

Missing Middle Housing Study: Expanding Housing Choice

Phase 2 Analysis and Draft Framework

Arlington County Civic Federation

June 14, 2022

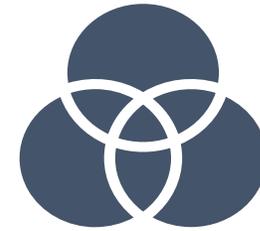


Missing Middle Housing Study: Expanding Housing Choice



Study Goals:

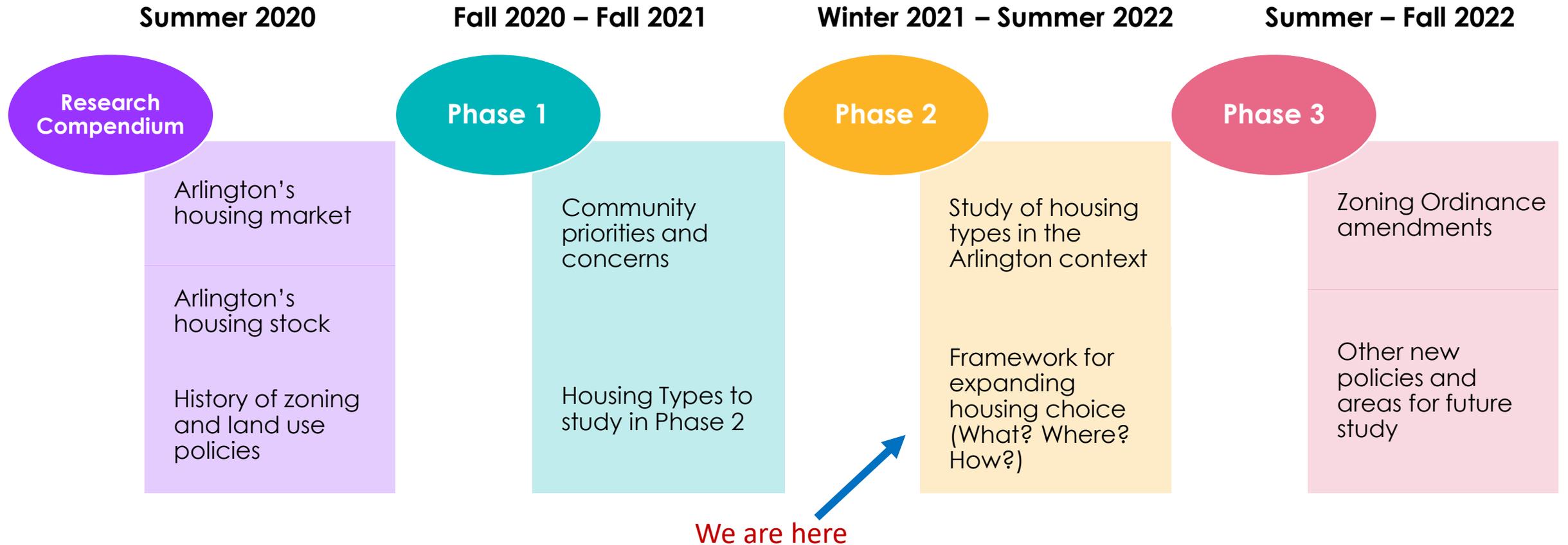
- **Increase housing supply**
- **Diversify housing types**



Phase 2 Draft Framework Objectives:

- **More equitable housing options for more people at more income levels and more stages of life distributed throughout Arlington**

