

Housing in Arlington: Supply & the Missing Middle

*Let's explore our supply and
the opportunities for introducing
expanded housing choice
to Arlington County*

■ ■ *The Alliance for*
■ ■ **Housing Solutions**

Alice Hogan | 2-26-2022 | HP-OK Civ. Assoc.





AHS is a 501(c)(3) nonprofit organization working to increase the supply of affordable housing in Arlington County and Northern Virginia through public education, policy development, advocacy and innovation.



Arlington *for* **Everyone**™

The Alliance for
Housing Solutions

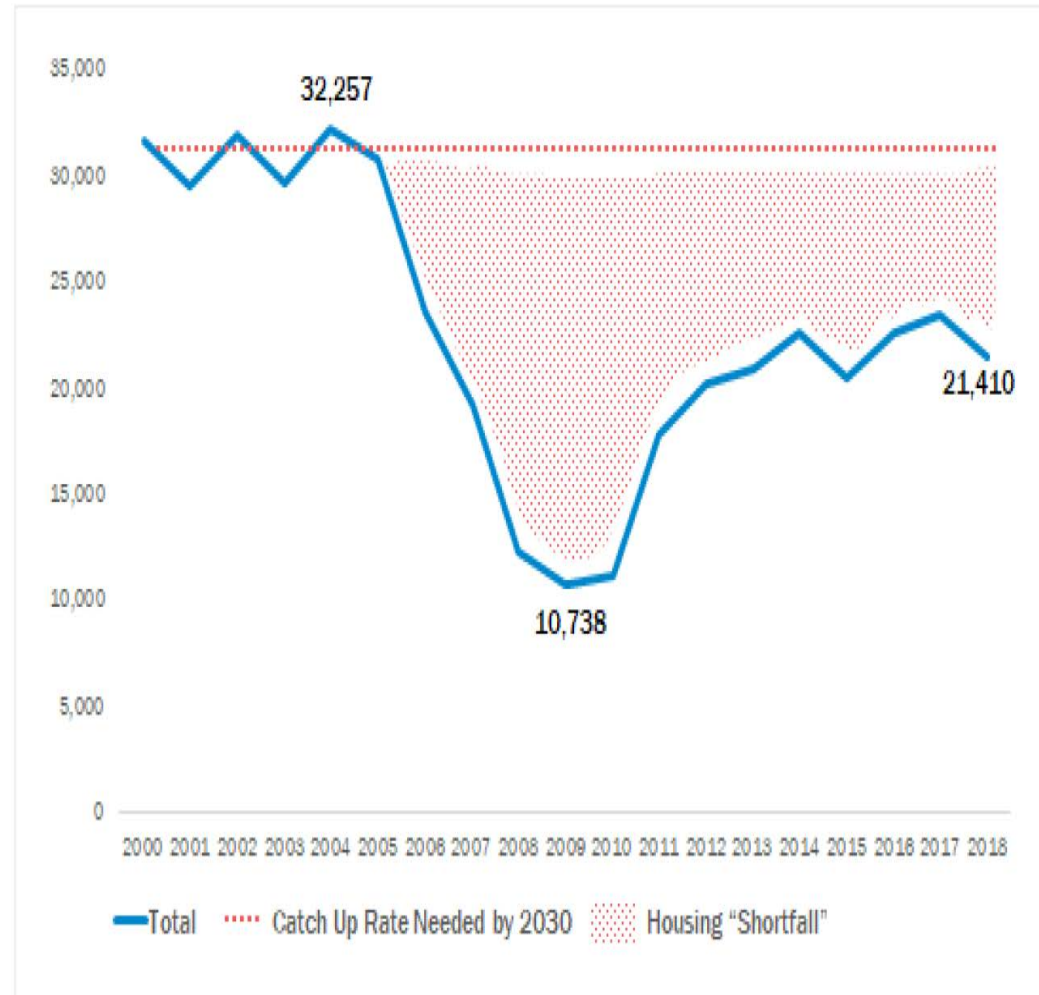
Supply: The Regional Housing Shortfall



Housing Construction Permits by Year in Metro Washington

Council of Governments Approved Targets Sept 2019:

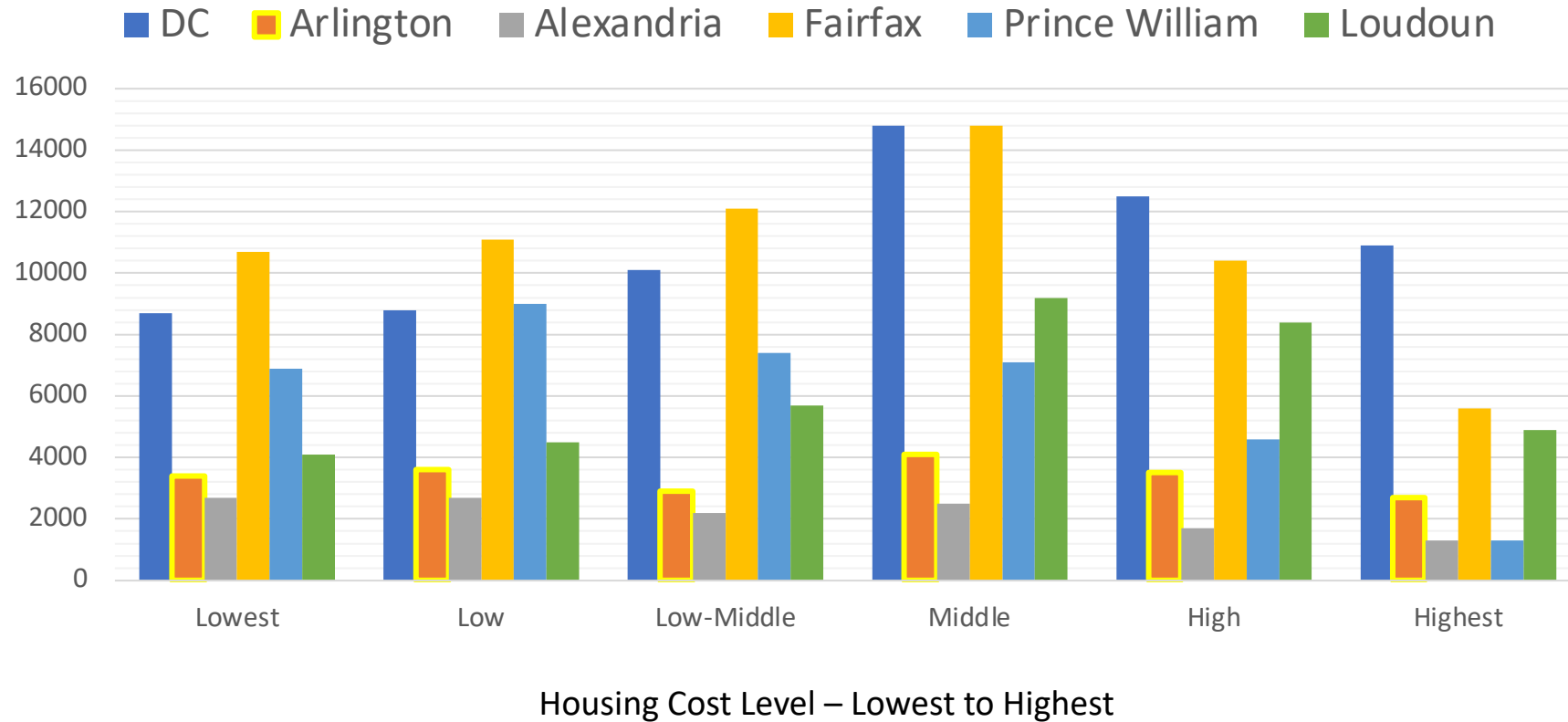
1. Region needs 320,000 housing units in next 10 years...75k more than planned
2. At least 75% of all new housing should be in Activity Centers or near high-capacity transit
3. At least 75% of new housing should be affordable to low and middle-income households



