



An Expanded Approach to an Equitable, Stable, Adaptive Community

Community Conversation Update and
Missing Middle Housing Study Framework

Housing Arlington Community Conversations

Three panel discussions were held on **Facebook Live**:

Housing and
Economics

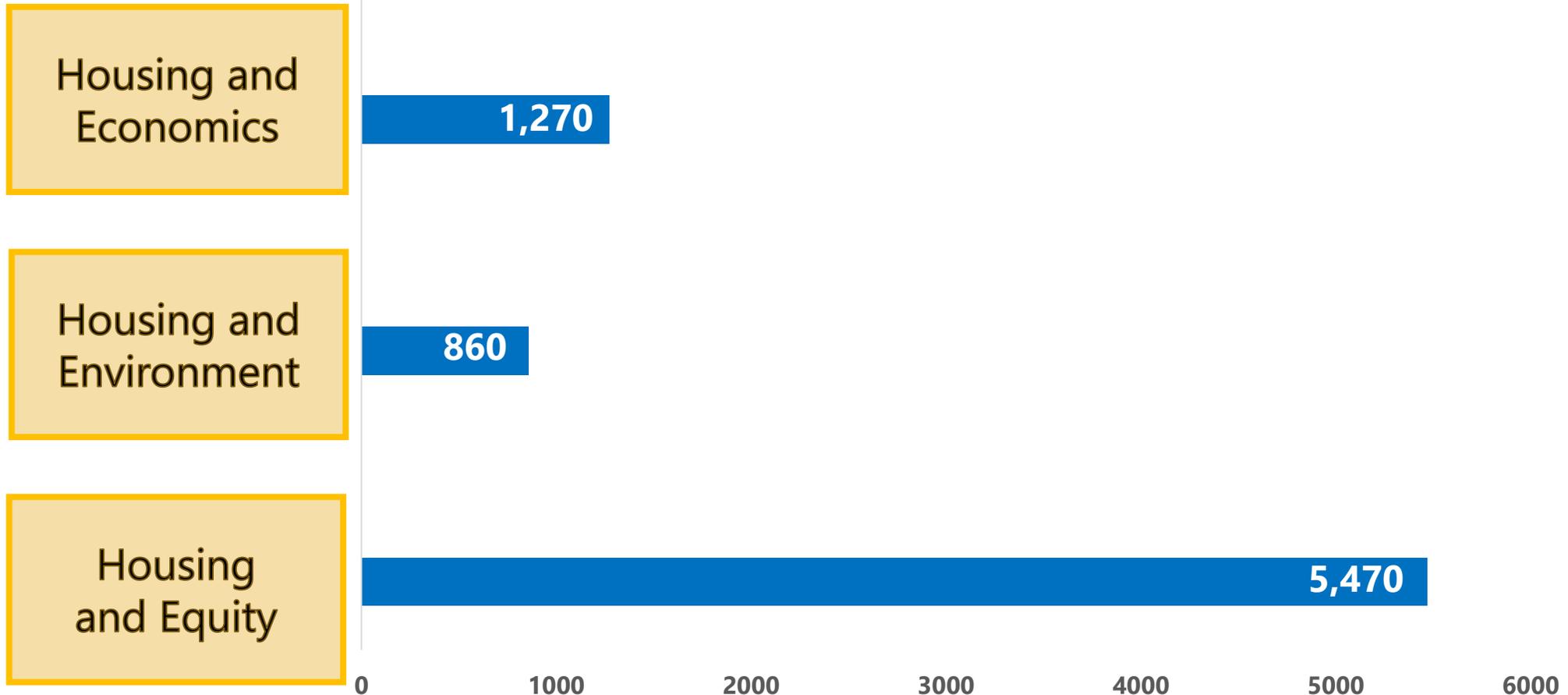
Housing and
Environment

Housing
and Equity



Housing Arlington Community Conversations

Views



Housing Arlington Community Conversations

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

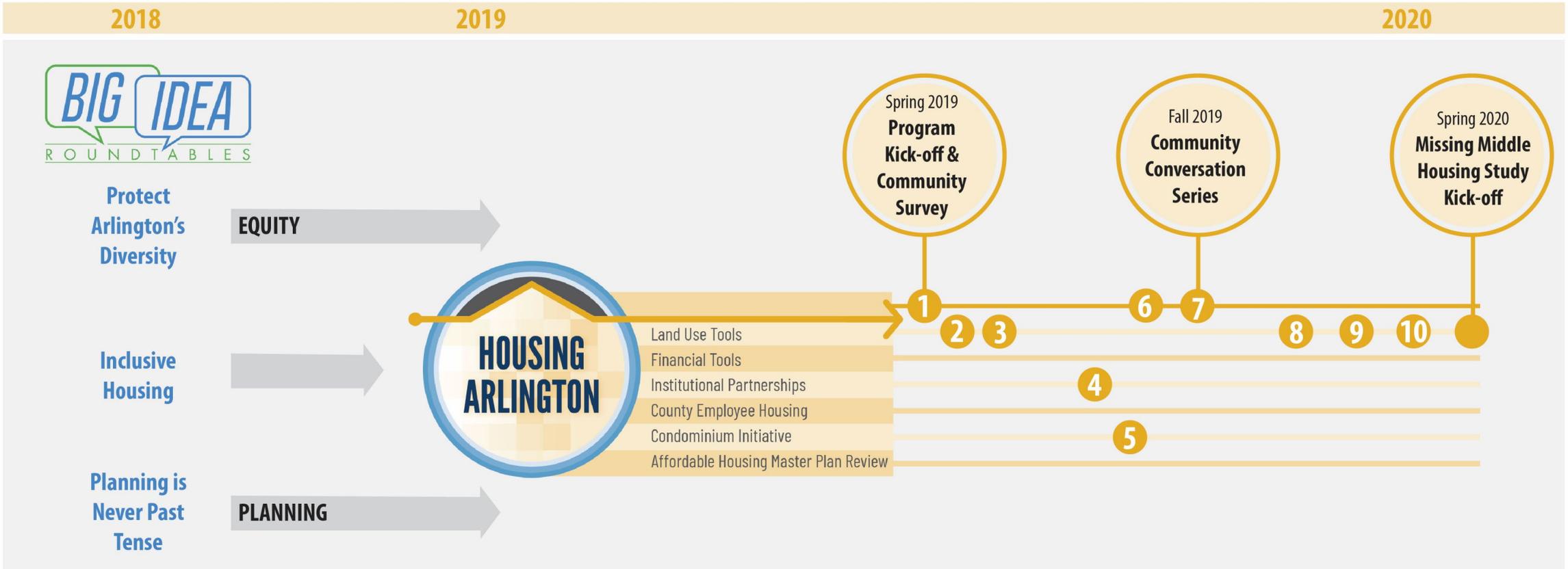
- Remnants of past discrimination still exist
- We need to normalize equity in our policies and practices; ask:
 - Who benefits?
 - Who is burdened?
 - Who is missing?
 - How do you know?
- We should develop creative solutions for Arlington

Background

Affordable Housing Master Plan (2015)

- Produce and preserve a sufficient supply of affordable homeownership housing to meet future needs
- Incentivize the production of moderately-priced ownership housing through land use and zoning policy
- Encourage the production and preservation of family-sized (e.g. 3+ bedroom) moderately-priced ownership units
- Explore flexibility in housing types and residential uses in single-family neighborhoods

Background



- 1 Program Kick-off and Community Survey
- 2 Accessory Dwellings
- 3 Housing Conservation District Report
- 4 Institutional Partnership Workshop
- 5 Condominium Workshops

- 6 Joint Work Session with City of Alexandria
- 7 Community Conversation Series and Key Takeaways
- 8 Bonus Density
- 9 Elder Care Zoning Ordinance Amendment
- 10 Missing Middle Housing Study Pre-Planning

Missing Middle Housing Study

Purpose

To examine how new housing types and forms could be introduced in Arlington that broaden the range and supply of housing.

