Missing Middle Housing Study

County Board Work Session
Scope of Work and Community Kick Off

September 2020
Agenda

• MMHS Background/Research Compendium Highlights

• Scope of Work Overview

• Summary of Feedback and Scope Updates

• Study Process and Schedule

• Kick-off Plans
Study Background and Research Highlights
Why Conduct the Missing Middle Housing Study?

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

- Worsening housing gap
  - 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.

- 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 impossible to attain.
Arlington's Housing Gap

Arlington’s Housing Inventory

- Single Family Detached
- Duplex (side-by-side and stacked)
- Townhomes
- Low-rise/Garden
- Mid- and High-rise

Missing Middle Housing Types
What is Missing Middle Housing?

Origins in the Past – Before Modern Zoning Standards Restricted Their Development

“House-scaled buildings in walkable setting.” – Daniel Parolek
What is Missing Middle Housing?

Range of housing types IN THE MIDDLE between single-family detached houses and mid-to-high-rise apartment buildings.

Refers to SIZE not PRICE
What is Missing Middle Housing?
Limited Missing Middle Supply

SFD = 25% of housing but 75% of residential land

6% of 116,000 homes.

Legend
- Single Family Detached
- Side-by-side Duplex
- Stacked Duplex
- Townhouse (fee simple)
- Townhouse and Garden-style Condominium
- Small Apartment building (16 units or less)
- Public, Government and Community Facilities
New Multi-Family Construction

Source: Arlington County, CPHD, Director’s Office, Development Tracking Database 2009-2019

Source: Arlington County, Department of Real Estate Assessments, and CoStar (Note: These data sets differ from CPHD’s Development Tracking Database, resulting in differences in housing unit count)
Single-Family Construction Challenges

• Single-family areas are built out

• Only 107 net new single-family units since 2010

• Teardowns and substantial renovations affected 8% of the single-family housing stock between 2010 and 2019

• Market pressures and inflexible zoning standards lead to loss of smaller single family homes

• Loss of open space and trees
Policy and Regulatory Context

- **Single Detached**: Min 5,000 sf lot
- **Duplex: Stacked**: Min 7,000 sf lot
- **Duplex: Side By Side**: Min 3,500 sf lot
- **Townhouse**: Special exception use only in townhouse districts
- **Small Multifamily**: Min 7,000 sf lot, max 35' building height, and max density requirements
Policy and Regulatory Context

Arlington’s current zoning leads to the development of these types of housing…
The 1961 General Land Use Plan (GLUP) codified existing zoning standards and has remained relatively unchanged in parts of Arlington.
Impacts of the Housing Gap

Demographics

RENTAL HOUSING AFFORDABILITY IN ARLINGTON COUNTY

Households of color have significantly-greater barriers to achieving housing affordability compared to white households.

<table>
<thead>
<tr>
<th></th>
<th>Black or African American</th>
<th>Hispanic or Latino</th>
<th>Asian</th>
<th>White</th>
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</thead>
<tbody>
<tr>
<td>Median Income</td>
<td>$58,878</td>
<td>$77,473</td>
<td>$93,660</td>
<td>$134,723</td>
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<td>Affordability Threshold</td>
<td>$1,472</td>
<td>$1,944</td>
<td>$2,342</td>
<td>$3,368</td>
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</table>

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables DP04, 190138, 19013H, and 19013I
Note: U.S. Census Bureau did not have relevant data for one census tract in Arlington.
Impacts of the Housing Gap

Arlington County

Legend
White (non latino) population share

- 70% or greater
- Only Single Family Detached Permitted

Single family zoning does not support diversity and inclusion
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.
Study Foundation
Why Conduct the Missing Middle Housing Study?

• Increase supply and provide housing options that could be more attainable by more people

• Bridge between low- and high- density areas

• Support walkable neighborhoods and more transit options

• Address the historic framework of exclusionary zoning and land use policy that created barriers to housing diversity and contributed to the segregation of lower income families and communities of color
Discussion

• What questions and comments are raised in reviewing Research Compendium findings?

• Is Missing Middle housing well defined for this study?

• Is the rationale for conducting this study well defined?