Source: Metropolitan Washington Council of Governments

Housing Needed to Fill the Gap

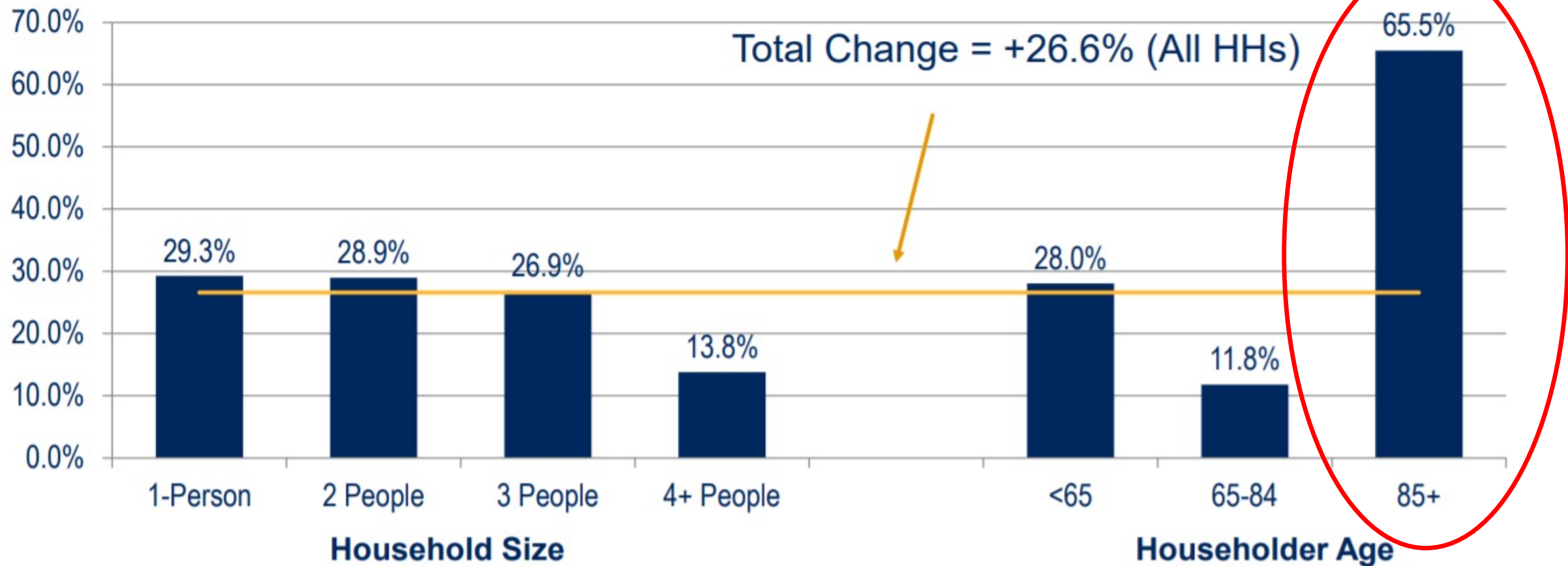
New Units Needed by 2030



Source: Urban Institute; Prince William includes Manassas and Manassas Park

https://www.urban.org/sites/default/files/publication/100946/meeting_the_washington_regions_future_housing_needs.pdf

Household % Change By Select Attribute: Arlington County, 2020-2045



Housing Affordability & Why It Matters

Decent quality housing that costs no more than

30 %

of a household's gross monthly income

- Diversity
- Economic Success
- Health and Well-being
- Environmental Impact
- Community and School Stability

