

Event Agenda

- | | | |
|-----------------------------|--------------------------------|------------|
| • Welcome and Introductions | Michelle Winters, AHS | 5 minutes |
| • Staff Presentation | MMHS Team | 30 minutes |
| • Virginia Tech Studio | Maddie Youngren
Owain James | 10 minutes |
| • Q and A | | 45 minutes |

This is a recorded event. All materials will be posted following the event, including written responses to all questions submitted.





Missing Middle Housing Study

Research Compendium

September 2020

Presentation Overview

- Study Background
- Research Compendium Overview
- Key Findings
- Virginia Tech Studio Presentation
- Next Steps
- Q and A



Study Background



Study Foundation



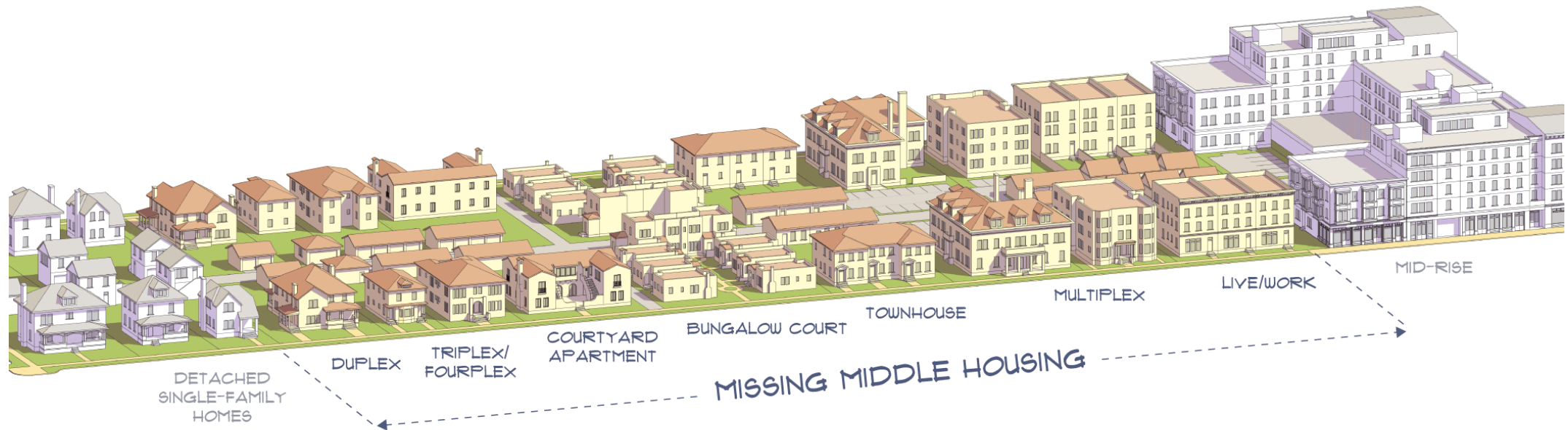
- 1 Program Kick-off and Community Survey
- 2 Accessory Dwellings
- 3 Housing Conservation District Report
- 4 Institutional Partnership Workshop
- 5 Condominium Workshops

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

What is Missing Middle Housing?

Range of housing types IN THE MIDDLE between single-family detached houses and mid-to-high-rise apartment buildings.

Refers to SIZE not PRICE



What is Missing Middle Housing?



Origins in the Past

Origins in the Past – Before Modern Zoning Standards Restricted Their Development



Chicago



Richmond, VA



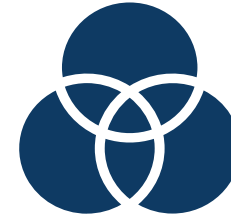
“House-scaled buildings in walkable setting.” – Daniel Parolek

Study Goals and Outcomes



Goals:

- Increase housing supply
- Diversify range of housing types



Outcomes:

- Shared understanding of the problem
- Options for County Board consideration
- Policy/regulation changes to enable new housing types
- Identification of 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

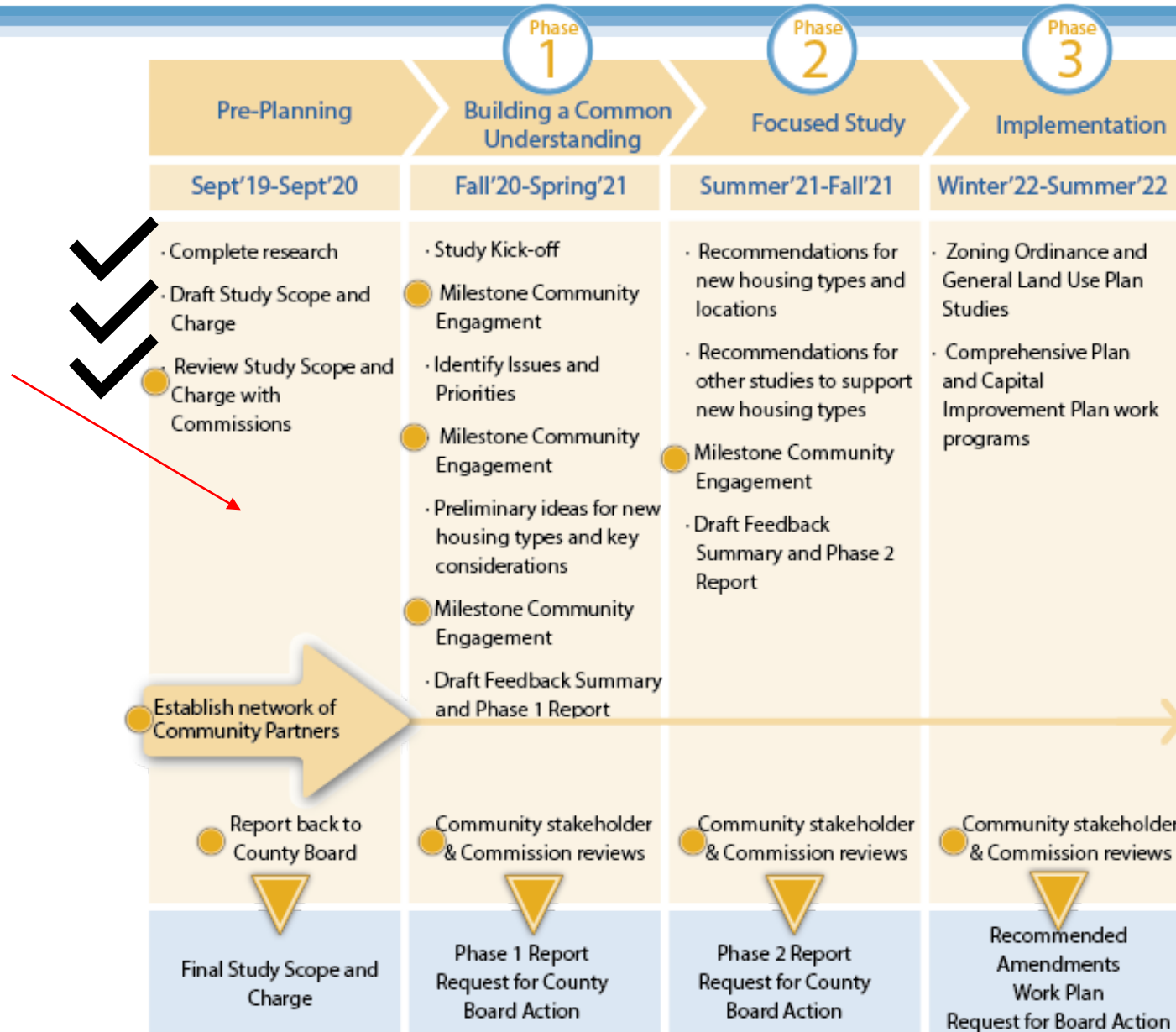


Evaluation

- 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

Process and Timeline

YOU ARE HERE



Research Compendium Overview



Research Compendium



1

MISSING MIDDLE HOUSING STUDY: A STAKEHOLDER GUIDE

This initial bulletin summarizes the study's purpose, scope and highlights from the other bulletins.



2

HOUSING MARKET PRESSURES

This bulletin examines Arlington's housing market, its gaps, and the costs associated with housing.



3

ARLINGTON'S EXISTING HOUSING CHOICES

This bulletin provides an overview of Arlington's housing stock, with a focus on "existing" middle housing.



4

ARLINGTON'S LAND USE POLICY AND ZONING

This bulletin reviews the 90-year evolution of Arlington's zoning and General Land Use Plan and their influence on Arlington's neighborhoods past and present.



5

MISSING MIDDLE HOUSING STUDY IN CONTEXT

This bulletin identifies how additional policy areas beyond land use planning and housing – such as energy, stormwater, and trees – influence development in Arlington.

