

Question # and Category	Question	Written Response	Answer Provided in the Chat
Goals and Outcomes			
Pre-submitted	Why was the "Research Compendium" released during the summer in the midst of the pandemic without any public engagement/opportunity for input re topics, information, etc. before it was finalized and before the Scope for the study was itself finalized?	Staff typically compiles information, including, data, existing conditions analysis, and current County policies (among other things) prior to the start of planning processes in order to inform participants. In this case, the Research Compendium was released in a series of 5 Bulletins, over time (as opposed to one large volume), to make the information easier to read. Certainly, people may be dealing with a lot during the pandemic, but the information was shared well in advance of the start of the process to allow time for review. Typically, research and analysis developed prior to the start of a process is not guided by community input.	
Pre-submitted	Where in the county are solutions being examined? In the more affluent far north? Only along metro lines?	The scope for this study is Countywide. The first step is to determine what housing types should be considered and then identify appropriate locations for these housing types.	
14	Was there any consideration given to a study entitled "How can Arlington best accommodate the 250,000 or so people who already live here?" This study starts with the assumption there's a problem? Can you explain why it's a problem? I moved to Arlington because it would've taken too long for me to build the assets I needed to buy a house where I wanted to in the District. I didn't see that as a problem requiring government intervention.	<p>Arlington is experiencing a housing shortage. Due to the strong regional job market, demand for housing exceeds supply. The Metro and Planning Corridors provide medium and high density multi-family housing, while other neighborhoods provide single-family homes, townhouses, a limited quantity of two- and three-family dwellings, and smaller apartment communities. However, in neighborhoods with single-family homes, due to this phenomenon of demand exceeding supply, land values are now so high that only high-income households or developers who can tear down and rebuild to the maximum allowable size under the Zoning Ordinance can afford to buy existing properties.</p> <p>In other words, the existing supply of housing in Arlington does not provide sufficient options to enable the diversity of households needed for a vibrant, inclusive, and economically sustainable community, and the situation is getting worse. Arlington wishes to maintain its diversity for the sake of remaining a vibrant, inclusive community and/ for the sake of continuing to be viewed as an attractive place for employers to locate. As a result, through Housing Arlington, the county is working on many fronts to address housing affordability issues and 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. There are barriers in our Zoning Ordinance on the types of housing options that can be built, that could support a more diverse range of households and increase supply, and the MMHS is seeking to identify which "missing" housing types the community supports and then study how and where to enable their construction in Arlington.</p>	live answered
79	How do you measure the success of this initiative? I might have missed it, but do you have specific goals?	The goals for this study are to increase housing supply and increase diversity of housing options. Success will be measured by the extent to which this study achieves those goals.	
25	Would Arlington have any way to ensure that the single family homes that are replaced by missing middle housing would not all be rental units? If the goal is to increase home ownership, how does developers replacing single family homes with rental units achieve this?	The goals for this study are not to increase home ownership. More housing is needed for both home ownership and rental.	No. The County does not have the authority to mandate homeownership only. The goals of the study are increasing housing supply and diversity; not specifically addressing homeownership.

19	You mentioned two goals: Increasing the housing supply, and Increasing the range of housing types. Previous information has discussed increasing the supply of housing affordable for individuals and families earning the median income ("affordable housing"); and the need to increase the supply of "more affordable" housing (than the supply currently available?).	The Affordable Housing Master Plan (2015) includes three directives that will be addressed through the Missing Middle Housing Study goals to increase housing supply and housing diversity: 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). The MMHS does not include a goal of realizing housing for a specific median income range. 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 the end, the study should produce options that are more affordable than what is currently available.	
29	Can you demonstrate that "missing middle housing" will now be affordable for the median incomes you just showed for various ethnic groups? So is the intent to produce "affordable housing" contrary to the assertion earlier in the presentation that this is about increasing the supply and diversity of housing types and not "affordability"?	See answer to question #14 and #19	No. You may be confusing our presentation of current conditions with the goals for the study.
21	Are the "affordability" questions still on the table?	See answer to question #19	
46	If indeed you are questioning how zoning can support the vision of diversity, then is one of the goals of this missing middle study to increase diversity of ownership yet you indicated that the goals are increasing the amount and different types of housing...so what are the real goals here?	The goals are to increase the supply and diversity of housing options. If successful, there will be more opportunities for home ownership and rental. Both are needed.	
77	Ok -Increased Affordability is NOT part of goal. Increase Supply & Diversity of types that are not SF or High Rise are goals. So 1)why in Arlington at this time is MM so much more important than providing more affordability? 2) SOstyle of housing is your goal ? Am I correct? WHY? WHY NOW? 3) It seems you have decided on a style goals with NO consensus from the Arlington Community. Why not present the argument for MM and get support. This idea of an emphasis on MM over other issues s.a. affordability, parks, schools, etc seems to have dropped upon the Arlington community.	See answer to question #14.	
78	Ms. Brown just mentioned the need to identify the "types of properties that'll align with county priorities? Why isn't it a priority to bolster affordable housing?	See answer to question #14	
54	Can you outline the benefits (including energy use) of creating new attached, denser housing within neighborhoods which people find attractive, especially for young families? Also the benefits for some older residents who may consider downsizing but staying in familiar communities.	Missing Middle housing presents many significant community benefits, including support for local businesses enabling employees to live where they work, the ability to bridge between low- and high- density areas, walkable neighborhoods and supporting more transit options, and opportunities to address stormwater management, tree preservation/replacement, and energy efficiency.	
