

Arlington Missing Middle Study

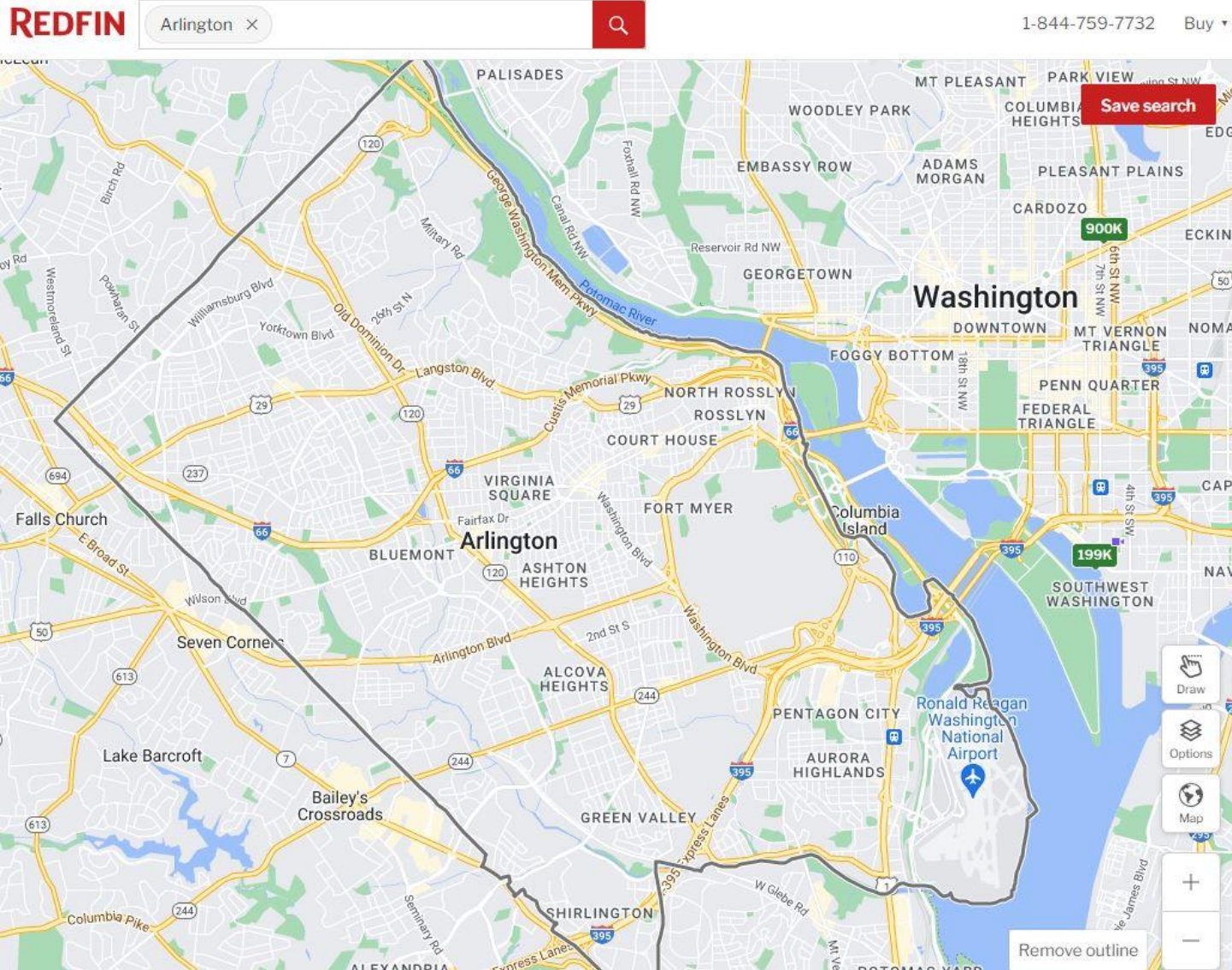
Housing Partnership Network, 01/17/2022

Brian Goggin, Policy and Project Manager



Arlington Partnership
For Affordable Housing

For sale single family detached homes built since 1980 under \$1M



1-844-759-7732

Buy ▾

Rent **New** ▾

Sell ▾

Mortgage ▾

Real Estate Agents ▾

Feed

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Arlington Homes for Sale

[Market insights](#) | [City guide](#)

