



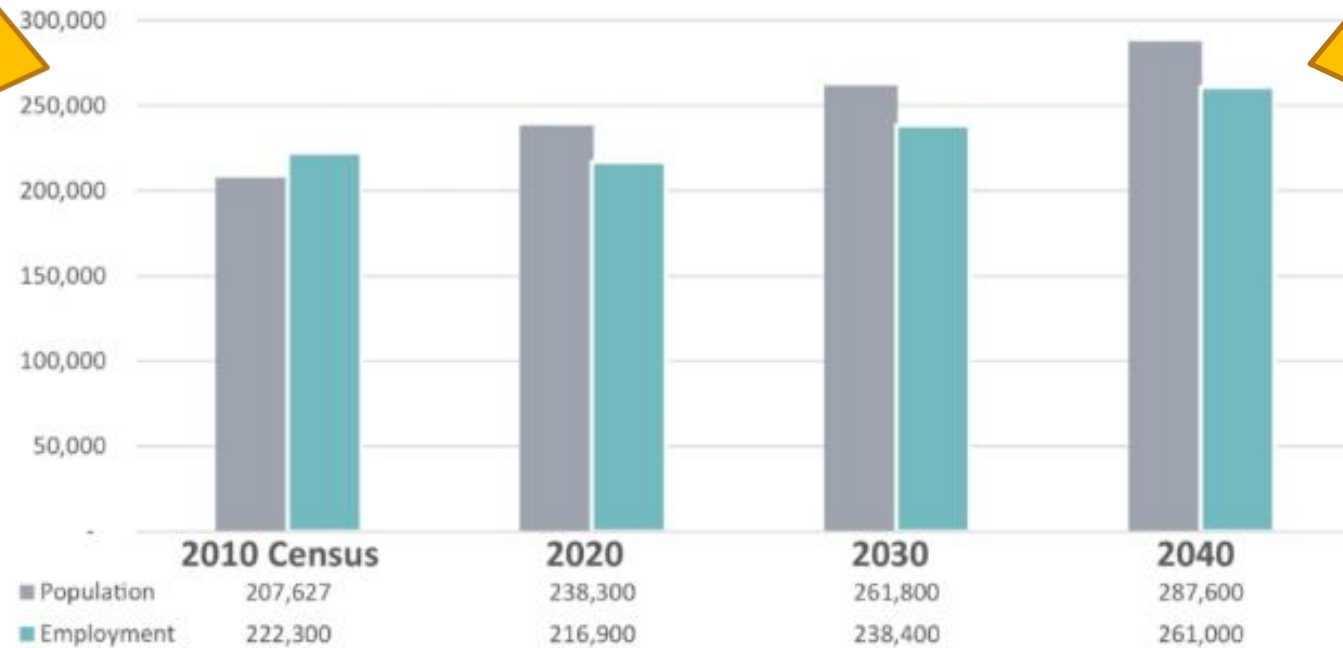
A Community-Based Approach to Development

September 2020

Peter Rousselot, ASF Member

ARLINGTON POPULATION & EMPLOYMENT FORECASTS

Forecasts
BEFORE
Amazon
Announcement



Must We Accept
These Numbers?
Are We Hostage
to Developers'
Pressure?

Source: Arlington County, CPHD, Planning Division, Round 9.1 Forecast.
Preliminary Totals - To be approved by MWCOG October 2018.

FOR EVERY NEW RESIDENT

The average taxpayer
subsidy per
Arlingtonian

More than \$850

**ON WHAT REASONABLE
BASIS CAN ARLINGTON
PROJECT ENHANCED
REVENUE TO OFFSET
SUCH COSTS?**

<u>SOURCE</u>	<u>PER CAPITA¹ EXPENDITURES:</u>
County-wide average	\$4207.04
Education only*	\$2135.09
All other expenditures	\$2071.95
	<u>REVENUES:</u>
County-wide average	\$3,356.98
Real Property	\$3381.51
All other sources	\$1075.47
Net Fiscal Impact	-\$850.06

¹ Source: The Stephen S. Fuller Institute at the Schar School, George Mason University p11

*2018 Fuller estimate based on \$18,015 expenditure per pupil based on enrollment of 26,405

2016 VORNADO REALTY TRUST LETTER TO SHAREHOLDERS

“JBG SMITH will own ... developable land comprised of over 22.1 million square feet of potential development density, which we view as a long-term driver of JBG SMITH’s growth.

