



Expanding Housing Choice: The Missing Middle Housing Study

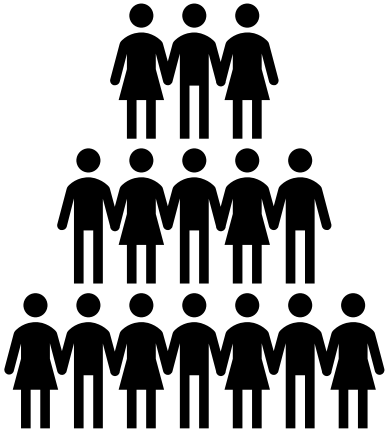
**Phase 1 Report – Community Priorities and Concerns and
Recommendations for Phase 2**

October 2021

Expanding Housing Choice: The Missing Middle Housing Study

Meeting a Wider Range of Household Housing Needs

How allowing other housing choices could meet a wider range of household housing needs.



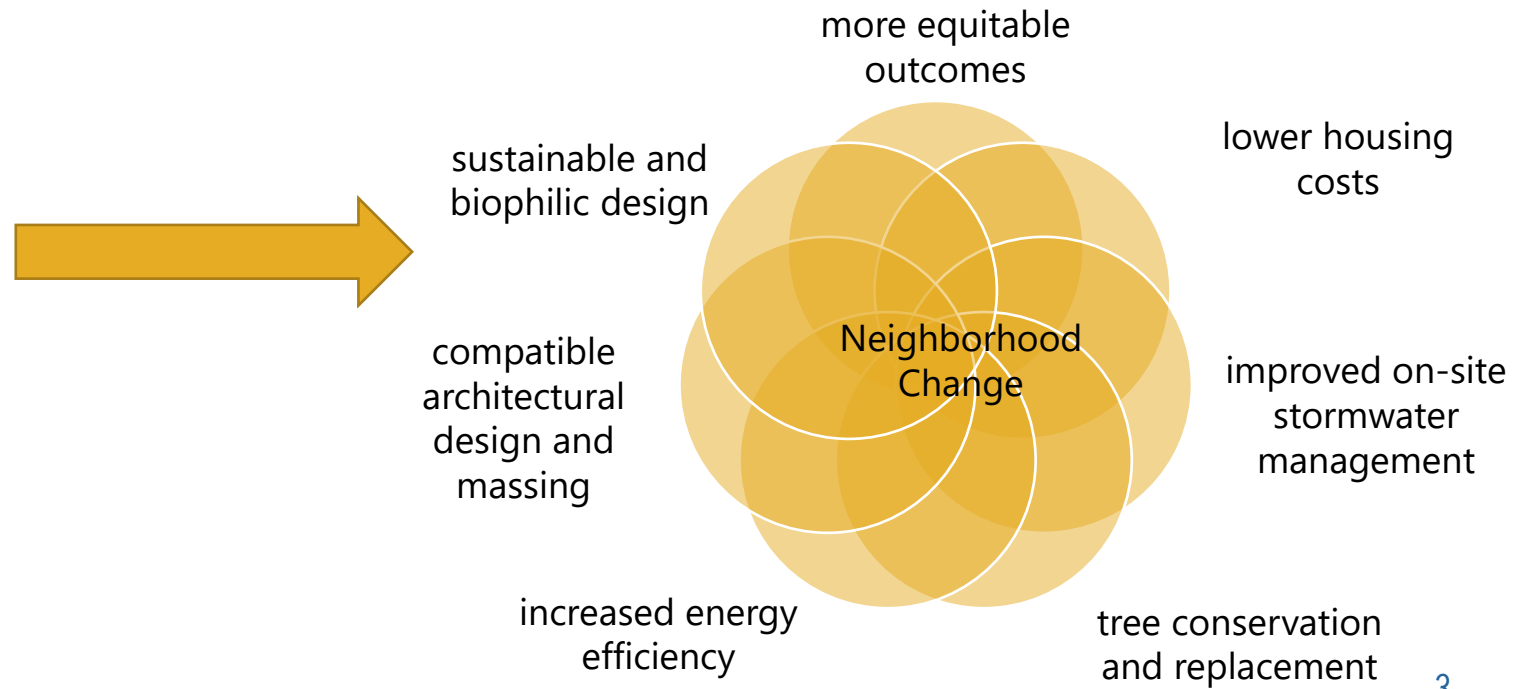
Missing Middle Housing term created by Daniel Parolek/Image © Opticos Design, Inc./For more info visit www.missingmiddlehousing.com

Expanding Housing Choice: The Missing Middle Housing Study

Pro-Actively Managing Neighborhood Change



How change, managed thoughtfully, can positively impact Arlington's future.



Study Approach and Schedule



Phase 1 – Building a Common Understanding

Identification of Community Priorities and Concerns

Recommendations for Housing Types to Study in Phase 2

Phase 2 – Focused Study

Study of Housing Types in the Arlington Context

Recommendations for Housing Types to Permit in Phase 3 (What? Where? How?)

