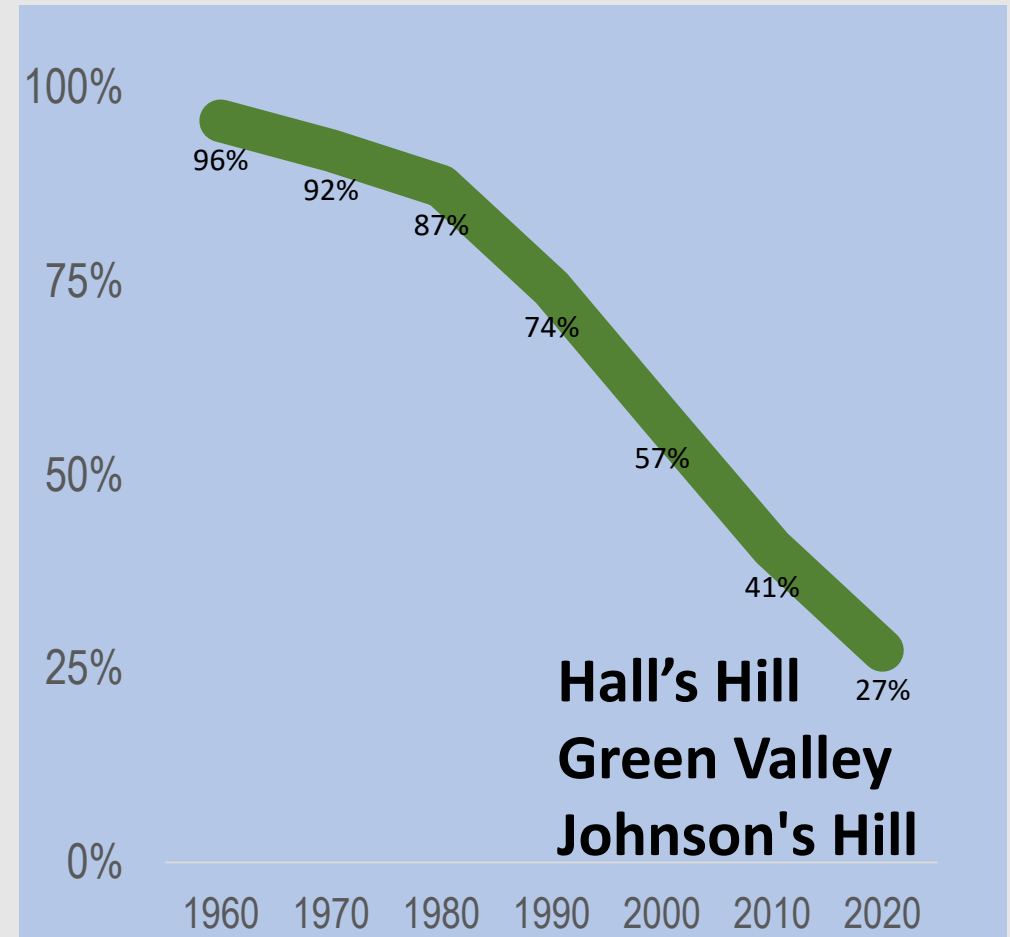
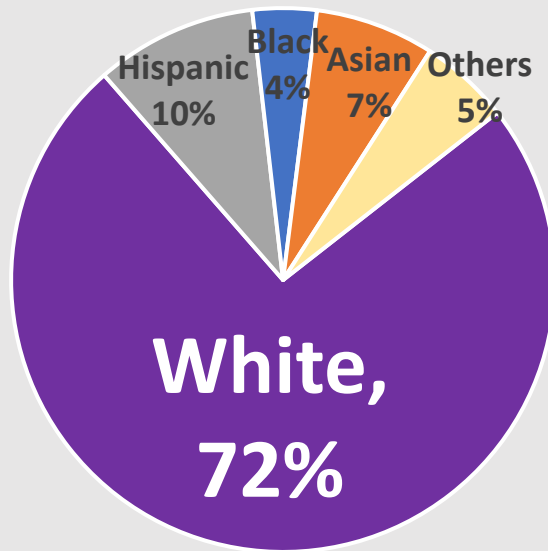
Who in Arlington can afford “Missing Middle”?