This pipeline has the potential to double the size of JBG SMITH and make JBG SMITH the fastest growing real estate company in the nation. We expect that JBG SMITH will be a **major developer of multifamily assets** and that over time its mix of assets will become more balanced between office and multifamily.”

Missing Middle Housing -- County Wants More Residents but Won't Admit to Costs

- Announced “Missing Middle” initiative plan December 2019, research done this summer, Sep 22 board meeting will mean full-speed ahead
- County cannot demonstrate if/how MM promotes affordability
- Cites need for “transition types” between single-family and hi-rises. But 50% of the units in “single-family areas” are already “middle housing” – turns out they aren't really missing!
- County has not projected MM impact on schools, parks, roads/transit, greenspace, tree canopy, services, taxes!
 - **ASF seeks an objective comprehensive study, including no upzoning if merited**

Up-zoning is Forever -- And Much Denser

it will add cars and on-street parking

it will cover lots fully and bring much taller buildings

it will add runoff and flooding and kill trees



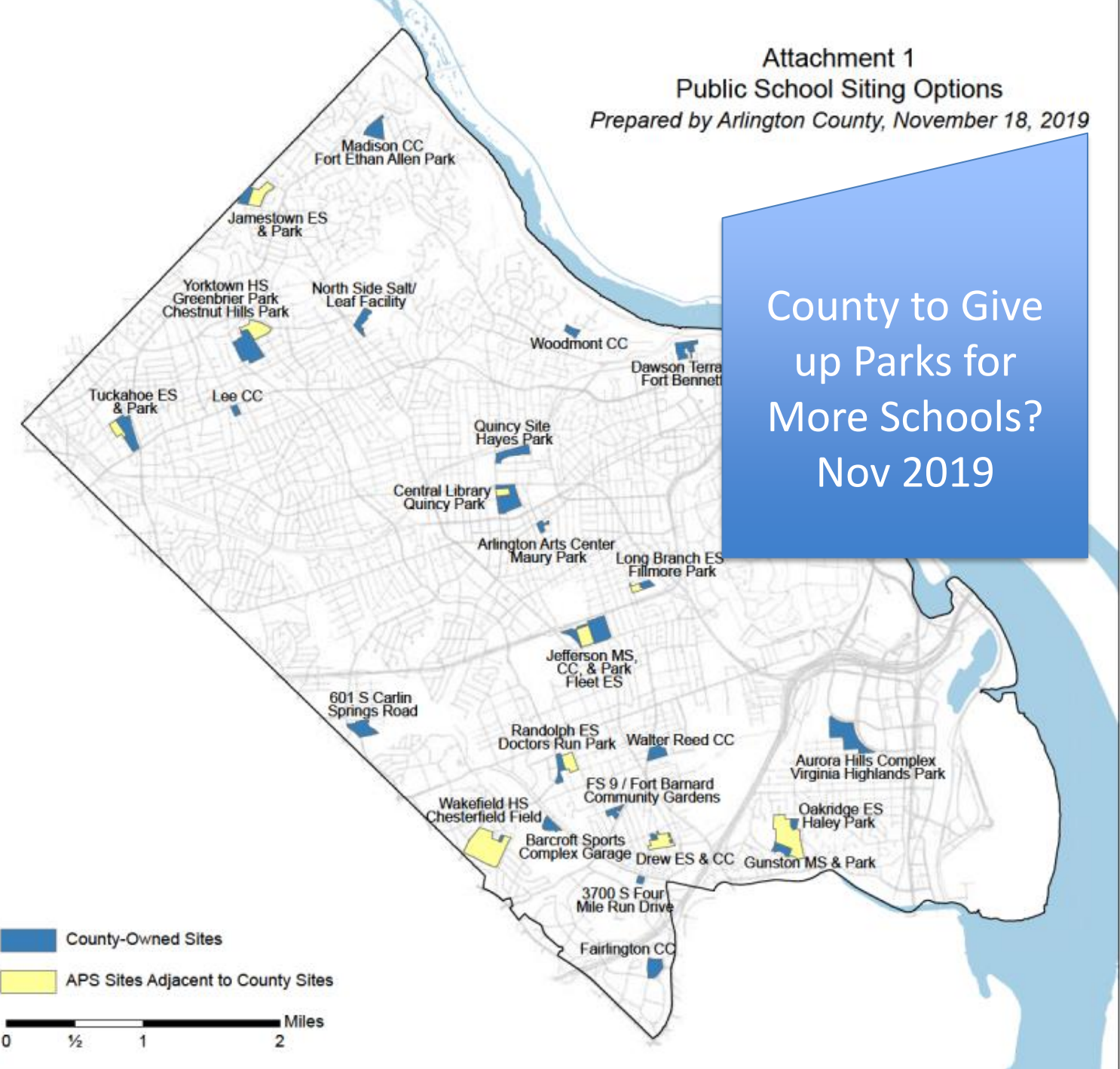
The County Implies MM Will Make Homes More Affordable and Deliver Diversity, but...

