

**Missing Middle Housing Study**  
**Draft Scope of Work Comment Matrix**



Comment	Comment Type	Response	Stakeholder
Who is conducting the study?	Study Coordination	Staff in the Department of Community Planning, Housing, and Development Housing and Planning Divisions are leading the study effort, with support from an inter-departmental staff team.	Housing Commission, 1/16/20
Who is the intended target market for missing middle housing and how will the study engage these stakeholders?	Community Engagement	<p>The purpose of the study is to identify new housing types that are appropriate for the Arlington context. An outcome of the study will be to determine the target market for these housing types.</p> <p>In terms of engagement, the scope of work proposes a robust community engagement process, including multiple layers of engagement types and groups, designed to motivate participation from a broad audience, with equitable community representation.</p>	
Will the study consider school capacity and road capacity in evaluating potential new housing types?	Evaluation	Yes, this area of focus is reflected in the scope of work.	
Will the impacts on schools and roads resulting from adding new housing types through the Missing Middle Housing Study be different than when we consider the impacts of adding “affordable housing” more generally?	Evaluation	<p>As proposed in the scope of work, the Missing Middle Housing Study will seek to determine the appropriate locations for new housing types identified in Phase 1. This could include areas where change has not been previously anticipated, including areas currently envisioned for “Low” Residential development on the General Land Use Plan.</p> <p>The scope of work proposes that the impacts of change on schools and roads in these areas will need to be considered through this study.</p> <p>It should be noted that the new housing types that are developed through this process may be more affordable</p>	

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		options, as compared to what is available in the marketplace today, but these new types should not be considered “affordable housing”.	
The scope of work should clarify that opportunities for new housing types will be considered in all areas throughout the County, including areas with single-family housing.	Evaluation	Staff will clarify.	
What will the financial feasibility analysis address?	Evaluation	The study will analyze how/whether potential new housing types will be feasible for a property owner to build from a financial perspective – whether there will be sufficient return on investment to support the construction of the new housing type.	
Does the study intend to look at opportunities for rental housing or only home ownership?	Goals and Outcomes	The study is focused on add new housing types, regardless of whether the end user will own or rent the housing unit.	
Will engagement materials be produced in other languages to support the goals of broad engagement?	Community Engagement	Yes.	
The Housing Commission invites staff to use its commission as a convening body for advisory meetings during the process.	Community Engagement	Staff will consider this invitation in developing recommendations for a citizen advisory group to serve as a sounding board during the study process.	
Will staff demonstrate how public feedback is incorporated into the study outcomes? This is very valuable in building trust and buy-in from the community.	Community Engagement	Yes.	
The study should consider how to mitigate for potential unintended consequences, such as potential for increases in land values resulting from increases in allowable density.	Evaluation	Lessons learned from other communities include the importance of recommending changes 1) across a large geography, which is best equipped to absorb new market demand rather than very localized change and 2) that can be easily realized thus making investments more desirable. Strategies to recommend these types of changes will be considered, as well as other innovative strategies to manage change and achieve the study’s	

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		main purpose to introduce new housing types and increase supply.	
Will Phase 2 include use of models to illustrate where Missing Middle housing is working in other jurisdictions?	Research	Yes, this will be part of Phase 1 and Phase 2, to facilitate community conversation about new housing types that Arlington is interested in exploring.	
The cost of construction added to the cost of regulations contributes to housing expense.	Evaluation Implementation	The study will consider strategies to streamline regulations to support adding new housing types.	
The impacts of adding new housing types on school capacity should be considered early in the study in order to provide APS with adequate time to address potential changes.	Evaluation	APS will be an inter-agency partner to allow for impacts of potential changes to be considered throughout the study process.	
Will planning for higher-density development be expanded outside of the ¼ mile radius from metro stations?	Goals and Outcomes	Considering opportunities for high density development is outside the scope of this study; however, some Missing Middle housing types could be appropriate on the edges of areas planned for high density development as a transition to lower density uses.	
Will engagement be accessible? Facebook Live is not accessible.	Community Engagement	Staff will look into ways to ensure that civic engagement materials are accessible. Staff will also reach out to the Disability Advisory Commission to seek their feedback on the scope of work and throughout the process.	
Will staff visit individual civic associations?	Community Engagement	Among other community engagement goals, staff is seeking to motivate participation from a broad audience, where community members are equitably represented. To that end, the scope of work includes criteria to establish and prioritize community meetings and resources.  Organizations should refer to these criteria to determine if their request could be made appropriate for in-person engagement with county staff. The Study’s community partners could be deployed to attend smaller meetings that don’t meet the criteria for a Community Meeting.	