Missing Middle Housing Study

What it is:

A community discussion to determine:

- How/whether new housing types can help address the shortage of housing supply in Arlington
- Where new housing types could be introduced
- What strategies could be employed to mitigate any negative impacts

What it is not:

- 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
- A process that will lead to incompatible housing types (e.g. high rises) being built in single-family areas

Missing Middle Housing Study Framework

Key Considerations

- Robust community engagement
- Further the County's diverse and inclusive vision; incorporate equity
- 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 in Arlington

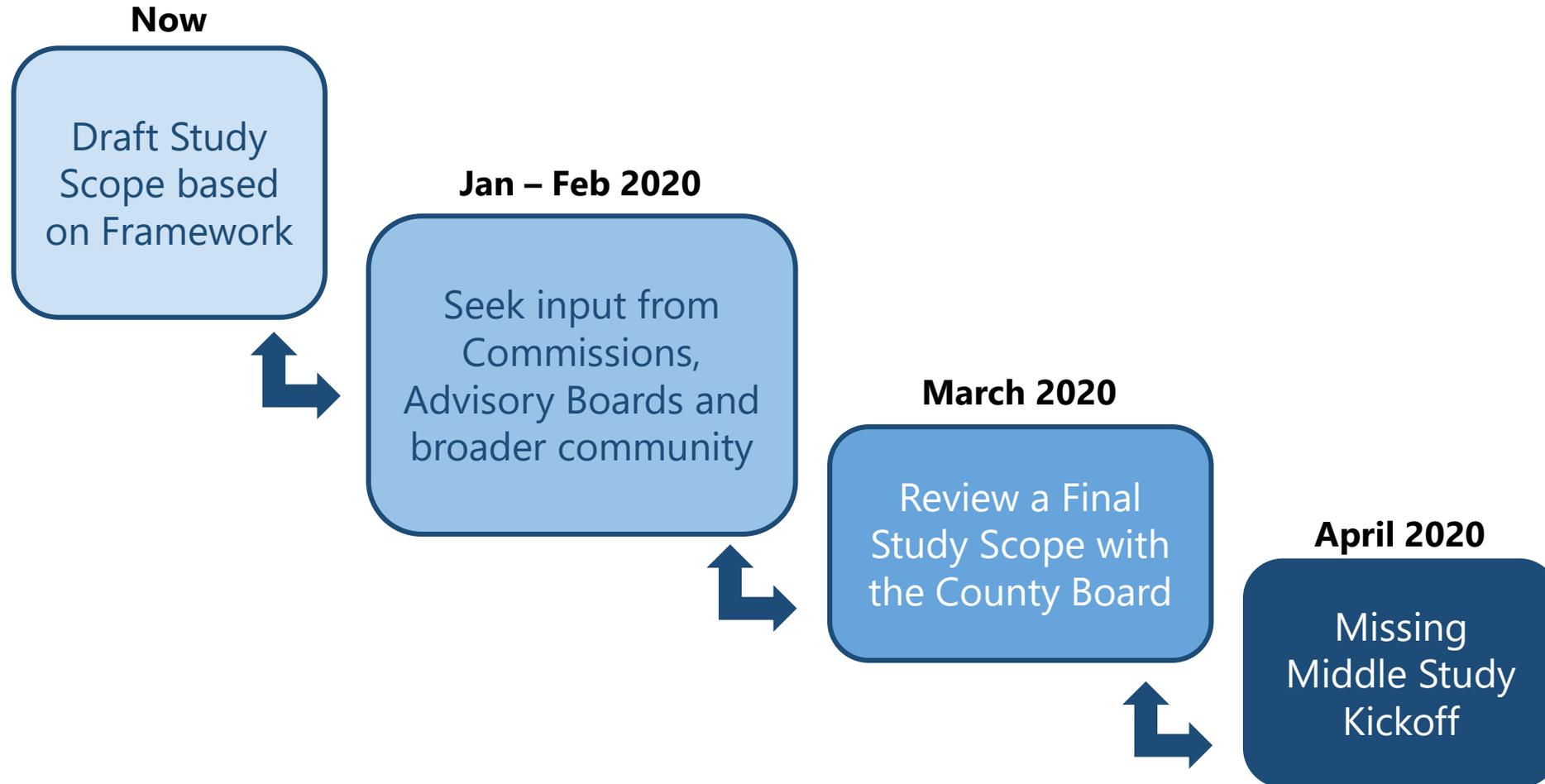
Missing Middle Housing Study Framework

Key Considerations (cont.)

- Focused Study
 - Assess economic feasibility of any new housing types that are identified
 - Analyze locational factors (e.g. proximity to transit; environmental sensitivity)
 - Study compatibility of new housing types within neighborhoods
 - Evaluate impacts and benefits to the environment and public realm
 - Identify mitigation strategies to address stormwater, tree loss or other community concerns

Missing Middle Housing Study

Next Steps





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