Research			

Pre-submitted Question	Describe the relative impact of past discrimination as opposed to the current high cost of land in Arlington in denying current housing opportunities to households of color? Is this denial of opportunity for households of color due to gentrification by profitable development?	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. Furthermore, teardowns and redevelopment of single-family detached houses would continue, and land values would continue to increase. In this scenario, Arlington's vision to be a diverse and inclusive community would become impossible to attain. Across all institutions, much work must be done to create a more equitable and inclusive community, while also addressing rising housing costs.	
Pre-submitted Question	Wharton Professor Jon Huntley recently published a study showing that Arlington property and land values are so high that duplex ownership will remain beyond the means of a household earning 100% of area median income (AMI) in all but a few neighborhoods. To incentivize builders, new duplexes will need to compete on price with new SFHs, which typically start at \$1 million and above. Thus they will be unaffordable to median income earners, who can afford to pay no more than \$525,000 for housing. Are you aware of this study? Do you agree or disagree with its findings?	See answer to question #86	
Pre-submitted Question	How many housing units are available for low-income households, 30%-50% of median income?	There are 1,505 Committed Affordable apartments with rent restrictions at 50% AMI and below.	
Pre-submitted Question	How many Committed Affordable units are available for families of 4, or more?	9% of the County's Committed Affordable apartments are 3-bedroom units, that is 760 apartments. Over the last five years 11% of the new CAFs added were three-bedroom apartments. For comparison, only 6% of all apartments in the County are three-bedrooms.	
Pre-submitted Question	If the county has produced almost 3000 new housing units per year since 2000, and housing prices have only continued to rise, provide what is the evidence that MORE HOUSING will reduce prices? If we just keep attracting people of higher and higher socioeconomic means, won't this just keep pushing price of land even further and risk displacement?	In 2000, Arlington County had 92,137 units (Arlington Profile 2000), In January 2020 Arlington had 117,300 housing units (Arlington Profile 2020). That is equivalent to an average of 1,258 units per year. When housing demand is greater than housing supply housing prices will increase.	

Pre-submitted Question	How has the Arlington population since 2000 changed giving white vs. non-white populations, and populations broken down by percentages in different income quintiles?	<p>U.S. Census Bureau data The White (non-hispanic/latino) population in 2000 60% The White (non-hispanic/latino) population in 2018 62%</p> <p>The County does not have information on race and income by quintile. The following information is provided as an alternative.</p> <table border="1" data-bbox="999 313 1666 673"> <thead> <tr> <th></th> <th>White Alone & Not Hispanic</th> <th>Black or African American Alone & Not Hispanic</th> <th>Asian & Not Hispanic (a)</th> <th>Other or 2+ Races, Not Hispanic (b)</th> <th>Hispanic (Any Race)</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td><\$59K</td> <td>10,717</td> <td>4,067</td> <td>3,027</td> <td>733</td> <td>4,790</td> <td>23,333</td> </tr> <tr> <td>\$60-\$99K</td> <td>12,398</td> <td>1,930</td> <td>1,738</td> <td>645</td> <td>2,385</td> <td>19,097</td> </tr> <tr> <td>\$100-149K</td> <td>15,080</td> <td>1,180</td> <td>2,503</td> <td>708</td> <td>1,805</td> <td>21,277</td> </tr> <tr> <td>150-199K</td> <td>12,142</td> <td>552</td> <td>1,513</td> <td>448</td> <td>1,813</td> <td>16,468</td> </tr> <tr> <td>\$200-249K</td> <td>7,527</td> <td>558</td> <td>518</td> <td>288</td> <td>773</td> <td>9,665</td> </tr> <tr> <td>\$250K+</td> <td>13,220</td> <td>565</td> <td>1,070</td> <td>462</td> <td>970</td> <td>16,287</td> </tr> </tbody> </table> <p>Source: 2016-2018 American Community Survey, Microdata</p>		White Alone & Not Hispanic	Black or African American Alone & Not Hispanic	Asian & Not Hispanic (a)	Other or 2+ Races, Not Hispanic (b)	Hispanic (Any Race)	Total	<\$59K	10,717	4,067	3,027	733	4,790	23,333	\$60-\$99K	12,398	1,930	1,738	645	2,385	19,097	\$100-149K	15,080	1,180	2,503	708	1,805	21,277	150-199K	12,142	552	1,513	448	1,813	16,468	\$200-249K	7,527	558	518	288	773	9,665	\$250K+	13,220	565	1,070	462	970	16,287	
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Pre-submitted Question	Are there examples of other similarly sized communities where a directed approach to increasing middle-income housing stock have been successful? If so, were these communities/cities able to maintain the stock over the course of 5-10 years?	<p>A lot of cities and counties are now facing new issues related to housing, so we're seeing cities and counties around the country taking actions related to housing over the last few years. Related to missing middle housing, recently Grand Rapids, MI and Portland, OR have moved to reallocate middle housing, so we'll have to see how those play out.</p> <p>In regards to the second question – have communities and cities been able to maintain missing middle housing stock, there's evidence of that here in Arlington, as a lot of the existing stacked duplexes, side-by-side duplexes, and small apartment buildings were originally developed in Arlington in the 1930s and 1940s.</p>																																																		