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		The County Board members are also conducting outreach, which could include civic association meeting engagement.	
Please clarify what is intended in Phase 1 in studying how the design and massing relate to the road network.	Evaluation	Potential new housing types will be examined to determine which types of roadways (e.g. neighborhood, arterial) and block structures contained within the existing road network would be most appropriate or suitable for the design and massing of each type.	Long Range Planning Committee, 1/22/20
Why is the study not intending to target a specific income range?	Goals and Outcomes	Housing Arlington is seeking to address housing affordability on many fronts. Easing restrictions on housing types can increase housing supply and provide housing choices that are more affordable than what is currently available. The Missing Middle Housing Study is one strategy to address Arlington’s housing issues.  In addition, flexibility on the target market will enable the community to consider the full range of missing middle housing options, and then to identify the types that seem most appropriate to address the problems as defined in Phase 1 Building a Common Understanding.  In Phase 2 Focused Study, the target market for specific housing types will be determined, to help inform which housing types should be specifically recommended for development of Zoning Ordinance amendments, other policy changes, and areas of future study, as needed, in Phase 3 Implementation.	
Absent a targeted range, how will potential solutions be evaluated?	Evaluation		
Are there constraints in the Arlington County Zoning Ordinance on housing production, in terms of requirements for conditional approval and special exception development?	Research	Yes, staff is conducting an assessment of barriers and constraints in the ACZO and this will be shared at the outset of Phase 1 Building a Common Understanding.	
Will any new legislation from the Virginia Assembly be needed to support change?	Evaluation	We don’t know yet. This depends on the outcomes of the study.	

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	Implementation	
Population and demographic projections will be very helpful to understand the need.	Research	Information on Arlington’s housing shortfall will be a component of the Research Compendium in development in the Pre-planning phase.
Recommend to include tenant groups as potential community partners (Bu-Gata)	Community Engagement	Thank you.
Will the study consider finance solutions? Mortgage Credit Certificates in California is one example.	Evaluation  Implementation	Phase 3 of the Arlington Missing Middle Housing Study focuses on implementing the recommendations for missing middle housing identified in Phase 2. One of the questions to answer in Phase 3 is, in addition to zoning tools and GLUP amendments, what other policy changes and budget priorities may be needed to support missing middle housing.
Will the Building Code interpretations be studied? The need for separate kitchens in accessory dwellings has been interpreted differently in different jurisdictions.	Evaluation	Potential regulatory issues such as Building Code requirements will be studied in Phase 2 Focused Study.
Promising at the outset of this study that there will be no across-the-board rezonings of all single-family areas nor a process to eliminate single-family zoning could constrain our ability to identify solutions and recommendations in Phase 3.	Goals and Outcomes  Implementation	The LRPC presentation has been updated to clarify the meaning of these statements. The County does not intend to conduct wholesale rezonings. The recommendations from Phase 2 Focused Study could result in development of new zoning tools to allow for more housing types, in areas where housing type choices are limited. Single family homes will remain a permitted use in areas where single-family homes are currently a permitted use.
A GLUP Note may be needed to indicate where changes can occur.	Implementation	Recommendations for implementation will be developed in Phase 3.
Will the study consider the potential for adaptive re-use?  Portland allowed for multiple units in single-family dwellings in historic districts.	Evaluation	While adaptive reuse of existing commercial office buildings is outside the scope of this study, staff will consider how to address opportunities for adaptive reuse in existing residential dwellings in the scope of work.