For sale ▾ **Up to \$1M** × **House** × Beds / Baths ▾ **All filters** · 3

0 homes · Sort: **Recommended** ▾

Photos Table

No results in this area

- [Zoom out](#)
- [Clear the map boundary](#)
- [Reset all filters](#) or remove one of your filters below to see more homes

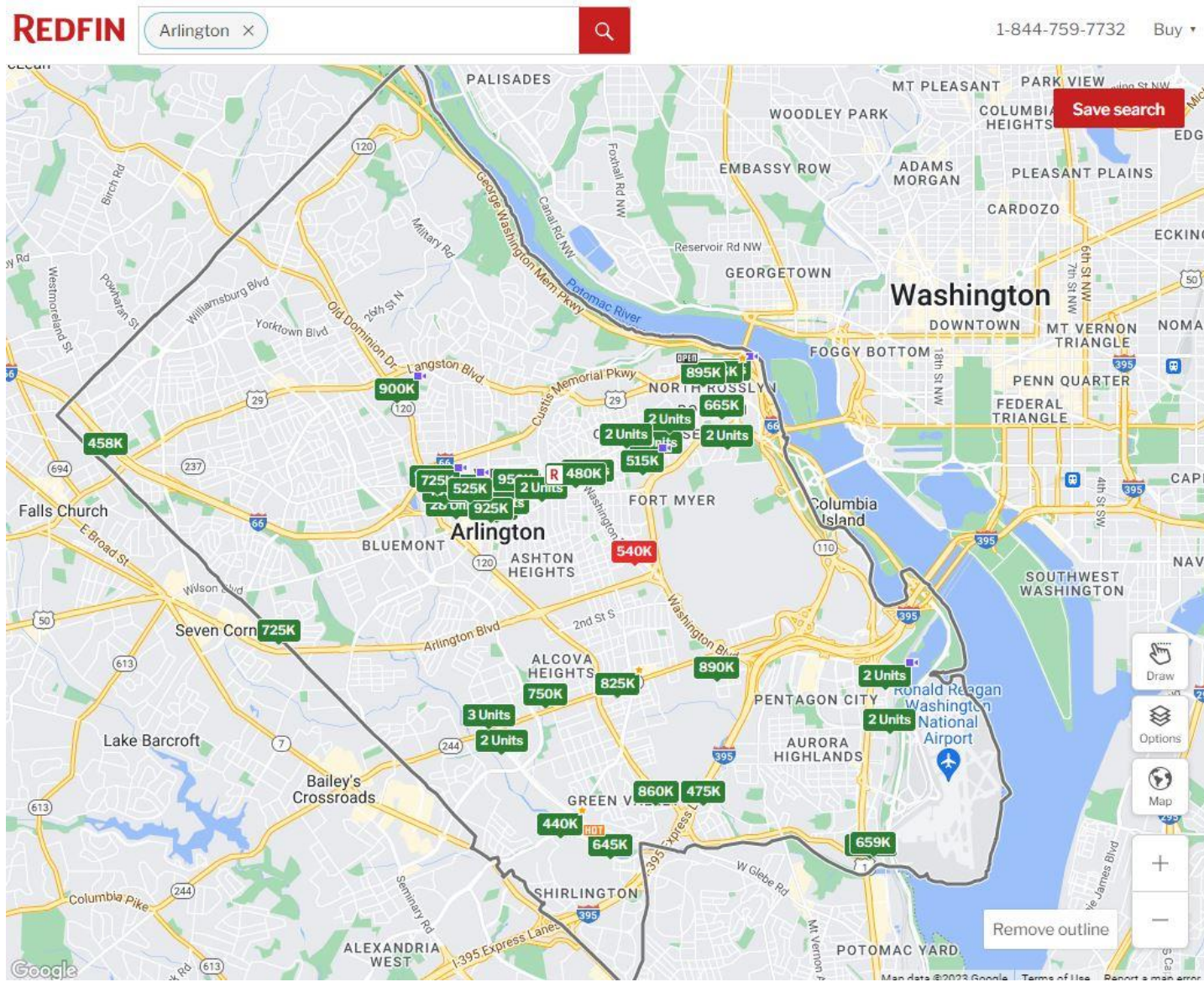
Up to \$1M × **House** × **Built before 1980+** ×