Research Compendium Key Findings



Bulletin 1

Missing Middle Housing Study: A Stakeholder Guide

- Housing Arlington
- Recent events
- Missing Middle Housing Study overview/phases
- Missing middle case study examples
- Research Compendium overview/structure
- Highlights from Research Compendium

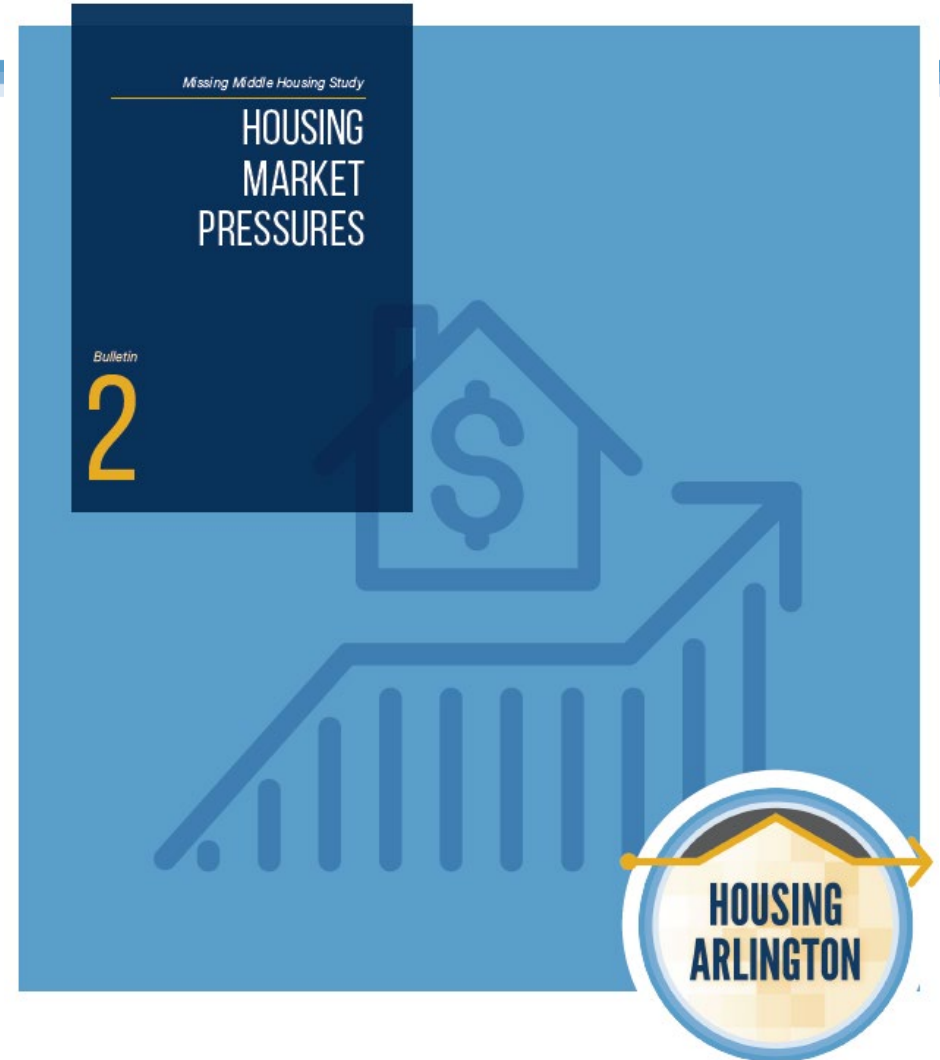


JUNE 2020

Bulletin 2

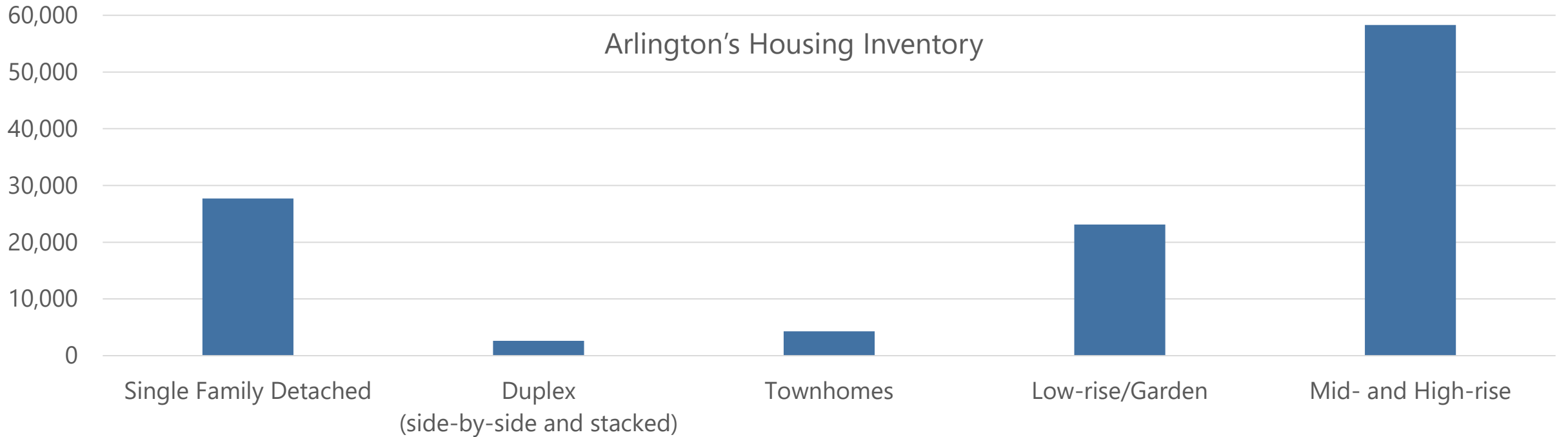
Housing Market Pressures

- Regional housing shortfall
- Arlington's housing inventory
- Arlington's housing production
- Arlington's home sales
- Teardowns and substantial renovations
- Demographics:
 - Household size
 - Age
 - Rental affordability by race