Pre-submitted Question	<p>The statistic regarding 43% of the County's land area is covered by impervious surfaces conflicts with other information previously published in County documents and on webpages; is this information correct?</p> <p>Is the statistic regarding there being a change in tree canopy of 2.7% from 2011 to 2016 correct? Other County webpages state different information regarding change in tree canopy.</p>	<p>We have confirmed the 43% impervious surface statistic is correct. We would need more information on what is being cited in other resources to provide additional response. On tree canopy, Bulletin 5 of the MMHS Research Compendium states that there was a 2.7% increase in tree canopy from 2011 to 2016. This statistic was provided in a 2017 consultant-produced tree canopy report, reflecting the change in percentage coverage, not the change in total coverage. Tree canopy across the county has remained flat overall, between 2011 and 2016, with increases in park tree canopy cover compensating for loss on private property, showing 1 percentage point increase, which is within the margin of error, and does not imply a necessary increase. The overall trend, comparing 2016 to 2008, has shown a downward trend, on both types of land use, with 2008 showing 43%, and 2016 showing 41% (not including Department of Defense lands). The County has sought to mitigate tree loss in residential land with tree planting and conservation. However, the loss on residential land is a critical concern as well as its associated loss of ecosystem services of trees in these zoning districts. The Research Compendium will be updated to clarify these important points.</p>																																																		

Pre-submitted Question	<p>You define “Missing Middle Housing” as stacked duplex, side-by-side duplex, townhouse and low-rise multifamily. You provide percentages of each housing type - could you provide the number of each type of housing?</p> <p>Why didn't you include accessory dwellings, triplexes and row houses as missing middle housing types as other jurisdictions have done?</p> <p>In 2019 Arlington County amended zoning regulations to provide more flexibility in development of accessory dwellings. Per one of the accessory dwelling planning documents, 44% of single family dwelling units are eligible to build accessory dwellings. How many accessory dwellings are there in Arlington County?</p> <p>In Bulletin 1, (Missing Middle Housing Study: A Stakeholder Guide, p. 6) you state that of the 115,000 housing units in Arlington, only a small percentage (6%) could be considered “missing middle” housing. However, you did not include low-rise multifamily housing in that total, although you define it as missing middle housing in other documents in your study. Using the percentages of housing types in Bulletin 3 (p 2), missing middle housing (stacked duplex, side-by-side duplex, town house and low-rise multifamily) totals 29% of housing units. If almost 30% of Arlington County housing is “missing middle housing,” is “missing middle” a serious problem?</p> <p>Per the Affordable Housing Master Plan, the goal is: By 2040, 17.7% of the County's housing stock should be affordable rentals to meet the needs of renter households with incomes at or below 60% AMI. Are we making progress in achieving that goal? Would Missing Middle housing contribute to achievement of that goal?</p>	<p>Single Family Detached = 27,712; Stacked Duplex = 620; Side-by-Side Duplex = 1,993; Townhouse= 4,332; Low-rise Multifamily = 26,921; Mid- and High-rise Multifamily = 54,456; Total = 116,034.</p> <p>Accessory dwellings are included in the single family detached category. Accessory dwellings (58 approvals from 2009 – May 2020) make up approximately 0.05% of Arlington's total housing stock. Triplexes are included in the low-rise multi-family category and row houses are included in the townhouse category.</p> <p>While Arlington does have a sizeable inventory of low-rise multifamily housing units (23.9%), which includes both garden apartments and standalone multi-family buildings, and this is one type of Missing Middle housing, this housing stock generally only provides for two-bedroom units. Stack duplexes, side-by-side duplexes and townhouses, which typically offer more design potential to provide 2 or 3 bedrooms, as well as other features, such as greater compatible with other low-density housing types, make up only 6% of Arlington housing. In summary, a lack of housing options is the first part of the missing middle housing problem.</p> <p>Secondly, even though the two categories make up 30% of our total inventory, this is only approximately 34,000 units of a total inventory of only 116,000 units. Our total inventory is an insufficient quantity to support current housing demand, as evidenced by the County's high cost for housing. This is the second part of the problem.</p> <p>It is because of these two problems that the goals of the MMHS study are to identify which housing types should be added to increase the total supply and diversify housing options. The county is working to address production of Committed Affordable Units (CAFs) affordable to specific income targets (i.e. less than 60% of AMI) through other Housing Arlington efforts.</p>	
15	Given the potential population shifts due to Covid and the unknown impact of the economic contraction, how is this process going to reflect those real-time changes?	This is an interesting question. However, not a lot is known about the long term impacts of the COVID crisis. In the meantime, the County is committed to addressing Arlington's housing shortage and lack of housing choices and is seeking to respond to the concerns.	
95	The pandemic is having a huge impact in so many ways, but it is showing employers they don't need to have employees in offices to get work done. This frees employees to live anywhere and employers to downsize or eliminate commercial office space. Isn't the Missing Middle study premature until we know how the pandemic is going to affect housing availability and commercial space vacancy rates?	See answer to question #15	
52	How does restriction of the development of new housing in wealthy areas contribute to gentrification in other areas of the county and the region?	See answer to question #14.	
53	Why do the public schools in Arlington continue to have economically imbalanced student bodies?	Given that school population is determined by the population of the surrounding school zone from which students are drawn, the demographic makeup of school populations reflect the the demographic makeup of the surrounding neighborhoods. As an example, if neighborhoods consistent of mostly single-family detached dwellings accessible to rent or buy only by high-income earners, then the population of the schools serving that neighborhood will accordingly be comprised of children of high-income earners.	This is because “affordable” housing is concentrated in certain areas of the County.