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Occupancy restrictions in single-family dwellings (no more than 4 unrelated adults) should be considered in this study.		Opportunities to subdivide existing dwellings could provide an opportunity for caretakers and/or family members to support aging in community.	
Will study include focus groups with developers and builders?	Research Evaluation	Yes.	
What does staff believe are opportunities for improvement in community engagement?	Community Engagement	There is room for improvement in reaching stakeholders who do not participate in civic association meetings and/or traditional community meetings.  The study’s community engagement goals seek to empower an informed community partner network that can use their voices to reach stakeholders in their own environment and motivate participation from a broad audience where community members are equitably represented.	
What are the study’s goals for an advisory group?  Strongly recommend a significant role for commissions in any advisory group composition to provide guidance and expertise on the myriad complex issues that will be raised in this study.	Community Engagement	Staff is seeking a sounding board to provide guidance on development of materials for broader community review and engagement and feedback.	
Is there a role for organizations such as the Lee Highway Alliance and the Columbia Pike Revitalization Organization	Community Engagement	Yes, we look forward to partnering with these types of organizations to co-host follow up sessions after large community meetings and as critical members of the community partner network.	
Providing visual examples and avoiding planner jargon another opportunity for community engagement.	Community Engagement	Staff agrees and intends to use materials that are highly visual and easy to understand.	
How will the Missing Middle Housing Study inform Plan Lee Highway (PLH)?	Study Coordination	The two processes will run parallel with opportunities for each to inform the other, particularly in the	

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	Evaluation	development of PLH land use scenarios in which Missing Middle concepts can be tested in the PLH Residential Edge Areas.	
The Big Idea Roundtable Advisors could help facilitate local discussions moderated by people in the main advisory group; similar to Realize Rosslyn in which subcommittees were created to support development of technical recommendation in the last phase of the Rosslyn process.	Community Engagement	Staff will consider how to incorporate this input into the scope of work and study process moving forward.	LRPC, Public Comment, 1/22/20
Please emphasize the benefits of missing middle housing from a density, walkability, affordability perspective, in order to build/motivate supporters and prevent opposition from gaining ground.	Community Engagement		
Suggest that the study should consider if there are opportunities to make existing housing cheaper before pursuing creation of new housing types and adding more supply.	Goals and Outcomes		
Please consider partnering with existing missing middle housing residents who can also speak to the benefits of this housing type.	Community Engagement		
Please raise awareness on the practice of redlining and the impacts of historical planning and zoning practices and federal/state legislation on patterns of segregation that still persist today.	Research		
Please provide inventory of existing housing stock and information on opportunities for additional construction in the corridors. Or are the corridors built out and that is why the study is looking to other areas?	Research		

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This study is important to provide opportunities for those aging in place who would prefer to live elsewhere in Arlington but there are no options to do so.	Evaluation		
Focus on the success/benefits and ability of this study to affect positive social change.	Community Engagement		
How will the inventory reflect the realities of actual living conditions in which many multi-unit structures or multi-household dwellings may be underreported?	Research		
Aurora Highlands is looking to understand how this study can support higher rates of home ownership.	Evaluation		
Will the study look at proximity to transit beyond Metro stations to bus transit access as well?	Evaluation		
Pilot projects are a good idea.	Evaluation Implementation		
Creating a careful, deliberate process makes sense. However, be cautious of being too deferential to opposition when we know that this is the right thing to do and these are urgent issues needing swift attention.	Study Coordination		
The scope of work does not address the negative environmental impacts of our existing development policies, nor the potential environmental benefits of introducing new “missing middle” housing types that could facilitate denser development, such as more transit users and fewer vehicle miles traveled.	Evaluation	Staff will consider how to study potential benefits and not only impacts of allowing for new housing types.	Transportation Commission, 2/4/20
This study will not address housing affordability nor equity but rather enable	Goals and Outcomes	Housing Arlington is seeking to address housing affordability on many fronts. The Missing Middle	