JULY 2020

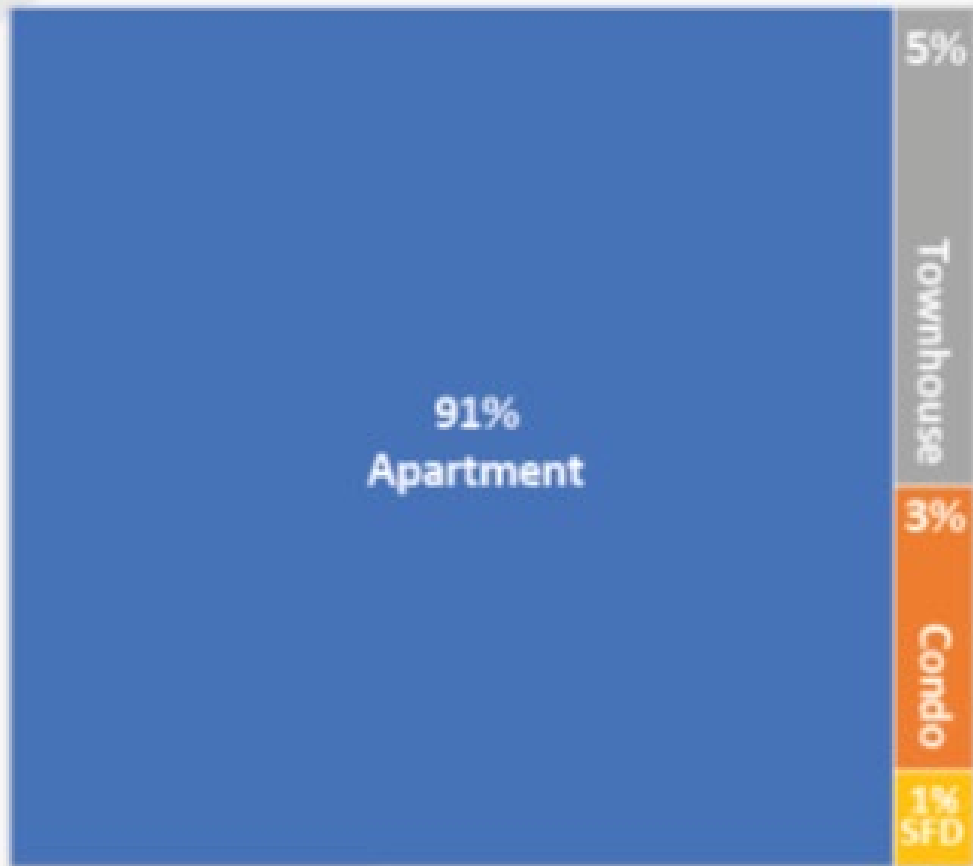
Bulletin 2 – Key Findings



← Missing Middle Housing Types →

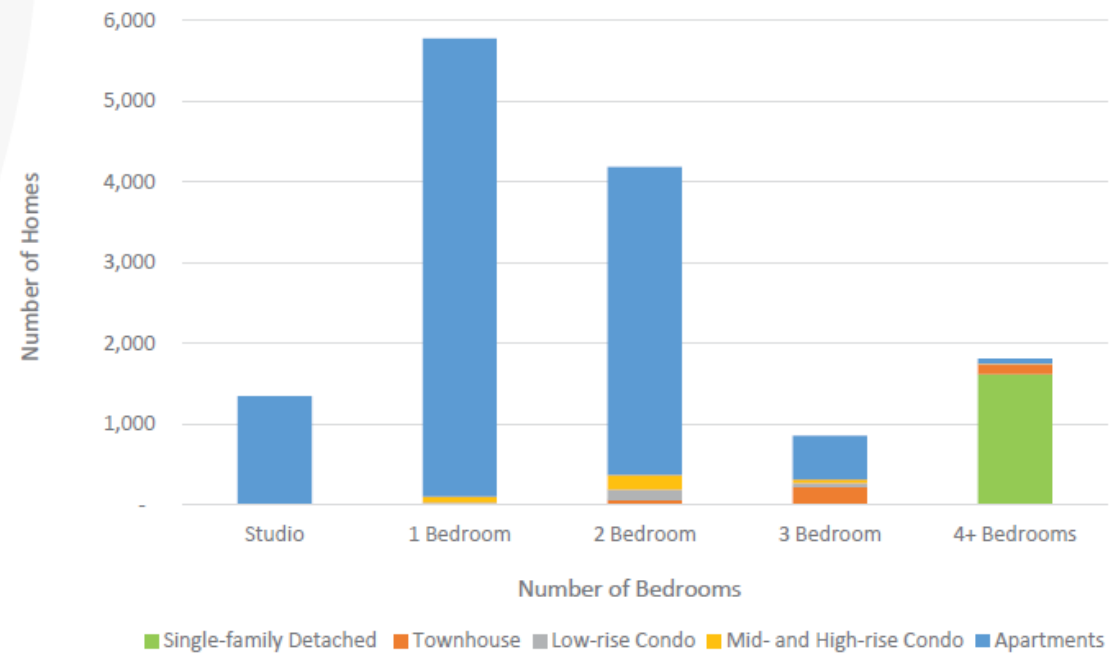
Bulletin 2 – Key Findings

Net Production of Residential Units 2010-2019



Source: Arlington County, CPHD, Director's Office, Development Tracking Database 2009-2019

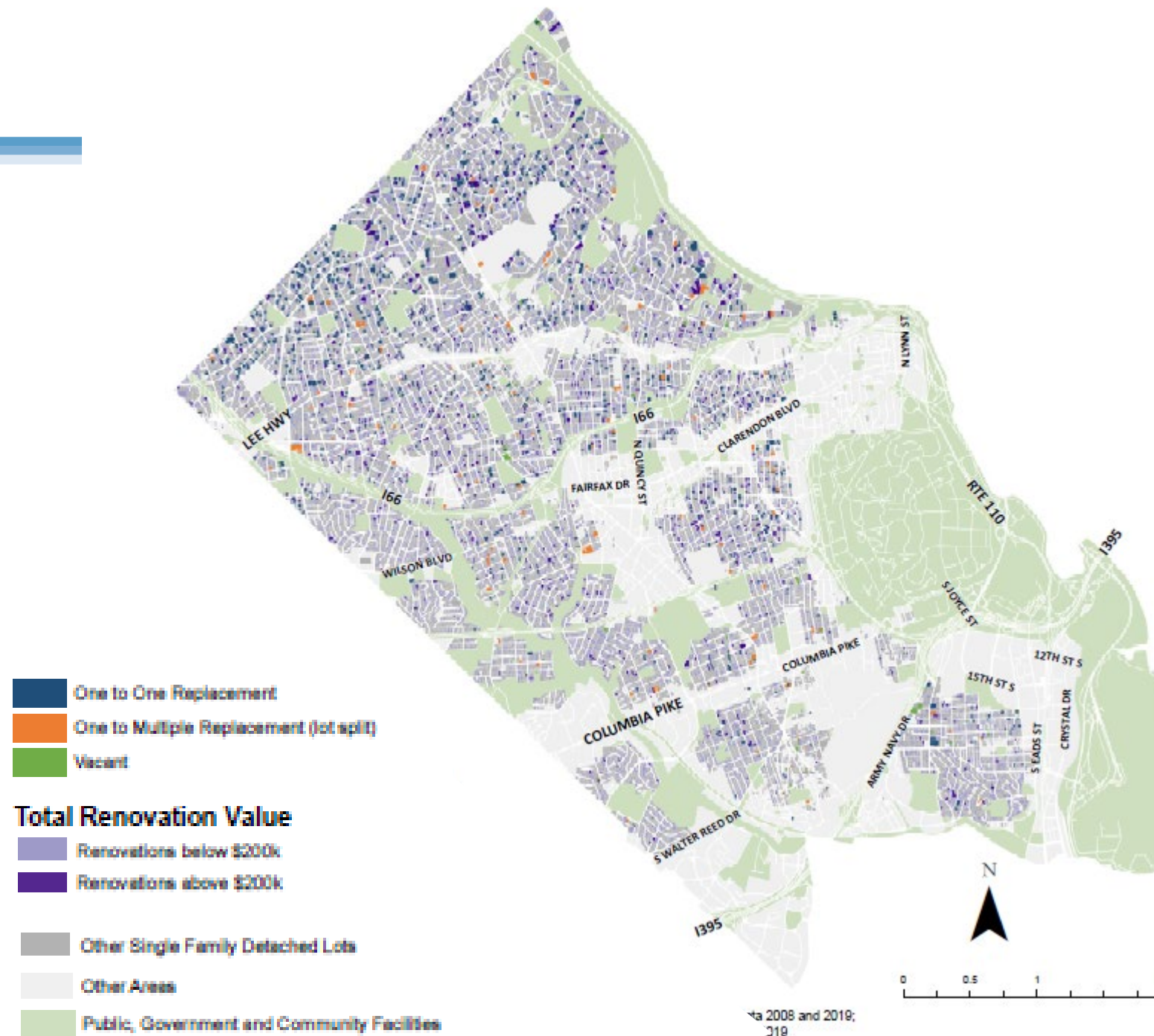
New Housing Built From 2010 Through 2019



Source: Arlington County, Department of Real Estate Assessments, and CoStar (Note: These data sets differ from CPHD's Development Tracking Database, resulting in differences in housing unit count)

Bulletin 2 – Key Findings

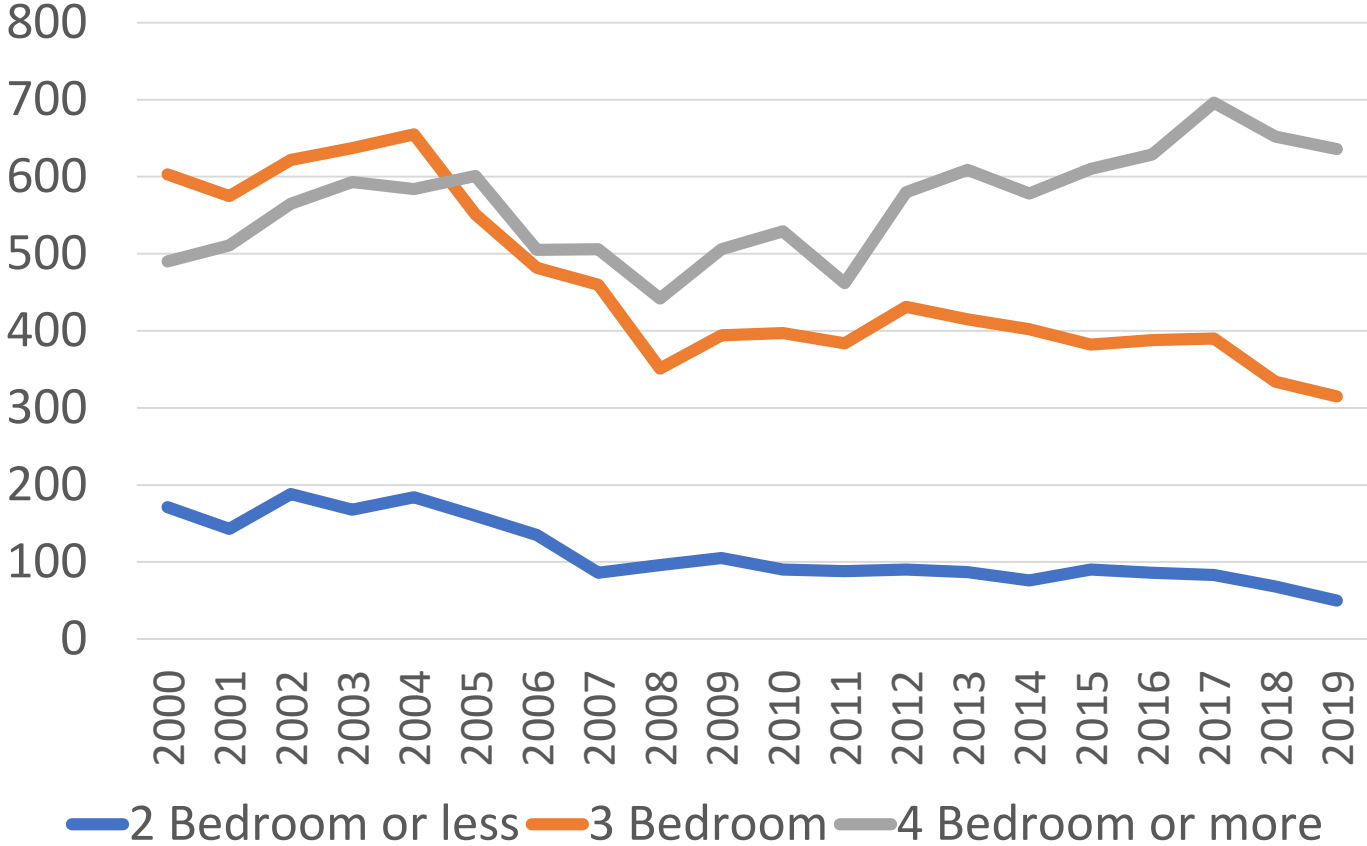
- Single-family areas are built out
- Only 107 net new single-family units since 2010
- Teardowns and substantial renovations affected 8% of the single-family housing stock between 2010 and 2019
- Market pressures and inflexible zoning standards lead to loss of smaller single family homes
- Loss of open space and trees



