Agenda

• Introduction
• Background
• Key Considerations
• Proposed Study Phases and Community Engagement
Introduction

• Regional housing market pressures.
• Growth in Metro and Planning Corridors.
• Higher-density multi-family housing.
• Neighborhoods have been changing, and will continue to change. (teardowns)
• Many missing middle housing types are currently restricted.
• Restrictions make it difficult to increase housing supply and provide choices at a broader price range.
• The Missing Middle Housing Study is one component of the six initiatives that make up Housing Arlington.
Introduction

What other options could be added or reintroduced - to our menu of possible housing types?

And where and how?
Background

Foundation for Study:

• Affordable Housing Master Plan
• Housing Arlington
• Community Conversation Series
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)
Background

2018 2019 2020

**Equity**
- Program Kick-off and Community Survey
- Accessory Dwellings
- Housing Conservation District Report
- Institutional Partnership Workshop
- Condominium Workshops

**Planning**
- Land Use Tools
- Financial Tools
- Institutional Partnerships
- County Employee Housing
- Condominium Initiative
- Affordable Housing Master Plan Review

Spring 2019 Program Kick-off & Community Survey
- Fall 2019 Community Conversation Series
- Spring 2020 Missing Middle Housing Study Kick-off

**Protect Arlington's Diversity**

Inclusive Housing

Planning is Never Past Tense

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

Community Conversation Series (2019)
Key Takeaways

**Housing & Economics**
- Growth is happening; we need to manage that growth
- There is a need for affordable options and a diversification of housing types
- We may need to adjust our land use regulations to allow new housing types

**Housing & Environment**
- Single family areas have been adversely impacted by teardowns and tree loss
- State Code limits the County’s ability to regulate by-right development
- There is a need for performance standards that help mitigate impacts
- Creativity is needed, as well as more education

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

Purpose:
Examine how new housing types and forms could be introduced to increase and diversify the housing supply.

Outcomes:
- Shared understanding of the problem
- Options for County Board consideration
  - Change to policy and regulations
  - Identify 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
What it is: A community discussion to determine:
- How/whether new housing types can help address the lack of housing supply and housing diversity in Arlington
- Where new housing types could be introduced
- What strategies could be employed to mitigate any negative impacts
- Options for County Board consideration

<table>
<thead>
<tr>
<th>What it is not:</th>
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<tbody>
<tr>
<td>• An across-the-board rezoning of all single-family areas <em>(new zoning provisions could allow for more housing types)</em></td>
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<td>• A process to eliminate single-family zoning in Arlington <em>(single family homes will remain a permitted use)</em></td>
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<td>• A process to codify decisions that have already been made</td>
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<tr>
<td>• A process that will lead to incompatible housing types (e.g. high rises) being built in single-family areas</td>
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<td>• An attempt to address a specific income range</td>
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*Denotes text added on 1/23*
### 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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</thead>
<tbody>
<tr>
<td>Milestones</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>Problem Definition</td>
<td>Recommendations for Other Studies to Support New Housing Types</td>
<td>Comp Plan and CIP Work Plan</td>
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<tr>
<td>Outcomes</td>
<td>Research Compendium</td>
<td>Report for County Board Consideration</td>
<td>Report for County Board Consideration</td>
<td>AZCO amendments and Comp Plan amendments as needed</td>
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<td>Timeline</td>
<td>2019 Q4 – 2020 Q1</td>
<td>2020 Q2 – Q4</td>
<td>2021 Q1 – Q2</td>
<td>2021 Q3 – Q4</td>
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Step 1: Understand Arlington’s housing shortfall and missing middle housing gap

Questions to be answered:

What types of housing are missing or in short supply?

What are the reasons why?

Why is this a problem? Sustainability? Diversity? Equity? Others?
Phase 1 – Building a Common Understanding

Step 2: Develop preliminary ideas for new housing types and issues to consider

Questions to be answered:

- What types of housing could address the housing shortfall?
- How does the design and massing relate to adjacent uses and the road network?
- What multi-modal transportation options are needed?
- Environmental questions? Stormwater? Trees?
- Other questions? Parking? Schools?
Phase 2 – Focused Study of New Housing Types

How should new types be designed?

• Massing, siting, access, on-site parking, and lot coverage
• Landscaping, green energy, and storm water management
• Mitigation strategies to address potential impacts

Where should they be located?

• Appropriate lot types (size, relationship to road network)
• Appropriate adjacencies (land uses, environmental features)
• Needed transportation options
Phase 2 – Focused Study of New Housing Types

How do these new types function economically?