Sources: point2homes.com/US/Neighborhood/VA/Arlington-Demographics.html#IncomeFinancial; avg. educator shown for Arlington-DC-Alexandria from Bureau of Labor Statistics (25-0000) (May 2021); healthierarlington.org/demographicdata?id=2878§ionId=936; page 20 of Arlington's Missing Middle Plan (5/2/2022), <https://bit.ly/3RshUKA>; Tables A-8, A-4 of Arlington's Consultant's Report (4/28/2022), <https://bit.ly/3AGVuzn>; Zillow Home Affordability Calculator.

1960-2020: % of population that is Black in Arlington's 3 Historically-Black neighborhoods

Who can afford new MM 2-3 Bedrooms in Areas Being Rezoned?

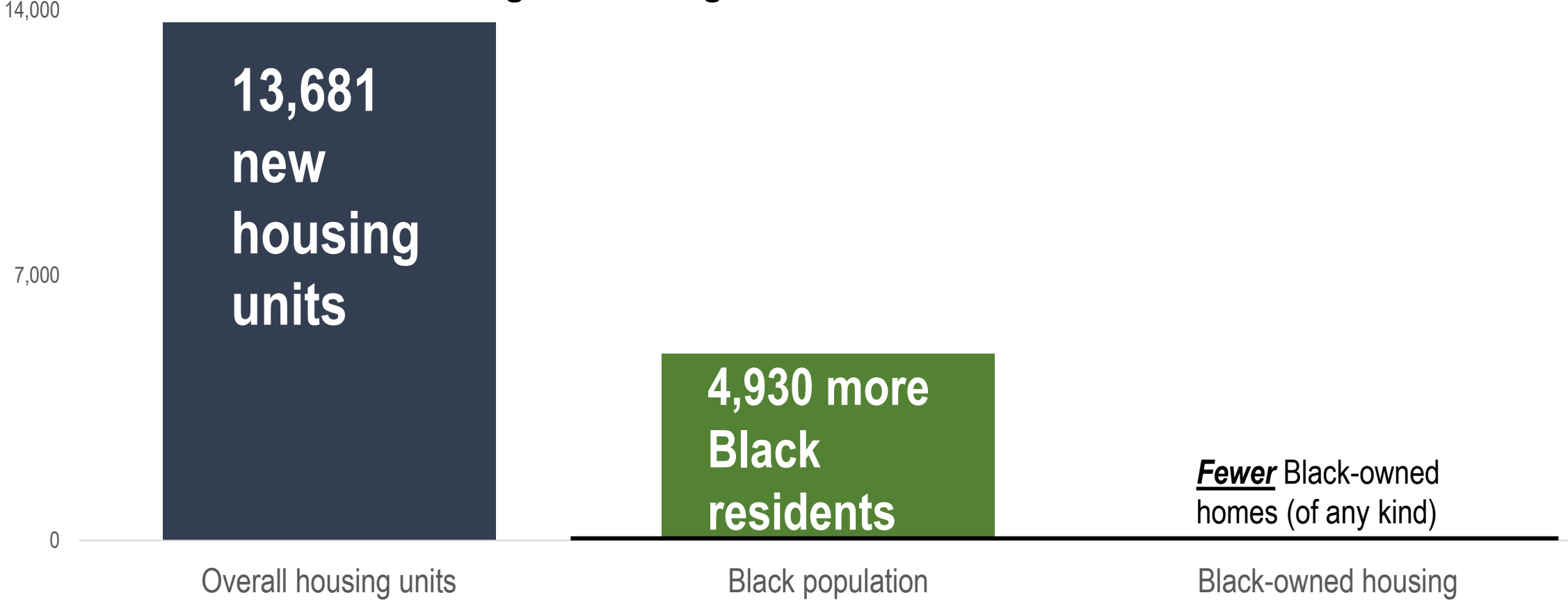


Today: page 3 of https://www.arlingtonva.us/files/sharedassets/public/projects/documents/data-and-research/profile2022_1.pdf; under Missing Middle, U.S. Census ACS 1-year microdata (118,883 Arlington households, total pop. 237,257; pop. in households earning >\$151,000/yr is 108,146, of which: 10,393 Hispanic, 4,122 Black, 7,667 Asian, 80,171 white non-Hispanic, 5,793 all others). For Black neighborhoods: U.S. Census (2010-2020) (tracts 100800, 103100 & 103300); for prior years, https://www.researchgate.net/figure/Population-Totals-1950-2000-a_tbl1_274682108.

MM Demographics: Arlington is growing, while Black homeownership falls

Despite adding housing AND Black population, Black home ownership dropped

Changes in Arlington from 2010-2020



Overall housing: U.S. Census (2020 & 2010 Decennial Census: H1 OCCUPANCY STATUS, DEC Redistricting Data (PL 94-171)). Black-owned homes: American Community Survey: 2020 ACS 5-Year Estimate (S2502); 2010 ACS 5-Year Estimate (S2502).