Study Approach and Schedule



Community Engagement and Input Throughout

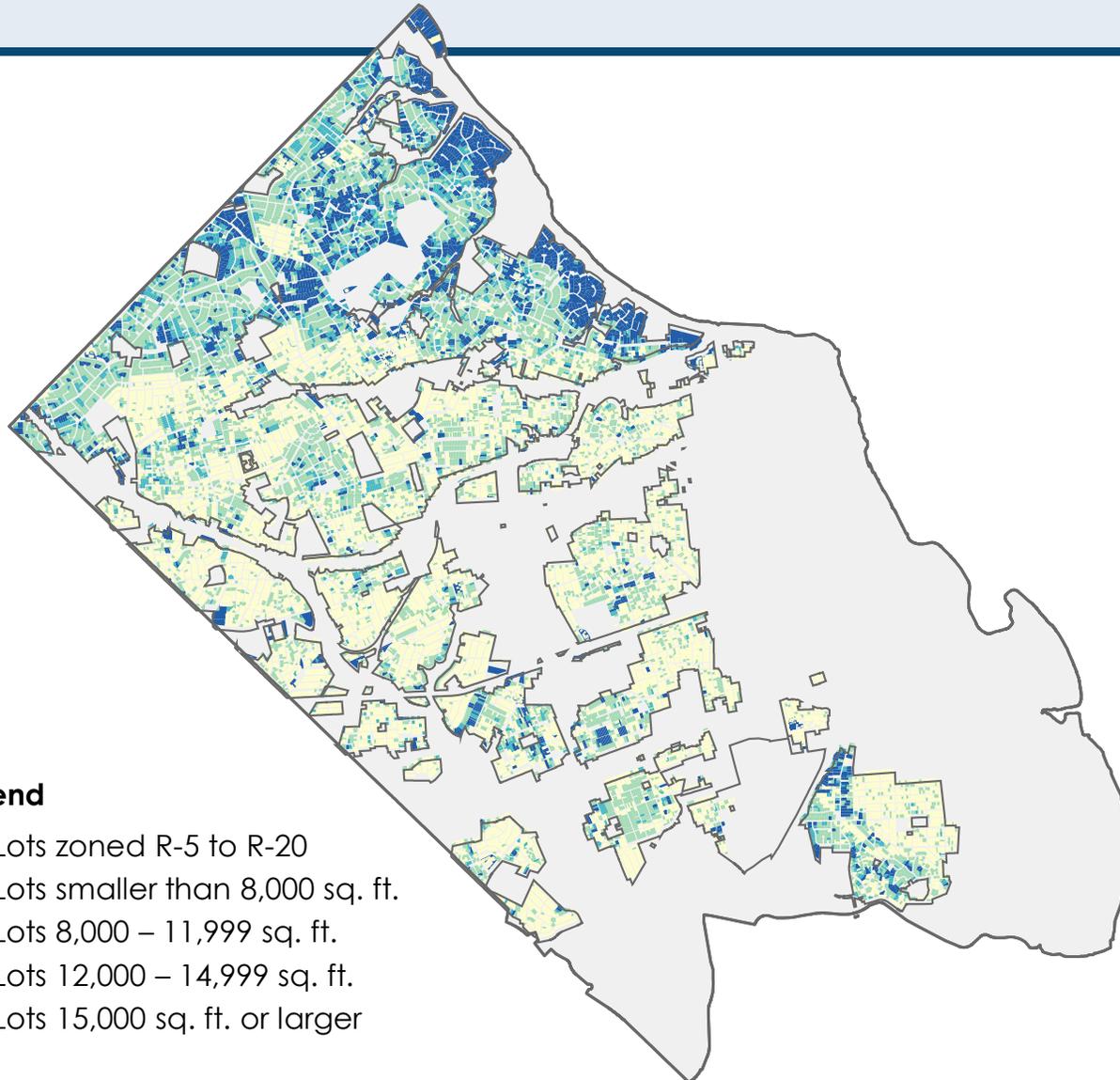
Phase 2 Draft Framework: Core Elements

1. **Duplicate the same design standards as required for single-household development (height, setbacks, lot coverage)** to promote context-sensitive development and support environmental goals
2. **Allow townhouses and buildings with 2-8 units in zoning districts currently limited to single-household development (R-5 to R-20 zones)** to support equitable opportunities to increase housing options and supply throughout the community
3. **Reduce parking requirements** to conserve trees, help manage stormwater, and support lower cost housing
4. **Set a maximum building size for new housing types and limit townhouses to groups of 3** to manage unit sizes and sales prices

Phase 2 Analysis: Key Findings

- Missing Middle Housing (MMH) types with up to 8 dwellings **can fit within the same footprint, placement, and height standards** as single-detached housing
 - Larger lots would be needed for buildings with more units
 - Buildings with more units would reduce housing costs the most
- Applying single-detached standards to MMH can **minimize or eliminate environmental impacts, compared to status quo** redevelopment
 - Reduced on-site parking requirements can support transportation, stormwater, tree canopy, and other environmental goals
- Large **single-detached houses would still be more financially attractive** for most redevelopment
 - Market for large homes is strong, and MMH has more risk and complexity
 - Housing and population growth due to MMH would be modest and dispersed