Bulletin 2 – Key Findings



Single Family Detached Sales Volume by Size
2000-2019

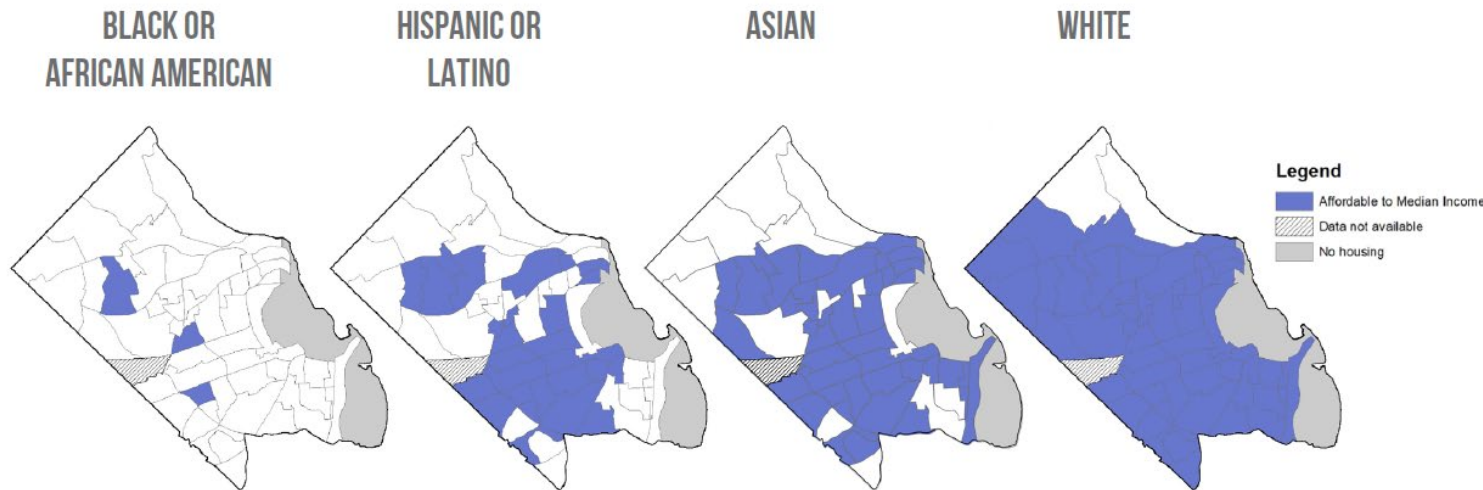


Source: NVAR, MRIS

Bulletin 2 – Key Findings

Who can afford to live where in Arlington

RENTAL HOUSING AFFORDABILITY IN ARLINGTON COUNTY



Households of color have significantly-greater barriers to achieving housing affordability compared to white households

	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.

Bulletin 3

Arlington's Existing Housing Choices

- Arlington's housing inventory:
 - Countywide
 - Planning Corridors
 - Residential Neighborhoods
- Arlington's existing middle housing:
 - Stacked duplex
 - Side-by-side duplex
 - Townhouse
 - Small multiplex



JULY 2020

Bulletin 3 – Key Findings



Stacked Duplex



Side-by-Side Duplex

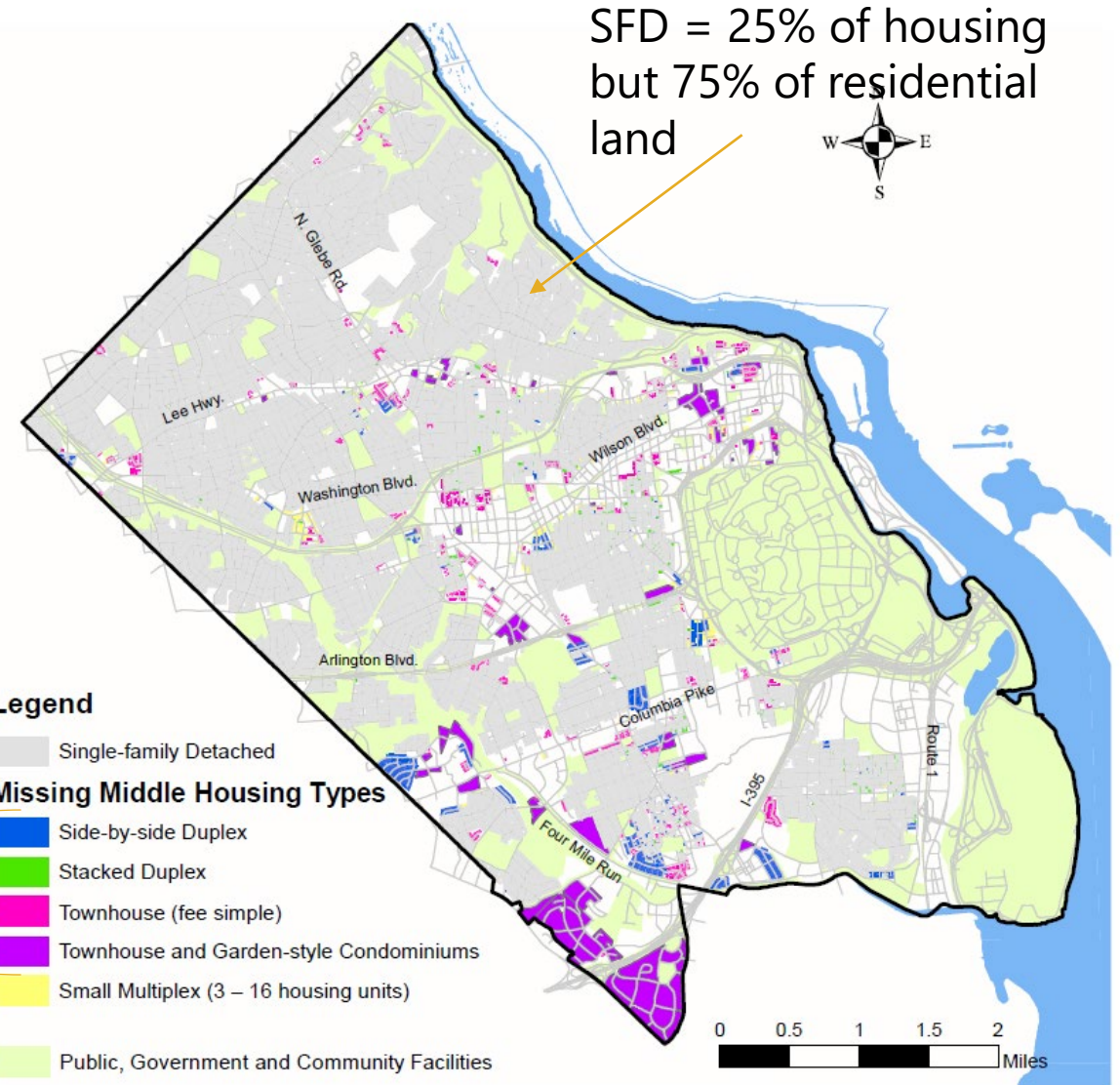


Townhouse



Small Multiplex

6% of
116,000
homes.