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<p>addition of more housing units affordable to only a limited segment of the population, leading to the continued densification and gentrification of our County.</p>		<p>Housing Study is one strategy to address Arlington’s housing issues.</p> <p>There is a gap in housing options in Arlington. Arlington’s Metro corridors offer smaller apartment and condo units in medium to high density buildings, however that style of housing does not suit everyone’s needs. Other neighborhoods offer single-family homes or townhomes and only a very limited quantity of other housing types.</p> <p>Easing restrictions on housing types can increase housing supply and provide housing choices that are more affordable than what is currently available.</p> <p>If we do nothing to address these challenges, the existing housing stock will continue to 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 diverse and inclusive will become less and less attainable. Our lowest income households are at risk of being squeezed out, while moderate income households will also be at risk, further burdened with rising housing costs and potentially unable to stay here.</p>	
<p>It is disingenuous to say this is not about upzoning because that’s precisely what would be required to increase housing in residential neighborhoods</p>	<p>Goals and Outcomes</p>	<p>The County does not intend to conduct wholesale rezonings. The recommendations from Phase 2 Focused Study could result in development of new zoning tools to allow for more housing types, in areas where housing type choices are limited. Single family homes will remain a permitted use in areas where single-family homes are currently a permitted use.</p>	

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Supportive of the goals of this study. It is very important to find ways to introduce more, less expensive housing options to Arlington.	Goals and Outcomes  Evaluation	n/a	
Supportive of the community partners network and advisory group	Community Engagement	n/a	
The County should consider studying the potential to allow more density around Metro stations	Goals and Outcomes	This is outside the scope of the Missing Middle Housing Study.	
Densification will lead to tree loss, increased runoff. Why should Arlington absorb the impacts of regional growth?	Goals and Outcomes	<p>Significant tree loss has already occurred in Arlington’s single-family neighborhoods over the past 10 years.</p> <p>Regional growth and change are happening. The County is working on many fronts to address the impacts of change and growth, such as flooding, rising school enrollment, and tree loss. On the housing front, Arlington can choose to continue to witness the loss of small, more affordable housing options in our lower density neighborhoods. Or, Arlington can consider how to re-introduce options to purchase smaller, less expensive homes in our lower density neighborhoods. Not only will this effort produce new options that don’t exist today, Arlington could realize benefits that wouldn’t otherwise be realized, such as contributions to reduced regional vehicle miles traveled, increased bus ridership which could help support our transit system, opportunities for aging in place within the community, and opportunities to foster more diversity in our housing types and in our population.</p>	
Neighborhoods like Lyon Village are experience teardowns and construction of very large single-family homes. I would like to see an option for a triplex so that three	Goals and Outcomes		

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housing units could be constructed rather than just one, on the same building footprint.			
It is confusing to hear that the study will addressing missing middle housing types from a form perspective and not address missing middle housing from an affordability perspective. What is the value of this study if it will not address affordability?	Goals and Outcomes	<p>There is a gap in housing options in Arlington. Arlington’s Metro corridors offer smaller apartment and condo units in medium to high density buildings, however that style of housing does not suit everyone’s needs. Other neighborhoods offer single-family homes or townhomes and only a very limited quantity of other housing types.</p> <p>Easing restrictions on housing types can increase housing supply and provide housing choices that are more affordable than what is currently available.</p> <p>In Phase 2, the study will evaluate the affordability levels of the different housing types under consideration, and the community will have the opportunity to provide feedback on how the affordability levels of these housing types address the problem as defined in Phase 1 of the study. Residents will have the opportunity to provide feedback on how which types of missing middle housing best address the problem in Arlington, the appropriate locations for those housing types, and areas of additional study that may be needed.</p>	Commission on Aging, 2/24/20
Please participate in 22202 Livability activities.	Study Coordination	Thank you. The county is participating in this community-led initiative.	
What is meant by new housing types being compatible with surrounding development?	Evaluation	Locations for new housing types will be informed by an understanding of the scale (e.g. height, bulk, intensity) of new housing types and the degree to which the scale is consistent with the scale of surrounding land uses.	
What is the status of Housing Conservation district (HCD) work?	Study Coordination	HCD work is ongoing; staff is developing recommendations for new zoning tools to enable	

