



Arlington's population is increasing - and so are housing costs.

- Growth is happening in many metropolitan areas across the country and Arlington is no different.
- Across the region, renters and homeowners in all population and income groups face rising housing costs, limited housing options, and other housing-related challenges.
- Houses are getting more expensive and larger. The average price of single-family homes built since 2010 is nearly \$1.3 million, and almost \$850,000 for new condominiums and townhouses.
- Rents for new apartments in Arlington are now twice the price that a household, earning approximately \$70,000/year for a family of four, can afford.

If we do not respond to these challenges, existing homes will get more and more expensive.

This puts Arlington's diverse and inclusive nature at risk.

- Our lowest-income households are at most risk of being squeezed out by rising housing costs.
- Middle-income households are also at risk -- burdened by rising costs and potentially unable to rent or buy in our community.

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

Planning is just getting started.

- The Missing Middle Housing Study will explore how preservation and construction of more housing types, such as duplexes, triplexes, townhomes, small multi-family buildings, and smaller single-family homes could help increase our housing supply and choices.
- New options in more areas will address supply issues, create options more affordable than what is currently available, and help address the long-standing exclusionary nature of land use policy and planning.

THIS IMPACTS EVERYONE. STAY INFORMED. GET INVOLVED.

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WHAT DOES "MISSING MIDDLE" REALLY MEAN?

"Missing middle" is a commonly-used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. Examples include duplexes, triplexes, townhomes, small multi-family buildings, and smaller single-family homes.

Used in this context, "middle" references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum. The cost of these homes vary based on style, size, location, and market forces; therefore missing middle housing types do not correlate with a specific income bracket.

Missing middle forms exist in Arlington neighborhoods; however, today's zoning and land use policies restrict them from being built in most areas of the County. In fact, 75% of land zoned residential in Arlington is exclusively for single-family, detached homes.

Over time, regulatory barriers were added to the County's Zoning Ordinance and General Land Use Plan to limit construction of these home types which has reinforced racial and class-based segregation and resulting inequities that still persist today.



COMMUNITY PLANNING PROCESS



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

FREQUENTLY ASKED QUESTIONS

Does this connect to racial equity?

Arlington’s land use framework is the result of decisions of the past that have produced development patterns that limit housing variety and supply; which impact housing affordability today. These decisions also reinforced racial and class-based segregation and inequities. Often, these exclusionary practices supported the segregation of white households from communities of color; notably Arlington’s African American communities. These patterns persist still today. Looking to the future, Arlington could choose to do nothing to address the limitations on production of new diverse housing types; however, the structural barriers and institutional racism embedded in the County’s land use policy would remain.

Conducting the Missing Middle Housing Study is one of many deliberate choices the County could make to correct the mistakes of the past and pave a new path for Arlington’s future.

Why study missing middle types if they’re not guaranteed affordable?

There is no single solution that will solve Arlington’s affordability challenges.

Through the Housing Arlington program, the County is working on many fronts to increase the supply and diversity of housing options. The Missing Middle Housing Study is looking specifically at the issues of housing supply and housing choice. New housing choices, smaller than what is currently being produced through single-family teardowns and redevelopment, should be more affordable than what can be built currently under the County’s current limited menu of options.

In addition, Phase 1 of the Missing Middle Housing Study will provide the community with the opportunity to suggest affordability as one priority consideration as new housing choices are studied for possible introduction, or re-introduction, as permitted uses in Arlington.

Could this lead to other consequences? Like changes in land value, traffic, or schools?

Arlington’s neighborhoods are already changing; our population is growing in lower density neighborhoods. Due to regional growth, land values have already increased well beyond levels that can support construction of affordable single-family homes.

The result is that small, single-family homes are being expanded or replaced with very large single-family homes. The impacts of that change are already here, in terms of increased school enrollment, more households with more vehicles, loss of trees, and loss of pervious surfaces.

Through this study, the County is choosing to have a conversation in our community about how we can mitigate these changes, and how can possibly re-introduce options to purchase smaller, less expensive homes.