Bulletin 4

Arlington's Land Use Policy and Zoning

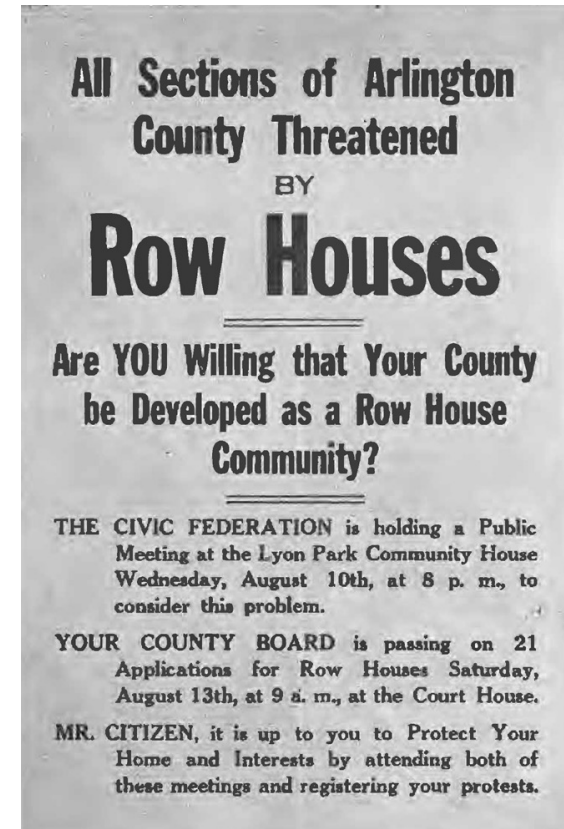
- Arlington's land use and zoning history
- Arlington's current land use and zoning
 - GLUP and zoning
 - Impacts on housing development:
 - Single-family detached housing
 - Stacked duplex
 - Side-by-side duplex
 - Townhouse
 - Small multiplex



AUGUST 2020

Bulletin 4 – Key Findings

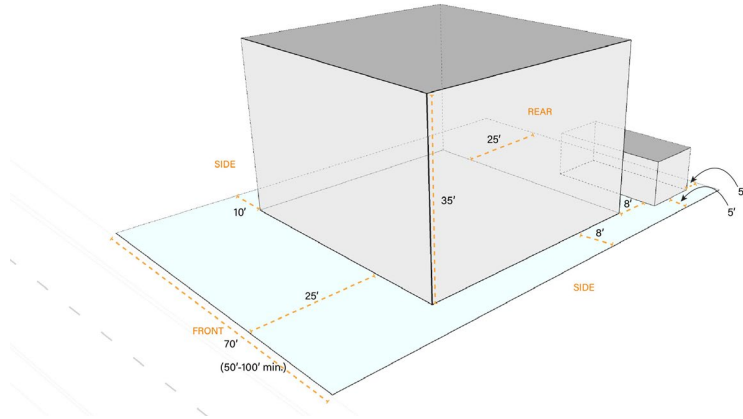
- Changes to the Zoning Ordinance over the 20th century increased restrictions on how middle housing could be built.
- Requirements for minimum lot size, lot width, and setbacks increased over time, resulting in nonconforming dwellings.
- Middle housing types changed from a by-right use to a special exception use.
- Row houses were restricted for many years.



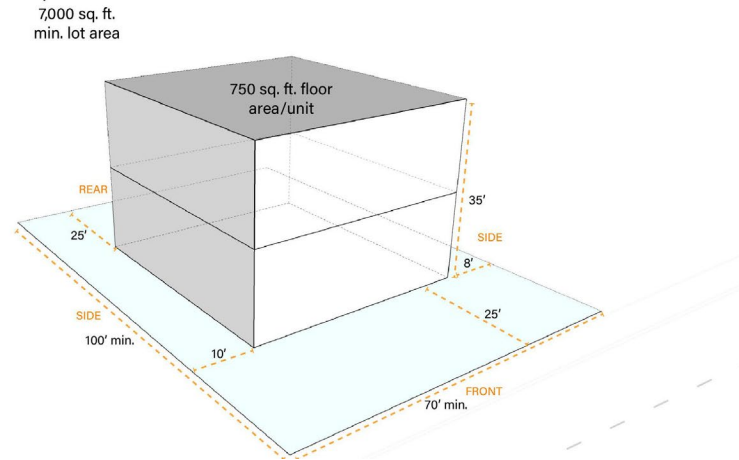
Source: Arlington County
Historical Society

Bulletin 4 – Key Findings

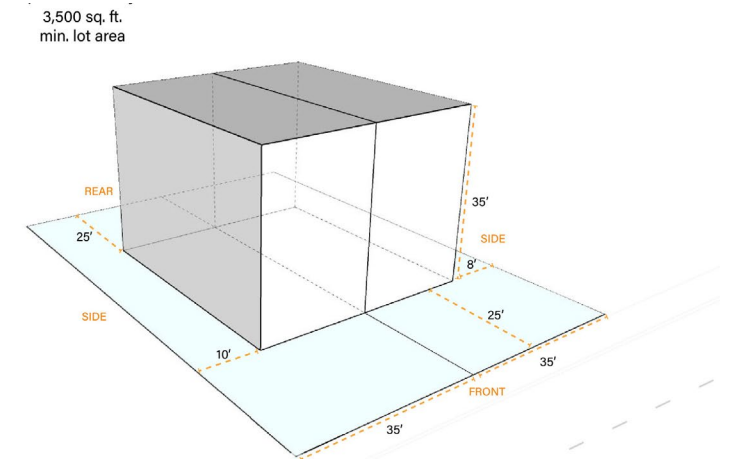
Single-family Detached



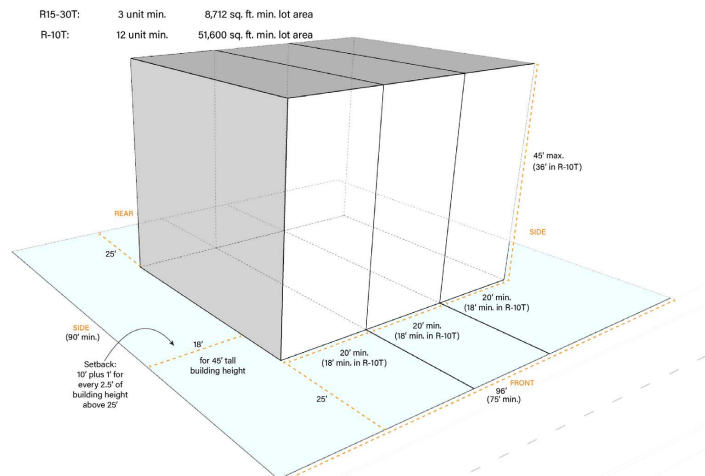
Duplex: Stacked



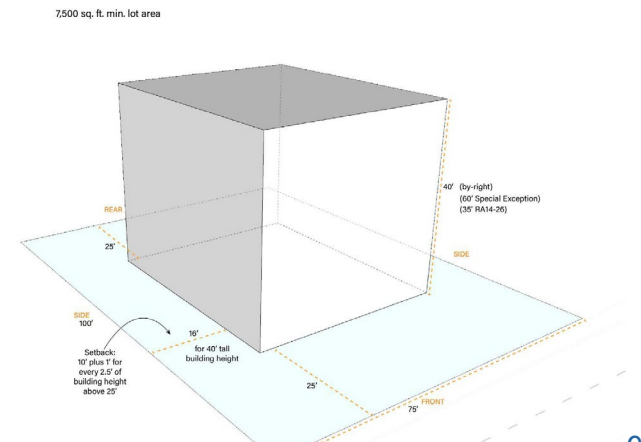
Duplex: Side-by-side



Townhouse



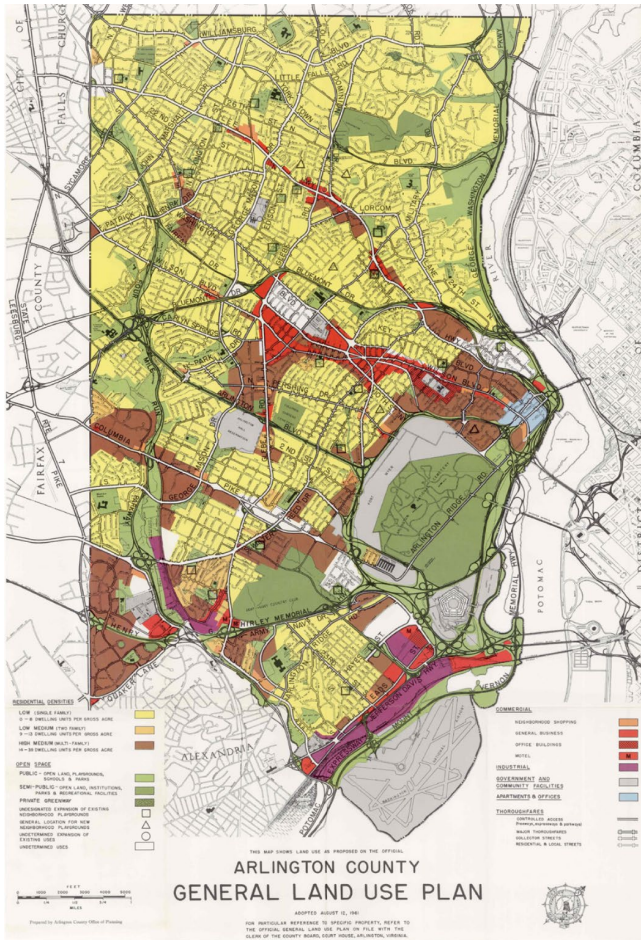
Small Multiplex



Arlington's **Zoning Ordinance** defines the maximum buildable area for housing types using height, setbacks, and lot size requirements

Bulletin 4 – Key Findings

The General Land Use Plan (GLUP) codified existing zoning standards and has remained relatively unchanged in parts of Arlington.