Nearby homes that match your criteria

Within 1 mile



For sale townhomes/condos built since 1980 under \$1M



Arlington Homes for Sale [Market insights](#) | [City guide](#)

For sale **Up to \$1M** **Townhouse, Co...** Beds / Baths **All filters • 3**

40 of 85 homes • Sort: **Recommended** [Photos](#) [Table](#)

NEW 16 HRS AGO

\$540,000 [Share](#) [Heart](#)

2 Beds 1.5 Baths 1,224 Sq. Ft.
88 N Bedford St Unit 88A, Arlington, VA 22201

HOT HOME

\$645,000 [Share](#) [Heart](#)

2 Beds 2 Baths 1,252 Sq. Ft.
2720 .arlington Mill Dr #1108, Arlington, VA 22206
(703) 967-2073

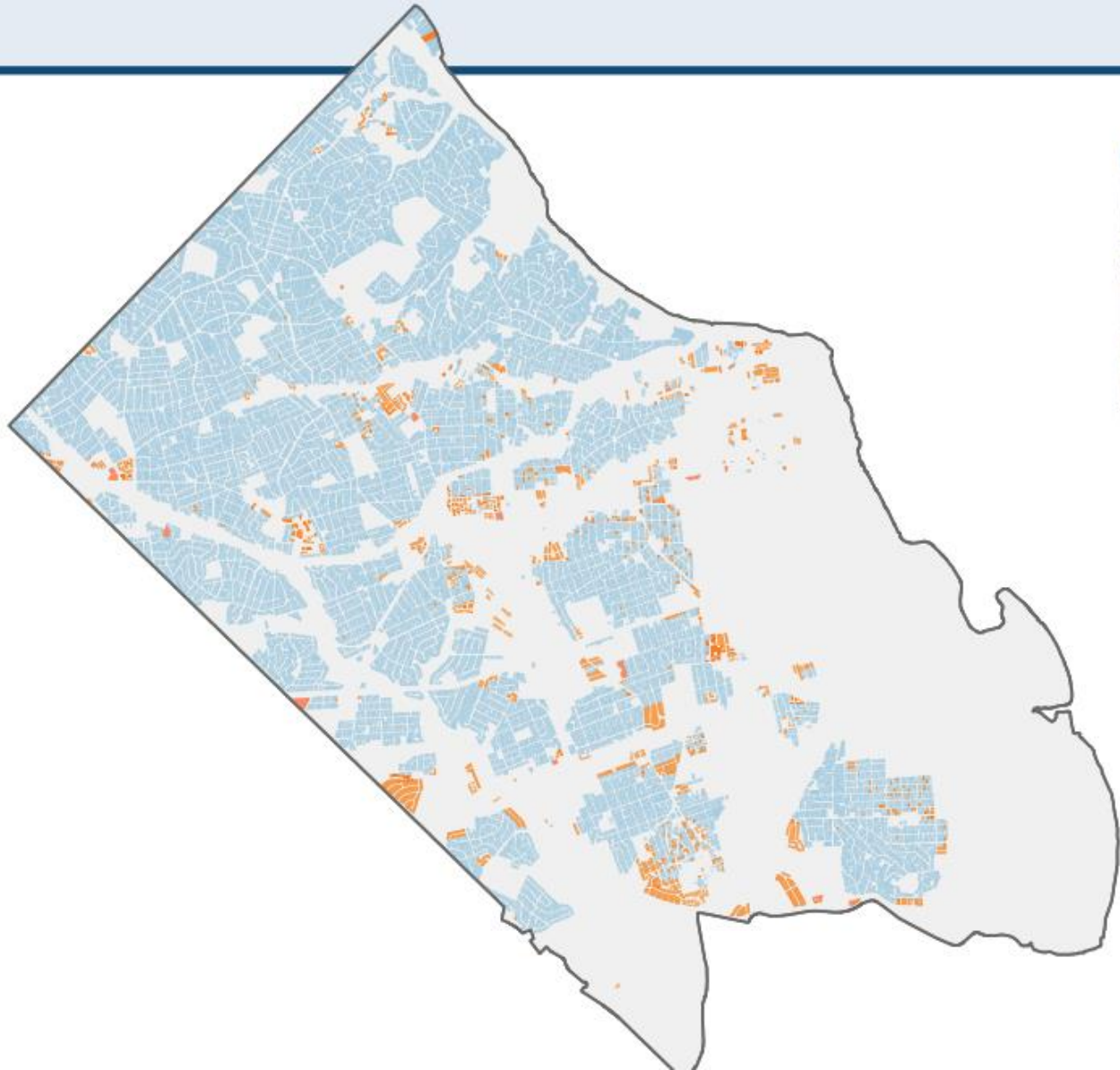
COMING SOON

COMING SOON




COMING SOON

COMING SOON

Existing Missing Middle Housing



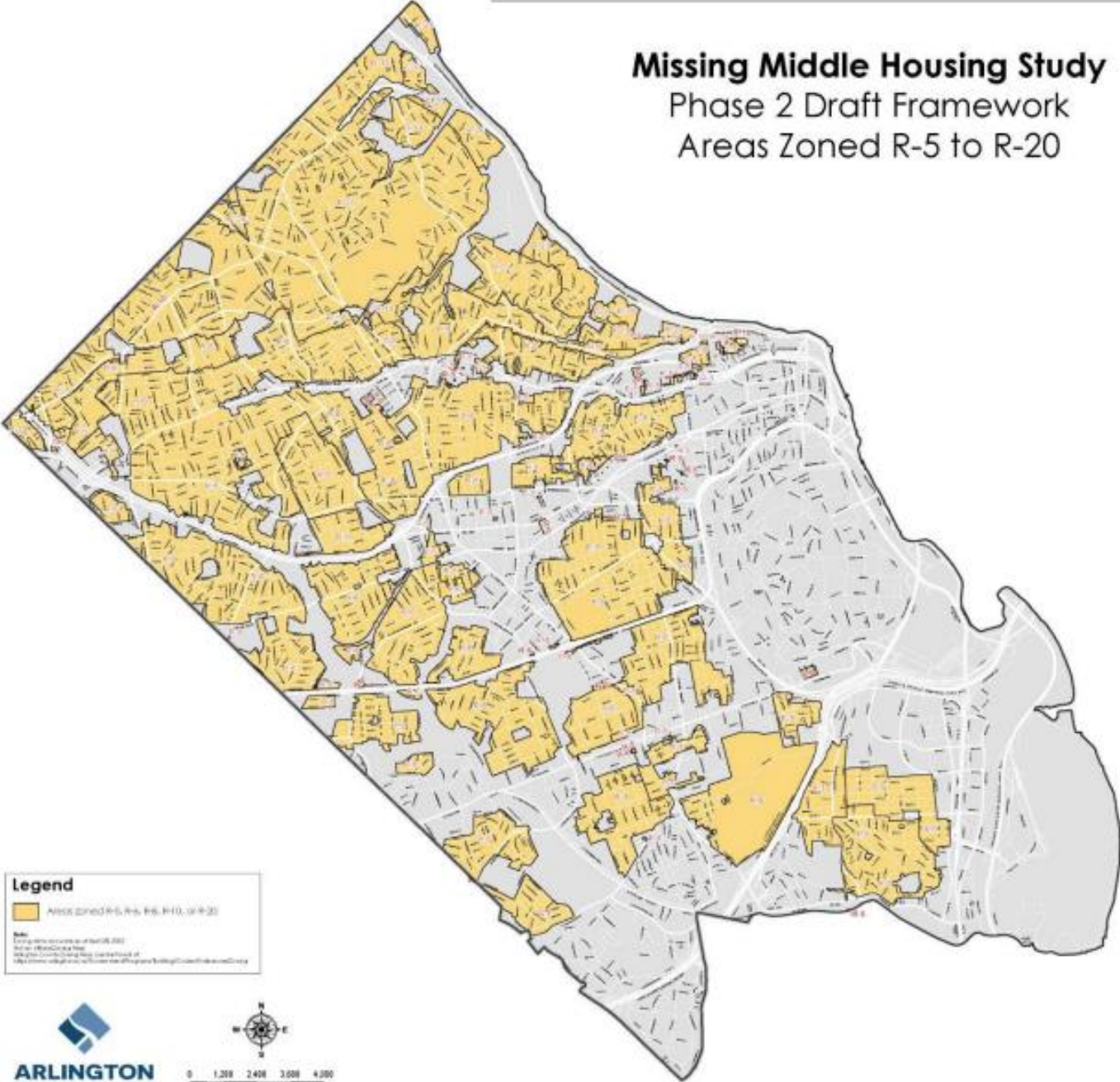
Existing Land Use

-  Lots with 2-8 Housing Units or Townhouses
-  Lots with Single-Detached Housing
-  All Other Land Uses

Missing Middle Housing Study

Phase 2 Draft Framework

Areas Zoned R-5 to R-20



Legend

Areas zoned R-5, R-6, R-10, or R-20

Note:
This graphic is a summary of the study area.
For more information, please contact the
City Planning Department at (703) 221-3100.

Status Quo: SFH → Mansion
accepted with minimal review

Missing Middle: A more affordable
alternative that is currently illegal
to build in most places

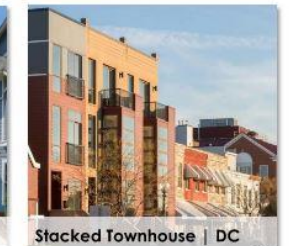


Image sources (clockwise from top left): City of Portland, Avenue Realty, Bruce Brunner, City of Portland, bonstra.com, eya.com, circabuilt.com, unionstudioarch.com

Missing Middle simply means that sometimes one of these holds more than one family