Phase 3 - Implementation

Zoning Ordinance Amendments

Other New Policies and Future Studies

We are here



There will be many opportunities for community input

Next Steps

Review Draft Phase 1 Report with Commissions, Community Partners, and Public:
Sept-Oct '21

Prepare Summary of Feedback:
Oct '21

Review Phase 1 Report and Community Feedback with County Board:
Oct/Nov '21

Phase 2:
Nov '21 – 2nd Qtr '22

Commission Review

- Planning Commission LRPC (9/27)
- Transportation Commission (9/30)
- Housing Commission (10/7)
- Commission on Aging (10/18)
- Climate Change, Energy and Environment Commission (10/25)
- Joint Facilities Advisory Commission (10/27)
- Forestry and Natural Resources (10/28)

Prioritize outreach to broadest array of stakeholders, harder to reach, and newcomers:

- Community groups that convene diverse perspectives
- Groups representing minorities
- Renters and essential workers
- Public Q&A Session
- Community Event “Pop Ups”
- Civ Fed, Oct 12



Key Priorities for Enabling More Housing Choice and Supply

- Reduce housing costs, add more housing supply, and add housing options that reflect the needs of the whole community:
 - seniors, young families, essential workers
- Conserve tree canopy and creating and maintaining connections to nature
- Achieve sustainable land use and construction
- Invest in schools and infrastructure to keep pace with growth
- Maintain and expand what people value about their neighborhoods:
 - diversity, connections with neighbors, and walkability

Key Concerns

- The impacts of growth on quality of life
 - School and infrastructure investment potentially leading to higher taxes
 - Impacts on property values
 - More demand for parks and open space
 - Loss of trees and increased flooding
- Loss of existing housing stock and diversity
- Suitability of other housing options with existing neighborhoods

Phase 2 Recommendations



Phase 2 Overview

- Focused study of how different housing types could address community priorities and concerns identified in Phase 1
- Will seek answers to the following 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

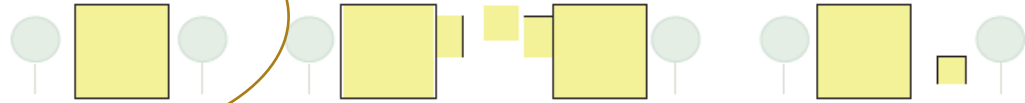
Missing Middle Housing Family Tree

Single Detached

Small Lot Homes

Cottage Clusters

Accessory Dwellings



Duplexes

Side-by-Side

Stacked



Townhouses

Single Side-by-Side

Stacked

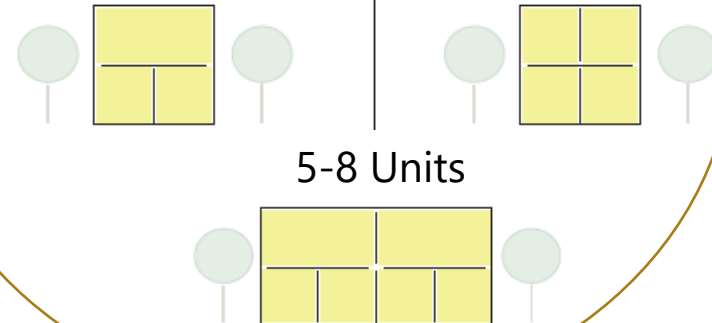


Small Multiplexes

Triplexes

Fourplexes

5-8 Units



NOT a
commitment
to Zoning
Ordinance
Amendments

Focused study of
these housing
types to make
specific
recommendations
at the end of
Phase 2

Recommendations for Phase 2 Scope of Analysis

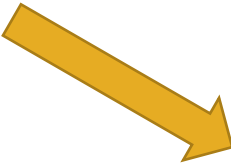
For each housing type recommended for study:

Design Analysis
Lot size and dimensions
Setbacks, height, and lot coverage
Parking ratios and locations
Housing unit sizes and bedrooms
Accessibility
Tree canopy and stormwater requirements

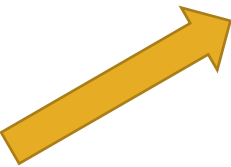
Opportunities and Impacts
Equity
Impervious area and stormwater
Tree canopy and biophilia
Schools and infrastructure
Transportation networks and parking
Energy and sustainability

Economic Feasibility
Likely prices/rents
Likely pace of development
Sensitivity analysis for regulatory options

Locational Analysis
Opportunities to reduce housing costs and meet wider range of needs
Access to transportation and services/amenities
Sensitive environmental areas
Other considerations determined by impacts and opportunities analysis



Preliminary housing type and location recommendations
Design parameters
Tradeoffs compared to status quo
Issues that may need future study



Phase 2 Schedule

4th Quarter 2021 – 1st Quarter 2022



2nd Quarter 2022

Focused Study of
Selected Housing
Types

Community Review
and Feedback

Recommendations to
Increase Housing
Choice & Supply

- Design Parameters
- Locational Analysis
- Impacts and Opportunities Analysis
- Economic/Feasibility Analysis
- Preliminary Housing Type and Location Recommendations
- Future Areas of Policy and Planning

- Community Partner Outreach
- Broad Public Engagement
- County Advisory Board and Commission Briefings
- Subject Matter Expert Consultation

- Scope for Potential Zoning Ordinance Amendments (Phase 3*)
- Other Areas of Policy Development and Planning
- Other Implementation Needs

Request for County Board Direction

* Phase 3 anticipated to occur in 3rd – 4th Quarter of 2022

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Visit housing.arlingtonva.us/missingmiddle

- Sign-up to be a Community Partner
- Subscribe for study updates in your inbox
- Contact us with questions: housingarlington@arlingtonva.us