45	Why are there still distinct but shrinking African American neighborhoods?	There are several resources on the web that help answer this question. Check out: My Halls Hill Family: More Than a Neighborhood by Wilma Jones, The Arlington County "A Guide to the African American Heritage of Arlington County, Virginia" and the 2020 Virginia Tech Studio Report on "The History of Residential Development, Planning, and Zoning in Arlington." As a brief response however, African American communities were established in Arlington as early as the Civil War, with establishment of Freedman's Village where Arlington Cemetery is now located. Nonetheless, as residential development increased over time in Arlington, as in the rest of the Country, most subdivisions in Arlington were not welcoming of African Americans. As a result, African American neighborhoods were established in the few locations in Arlington where land owners permitted land purchase and home construction by African Americans. African American neighborhoods established in Arlington were Halls Hill High View Park, Green Valley, Penrose, and Arlington View. These neighborhoods grew over time. However, over the past few decades, as Arlington has become expensive and opportunities are found elsewhere, people have relocated and the neighborhoods are experiencing change. However, there are still many families and individuals living in these neighborhoods that have lived in Arlington all their lives.	
32	Do we have analysis that indicates the amount of density needed within a walkable area to support local small-scale businesses?	A quick google search indicates that 1,500 households are needed to support one block of retail.	
35	How do height limits in existing RA zones contribute to a lack of missing middle housing in those zones?	Heights are limited to 35 feet and density is limited as well in RA districts for by-right development of single-family detached homes, duplexes, multifamily (3+ units), and townhouses. These regulations represent limitations on options for consturctions of these housing types in districts where these housing types are already permitted by-right.	
37	Given the relative building envelopes that you just presented for different types of housing, isn't it therefore the County Board that has enabled the tear down and building of McMansions and in fact didn't the Board within the last ten years actually increase the envelope size for single family dwellings?	The Zoning Ordinance regulations for single-family developoement have been in effect for many years and have changed very little over time. The last major study, examining Lot Coverage, was completd in 2005. The results of that study balanced community concerns about the scale of new single-family development, while allowing for modest expansions of existing homes and addressing the difficulties of existing small and/or non-conforming lots.	
38	And wasn't that change in the 70's a commitment to maintain the character of single family neighborhoods and now that commitment has suddenly become "inoperative" notwithstanding the dramatic increase in density in the transporation corridors?	The County Board adopted Development and Growth Goals in 1975 that sought to balance residential and commercial development in Arlington by encouraging highe-density development in the Metro transit station areas and preserve and enhance existing single-family and apartment nieghborhoods. Check out the GLUP Booklet for the full list of goals. In working toward these goals over the past 45 years, County residents now enjoy high quality services and amenities,yet share the tax burden for these privileges in significant part with commercial landowners and tenants. However, this growth has also produced part of the regional demand for housing in Arlington, which the County is seeking now to address.	
39	Can the County preserve existing duplexes?	Yes. The County already has tools in the Zoning Ordinance to support reinvestment in existing duplexes.	
40	Why is 73% of the land reserved for 24% of the housing in the County?	This is based on the original development pattern when Zoning and the General Land Use Plan were adopted, when there may have been a preference for single family detached housing.	
89	Did the County have the authority to require more 3-BR units in the R-B corridor, along Columbia Pike, and Crystal City/Pentagon City?	In special planning areas, the County may develop OPTIONAL zoning provisions, such as the Columbia Pike Form Based Code. If a developer chooses to pursue redevelopment using the optional zoning provisions, the developer can be required to meet specific requirements. So, if a goal of the planning area is to encourage the development of more family-sized units (3+ bedrooms), then that can be incorporated as a requirement of new development that is approved using the optional zoning tool. The developer retains other development rights/options, however, and could opt not to pursue development under the optional provisions and therefore not be required to meet such specific requirements.	
82	Define RA again.	RA zoning is the prefix for lower density multi-family housing	
69	Please define Nonconforming Lots and Houses	Nonconforming lot – substandard lot area and lot width; no street frontage. Nonconforming dwelling – dwelling that does not meet minimum setbacks maximum building height, footprint, or lot coverage	

83	How will permitting building a duplex "reduce the cost of land per unit"? Won't landowners simply ask a higher price?	If land costs \$100/sf and 5,000 sf of land is needed to build 1 single-family detached home, total land acquisition costs in this scenario are \$500,000. Right now, building a two-family dwelling on 5,000 sf of land is not permitted. If these rules were changed, then a landowner could build two units for \$500,000 in land costs rather than one. Demand for duplexes could lead to increased land values for properties that permit duplexes, but given that the square footage of living space and land area would be less for a duplex than a single-family detached home, the sales prices for duplexes will still be less expensive than the only other redevelopment option available currently - a very large single-family detached home.	
33	How many duplexes were created after they were no longer allowed 'by-right'?	Since 1962 only 57 duplexes (side by side or stacked) were built in areas where they are not allowed by right. Of these, 31 were side by side and 26 were stacked. The majority of these (34 units) were built in the R-5 One-Family, Restricted Two Family Dwelling District. Note: The odd number of side by side duplexes is the result of an additional unit being attached to a preexisting house.	
20	How much does the split between by-right construction for single family housing and site-plan requirements for multifamily contribute to the lack of single family housing? Will that be addressed in the recommendations to the board?	Single-family detached housing is permitted by-right in all residential zoning districts, including areas that are zoned for multi-family residential development with options for site plan development. However, the land value in these areas is too high to make single-family construction feasible. That economic reality limits opportunities for single-family detached housing to the zones where single-family detached housing is the main permitted residential use, and all of these zones are already built out with single-family detached dwellings. Only 107 net new single-family detached homes have been built since 2010 for this reason. If minimum lot sizes were reduced, then existing lots permitting single-family detached homes as the main residential use could be divided to allow construction of additional units, thus allowing for an increase in supply of single-family detached homes and at lower prices given lower land acquisition costs.	
