



Missing Middle Housing Study

Draft Scope of Work | Community Review

February 2020

Why Conduct the Missing Middle Housing Study?

Arlington is a growing, desirable community.

2045 Population Forecast*

301,200

2019 Population Estimate

226,400

**Arlington County Population Forecast 9.1*

2010 Population**

207,627

2000**

189,453

1990**

170,936

1980**

152,599

***U.S. Decennial Census*



Why Conduct the Missing Middle Housing Study?

Pressures on the regional housing market have intensified – demand for housing is high.

73%

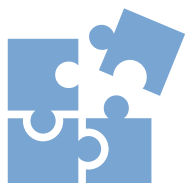
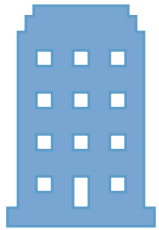
of land zoned residential in Arlington is exclusively for single-family, detached homes



- The Arlington community is frustrated with rising housing costs, largely due to:
 - Shortfalls in housing supply; and
 - Limited housing choices.
 - Metro and Planning Corridors provide medium and high density multi-family housing.
 - Other neighborhoods provide single-family homes, townhouses, a *limited quantity* of two- and three-family dwellings, and smaller apartment communities.
- Barriers to expanding housing opportunities make it difficult to solve the problem.
 - In many cases, it is not economical to build mid-sized units because land values are so high.
 - Current zoning and land use policy restrict other housing types – such as duplexes, triplexes, and smaller apartment buildings.

Why Conduct the Missing Middle Housing Study?

Arlington's neighborhoods are changing now.



- Change will continue with or without policy intervention.
- Current trends show new housing unit construction is either very large, or very small.
- If we do nothing...
 - Regional growth will continue to exert upward pressure on land values.
 - The existing housing stock will get more and more expensive, while existing mid-sized homes will continue to be replaced by large single-family homes and very little else.
 - Arlington's vision to be a diverse and inclusive community will become less attainable.

Why Conduct the Missing Middle Housing Study?

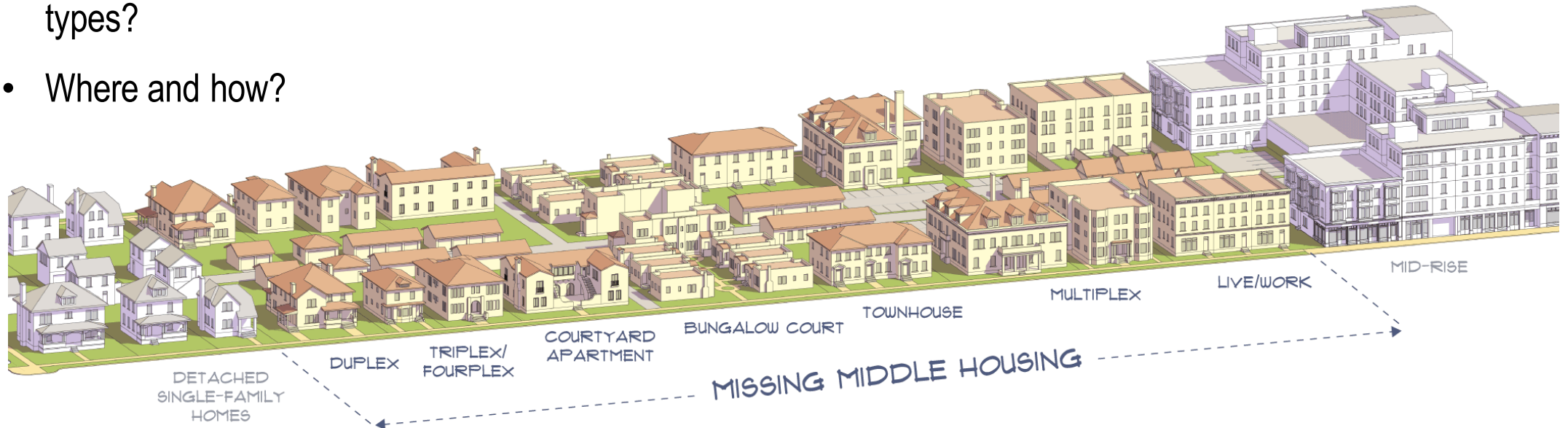
We can't stop regional growth, but we can shift gears to manage its impact.

- Housing Arlington seeks to address housing affordability on many fronts.
 - Expand the supply of housing.
 - Broaden the types of housing available.
 - Preserve or increase the supply of affordable housing units.
- There is no single solution that will tackle all of Arlington's, or the region's, housing affordability challenges.
 - Six individual initiatives fall within the Housing Arlington umbrella.
 - The Missing Middle Housing Study is just one strategy to reach these goals.