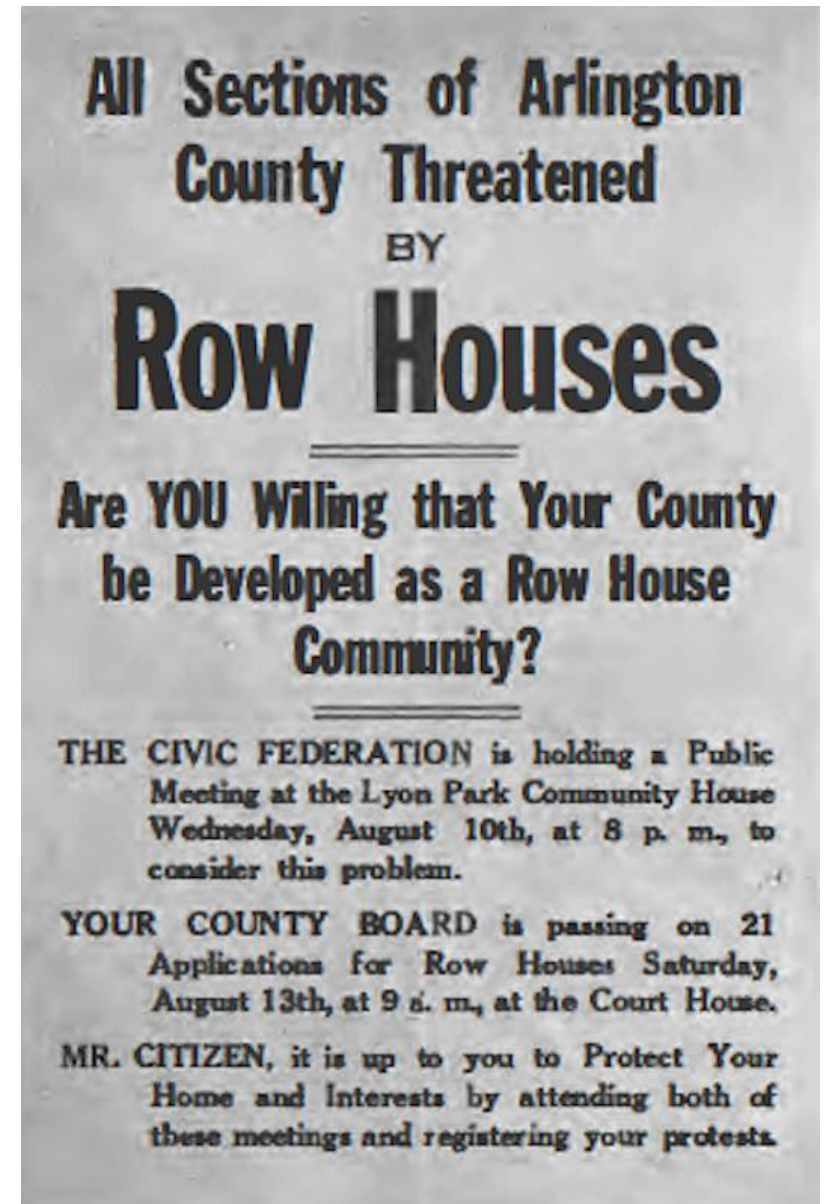


Arlington Missing Middle Housing Draft GLUP and ZO Amendments

- Legalize building 6-8 units countywide
- Min. lot size requirements equal or greater than existing zones
- Maintains current maximum lot size coverage
- Under consideration: 0-1 parking spaces per unit requirement
- Under consideration: one shade tree planting per dwelling unit
- Under consideration: annual cap on permitted missing middle housing units

A Little History