22	How do "inflexible zoning standards" result in loss of smaller single family homes?	See answer to question #14. While there is strong demand for the County's aging, smaller single family homes, there is also demand for new, larger single-family detached homes. The Zoning Ordinance permits construction of very large single-family homes, and so builders have the opportunity to purchase aging, smaller single family homes for redevelopment and make money in the process. Because of the prices people are willing to pay for a large, new single family detached home, builders can pay more than what one would pay to purchase that same property and live in the aging, small single family home on the property. Thanks to the property rights, the County does not have the authority to change to Zoning Ordinance to restrict the size of new construction so as to disincentive the teardown phenomenon. However, if the Zoning Ordinance were more flexible in permitting other housing types in addition to single-family detached homes, or in permitting acquisition of smaller lots rather than a minimum of 5,000 sf for a single-family detached and 2,500 sf for a side-by-side duplex, then smaller housing types, closer in size to the aging stock that is being torn down, could replace that which is being lost.	
26	Has Arlington County considered constraining house square-footage by law?	See answer to question #22.	

28	Why were certain housing types permitted in only certain areas and not across Arlington?	Please read the Arlington Missing Middle Housing Study Research Compendium Bulletin 4 for more information. When the first Zoning Ordinance was adopted in Arlington in 1930, different residential uses were separated, as was the custom throughout the Country when Zoning Ordinances were first established. The "A" Residential district allowed for single-family detached houses. The "B" Residential district allowed for side-by-side duplexes, stacked duplexes, and apartment houses. The vast majority of the County was zoned for "A" Residential uses. There is no specific written documentation to explain why additional B residential districts were not established throughout Arlington, nor why uses were separated in the first place. However, it is becoming more commonly known that Zoning Ordinances to separate uses were adopted throughout the Country soon after the Supreme Court ruled that it was illegal to restrict land ownership by race (Buchanan vs. Wharley (1917)). Given that banks would not lend money to African Americans to purchase single-family homes, passing Zoning Ordinances to separate uses (single-family homes owned by white households separated from duplexes and apartment buildings rented by African American households) was a de-facto, legal form of the segregation propagated throughout the Country during this time in our history	
76	You mentioned that Arlington County is a Biophilic County? What is its biodiversity index? how many forested areas have been lost to sprawling growth?	You can read about what qualified Arlington County as a Biophilic County here: https://parks.arlingtonva.us/2020/03/arlington-joins-biophilic-cities-network/ . Information on the biodiversity of Arlington County can be found here: https://projects.arlingtonva.us/natural-resources-management-plan/ , under the Natural Heritage Resource Inventory. Much of the forested area in the County was lost during the Civil war, and subsequent growth lost in the development of lots in the mid-1900s. We currently still have 40% tree canopy cover in the County. You can learn about recent and historic changes to tree canopy here: https://environment.arlingtonva.us/trees/tree-canopy/	
72	Please define "biophilic."	You can read about it here: https://www.biophilicities.org/	
80	While this research is highlighting the overlay of race on the housing in Arlington, I'm curious that it doesn't address current and future workforce needs, i.e. Amazon locating in Crystal City or Nestle in Rosslyn.	Current and future workforce needs are a component of Arlington County and the MWCOG's forecasts. A full housing needs analysis including likely future demand that is informed by the types of jobs anticipated to be in Arlington is forthcoming as part of the Affordable Housing Master Plan 5-year review.	Actually, this study does. We note that housing demand will increase, due to Amazon and other job growth in the region. So we are looking at ways to meet housing demand by increasing housing supply and diversity.
3	Is there a difference between garden apartments and courtyard apartments?	Both describe low rise multi-family buildings that incorporate green and open space, the terms are often interchangeable but there may be more subtle architectural definitions.	Yes. There is a difference between garden apartments and courtyard HOMES
70	What's the county's desired job:housing units ratio? How much could the elimination of single-family zoning contribute to closing the gap between existing and desired ratio?	Arlington participates in the Metropolitan Washington Council of Governments (MWCOG) cooperative forecast. He current forecast estimated a base number of jobs and housing units in 2010 and provides forecasts for jobs, population, households and housing units at five year intervals up to 2045. Based on the forecast, the starting jobs to housing ratio of 2.1:1 in 2010 and is forecast to be 1.8:1 by 2045. The elimination of single-family zoning has not been proposed, nor have alternatives to single-family zoning been produced. Therefore no analysis is possible pertaining to the potential impacts on the jobs housing ratio.	
86	Can somebody address the point made in Arlington Analytics study, i.e.,: The minimum economically viable price for a new duplex will exceed \$525,000 in all but six associations (Arlington View, Claremont, Columbia Forest, Fairlington, Green Valley, and Shirlington). Overall, if land values are so high, doesn't this study imply if more missing middle housing is built, Arlington may just end up with more diverse housing that is still expensive and only affordable to well-off or wealthy people? It seems this study is holding out a false promise. Thanks,	The Arlington Analytics study first posits a goal that has not been endorsed in the study scope or by the County Board and then sets out to disprove that one housing type (out of many possible middle middle housing types) would only be viable in a very limited number of neighborhoods. The study does provide a basis and support that if duplexes were to be allowed in single family areas they would likely be much more affordable than the housing that is currently being built as replacement housing when teardowns occur.	
30	Yellow does not show up on the map, visually undercounting multi-family housing that exists.	This is a good observation. Staff will change the color so that the multi-family housing is more visible.	
44	Does the race data in bulletin 4 relate mostly to rental or ownership, and/or how do they differ?	The data on page 14 considers race of the population regardless of tenure.	