• What are your thoughts on opportunities for this study?
Scope of Work Overview
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
## Proposed Study Phases

<table>
<thead>
<tr>
<th>Phase</th>
<th>Pre-planning</th>
<th>Phase 1 Building A Common Understanding</th>
<th>Phase 2 Focused Study</th>
<th>Phase 3 Implementation</th>
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<tbody>
<tr>
<td><strong>Milestones</strong></td>
<td>Completed Research</td>
<td>Study Kick Off</td>
<td>Recommendations for New Housing Types and Locations</td>
<td>ACZO and GLUP studies</td>
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<td></td>
<td>Review of Draft Scope, Charge, and Timeline</td>
<td>Preliminary Priorities and Considerations</td>
<td>Recommendations for Other Studies to Support New Housing Types</td>
<td>Comp Plan and CIP Work Plan</td>
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<td></td>
<td>Preliminary Ideas for New Housing Types</td>
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<td><strong>Outcomes</strong></td>
<td>Research Compendium</td>
<td>Report on Recommendations for Phase 2 for County Board Consideration</td>
<td>Report on Recommendations for Phase 3 for County Board Consideration</td>
<td>ACZO amendments and Comp Plan amendments as needed</td>
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<td>CB approved Scope, Charge, and Timeline</td>
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Scope Feedback and Updates
Summary of Feedback

January – March 2020

In Person

• Housing Commission, Planning Commission, LRPC, Transportation Commission, Commission on Aging, Extension Council, and Urban Forestry Commission*

• County Board Civic Association visits

*Staff presentations at the Neighborhood Conservation Advisory Committee and E2C2 were cancelled due to the COVID-19 crisis.

Online

494 respondents
Key Updates to Scope of Work

• Focus on importance of addressing exclusionary land use framework to align with County vision

• Focus on benefits of missing middle housing (good design, walkability, diversity of housing choice, economic sustainability)

• Commitment to study goals to increase supply and housing choice, clarifying affordability as potential community priority identified through the process
Key Updates to Scope of Work

• Commitment to Countywide scope, clarifying that study is not looking only at single-family detached neighborhoods (deciding on the “what” first and then the “where”)

• Refinements to the study process:
  • Identification of community priorities to inform housing type preferences
  • Additional check-ins with stakeholder groups and technical experts.

• Selection of technical advisory group:
  • Sounding board for staff’s Phase 1 final report and Phase 2
  • Comprised of commission reps and additional community professionals to supplement technical expertise
• Majority support for overall engagement approach and opportunities for public feedback.

• Don’t take too long studying. Some of us need to move out of Arlington due to housing costs.

• I would be happy to have diverse types of housing in my neighborhood; other communities are doing the same.

• It’s possible to increase housing choices and infill density without sacrificing neighborhood character.

• Arlington is a place where lots of people want to live; we shouldn't reserve it for those who got here first.
• We need more housing options for the broad scope of average income individuals and families.

• I would like to "age in place."

• More attractive and functional duplexes, triplexes, and quadplexes are necessary.

• Higher (up to six floors) apartment complexes may be effective but must be attractive and functional, primarily along transportation routes.

• I am concerned about potential impacts of adding more housing, such as more stormwater issues, more tree loss, and accommodating more school children.
Key Messages

• Exclusionary Land Use Policies Contribute to Lack of Housing Affordability

• Multi-Pronged Efforts Are Needed to Address Housing Issues

• The County Must Plan for Growth

• Making a Choice to Correct Mistakes of the Past and Pave a Path for the Future
Process and Timeline
We are here
Kick-off Plans

- **October** – (October 13) Virtual Community Partner orientation meeting [*to enlist and provide orientation for individuals and groups who will help increase awareness about the study*]
- **October** – (October 29) Virtual kick-off event to introduce the study goals, process, and background for conducting the study
- **Fall 2020 thru Spring 2021** - Opportunities for the community to provide preliminary feedback on areas of support, concern, and topics for future community discussion, to build a common understanding of issues, opportunities, and priorities for missing middle housing
How to Get Involved and Stay Informed

- Visit housing.arlingtonva.us/missingmiddle
  - 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
An Expanded Approach to an Equitable, Stable, Adaptive Community

housing.arlingtonva.us
Discussion

• What additional feedback was received in civic association meetings on the scope of work?

• Does the summary of feedback address the comments and questions raised during the scope review process?

• Do the scope updates and responses adequately address the community feedback?

• Are there additional considerations that should guide the scope of work and/or study process?