- 1930: Arlington adopts first zoning ordinance
- 1935: Colonial Village, among first FHA-backed apartments, included racial restrictive covenants
- 1938: Arlington bans row houses
- 1961: General Land Use Plan (GLUP) adopted, making missing middle housing illegal to build on $\frac{3}{4}$ of the residential land
- 1969: Rowhome ban repealed, but still illegal in most of the county through zoning
- 1973: GLUP changes to allow high-rise development around new metro corridors



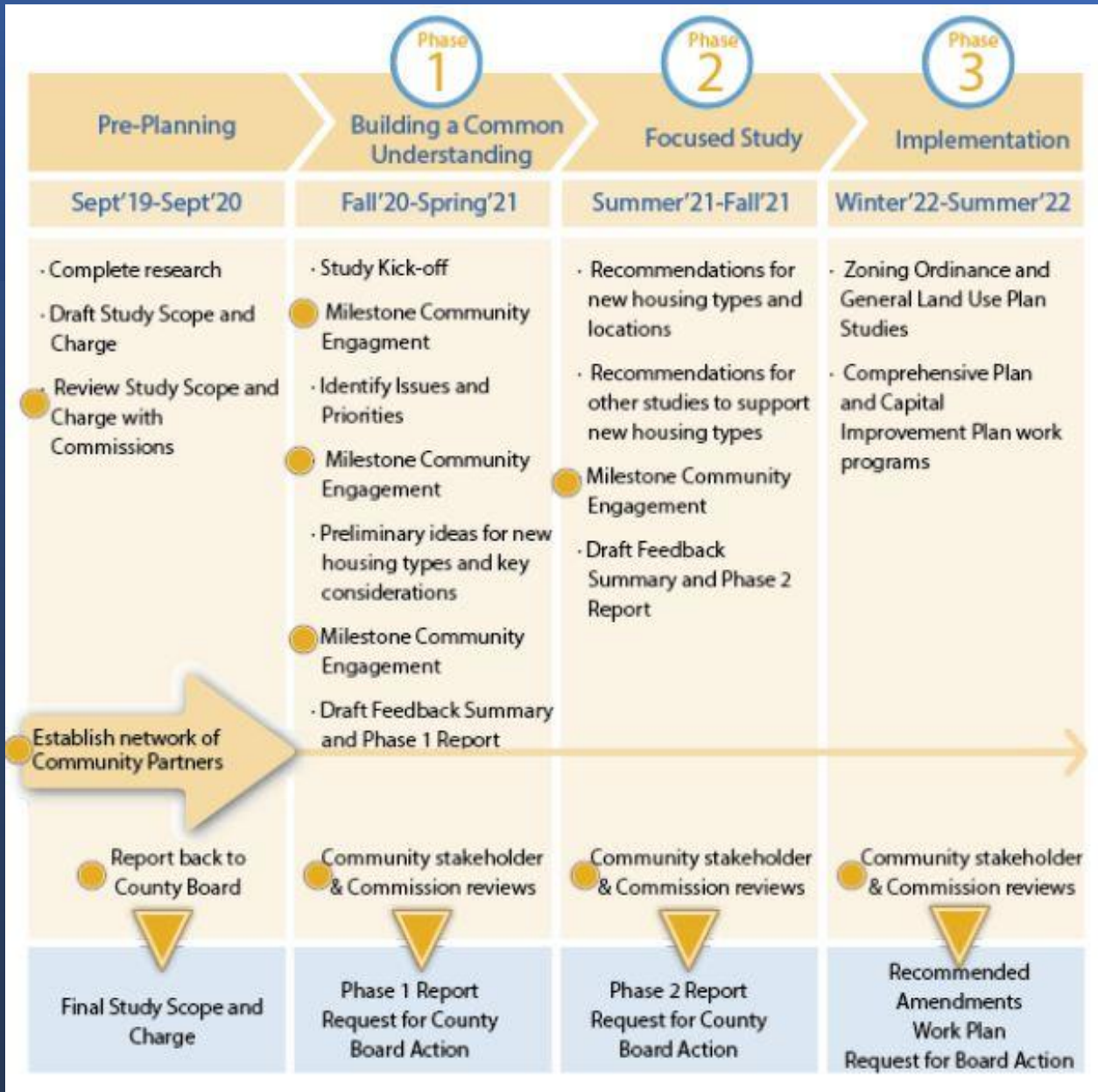
Why?