51	Has the county looked at or is it planning to look at outcomes for other municipal governments that have legalized multifamily homes?	Yes, the trend towards relegalizing missing middle housing types is fairly recent. Staff continues to learn how other jurisdictions have made land use policy changes. In most cases the changes have not had sufficient time to assess the outcomes, but this is something that the County intends to keep abreast of.	We have examined other communities that are studying this topic and some are noted in Bulletin 1. This topic is quite new and results are not yet available.
56	Can the County provide financial support to lower-income first-time home buyers?	The County provides financial assistance to moderate income first-time homebuyers through the Moderate Income Assistance Program. Learn more about this program here (https://housing.arlingtonva.us/get-help/home-ownership/mipap/). The program is temporarily closed, but is anticipated to reopen in 2021.	
57	Does the county have tools to allow denser multifamily homes if they are affordable?	Yes, the County's zoning ordinance has provisions (section 15.5.8) that allow for higher density if affordable housing is provided. The Columbia Pike Neighborhoods Form Based Code also allows for greater density than the "by right" when 20% of the net new units are affordable. Also, the Clarendon Revitalization District has a Unified Commercial Mixed-Use Development Special Exception Use Permit as an option for Service Commercial properties on the edges of Clarendon. These properties may obtain additional density by providing affordable housing.	
64	Why are you cherry-picking the zoning and policy decisions that support only Missing Middle outcomes? African American homeownership in the U.S. has gone down since the 1968 Fair Housing Act, we should be addressing the more modern and the existing barriers. In Arlington that would prompt reviews of recent boards' policies that have seriously undercut our stock of committed affordable housing. (from Anne Bodine, not ASF)	The County has added 1,433 committed affordable housing units (CAFs) from FY2016 through FY2020. As of June 30, 2020 Arlington had 8,650 CAFs. The average allocation to the Affordable Housing Investment Fund from FY2016 through FY2020 was \$12.7 million, for the previous five year period the average allocation was \$7.5 million.	
93	How has Amazon's HQ2 build out expected to affect MM housing development, for good or for bad?	Amazon's HQ2 build out is in line with existing forecasts for job growth for Arlington. It is likely that there will be continued high demand for housing.	
Evaluation			
2	The Lorax asks: who will speak for the trees existing on SFH lots that will be sacrificed to build MM?	Arlington County has a Chesapeake Bay Preservation Ordinance, which requires up to 20% tree canopy, on developed lots, through conservation or planting. Urban foresters review development projects to minimize impact, outside of the permitted construction footprint, and maximize conservation, within this ordinance. Expanding the conservation capacity of the County would require state legislation, or changes in the zoning code. The Urban Forest Master Plan and Natural Resources Management Plan speak to these issues, and are in the process of getting updated. Sign up here for updates: https://parks.arlingtonva.us/plans/	
94	So you are saying that we can't manage growth and that we will build to the point Arlington looks like Brooklyn, and there will be very reduced green space, minimal tree canopy, and with extreme population density, just as Covid is making that permutation less attractive to many?	We have a Public Spaces Master Plan, an Urban Forest Master Plan, and Natural Resources Management Plan, which speak to the conservation of public green space and natural elements on both public and private space. The UFMP and NRMP are in the process of getting updated. Sign up here for updates: https://parks.arlingtonva.us/plans/	
10	If more density is built, how will the need for increased school seats be addressed? We know there is NO LAND!	The study will consider potential impacts of adding various missing middle housing types on APS enrollment projections. Arlington County will collaborate with APS staff to evaluate how many students are likely to be generated under different scenarios. Recommendations from the Missing Middle Housing Study may result in Zoning Ordinance amendments enabling housing types in areas where housing type choices are currently limited; which, in turn, will inform future APS decision making about where and when to add seats to meet student needs.	
65	if the purpose of the compendium is to lay out baseline facts and understanding, why is there no analysis of potential negative impacts of increasing density in single family neighborhoods, e.g. increased traffic, further overcrowding of schools, etc.?	This will be studied in Phase 2 when we look at specific housing types and appropriate locations for these housing types. As part of this work in Phase 2 we will seek to understand the impacts, including trip and school children generation. It is important to note, however, that teardowns and redevelopment in single-family neighborhoods, permitted under the current Zoning Ordinance regulations, is already and significant source of school growth.	

36	would these different housing types also help us address run-off and flooding?	Opportunities to address run-off and flooding are something that can be studied in Phase 2 and Phase 3 as the study considers how to design and regulate new housing types. Please also refer to the MMHS Research Compendium (Bulletin 5, page 6) https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2020/08/MMHS_ResearchCompendium_Bulletin5_final.pdf for detailed info on the County's existing stormwater programs and policies.	
4	Does the MM process grapple with gentification - as it should?	See answer to question #83. In addition, this will be studied in Phase 2 when we look at specific housing types and appropriate locations for these housing types. As part of this work in Phase 2 we will seek to understand the impacts, including economic and financial feasibility/impacts.	
34	Will upzoning increase tax assessments? If so, what is the effect on affordable housing?	See answer to question #4.	
5	In the scenario where R-zoned land is upzoned to allow for missing middle housing, how much would single family teardowns being replaced with larger single family detached houses decrease?	See answer to question #22. Enabling additional housing types in areas currently zoned for single-family detached housing exclusively is a new area of study nationwide. We do not have comparables to know what to expect. However, we anticipate that any Zoning or land use policy changes implemented through this study - as with all long-range growth management planning - will lead to long-term improvements in supply and housing diversity, rather than any immediate or sudden shifts.	
55	Again: What's more profitable for a builder, tear-down-to-McMansion, or tear-down-to-multiplex-building?	See answer to question #83 and #4	This is part of what will be evaluated in this study.