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		<p>preservation of existing areas of market rate affordable housing, including recommendations to enable expansions and additions to nonconforming two-family dwellings. This initial phase of zoning ordinance amendment work (additions and expansions for two-family dwellings is expected to be brought forward for County Board action in Spring 2020.</p>	
<p>How is equity to be addressed in this study?</p>	<p>Goals and Outcomes</p> <p>Community Engagement</p>	<p>An equitable community is one where all populations have access to their needs, opportunities to reach their full potential, and the ability to experience optimal well being. By seeking to introduce new housing types that are less expensive than what is currently available, this study strives to address this vision of an equitable community.</p> <p>The study also seeks to conduct an equitable process in which community engagement is tailored to the availability of our diverse community and not a one-size fits all approach to obtaining feedback.</p>	
<p>It is hard to imagine how introducing new housing types will address affordability given the cost of land. Property taxes alone make living in Arlington very expensive.</p>	<p>Evaluation</p>	<p>The study is focused on how to introduce new missing middle housing types from a form perspective. However, in Phase 2, the study will examine the affordability levels of the housing types under consideration and property taxes will be an important part of the equation.</p>	
<p>In the presentation on the Missing Middle Housing Study Scope of Work, why is there no slide on tree canopy or stormwater?</p> <p>Preservation of the County’s tree canopy is about urban ecology.</p> <p>Housing value and sustainability are diminished with loss of tree canopy</p>	<p>Evaluation</p>	<p>The presentation explains that study will evaluate impacts and benefits to the environment and public realm, including trees and natural resources, stormwater management, energy, parks and public spaces, and on-street parking.</p> <p>Materials published at the beginning of the study process will provide information on trends in the County’s tree canopy and stormwater management, as</p>	<p>Urban Forestry Commission, 2/27/20</p>

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<p>Study materials should demonstrate attention to the importance of trees.</p>		<p>well as existing programs, policies, and upcoming planning projects to address issues that the County is already experiencing in the areas of tree loss and stormwater management.</p>	
<p>Will there be opportunities to feedback on the findings of Phase 1 and Phase 2 before recommendations are developed? Please come back to the Urban Forestry Commission to report on findings and gain input on development of recommendations.</p>	<p>Evaluation  Community Engagement</p>	<p>The study scope of work propose consultation with a citizen advisory panel, working group, or other advisory group to provide feedback on policy issues and community perspectives. In addition, commission review is also proposed prior to delivering a Phase 1 and Phase 2 report to the County Board. Staff will consider how to ensure that there is adequate opportunity for the commissions to provide feedback in development of the Phase 1 and Phase 2 reports.</p>	
<p>Biophilia is an important concept to weave into the Missing Middle Housing Study. Incorporating principles of biophilia does not necessarily correspond to low density.  Mid-rise projects have opportunities for green roofs.</p>	<p>Evaluation</p>	<p>Staff will seek to incorporate concept of biophilia into the Missing Middle Housing Study scope of work.</p>	
<p>Will you look at other communities to understand opportunities for Missing Middle Housing?</p>	<p>Goals and Outcomes</p>	<p>Places including Portland, Minneapolis, and Seattle have adopted plans and Zoning Ordinance amendments to encourage missing middle housing. Other communities are in the same place as Arlington, beginning to ask questions about how to introduce more housing options.</p>	
<p>Will the study look at opportunities for green energy?</p>	<p>Evaluation</p>	<p>The priority for the study will be introducing new mechanisms that best facilitate expanded housing choice. However, the study will consider if there are opportunities to incorporate green energy strategies.</p>	
<p>Please clarify use of term “sustainability” in Missing Middle Housing Study?</p>	<p>Goals and Outcomes</p>	<p>Sustainability refers to both economic sustainability and environmental sustainability. In Phase 1, The community will seek to address how introducing new housing types could improve maintenance of natural</p>	

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		<p>resources into the future (environmental sustainability). The community will also consider how introducing new housing types could improve Arlington’s ability to house its workers, which ultimately allow Arlington to remain economically competitive, by retaining/attracting businesses and being able to find/keep employees to staff the services that residents depend upon, such as health care, education, public safety (economic sustainability).</p>	
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