

ASF Comments on Missing Middle Housing Survey Questions
(Questions Attached Below)
January 5, 2021

- Questions are leading (this applies to *each* of the 25 questions);
- Questions are presumptive (question 1 assumes a housing shortage, questions 5 and 6 assume certain answers to the questions that precede them);
- Questions misplace cause and effect, thus skewing replies (question 7 likely will prompt replies reflecting housing affordability, and/or answers that incorrectly presume builders cannot supply 3-bedroom homes in hi-rises in Metro corridors);
- Questions are formed against only partial or subjective context. Question 8 omits extensive supplemental info and thus leads one to believe new Missing Middle housing will help resolve racial and ethnic inequality in our housing policy. Question 22 omits extensive background that suggests the county could pursue far more effective options than current policy or Missing Middle policy to address both affordability and demographic diversity.
- Formats limit or skew feedback. Question 10 does not allow any added comment for those who check "none" in response to "what types of housing are missing?" You must click "other" to provide added background/context/info; this will skew poll results as respondents are forced into an "either/or" response here. Question 11 offered a list of traits "you like about your neighborhood." Someone who does not check a box (say "diversity" or "mature trees") could either not value that trait or could be indicating they do not believe their neighborhood offers that trait currently.

Questions from Arlington County Missing Middle Housing Survey
November/December 2020

1. What are the consequences of Arlington's housing shortfall? (check all that apply)
2. What housing options are missing in Arlington's neighborhoods? (check all that apply)
3. What has been most impactful to you or someone you know about rising housing prices?
4. How will (or has) the trend toward oversized single-family detached houses impact (or impacted) your neighborhood?
5. If you selected negative impact, how so?
6. Given the change that is occurring, would it be appropriate to explore alternatives?
7. Over the past decade, most of the housing produced in Arlington has been one- and two-bedroom mid- and high-rise multifamily housing. The single-family detached housing produced over the same period has been on the larger side, with most houses having four or more bedrooms. What housing needs are unmet by the current housing production trends?

8. How does the disproportionate lack of housing affordability for Black or African American households illustrate the challenges faced by Arlington (and the nation as a whole)?
9. How should Arlington respond?
10. What housing types are missing or in short supply?
11. What are the characteristics of your neighborhood that you most value?
(select all that apply)
12. What are the most attractive features of this housing type? Single-Family Detached
13. Are there opportunities to modify regulations for this home type?
14. What are the most attractive features of this missing middle home type? Stacked Duplex
15. Would/do you support exploring modifications to regulations to support this missing middle housing type?
16. What are the most attractive features of this missing middle home type? Side-by-side Duplex
17. Would/do you support exploring modifications to regulations to support this missing middle housing type?
18. What are the most attractive features of this missing middle home type? Townhouse
19. Would/do you support exploring modifications to regulations to support this missing middle housing type?
20. What are the most attractive features of this missing middle home type? Small Multiplex
21. Would/do you support exploring modifications to regulations to support this missing middle housing type?

Arlington's Land Use and Zoning History

The zoning and land use decisions of the 1940s-1960s to restrict missing middle housing in most of the County reinforced racial segregation practices of that era, such as the restrictions on FHA mortgages for African Americans to purchase a single-family home. Lending restrictions were banned in the 1960s, yet the Zoning and General Land Use Plan separation of housing types remain today. Modern consequences include continued limitations on missing middle housing and a growing understanding of the original segregationist, exclusionary intent of separating residential uses, separation that persists to the present today.

22. How should Arlington respond? (select all that apply)
23. What are the greatest opportunities to consider when studying the addition of missing middle housing types? (select all that apply)
24. What are the greatest concerns to consider when studying the addition of missing middle housing types?
25. What are the highest priority actions/efforts/investments to undertake as we deal with growth in Arlington?