74	Won't additional density add additional tax base and support the financial capability to maintain aging infrastructure?	See answer to question #4.	
50	Local commercial centers with public transit, jobs and school amenities should be targeted for density and diversity of housing types. Too many of those commercial centers and strips are still low in density, why not targeting those in priority?	Phase 2 will conduct focused study of specific housing types and where they should be located. Commercial corridors and areas close to public transit may be an appropriate location for certain missing middle housing types, and this will be considered in this study.	
9	Will there be a prioritization for areas close to bike paths, bike lanes, bus lines and metro stops? upzoning is always going to be easier if there isn't a need for one earth-killing car for every adult :)	See answer to question #50.	Transportation considerations are an important element to include in this process.
16	what the maximum TOTAL number of two-family or multi-family "missing middle" dwellings you project could be built in Arlington using the same setback, lot coverage, and height rules that apply to single-family detached homes CURRENTLY? Which residential neighborhoods make the likeliest candidates for upzoning, as board members have assured us "we will not rezone the whole county as Minneapolis has done." (question from ASF)	See answer to question #50. In addition, in Phase 2 when focused study of specific housing types and where they should be located is conducted, it will be possible to make an assessment of the total number of new housing units, of different types, that could be built.	
17	Is "missing middle" inappropriate for the so-called "corridors"?	See answer to question #50.	
	A question for the VT students for later, how can we avoid poliicy decisions driven by racism today that drove the past?	The County Manager has introduced an equity framework for guiding policy decisions whereby policy recommendations will be consider four key questions in regards to equity; Who benefits? Who is burdened? Who is left out? How do we know? [County staff response]	
Community Engagement			
Pre-submitted	Why is this program being hosted in conjunction with the Alliance for Housing Solutions, since that group has clear bias regarding MM housing, rather than simply the County offering to host this? Were any other organizations or individuals who applied to be community partners invited to co-host this event? If not, why not?	As the publication of the Research Compendium was nearing completion, County staff had been planning to host a meeting to review the document with the community. At the same time, it was learned that the Alliance for Housing Solutions (AHS) was planning its own community meeting to discuss the Research Compendium. It was then decided to "co-host" an event, dividing the work, and eliminating any confusion that might have come from two separate events being held in September. The decision to co-host the event with AHS was not dependent on them being a Community Partner; the event could have been co-hosted by any group that was already planning an event. Staff was not aware of any other group planning a meeting to discuss the Research Compendium.	

8	You mentioned a scope for the study...a draft was provided last January...has this been updated and in any event will there be additional public engagement before any scope is adopted by the Board?	Staff will review the public input that was received on the draft scope earlier this year at the September 22nd County Board Work Session. The County Board does not take any formal actions at Work Sessions; Work Sessions provide an opportunity for County Board discussion.	
58	Why hasn't the community seen the results of the prematurely terminated public engagement on the scope of work before this upcoming County work session, and when will we be able to provide input before this becomes a fait accompli?	Community input and proposed revisions to the draft scope will be reviewed at the County Board Work Session on 9/22.	
12	Please define "stakeholder."	Anyone who lives or works in Arlington who is interested in this process.	
24	Will the zoning ordinance process be community-led? If residential areas are targeted for infill and density, the receiving communities should clearly be identified, at the earlier stage of the planning process well before the ordinance is being drafted.	The process has been designed to provide many opportunities for community input. There will be a series of virtual community meetings, online surveys and other means used to ensure that the community can provide input at various stages. In Phase 1, staff will ask the community for preliminary ideas about housing types to be studied, in addition to their concerns. In Phase 2, the housing types that were identified in Phase 1 will be studied, considering how they may be sited on typical lots, and in light of County policies and the community concerns that were expressed in Phase 1. As part of Phase 1 and 2, staff will seek input and community review on questions of where new housing types could/would be allowed. In Phase 3, staff will draft proposed zoning and policy language, which will be reviewed by Zoning Committee of the Planning Commission and the community prior to review by the County Board.	
31	are the bulletins available to the public? at the library for example?	Yes, they are all online: https://housing.arlingtonva.us/missingmiddle/research-compedium/	
Implementation			
Pre-submitted	The need for GLUP changes and new zoning in many parts of the county is obvious. How will the process work, step by step, with some specific examples, including timelines?	Please check out the presentation on our webpage from the MMHS County Board work session for more information on our process and timeline. https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2020/09/Presentation-CB-Work-Session-Sept-22-1.pdf	
6	Is one possible outcome of the study that no proposed zoning changes will be recommended ultimately to the County Board or is the assumption/goal to make such recommendations?	There is a broad range of possible outcomes, so it is hard to say that NO recommendations would be forwarded to the County Board for review.	
7	Will MM study address ways to avoid potential corruption between County government and developers and contractors?	Why do you assume that corruption between the County and developers exists or would exist?	
13	How can we get builders to build more missing middle housing in existing single family neighborhoods?	Well, first, other housing types need to be allowed. That is why this study is needed - to identify what other types may be allowed.	
73	What are the zoning districts where you envision missing middle housing forms to be most appropriate	That is to be determined through the study.	
27	Will in Missing Middle Study look at potential changes in other land use rules, such as set backs, parking requirements, building size/massing, etc.?	Yes.	
49	The development in and at the edge of Arlington Forest notably pushed Latinx and other ethnic families out, mostly to be replaced with younger white families (not that there's anything wrong with younger white families). How can you ensure the same thing won't happen again with more middle-level housing?	As policy recommendations are developed and studied, consideration will have to be given to how those policies will impact equity.	