- Duplexes here were \$1.1 million each. Affordable for whom?
- Arlington added 2,900 units a year from 2000-2019 – prices kept rising.
- Land prices will rise, benefiting current homeowners most – pro-diversity?
- Homeowners on fixed income won't keep up with tax bills.
- Affordable housing will need bigger subsidy and be squeezed to deliver services for newcomers



Attachment 1
Public School Siting Options
Prepared by Arlington County, November 18, 2019

County to Give
up Parks for
More Schools?
Nov 2019



UPDATED: Boil Water Advisory In Effect After Large Water Main Break

ARLnow.com November 8, 2019 at 7:15am



13. Sinkhole caused by large water main break (staff photo by Jay Westcott)

◀ 1/8 ▶

(Updated at 3:45 p.m.) A large water transmission main serving Arlington ruptured early this morning amid falling temperatures, prompting major closures.

The water main break was first reported around 4:30 a.m. on the Arlington side of Chain Bridge. The northern end of N. Glebe Road, a portion of Chain Bridge Road and Chain Bridge itself were all expected to remain closed throughout the morning rush hour as a result.

School Infrastructure Health Risk?

In April 2020, hundreds of Arlingtonians signed a petition to shut Wakefield HS because poor infrastructure there posed a possible Covid-19 risk:

- Toilets that weren't flushing;
- Sinks that malfunctioned and/or issued foul-colored water;
- PA systems that malfunctioned.

If we can't keep our kids safe in a pandemic in a newly-renovated high school, can we manage more growth now?

**The County says we
must act now, so...**



**... we'll be hit with high costs
of new schools, transport,
parks, and services only
AFTER we pack in more
people.**

THIS IS POOR PLANNING!


Damage from Flooding – July 2019



Intersection of N Kennebec & 11th Street

Source: News Channel 7. July 8, 2019

OUR ECOSYSTEMS UNDER PRESSURE: FLOODING, SHRINKING NATURAL RESOURCES

- **45%** impervious surfaces in Arlington
- **9 acres** of permeable surface lost every year
- Development adds impervious surfaces the size of the Pentagon every 3-4 years.
- Vegetation and tree loss increases runoff
- With climate change  increased vulnerability to flooding and heat island effect

How Would County Accelerated Development Square with Preserving Crucial Natural Resources in Climate Change Environment?

COVID-19 EMERGENCY IS ALREADY PUTTING PRESSURE ON OUR BUDGET

- Schools/first responders/public health officials need funding for pandemic response;
- Hospitality and other tax income has declined;
- County revenues may be impacted to forestall evictions or provide other social services;
- Tax revenue could decline further as pandemic reduces demand for housing/commercial real estate in the DMV

This is no time for sweeping residential zoning policy changes

Ask Arlington County to Define Costs and Benefits

- Perform site-specific **fiscal impact analyses** for new, multi-unit residential projects;
- Release all existing long-term **operating budget forecasts**;
- Prepare **three comparative studies of county outcomes with up-zoning and without up-zoning**:
 1. **Long-term operating budget forecasts**
 2. Long-term **environmental impact forecasts**
 3. Long-term **forecast of household income by quintiles** to show income disparities among highest and lowest earning, compared to national average

Questions? asf.virginia@gmail.org

Website: www.asf-virginia.org

www.asf-virginia.org/missing-middle-housing