Why Conduct the Missing Middle Housing Study?

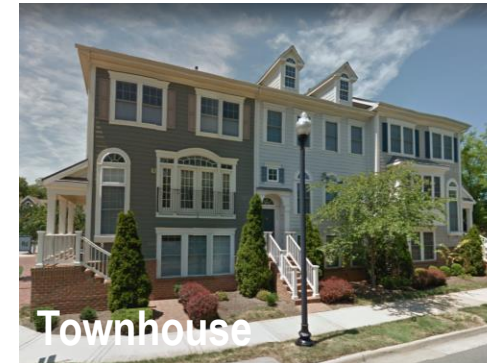
- “Missing middle” refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings.
- Missing middle housing types do not always correlate with a specific income bracket.
- Fundamental questions about missing middle housing in Arlington:
 - What other options could be added – or reintroduced - to our menu of possible housing types?
 - Where and how?



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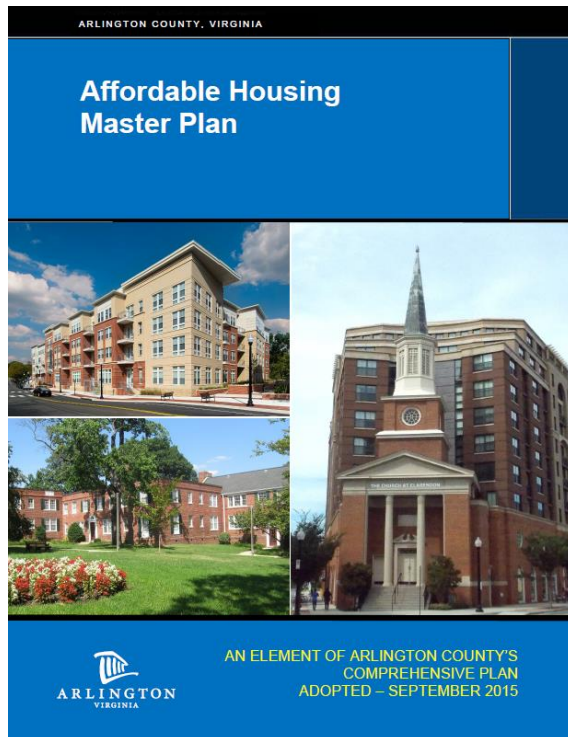
Benefits to missing middle housing types:

- Bridge between low- and high- density areas
- Support walkable neighborhoods and more transit options
- Appeal to broader range of residents
- Meet the needs of a more diverse and inclusive cross-section of our community, including:
 - Growing families
 - Young adults who are just starting their careers
 - Older adults who wish to age in place
 - Public servants, such as teachers, police officers, and firefighters



Study Foundation

- Affordable Housing Master Plan
- Housing Arlington
- Community Conversation Series



Study Foundation

Affordable Housing Master Plan (2015)

Incentivize the production of moderately-priced ownership housing through land use and zoning policy (Policy Directive 1.2.1)

Encourage the production and preservation of family-sized (e.g. 3+ bedroom) moderately-priced ownership units (Policy Directive 1.2.2)

Explore flexibility in housing types and residential uses in single-family neighborhoods (Policy Directive 1.2.3)

Study Foundation



- | | |
|---|---|
| 1 Program Kick-off and Community Survey | 6 Joint Work Session with City of Alexandria |
| 2 Accessory Dwellings | 7 Community Conversation Series and Key Takeaways |
| 3 Housing Conservation District Report | 8 Bonus Density |
| 4 Institutional Partnership Workshop | 9 Elder Care Zoning Ordinance Amendment |
| 5 Condominium Workshops | 10 Missing Middle Housing Study Pre-Planning |

Study Foundation

Community Conversation Series (2019)

Key Takeaways

Housing & Economics

- Growth is happening; we need to manage that growth
- There is a need for affordable options and a diversification of housing types
- We may need to adjust our land use regulations to allow new housing types

Housing & Environment

- Single family areas have been adversely impacted by teardowns and tree loss
- State Code limits the County's ability to regulate by-right development
- There is a need for performance standards that help mitigate impacts
- Creativity is needed, as well as more education

Housing & Equity

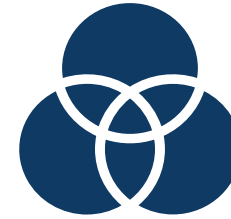
- Remnants of past discrimination still exist
- We need to normalize equity in our policies and practices; ask:
 - Who benefits?
 - Who is burdened?
 - Who is missing?
 - How do you know?
- We should develop creative solutions for Arlington

Study Goals and Outcomes



Goals:

- Increase housing supply
- Diversify range of housing types



Outcomes:

- Shared understanding of the problem
- Options for County Board consideration
- Policy/regulation changes to enable new housing types
- Identification of issues for further study

Key Considerations



Engagement

Lead with robust community engagement



Equity

Further the County's diverse and inclusive vision; incorporate equity



Research

- Understand existing conditions
- Verify and quantify the need for diverse housing types and more affordability
- Examine historic and current policies, practices and regulations
- Inventory existing missing middle housing



Evaluation

- Assess economic feasibility
- Study compatibility with adjacent uses, transportation options, environmental features
- Evaluate impacts and benefits to the environment, public realm, and public services
- Consider mitigation strategies

Study Overview

What it is:

A community discussion to determine:

- How new housing types can help address the lack of housing supply and housing diversity in Arlington
- Where new housing types could be introduced
- What strategies could be employed to mitigate any negative impacts
- Options for County Board consideration

What it is not:

- Not an across-the-board rezoning of all single-family areas - new zoning tools could allow for more housing types
- Not a process to eliminate single-family zoning in Arlington - single family homes will remain a permitted use
- Not a process to codify decisions that have already been made – there is no pre-determined outcome
- Not a process that will lead to incompatible housing types – no high-rises will be built in single-family areas
- Not an attempt to address a specific income range - new options would provide more affordability than what is currently available

Proposed Study Phases

Phase	Pre-planning	Phase 1 Building A Common Understanding	Phase 2 Focused Study	Phase 3 Implementation
Milestones	Completed Research Review of Draft Scope, Charge, and Timeline	Study Kick Off Problem Definition Preliminary Ideas for New Housing Types and Key Considerations	Recommendations for New Housing Types and Locations Recommendations for Other Studies to Support New Housing Types	ACZO and GLUP studies Comp Plan and CIP Work Plan
Outcomes	Research Compendium CB approved Scope, Charge, and Timeline	Report for County Board Consideration	Report for County Board Consideration	ACZO amendments and Comp Plan amendments as needed
Timeline	2019 Q4 – 2020 Q1	2020 Q2 – Q4	2021 Q1 – Q2	2021 Q3 – Q4

Phase 1 – Building a Common Understanding

Step 1: Understand Arlington’s housing shortfall and missing middle housing gap

Questions to be answered:



Phase 1 – Building a Common Understanding

Step 2: Develop preliminary ideas for new housing types and issues to consider

Questions to be answered:



Phase 2 – Focused Study of New Housing Types

How should new types be designed?

- Massing, siting, access, on-site parking, and lot coverage
- Landscaping, green energy, and storm water management
- Mitigation strategies to address potential impacts

Where should they be located?

- Appropriate lot types (size, relationship to road network)
- Appropriate locations (land uses, environmental features)
- Needed transportation options

Phase 2 – Focused Study of New Housing Types

How do these new types function economically?

- Financial feasibility
- Target market

What are the impacts on policies and regulations?

- Relationship to current zoning standards (# of units, lot coverage, height, units/acre, on-site parking)
- Other potential regulatory issues (Building Code, Chesapeake Bay, Subdivision Ordinance)
- Impacts of new housing types on other Comp Plan elements

Phase 3 – Implementation

Zoning Ordinance amendments

- To support increasing and diversifying the types of housing identified in Phase 2

Other policy changes and budget priorities

- To support new policies

Community Engagement Goals

- *Motivate participation from a broad audience, where community members are equitably represented*
- *Foster a cooperative process that collects and utilizes meaningful feedback prior to decision-making*
- *Empower an informed community partner network that can use their voices to further these goals*