Lots Zoned R-5 to R-20, by Lot Size



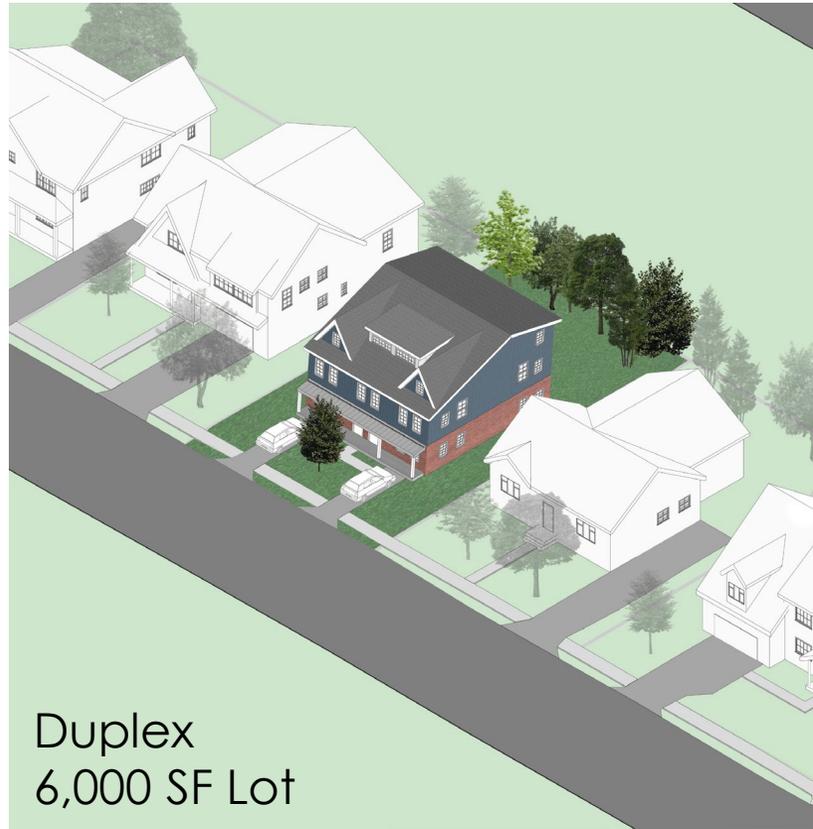
Legend

- Lots zoned R-5 to R-20
- Lots smaller than 8,000 sq. ft.
- Lots 8,000 – 11,999 sq. ft.
- Lots 12,000 – 14,999 sq. ft.
- Lots 15,000 sq. ft. or larger

- Smaller lots (5,000 – 8,000 sq. ft.) more likely to accommodate duplexes and triplexes
- Medium lots (8,000 – 12,000 sq. ft.) more likely to accommodate 3-unit townhouses, and 4-unit multiplexes
- Larger lots (12,000 – 15,000 sq. ft., or greater) more likely to accommodate 6- to 8-unit multiplexes

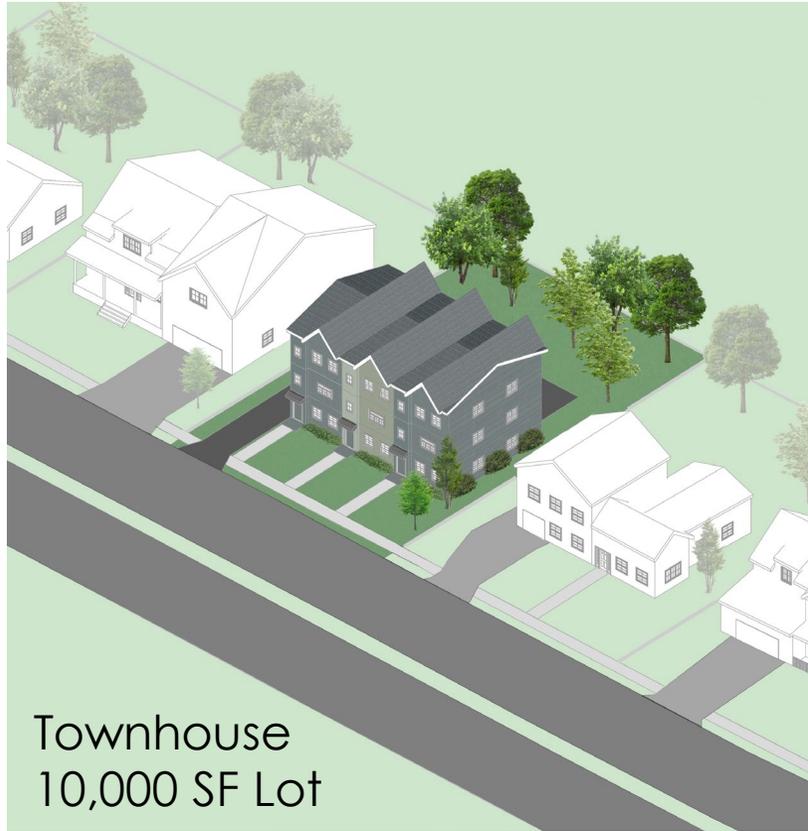
Note: Lot size map does not show existing institutional uses zoned R-5 to R-20 (e.g. religious institutions, membership clubs, private schools, cemeteries)

New Housing Types in Arlington Context



- *Visualizations indicate scale of potential housing types within actual Arlington neighborhoods*
- *Examples are not intended to convey architectural style*
- *Examples comply with single-detached height, setback, and lot coverage requirements*

New Housing Types in Arlington Context (Cont.)