- Financial feasibility
- Target market

What are the impacts on policies and regulations?

- Relationship to current zoning standards (# of units, lot coverage, height, units/acre, on-site parking)
- Other potential regulatory issues (Building Code, Chesapeake Bay, Subdivision Ordinance)
- Impacts of new housing types on other Comp Plan elements
Phase 3 – Implementation

**Zoning Ordinance amendments**

- to support increasing and diversifying the types of housing identified in Phase 2

**Other policy changes and budget priorities**

- to support new policies
Community Engagement Goals

• Motivate participation from a broad audience, where community members are equitably represented

• Foster a cooperative process that collects and utilizes meaningful feedback prior to decision-making

• Empower an informed community partner network that can use their voices to further these goals
Community Engagement Principles

• The following principles will guide staff’s design of communication and engagement efforts:

• Inclusion and mutual respect for all stakeholders
• Early involvement and timely communication
• A transparent, accountable process
• Clear, accessible information and participation opportunities
• Open, two-way dialogues
• Effectively-used fiscal and staff resources
• Responsiveness to evaluations for improvement
<table>
<thead>
<tr>
<th>Group</th>
<th>Participation</th>
<th>Role</th>
<th>Engagement Format</th>
<th>Frequency</th>
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<tbody>
<tr>
<td>Stakeholders</td>
<td>Open to general public</td>
<td>• Keep informed throughout the process</td>
<td>• Informed through study communication channels, including website, enews, articles, social media, and other promotional materials</td>
<td>At key milestones (identified in the process timeline)</td>
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<td>• Collaborate with staff at key milestones</td>
<td>• In-person engagements such as workshops, public meetings, open houses, educational events, and other opportunities.</td>
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<tr>
<td></td>
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<td>• Online engagements such as feedback forms, document reviews, virtual events, and other opportunities</td>
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<tr>
<td>Community Partners</td>
<td>Open to interested individuals and organizations throughout the process</td>
<td>• Utilize provided engagement tool kit(s) to disseminate study information to own network</td>
<td>• Partner-hosted meetings, events, discussions and informal engagements</td>
<td>As needed, likely increasing at key milestones</td>
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<td>• Participate in targeted discussions and/or co-host community meetings or provide feedback on specific topics</td>
<td>• Co-hosted meetings with study team, to be determined with regards to community meeting criteria and available resources</td>
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<td></td>
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<td>• Partner-led information distributions, online engagements, and shared content</td>
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<tr>
<td>Citizen Advisory Panel, Working Group or Other</td>
<td>To be determined</td>
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# Community Engagement

## Pre-Planning
- Complete research
- Draft Study Scope and Charge
- Review Study Scope and Charge with Commissions

**2019 Q2 - 2020 Q1**

## Building a Common Understanding
- Study Kick-off
- Milestone Community Mtg(s)
- Define the problem
- Preliminary ideas for new housing types and key considerations
- Milestone Community Mtg(s)
- Draft Phase 1 Report

**2020 Q2 - Q4**

## Focused Study
- Recommendations for new housing types and locations
- Recommendations for other studies to support new housing types
- Milestone Community Mtg(s)
- Draft Phase 2 Report

**2021 Q1 - Q2**

## Implementation
- Zoning Ordinance and General Land Use Plan Studies
- Comprehensive Plan and Capital Improvement Plan work programs

**2021 Q3 - Q4**

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Establish network of Community Partners for ongoing engagement

- Report back to County Board
- Community stakeholder & Commission reviews
- Community stakeholder & Commission reviews
- Community stakeholder & Commission reviews

- Final Study Scope and Charge
- Phase 1 Report Request for County Board Action
- Phase 2 Report Request for County Board Action
- Recommended Amendments Work Plan Request for County Board Action
Next Steps

• Establish network of Community Partners for ongoing engagement

• Compile Pre-Planning research compendium

• Seek input on scope of work
  • Jan 16 – Housing Commission
  • Jan 22 – LRPC
  • Feb – Transportation Commission and E2C2
  • March - NCAC
  • Other briefings and opportunities for public feedback will be posted
Questions for You

• What information do you think is needed to understand issues related to this Missing Middle study?

• Do the phases allow for adequate feedback at the right milestones?

• Are we asking the right questions in each of the phases?

• What can we do to better engage with the community throughout this study?
An Expanded Approach to an Equitable, Stable, Adaptive Community

housing.arlingtonva.us