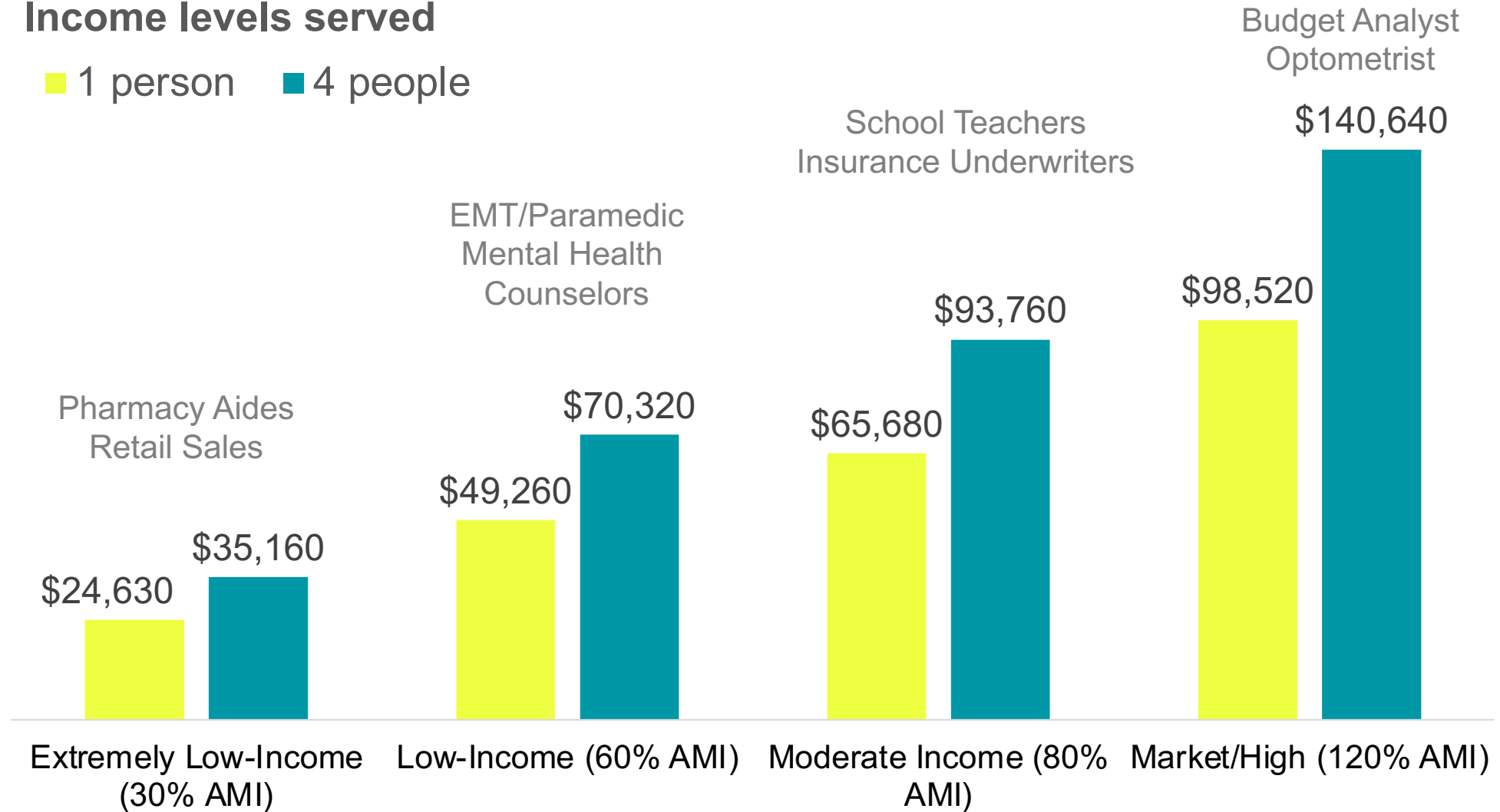


What incomes are we talking about?



Income levels served

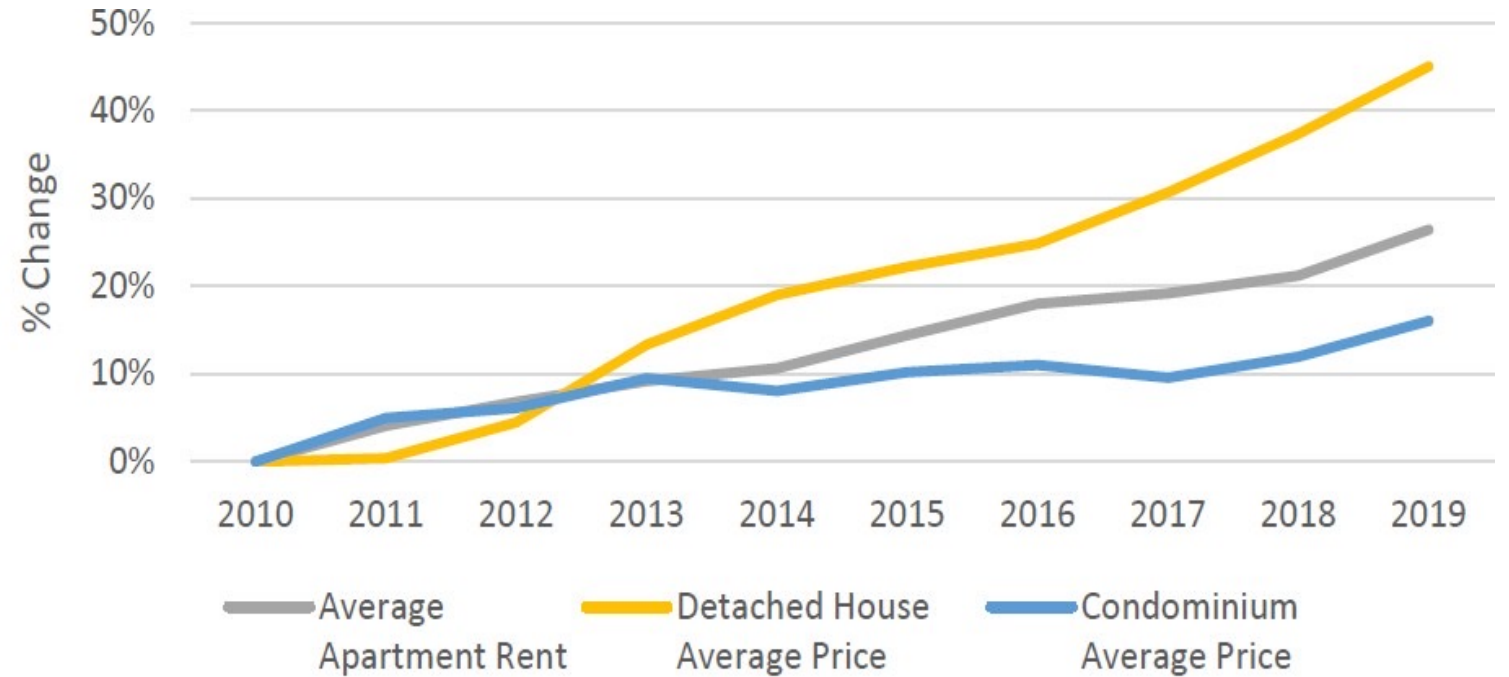
■ 1 person ■ 4 people



Background – Homeownership is Becoming Less Attainable

Supply Problem: Housing costs have continued to rise due to scarcity / competition