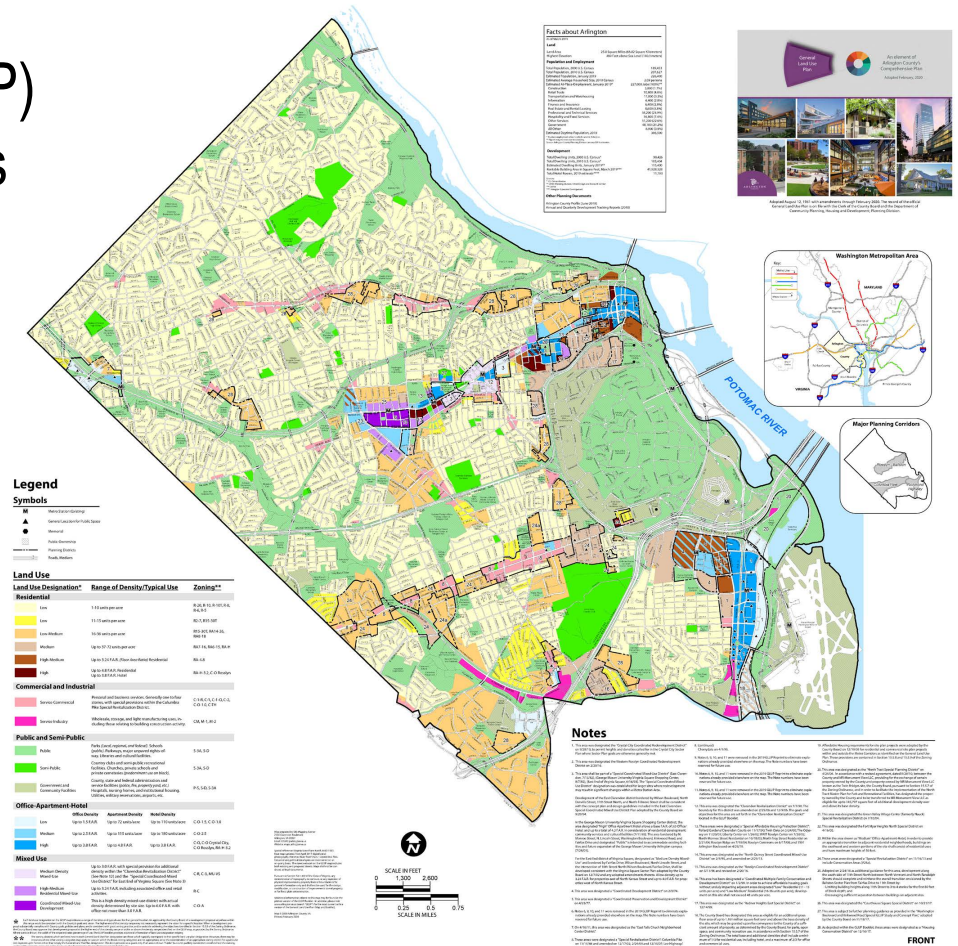


1961 GLUP Map

A LONG RANGE COUNTY IMPROVEMENT PROGRAM

Goals, Objectives and Priorities

ADOPTED BY THE ARLINGTON COUNTY BOARD DECEMBER, 1975



2020 GLUP Map

Bulletin 4 – Key Findings



Large single-family detached



Large townhouses

Arlington's current zoning leads to the development of these types of housing...




Large duplex


Bulletin 4 – Key Findings

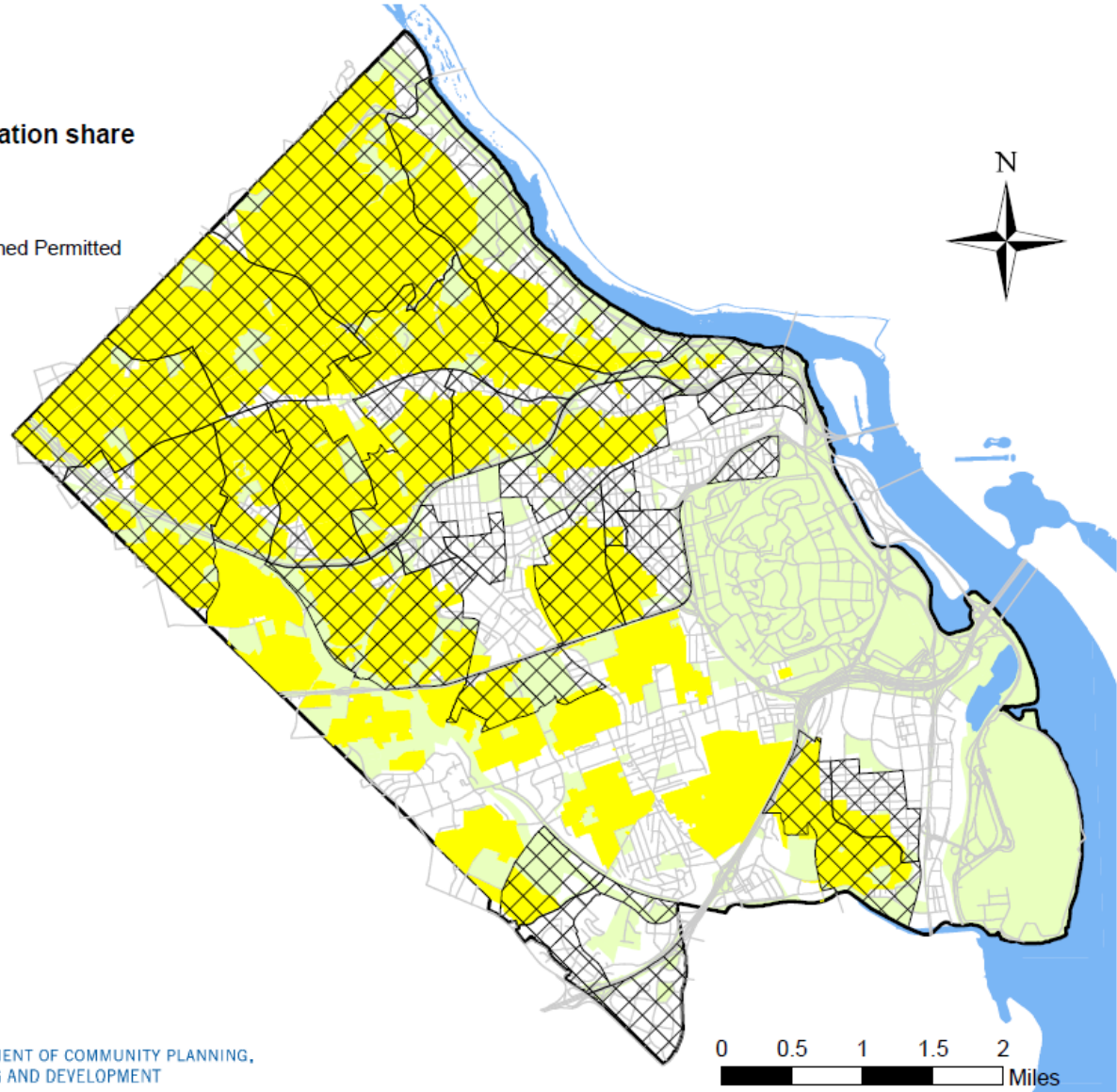
Arlington County

Legend

White (non latino) population share

 70% or greater

 Only Single Family Detached Permitted



Single-family detached zoning does not support County vision for diversity and inclusion.

How can County land use policies better support County vision?

Bulletin 5

Missing Middle Housing Study in Context

- Arlington's Comprehensive Plan
- Policy areas:
 - Energy
 - Historic preservation
 - Parks
 - Parking
 - Schools
 - Stormwater
 - Transportation
 - Trees
- Reviews existing policies, data, and recent actions in each policy area



AUGUST 2020

Bulletin 5 – Key Findings

- Housing and land use planning are just two factors that contribute to the livability, vibrancy, and success of Arlington.
- Arlington's Comprehensive Plan includes 11 elements, and this overarching plan guides future development and ensures Arlington is a safe, healthy, convenient and prosperous community.
- In addition to the Comprehensive Plan, Arlington introduced a racial equity framework, **RACE: Realizing Arlington's Commitment to Equity**, which builds on existing efforts to expand equity in the areas of digital access, housing, and public health and seeks to make equity a basic consideration in all functions of county government.
- Through ongoing coordination and collaboration, these programs and initiatives across the 11 elements – including Housing Arlington and the Missing Middle Housing Study – are working to achieve the overall vision for Arlington.