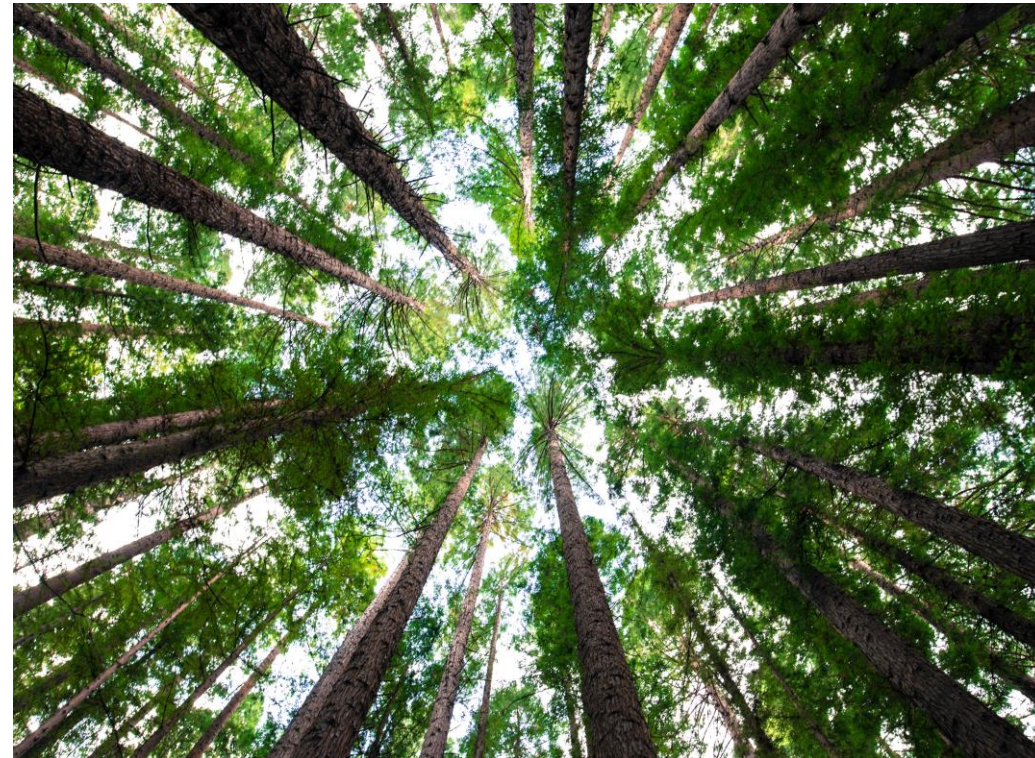
ASF ASK - Environment

ASF believes MM environmental impacts will be negative

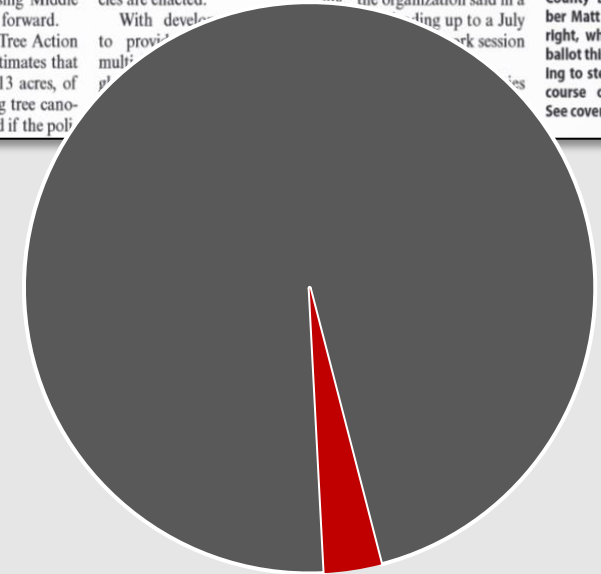
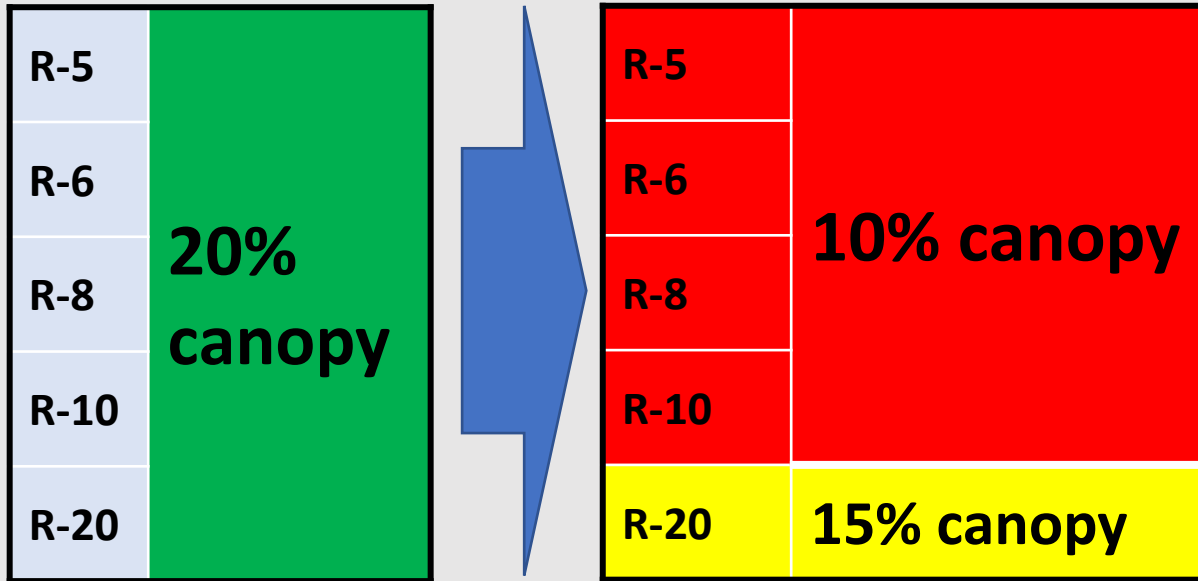
ASF asks the County to:

analyze long-term impacts of full build-out

- *heat island effects*
- *carbon output*
- *air & water pollution*
- *mental & physical health*
- *stormwater/erosion control*



Tree canopy standard **cut in half** for 97% of rezoned area (all zones but R-20)



■ 10% Standard ■ 15% Standard

Caps on units/lot could improve canopy to 15% (still dire)