Affordability: Allow families to share high land costs and live together in smaller units within the same size of building.

Equity: End exclusionary zoning that evolved after racial covenants were made illegal

Adaptability: More diverse housing stock with more 'starter homes'.
Downsizing options within the low-density neighborhood environment

Environmental: Allow more people to live close to jobs and in walkable, transit-friendly neighborhoods.



Supporting Organizations



YES TO DIVERSITY
YES TO LOWER-COST HOUSING
YES TO NEW NEIGHBORS
YES TO MISSING MIDDLE

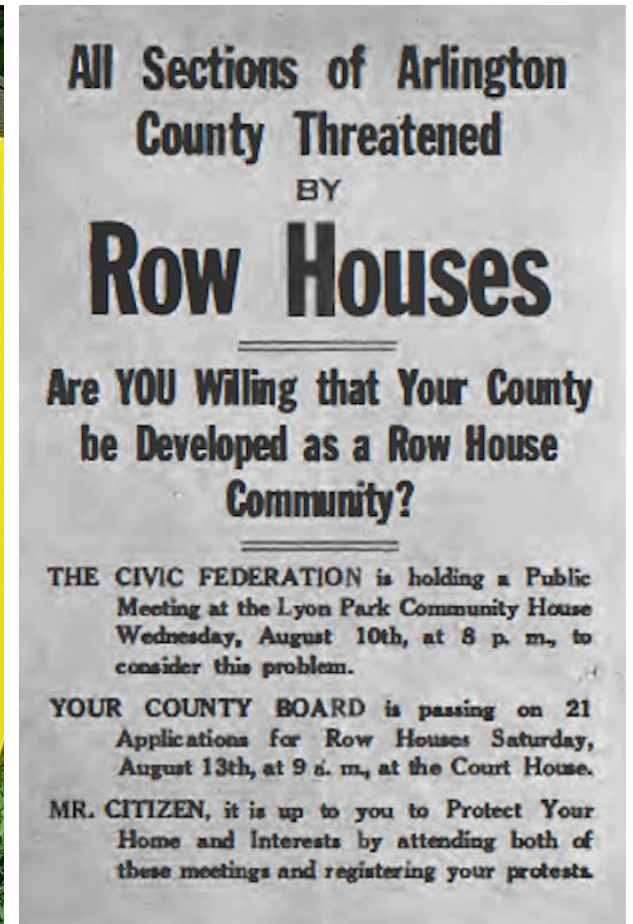


Arlington for Everyone

www.missingmiddlearlington.net



Opposition & Familiar References to the Past



APAH Support



Arlington Partnership
For Affordable Housing

May 24, 2021

Arlington County Board
Bozman Government Center
2100 Clarendon Blvd., Suite 307
Arlington, VA 22201

RE: Missing Middle Housing Study Draft Framework

Dear Arlington County Board and Staff

APAH supports the Missing Middle Housing Study's Phase 2 Draft Framework recently published by county staff. We support the staff's initial proposal to allow for 2-8 units by-right in all zoning districts currently limited to single-household development. This change represents a significant step forward in providing more housing diversity and affordability countywide, and we urge the County Board to support the proposal.