Community Engagement Principles

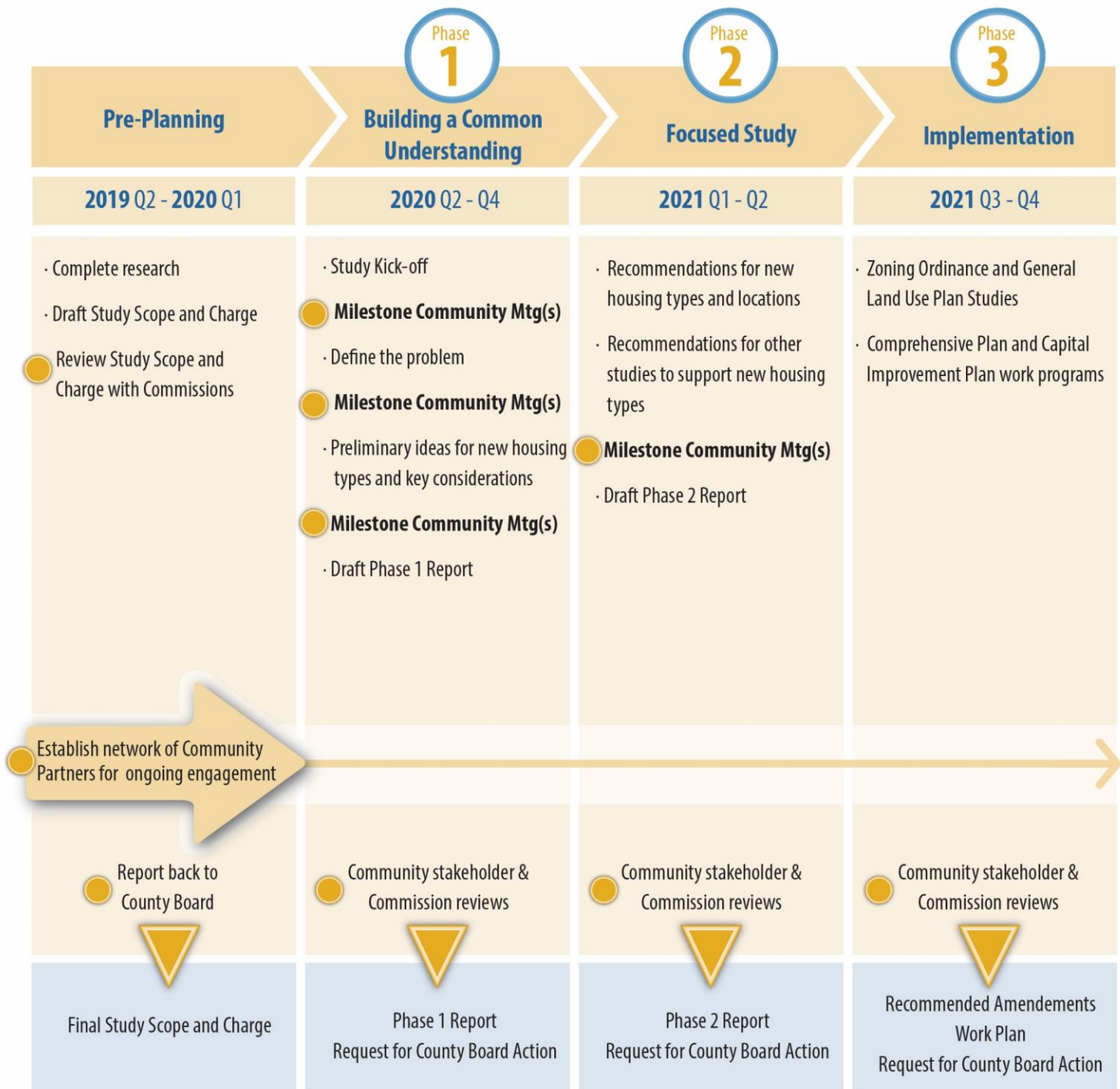
The following principles will guide staff's design of communication and engagement efforts:

- Inclusion and mutual respect for all stakeholders
- Early involvement and timely communication
- A transparent, accountable process
- Clear, accessible information and participation opportunities
- Open, two-way dialogues
- Effectively-used fiscal and staff resources
- Responsiveness to evaluations for improvement

Community Engagement

Group	Participation	Role	Engagement Format	Frequency
Stakeholders	Open to general public	<ul style="list-style-type: none"> • Keep informed throughout the process • Collaborate with staff at key milestones 	<ul style="list-style-type: none"> • Informed through study communication channels, including website, e-news, articles, social media, and other promotional materials • In-person engagements such as workshops, public meetings, open houses, educational events, and other opportunities. • Online engagements such as feedback forms, document reviews, virtual events, and other opportunities 	At key milestones (identified in the process timeline)
Community Partners	Open to interested individuals and organizations throughout the process	<ul style="list-style-type: none"> • Utilize provided engagement tool kit(s) to disseminate study information to own network • Participate in targeted discussions and/or co-host community meetings or provide feedback on specific topics 	<ul style="list-style-type: none"> • Partner-hosted meetings, events, discussions and informal engagements • Co-hosted meetings with study team, to be determined with regards to community meeting criteria and available resources • Partner-led information distributions, online engagements, and shared content 	As needed, likely increasing at key milestones
Citizen Advisory Panel, Working Group or Other	To be determined	To be determined	To be determined	To be determined

Community Engagement



Next Steps

- Visit housing.arlingtonva.us/missingmiddle
 - Read the complete Draft Scope of Work
 - Share your feedback on the document by March 1
 - Sign-up to be a Community Partner
 - Subscribe for study updates in your inbox
 - Learn more about other Housing Arlington initiatives
 - Contact us with questions: housingarlington@arlingtonva.us