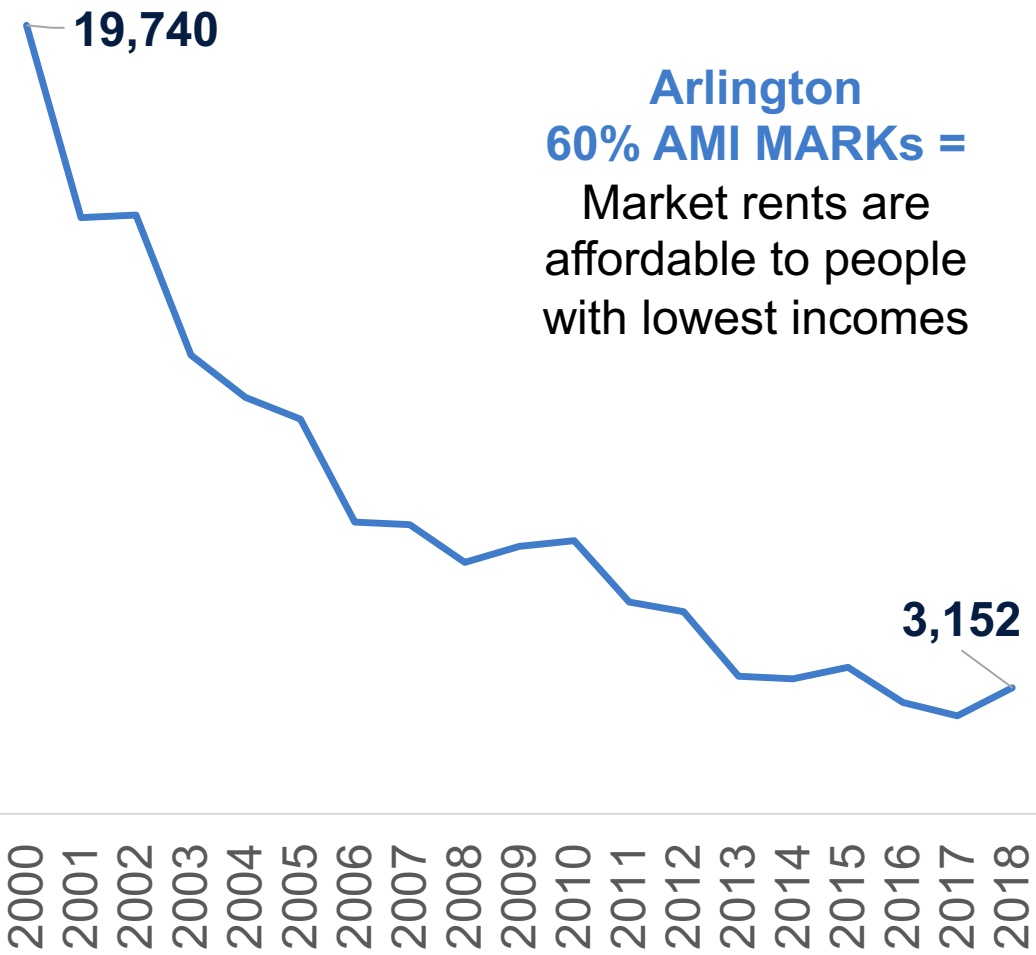
What should we do about it?



Source: MRIS and CoStar data

Changes in Housing Prices, 2010 - 2019

Loss of Market Affordable Rentals



Source: Arlington County





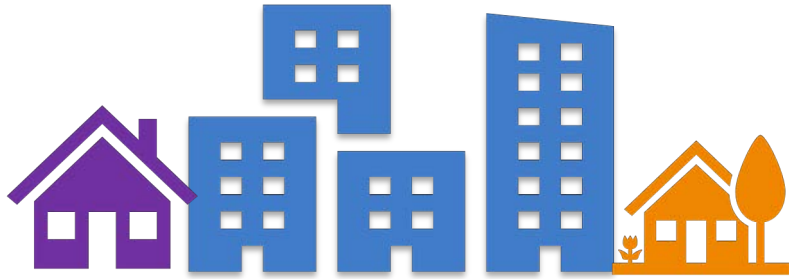
We need to create greater variety of housing options across Arlington... if we want to achieve our goals of being a diverse, inclusive and sustainable community.



Arlington *for* **Everyone**™

Learn more: www.allianceforhousingolutions.org

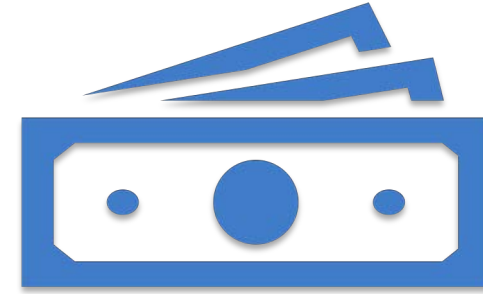
Two Main Keys to Affordability



Supply

Adequate number of units
in a variety of **types**,
locations and **price points**