Virginia Tech Studio Presentation





A History of Residential Development, Planning, and Zoning in Arlington County, Virginia

Presented by Maddie Youngren and Owain James,
Virginia Tech Master of Urban and Regional Planning program alumni

Early Zoning in Arlington

- Arlington's first zoning ordinance was approved in 1930, largely codifying existing land use
- Regulation favored single family housing; in 1938, the county banned rowhouses

		Allowed Housing Types				
Year	Residential Zoning District	Single-Family	Duplex	Semi-Detached	Town/Rowhome	Apartment
1930	A	•				
	B	•	•	•	•	•
1938	A	•				
	B	•	•	•		•
1942	R-20	•				
	R-10	•				
	R-8	•				
	R-6	•				
	R-5	•	•			
	RS-6 (Semi-Detached)	•	•	•		
	RA-14-26 (Apartments)	•	•			•
	RA-8-18 (Apartments)	•	•			•
	RA-7-16 (Apartments)	•	•			•

Figure 10. Allowed Housing Types by Residential Zoning District, 1930-1942

Mid-Century Growth & Change

- 1940s: growth in defense workforce
- 1948 *Shelley v. Kramer* decision made enforcement of racial covenants unconstitutional
- 1950s: county was built out
- 1961: first General Land Use Plan adopted
- 1968 Fair Housing Act banned zoning and land use decisions that “contribute to patterns of broad social segregation”

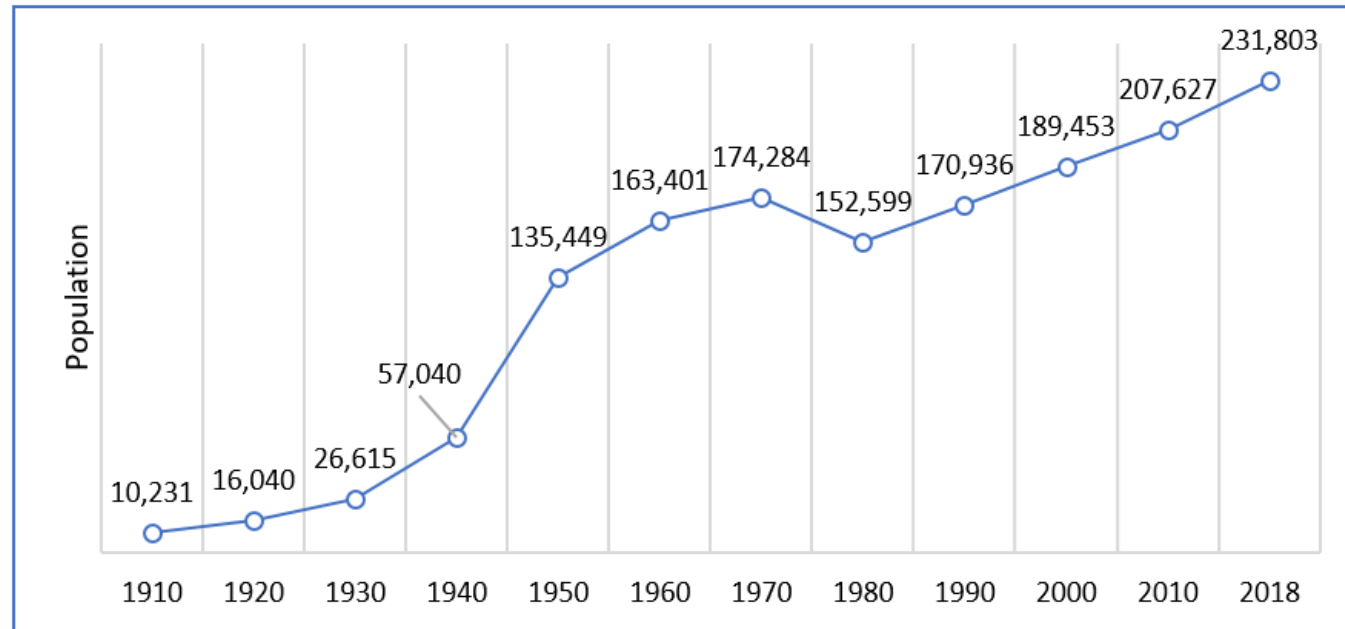
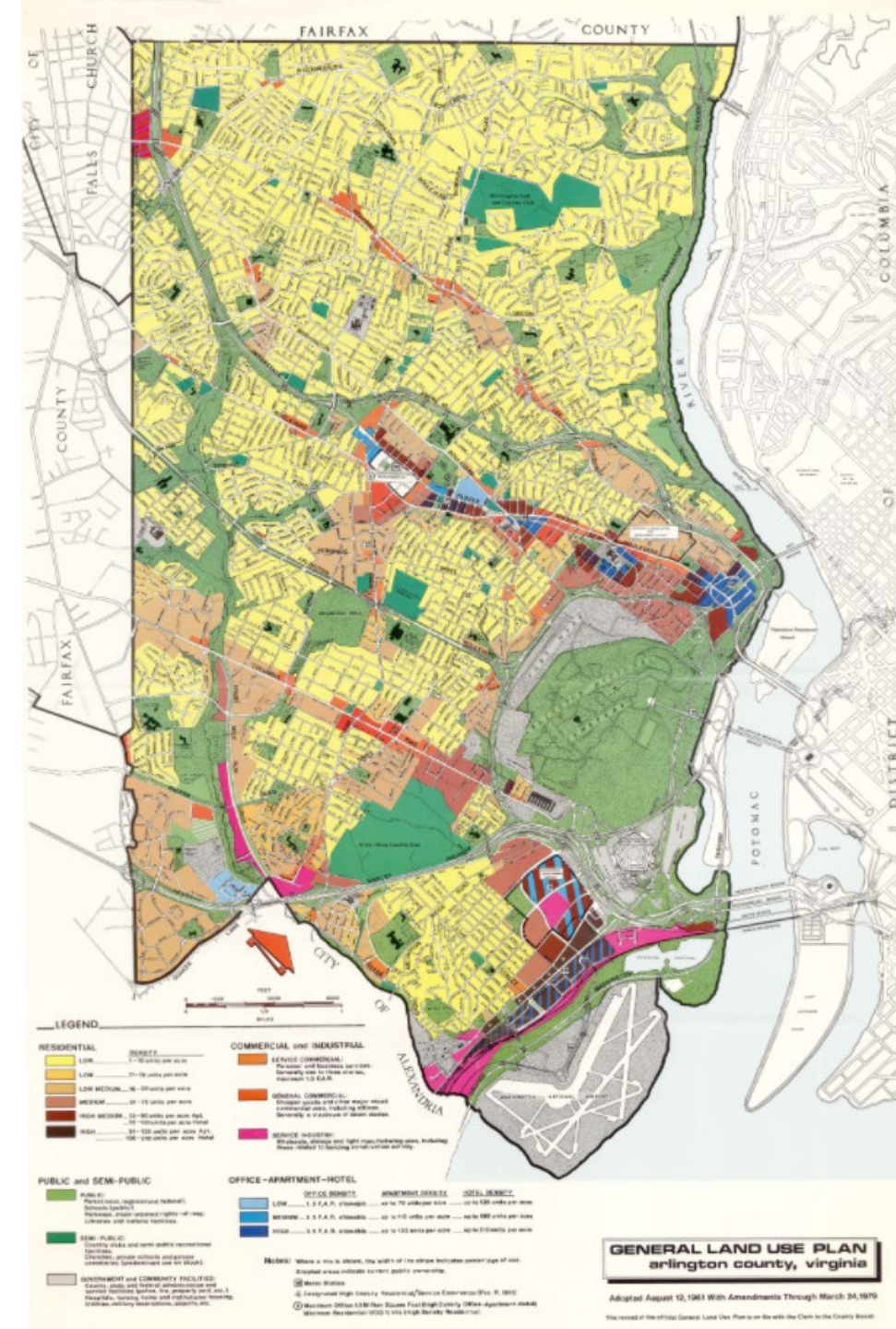


Figure 6. Population of Arlington County, United States Decennial Census

Densification along Corridors

- Arlington effectively repealed ban on row houses in 1969 and townhomes became popular
- GLUP identified corridors for higher-density and mixed-use development
- Less than 10% single family land was converted to mixed use and high density
- Apartment to condo conversions decreased the moderate-cost rental stock