59	If there is a change [to] zoning how will the increase in traffic, parking and congestion be addressed by the County?	This is something that could be examined as part of the study.	
60	While you are in an early phase - will later phases address the realities of sanitary sewer capacities, transportation network adequacy, storm water management control. and parking in the near and longer term?	Yes, but some of these things will be identified in the study and addressed separately, as a follow-on, if necessary.	

61	In the face of climate change and water and energy constraints, the presence of so many impervious lots i.e. surface parking lots, in Arlington is an environmental issue. Those surface and service areas should be targeted with smarter developments, dense and higher FARs that provide a mix of housing units (i.e. affordable included), underground parking, bike storage facilities, street trees, walkable public realms, and open spaces.	Generally, County policies support and encourage more efficient and environmentally responsible use of land when / where mixed-use and higher density development is allowed and approved through the Special Exception process, requiring County Board approval. However, surface parking lots are a cost-effective solution for low-density development, which oftentimes is permitted by-right, subject to minimum requirements.	
63	Missing middle housing is typically not constructed at a scale that aligns well with most sources of financing for affordable housing (eg bonds, tax credits) — another important housing goal in the County. Perhaps thought can be given to this conundrum during the study. Glad to help! Alan Goldstein (AHC)	The Study intends to assess the economic viability of missing middle housing types as part of phase 2. Thanks for your offer to help.	
43	Might it be possible to require the SUBDIVISION of large lots upon sale of the lots as an alternative to upzoning?	As one option, the study could examine ALLOWING (not requiring) single-family detached or attached development on smaller lots.	
68	Detached single-household homes can still be built by-right in multi-family/apartment zones. Given that, what, if anything, could be done to specifically promote multi-household housing types in RA zones instead of just protecting single-family homes right next door to metro?	This can be examined as part of this study or the Housing Conservation District study, which is looking at incentives for redevelopment and preserving affordability in multifamily areas.	
84	Will County staff look at modification of the current Unified Residential Development as a possible tool to create additional missing middle housing forms.	Depending on the housing types that are identified, various existing or new tools could be examined. Currently, Unified Residential Development (URD) provisions in the Zoning Ordinance allow greater flexibility, with respect to setbacks and minimum lot area, for siting single-family detached homes, without increasing overall density.	
92	Knock-down and new build-ups near my area of Arlington seem to be exceeding coverage ratios of 30%; excavation of the site(s) was close to 70%+ and finished coverage is close to 50%+. Will Arlington County change zoning codes to match this current trend?	By-right development is reviewed by staff for conformity with lot coverage, setback and other provisions of the Zoning Ordinance. Presumably, the development you are noticing is consistent with Article 3 of the Zoning Ordinance.	
41	Do you plan to consider transit options at the same time? For example adding density and adding a bus line to serve them -- or will transit be considered as fixed.	Not at the same time, however changes contemplated in this process may lead to other policy or program changes, like transit services.	
81	Planners have acknowledged that appraisal and assessment methodologies can escalate inflation of housing prices. Will the MM study examine requiring alternative forms of appraisal to slow the gold rush?	The assumption of rapid assessment appreciation is speculative. The County Assessor's Office does not get involved in policy matters. Alternative appraisal methodologies are not within the study scope. Property owners may contact appraisal staff with any questions regarding their assessment and may file for an administrative review of assessment, or a Board of Equalization appeal.	
91	have you considered a community land trust as a strategy for countering market forces and preserving long term affordable homeownership	Community land trusts have been explored, and the County remains open to discussing this as a means of preserving long-term affordable ownership. Missing middle housing types may offer a viable means for a Community Land Trust. However establishing a land trust is beyond the scope of this study.	
71	Have you considered the post-covoid office glut and possibility of converting commercial bldgs in to work/live buildings?	Office buildings have a layout that, typically, is not easy to convert to residential use. To date, live-work units have not been prevalent or, it would seem, marketable in Arlington.	
67	Could the County preserve existing smaller single family homes and duplexes and make it possible for lower income people or people from communities that faced historic discrimination to own or rent them?	Efforts to preserve existing units may have the unintended impact of further constraining the market and further driving up housing prices. These units may or may not be affordable to low-income households or persons belonging to groups that have been discriminated against.	
Questions Outside of Research Scope and General Comments			

90	How much did the research compendiums cost to produce and how much will the study cost?		
11	Hi Jim Schulman. I live in a duplex that has a MUCH smaller footprint than the McMansion that is being built around the corner.		
18	Do we have metrics for what a functioning housing market looks like? Rent/home sale levels compared to Area Median Income?		
23	Has there been an exploration of building in the air rights above Arlington Cemetery? (Tongue in cheek)		
47	how does a resident get a copy of tonight's presentation?		
42	Kathy Scruggs		
48	TU		
62	Wasted time scape goating/blaming Zoning rules and regulations and Single Family Homes for the Racist segregation Policies of the "Byrd Machine" from the 1940's al the way until the 1970's. The original Deed to my Columbia Forest barred Colored people, unless they were servants. The denial of economic opportunity To Blacks (and other minorities) affected everything else : Health, Education, and standard of living.		
66	Tonight's presentation will be posted on AHS Website as well as the county's website		
75	everyone asking for definitions needs to learn how to google		
85	While we're focused on missing middle housing, will some coordinated effort be given through AED to consider support for small businesses, cultural nonprofits as well as support legacy Arlington businesses?		
87	I have done. I would liketo know what it means to the presenters, when they use the word here, please.		
88	Russel just said one the key reasons for MM was to provide more affordability. If true good but doesn't have to be proved.		