**General Price Levels,
Market Balance &
Housing Options**



Dollars

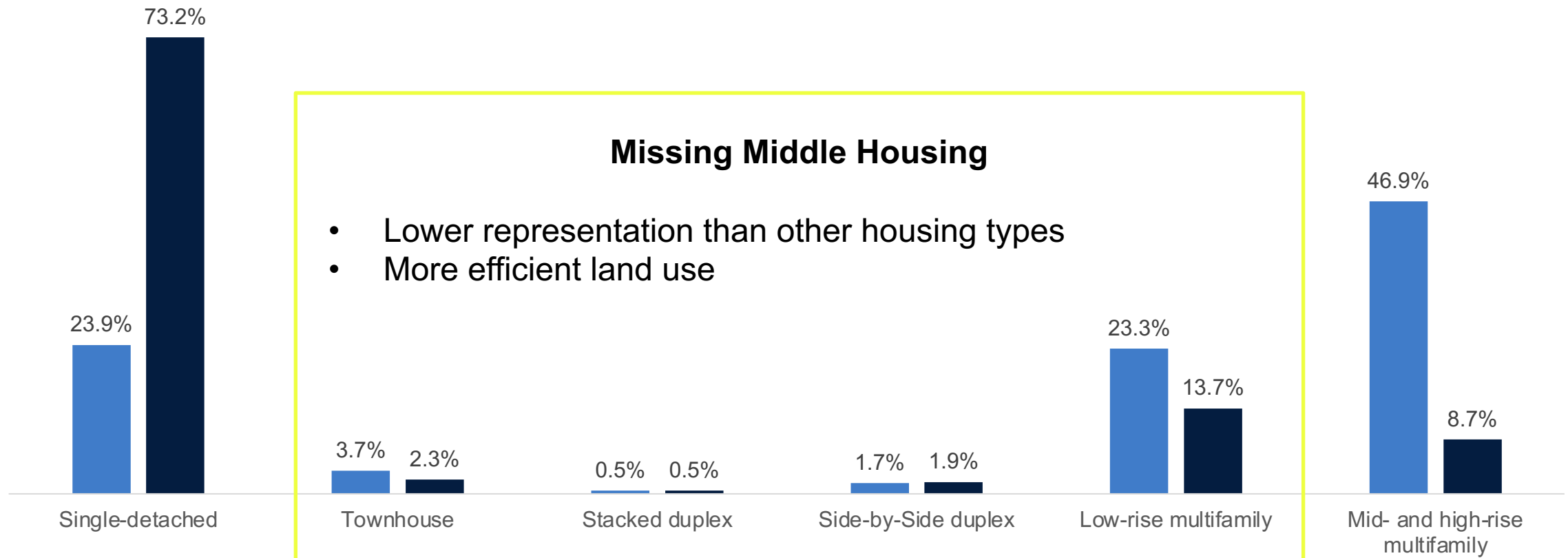
Assistance and investment
from all levels needed
for those with the greatest
needs

**Committed Affordability
for Lowest Income
Households**

MMH types are currently underrepresented in Arlington

Housing types in Arlington by representation and land use

■ Distribution of Units ■ Land Use



Missing Middle Housing types are efficiently-sized and fall *between* single-detached homes and mid- rises



Increasing Supply: No One-Size-Fits-All Strategy



Density in transit and
activity centers



Moderate density
corridors



Variety of “Missing
Middle” housing types



Accessory dwellings,
homesharing

Missing Middle Housing for a Better Arlington

Intro video



Missing Middle Housing is mostly house-scale and can easily blend into existing residential neighborhoods



Duplex



Triplex



Fourplex



Eightplex



Townhome



Cottage Court



Multiplex



Live-Work

Is Missing Middle Housing Affordable?

1

Smaller unit sizes +
modest amenities =
potential to keep
prices/rents down
naturally

2

More feasible options for
affordability programs
serving moderate-income
households (e.g. CLTs,
homebuyer assistance)

3

Compare to the only legal
alternative:

Avg. old home
demolished = 1,500 s.f.

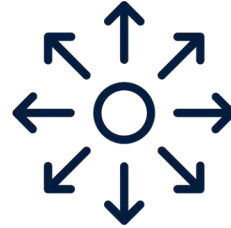
Avg. new replacement =
5,000 s.f. and \$1.7 million