Although new missing middle housing options will not primarily serve low-income households, they would nonetheless be a powerful complement to APAH's work by providing more housing affordability in single family areas. Currently in these areas – which make up the vast majority of all residential land in the county – large single-family home redevelopments are the only legally allowed form of new housing. Due to their large size and expensive land, most of these new homes are only affordable to the highest-income households earning seven-figure salaries. The proposed changes promise to alleviate this problem by allowing for smaller homes that can spread expensive land costs over multiple units. This will provide for more affordable housing suitable for young couples, retirees, and middle-income households, most of whom do not qualify for committed affordable housing.

The framework includes a few key details that APAH is pleased to see and would like the County Board to preserve in the plan. First, we support staff's proposal to make these changes countywide, as this represents the most equitable way to grow as a community. This would allow more people to reap the benefits of living in the wealthiest parts of the county, which, currently due to exclusionary land use policy, are off-limits to growth. We are confident in the county's ability to invest in

salaries. The proposed changes promise to alleviate this problem by allowing for smaller homes that can spread expensive land costs over multiple units. This will provide for more affordable housing suitable for young couples, retirees, and middle-income households, most of whom do not qualify for committed affordable housing.

APAH's Mission Statement

To develop, preserve, and own quality, affordable places to live; to promote stability and opportunity for our residents; and to advocate with the people and communities we serve.

What's Next?

October 31st, 2022: Draft Zoning Ordinance and General Land Use Plan text released

January 21st, 2023: Request to Advertise Board hearing

Additional citizen and planning commission hearings

March 18th, 2023: The County Board holds a vote to adopt, hopefully



How to Get Involved

- Support missing middle in the county community conversations: <https://www.arlingtonva.us/Government/Programs/Housing/Housing-Arlington/Tools/Missing-Middle>
- Email the County Board and tell them you support missing middle: <https://www.arlingtonva.us/Government/County-Board/County-Board-Members>
- Sign up to speak at the county RTA hearing on Jan. 21st: <https://actionnetwork.org/events/arlington-rta-hearing>
- Join the missing middle network: <https://www.missingmiddlearlington.net/>
- Organize with Alliance for Housing Solutions or YIMBYs of NOVA

Some final thoughts

- Zoning reform critical to increasing housing affordability
- Zoning is inherently political
- Political change requires coalition-building and on-the-ground organizing
- You can't "community feedback" your way to consensus. Tradeoffs are real and have to prioritize
- Maintaining the status quo is just as much a policy choice as change
- Reform process to consider underrepresented groups like young people, renters, and future residents.

Thank you!

Appendix Follows



Arlington Partnership
For Affordable Housing

4318 N Carlin Springs Road
Arlington, VA 22203
703.276.7444 | apah.org

More resources

[Arlington Missing Middle Draft GLUP and Zoning Ordinance Amendments](#)

[Missing Middle Arlington Supporters Page](#) (missingmiddlearlington.net)

[Missing Middle Housing Study – Official Website of Arlington County Virginia Government](#) (arlingtonva.us):

[A History of Residential Development, Planning, and Zoning in Arlington County, Virginia \(April 2020\), Virginia Tech](#)

[Turner Center for Housing Innovation: Unlocking the Potential of Missing Middle Housing](#)

Similar efforts elsewhere

- Minneapolis (2019) – Legalized triplexes citywide
- Portland (2020) – Residential Infill Program, up to 4 units citywide
- Oregon (2018) – HB 2001, quadplexes statewide in cities > 25,000 people
- Maine (2022) – LD 2003, up to 4 dwelling units on most lots
- California (2021) – SB9, allows subdivisions (up to 4 units) everywhere
- Utah (2021) – HB 82, legalizes ADUs in most places

Arlington's Housing Gap

Arlington's Housing Inventory