ASF ASK – Fiscal Resources

ASF asks the County to:

- *admit* population increase has fiscal consequences
- *release* all multiyear operating budgets
- *project* long-term impact on the future operating budget, to include costs of NEW transit, traffic mgt., parks, recreation, police/fire, libraries, community centers, stormwater



Budget Outlook GRIM as of 2021 – Deficits Forecast for FY2024 from \$54 -119 million – without MM

- Since [this forecast](#) was published in 2018, the county stopped sharing long-term budget info. So other budget pressures remain unknown, namely:
 - Covid Part 1: by Oct 2020, CM Schwartz projected \$28-39 million shortfall this FY — AFTER he [cut \\$56 million](#) in April 2021;
 - Unbudgeted commitments: density added since this budget forecast has not been costed out yet.

Is this right time for sweeping zoning changes that widens the fiscal gap even more?

COUNTY BUDGET OUTLOOK – Expect Tax Increases

- Arlington Analytics: taxes to increase faster than inflation to 2031.
- County has a long-term structural deficit built into operating budget.
- Tax increases are expected as land values rise.
- Long-term fallout of COVID-19 on budget still unknown.
- **County admits it has no data on MM fiscal impact; ASF says unwise to upzone while impacts unknown**

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.

Process and Promises

Arlington County repeatedly told the Public it would NOT do exactly what it IS doing now: “across-the-board” rezoning to “eliminate single-family zoning”

December 17, 2019

Missing Middle Housing Study

<p>What it is:</p> <p>A community discussion to determine:</p> <ul style="list-style-type: none"> How/whether new housing types can help address the shortage of housing supply in Arlington Where new housing types could 	<p>What it is <u>not</u>:</p> <ul style="list-style-type: none"> An across-the-board rezoning of all single-family areas A process to eliminate single-family zoning in Arlington A process to codify decisions that have already been made
---	---



Katie Cristol
County Board Member

“I want to be **clear**, the study is **not** going to lead to an across-the-board rezoning of all single-family areas. This will not eliminate single-family zoning This will be an **honest** conversation.”

“**not** an across-the-board rezoning”



Richard Tucker
ArlCo Housing Coordinator

County staff's report to the County Board emphasized that neither an across-the-board rezoning, nor an elimination of single-family zoning, would be the right fit for Arlington.

Arlington County to Begin Missing Middle Housing Study in 2020

Published on December 18, 2019

The County Manager yesterday received with the County Board a transcript for the Missing Middle Housing Study, which is anticipated to begin in 2020. The study is under the Housing Arlington umbrella and will explore if and how missing middle housing could help address Arlington's housing needs and improve housing options.

Missing middle housing types—such as duplexes and triplexes—are currently restricted in many neighborhoods by Arlington's land use policies and zoning ordinances. Barriers to building these units is difficult to overcome the County's housing supply and promote more diversity in a broader range of prices.



Christian Dorsey
County Bd Member

“Let me **be clear** — the Board's direction ... has **not** included anything constituting a **Countywide up-zoning**”



Erik Gutshall
Fmr. County Bd Member

“I think it's **important** to let the community know ... what we're **not** [doing] We're not going to do Minneapolis [*i.e.*, **widespread upzoning**]”

Does Missing Middle Solve Our Big Challenges?

- Add Family-Sized Housing Units NO
- Increase Housing Ownership Opportunities NO
- Prioritize Transit-Oriented Development NO
- Maintain/Expand Socioeconomic Equity in Housing NO
- Prevent Displacement NO
- Add Tree Canopy/Permeable Surface to Ward Off
Climate Change, Flooding, and Urban Heat Islands NO
- Guarantee Budget Transparency and Solvency NO
- Fill Identified Regional Housing Gaps NO

ASF calls for a community-based process with stronger analysis of the fiscal, environmental and demographic challenges facing Arlington.

Questions? asf.virginia@gmail.org
Website: www.asf-virginia.org

ASF