Missing Middle Housing types offer many benefits to Arlington and its residents



Shared Opportunity



Expanded Choice



Diverse Neighborhoods



**Environmental
Sustainability**



Supporting Seniors

Arlington's Housing Challenge s



Loss of affordability & displacement of lower-income residents



Disappearance of middle-market home ownership opportunities



Difficulty aging in the community



Few housing opportunities for Arlington's next generation



Losing socio-economic diversity



Geographic segregation and school disparities


Existing housing policies perpetuate racial injustice in Arlington

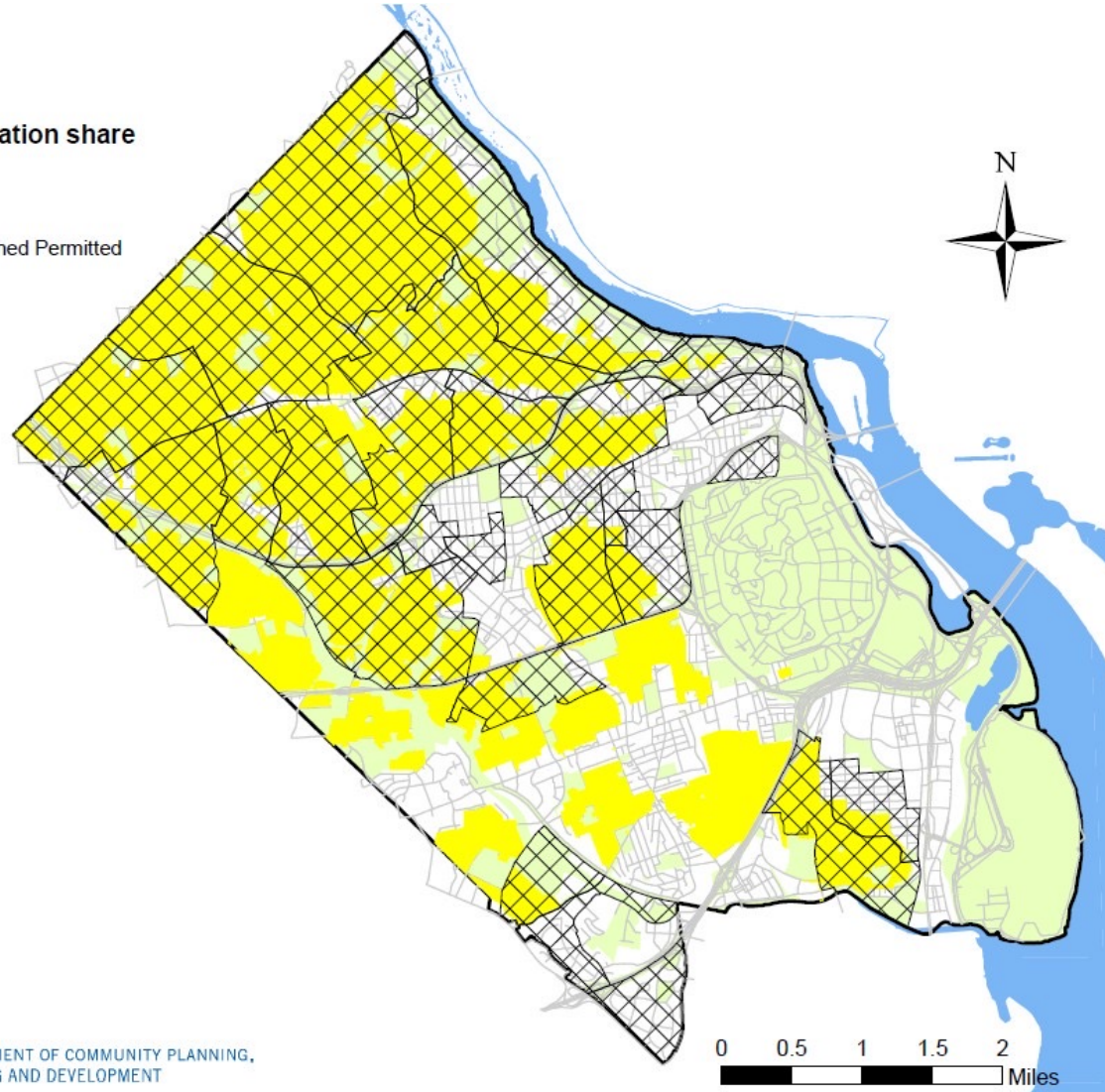
Arlington County

Legend

White (non latino) population share

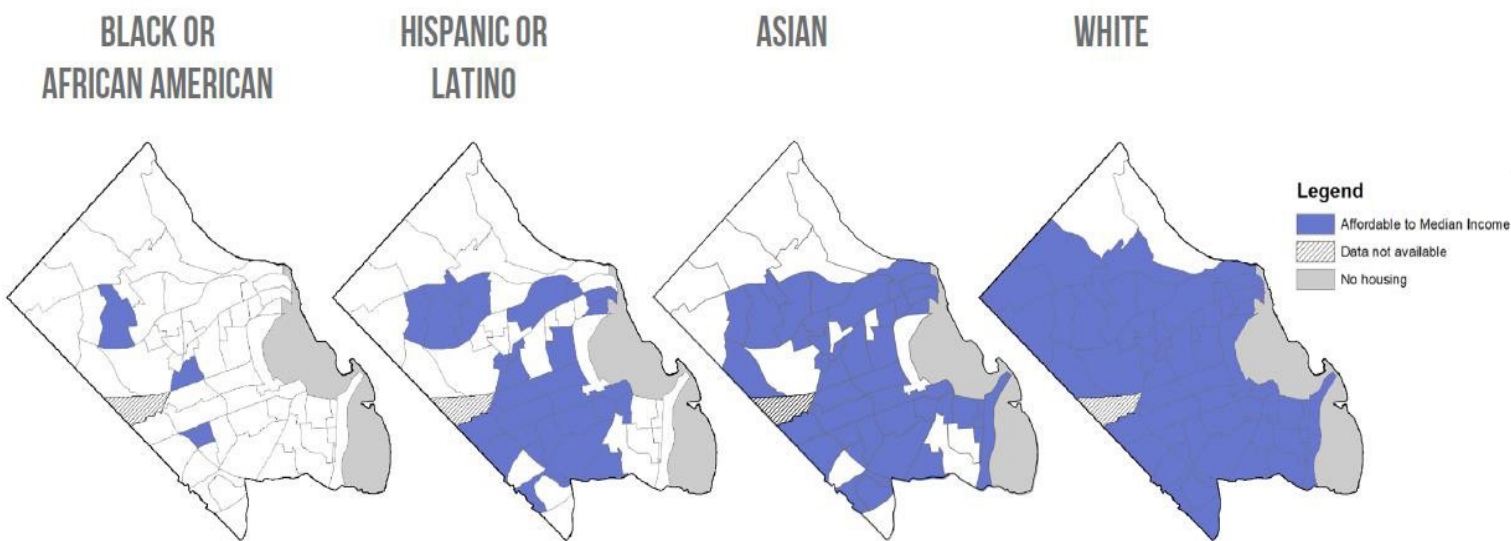
 70% or greater

 Only Single Family Detached Permitted



Existing housing policies perpetuate racial injustice in Arlington

RENTAL HOUSING AFFORDABILITY IN ARLINGTON COUNTY



Very few neighborhoods in Arlington are affordable to ***non-white*** Arlingtonians

	Black or African American	Hispanic or Latino	Asian	White
Median Income	\$58,878	\$77,743	\$93,660	\$134,723
Affordability Threshold	\$1,472	\$1,944	\$2,342	\$3,368

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

Race & Housing in Arlington

Learn about Arlington's Legacy of Segregation:

AHS's Race & Housing video

<https://youtu.be/ijuP07GjFqY>

Arlington County Vision

“Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.”



Missing Middle Housing Can...

preserve **neighborhood character**, blending with the scale of existing housing and easily mistaken for single-family homes.

serve as a **visual transition** between single-family neighborhoods and higher density activity areas.

add to the **variety of types and locations** of both rental and more affordable home ownership opportunities, thus diversifying our neighborhoods.

add **housing options** for different household types such as **smaller families and empty-nesters**.

support **neighborhood retail**. More people in walking distance = much more likely to support neighborhood coffee shops, cafés, and small-scale retail.