Arlington Today

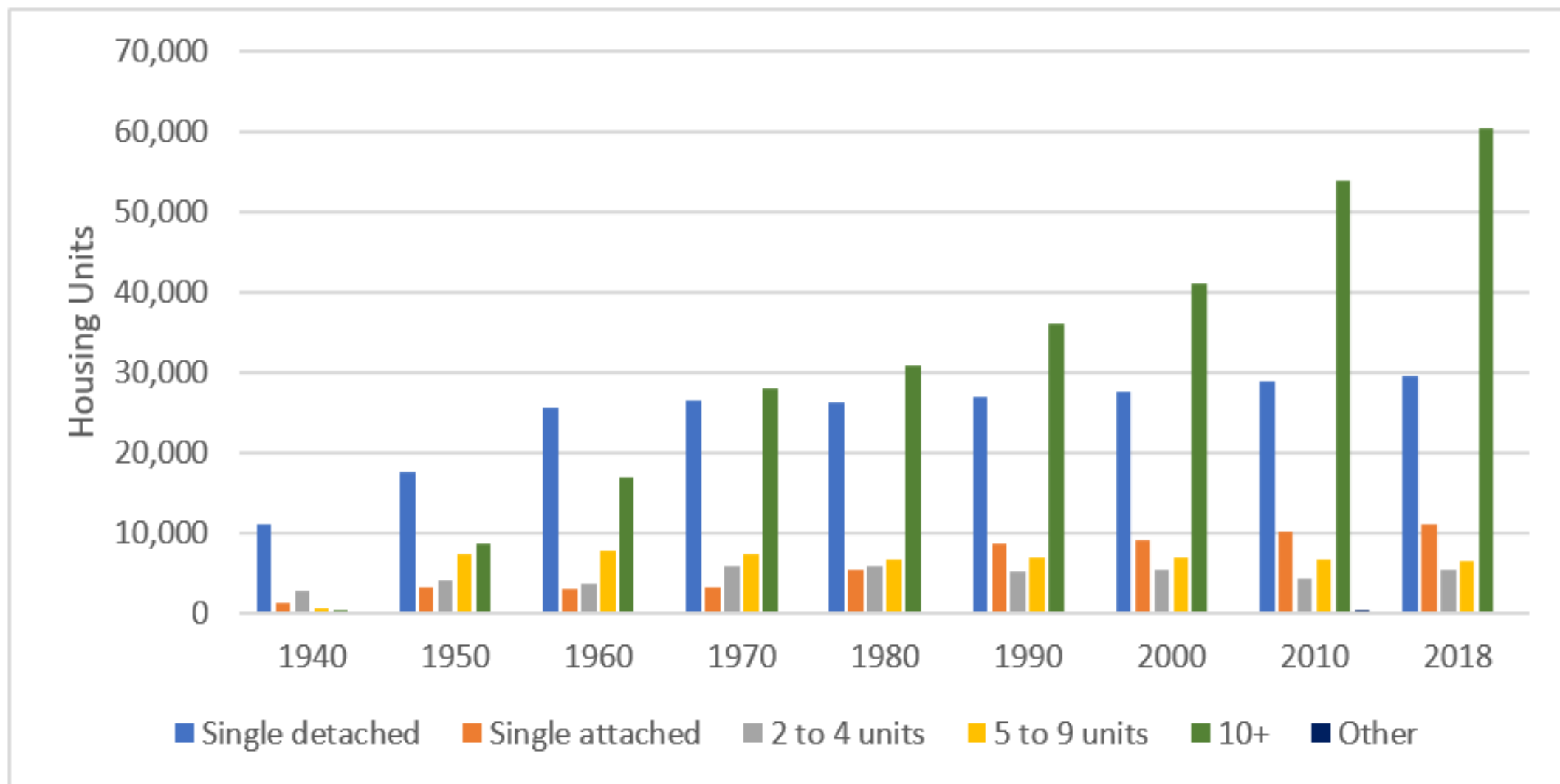


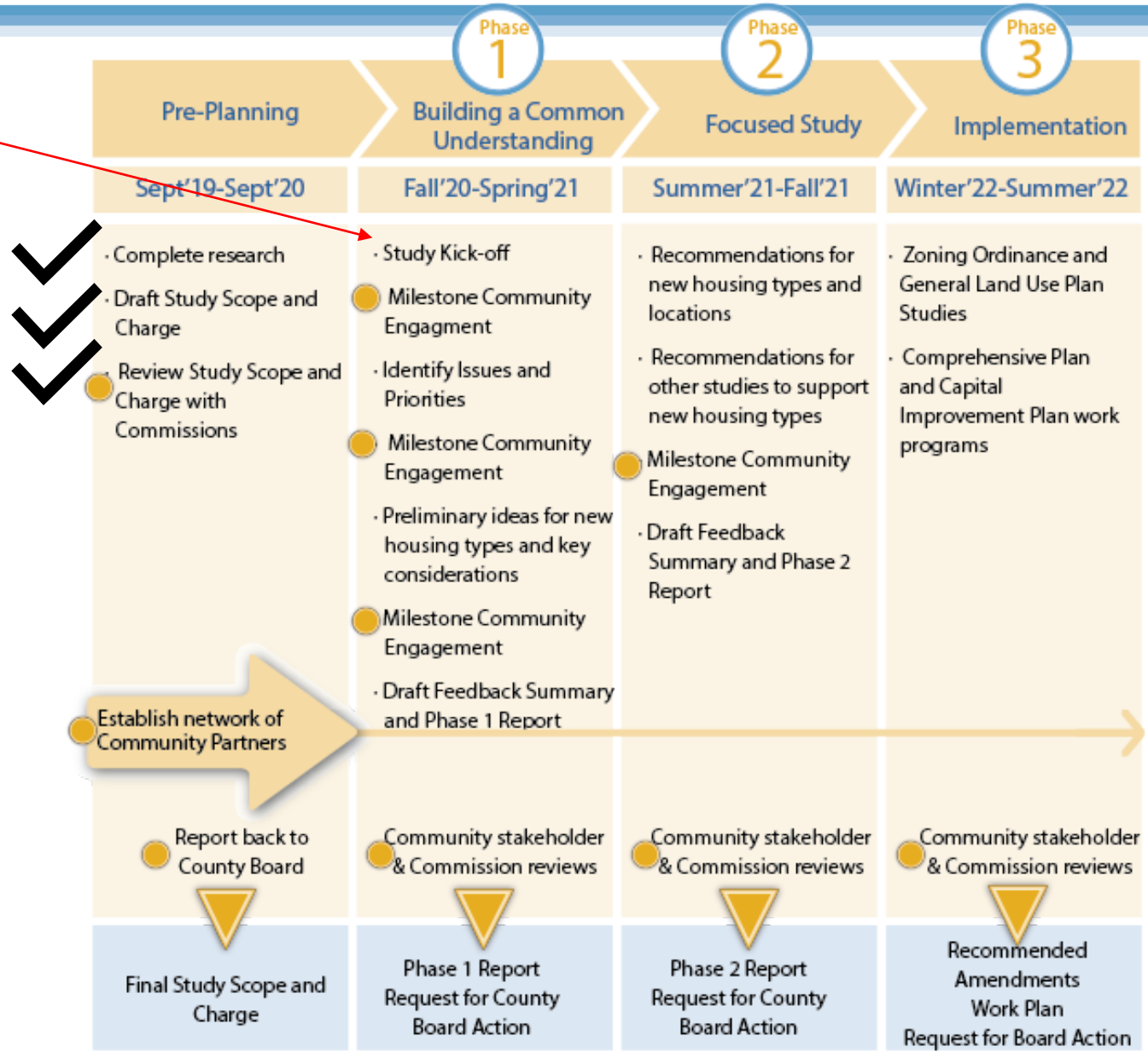
Figure 2. Housing Typology in Arlington County United States Decennial Census and American Community Survey

Next Steps



Process and Timeline

Next Steps



County Board Work Session:
Sept 22, 3 pm

Study Kick Off Week:
October

How to Get Involved and Stay Informed

- Visit housing.arlingtonva.us/missingmiddle
 - Sign-up to be a Community Partner
 - Subscribe for study updates in your inbox
 - Learn more about other Housing Arlington initiatives
 - Contact us with questions: housingarlington@arlingtonva.us



Q and A

Previously Submitted "Big Picture" Questions (Not the Full List)

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?

Why is this program being hosted in conjunction with the Alliance for Affordable Housing, 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?

All Q and A will be posted

Why is this study being conducted if it will not result in affordable housing?

Why aren't we working to address this income gap as the best way to address the ever-widening gaps in housing prices at the upper and lower ends?

Q and A

"Big Picture" Questions (Not the Full List)

Why conduct this study before the County makes needed improvements to existing infrastructure and services? New housing types could exacerbate problems with aging infrastructure and services that are over capacity.

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?

Where in the county are solutions being examined? In the more affluent far north? Only along metro lines?

All Q and A will be posted

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?

Q and A

Data Questions (Not the Full List)

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?

How many housing units are available for low-income households, 30%-50% of median income?

How many Committed Affordable units are available for families of 4, or more?

All Q and A will be posted

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?

Q and A

Data Questions (Not the Full List)

How has the Arlington population since 2000 changed giving white vs. non-white populations, and populations broken down by percentages in different income quintiles?

All Q and A will be posted

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?

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.

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?