Arlingtonians can use MMH to shape the future of our neighborhoods

Maintain current trend towards super-sized houses

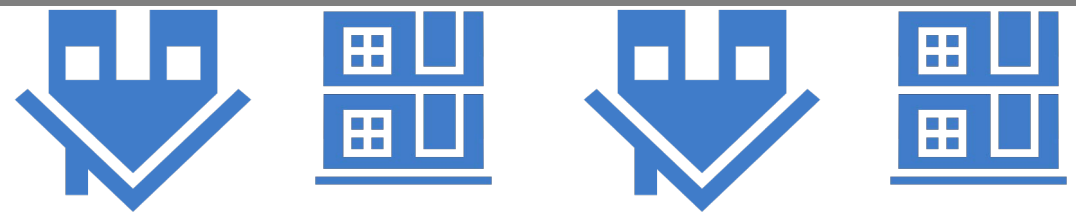
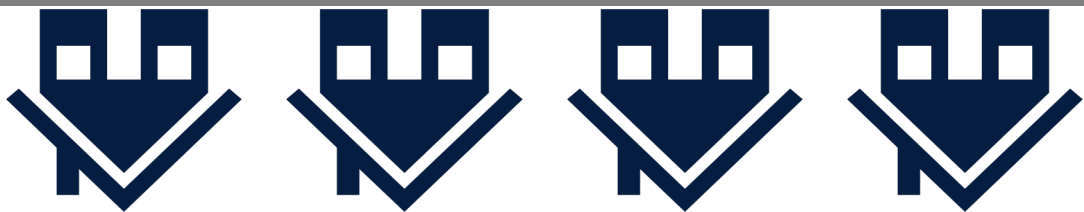
- Influx of by-right supersized homes that are unaffordable to most Arlingtonians



VS.

Allow changes to support the future of Arlington's neighborhoods

- New options and rules can help respond to community needs and concerns



Overview of Arlington County's Missing Middle Housing study

In Fall 2020, Arlington County began the Missing Middle Housing Study to explore how a variety of housing types could help address gaps in Arlington's housing choices.

What new housing types should we study?

Where could new housing types fit in?

How would new housing types be regulated?

2021

<< 2022 >>

We are here

Missing Middle Housing is flexible, sustainable, and desirable



MYTH:
The County's plans are set in stone



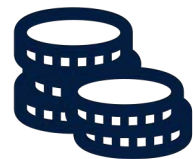
REALITY:
The County does not have an established plan for MMH and is seeking community feedback



MYTH:
Missing Middle means an end to single family housing



REALITY:
MMH seeks to expand options for owners and communities, not restrict them



MYTH:
Missing Middle Housing will bankrupt Arlington



REALITY:
Residential growth goes hand in hand with job growth and commercial revenues

Why Conduct the Missing Middle Housing Study?

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

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.

Before



After

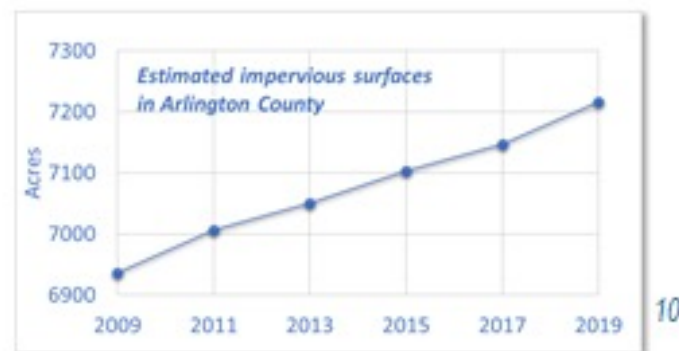


Arlington's current zoning regulations leads to the development of this type of housing...

How Does this Connect with Other Concerns?

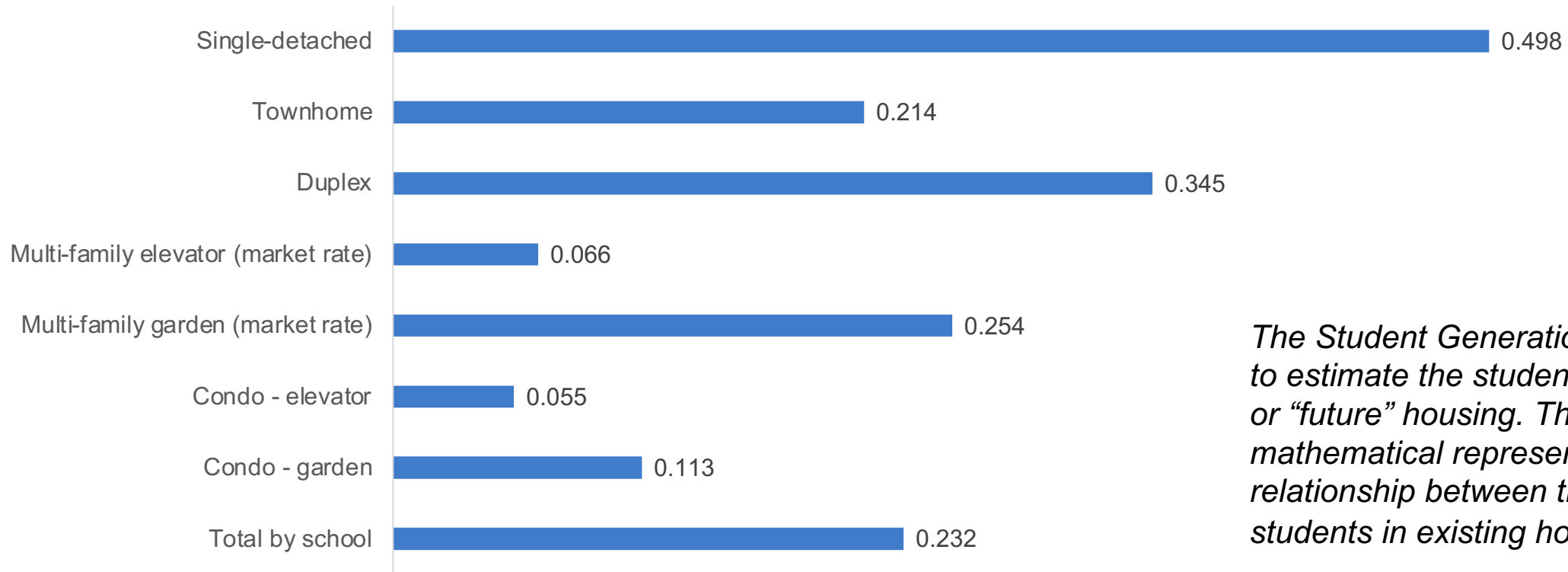
- Change in Arlington's neighborhoods has led to stormwater management issues, tree canopy loss, and growth in school population.
- Many initiatives underway: Natural Resources Management Plan and Urban Forestry Plan Updates, Biophilic City Resolution, Flood Resilient Arlington, Historic Preservation Master Plan Update
- **The MMHS is another opportunity to talk about how we can address these needs, in how we introduce or preserve smaller, less expensive homes.**

Canopy Change 2008-2016, by Percentage Point



Missing Middle Housing types generate fewer students than single-detached housing

County-Wide Student Generation Rates
(Used in the Fall 2020 3-Year Enrollment Projections)



The Student Generation Rate is used to estimate the student yield from new or “future” housing. This rate is the mathematical representation of the relationship between the number of students in existing housing.



Is there a negative cost of growth?

Fiscal Flows in Arlington County for
Resident and Non-Residential Functions, FY 2017
(in 2017 dollars)

Source	Per capita ¹	Per Job ²
Expenditures:		
County-wide average	\$4,207.04	\$1,515.96
Education Only ³	2,135.09	
All Other Expenditures	2,071.95	
Revenues:		
County-wide average	\$3,356.98	\$2,610.72
Real Property	2,281.51	1,101.63
All Other Sources	1,075.47	1,509.09
Net Fiscal Impact	-\$850.06	\$1,094.76

Source: The Stephen S. Fuller Institute at the Schar School, GMU.

¹the County's population in 2017 totaled 222,800 (CAFR, page 247).

²the County's at-place employment in 2017 totaled 173,002 (BLS).

³educational costs per student in FY 2017 were \$18,015.46 based on enrollment of 26,405 (CAFR page 247).

- Detractors point to **\$850** cost per capita but fail to present the other side of the fiscal equation: Jobs.
- In Arlington County (and most places) residential services are subsidized by commercial revenues, so ALL residents get back more in services than we pay in taxes.
- **Population growth and job growth go hand in hand** – future population growth and related services (schools, infrastructure, etc.) are paid for by revenues related to future job growth and cannot be viewed in isolation.



<https://housing.arlingtonva.us/missingmiddle/communitypartner/>



MMHS Phase 2 Overview

*Focused study of
how different housing types
could address
community priorities and concerns
identified in Phase 1.*



Will seek answers to these questions:

- **Where** should missing middle housing types be allowed within Arlington?
- **How** could expanded housing choice meet community priorities?
- **What** are the tradeoffs between the benefits of expanding housing choice and community concerns?
- **How** do the expected outcomes of new policies compare to today's "business as usual" approach to housing?

**** Community review and feedback**
on preliminary recommendations and policy options
in 1st Quarter 2022

**** Recommendations to County Board**
in 2nd Quarter 2022

Arlington County Housing Engagement Opportunities

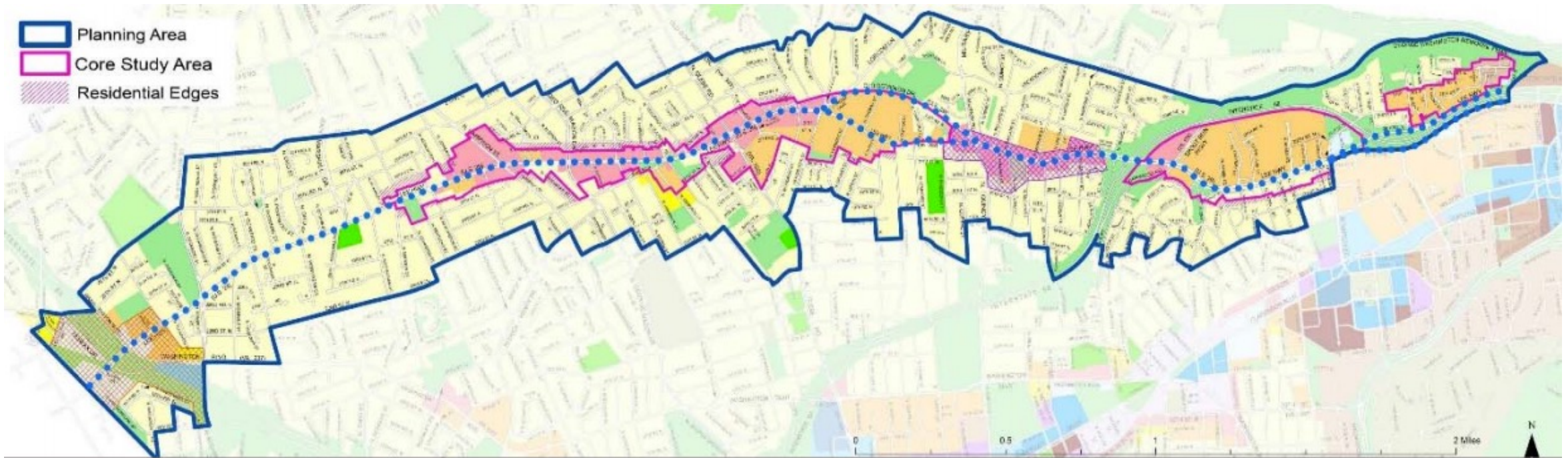
Housing Arlington - Meetings & Feedback Opportunities:

- [Housing Arlington](#) has various engagement opportunities around the six individual initiatives that make up this County program. While each individual initiative has different timelines, scopes and goals, all Housing Arlington meetings and events are listed on the calendar.
- **Additional Engagement Opportunities**
 - Check back for surveys and more ways to get involved with Housing Arlington. Have a thought or idea now? Write the County Housing Staff anytime at housingarlington@arlingtonva.us

Plan Langston Blvd: Overview

Goal: Achieve an economically vibrant and more livable corridor through visionary, forward-thinking, long-range planning with eventual changes to the Generalized Land Use Plan (GLUP) and Zoning Ordinance

Study Area Map



***Learn More and
Join the Conversation at***

www.MissingMiddleArlington.net

Missing Middle Housing for a Better Arlington

Intro video



What are Local Experts Saying About Missing Middle Housing?



Watch our video series to learn how adding more housing options will help Arlington's Environment, Community Diversity, Livability, and Growing Senior Population



Missing Middle Housing and Environment



Missing Middle Housing and Community Diversity



Missing Middle Housing and Livability



Missing Middle Housing and Seniors

<https://housing-solutions.mobilize.io/>



Alliance for Housing Solutions

Select a group you would like to sign up for:



AHS Missing
Middle Network

128 Members



AHS Housing
Action Arlington

148 Members



AHS Accessory
Dwellings

44 Members