Townhouse
10,000 SF Lot



6-plex
13,000 SF Lot



8-plex
13,000 SF Lot

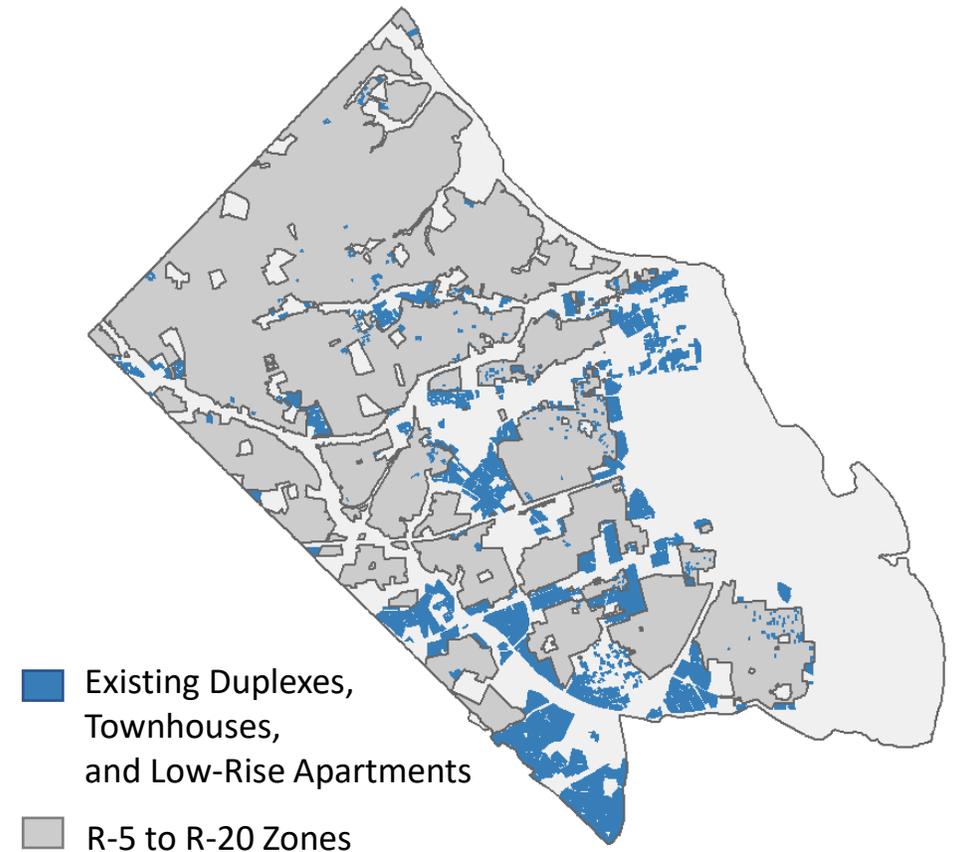
- *Visualizations indicate scale of potential housing types within actual Arlington neighborhoods*
- *Examples are not intended to convey architectural style*
- *Examples comply with single-detached height, setback, and lot coverage requirements*

Opportunities and Impacts of Draft Framework: General

- Neighborhood change is already occurring with teardowns and large replacement homes. **Most redevelopment in residential areas would continue to be single-detached**
- MMH has **inherent economic disadvantages compared with large single-detached homes**, including increased costs to build, increased complexity for ownership and sales, and lack of familiarity in the market
- Based on the financial feasibility and study of other jurisdictions, only approximately **20 lots per year** would become “missing middle” (94 -108 units)
- Expected outcome is a wider range of housing types at lower prices than what is currently available; new housing types would be **attainable for households with incomes from \$108,000-\$200,000+**.
- Housing designs would be of a **scale consistent with single-household redevelopment already occurring**

Opportunities and Impacts of Draft Framework: Neighborhoods

- Expanded housing choice would result in **approximately 150 new neighbors per year in Arlington's lowest scale residential areas** (47% of County)
- Framework provides an opportunity to welcome **potentially more neighbors within a similar building footprint**
- Neighborhoods that are predominantly duplexes and townhouses today (e.g., Arlington Mill, Green Valley, Penrose) and other mixed-use areas **would not be impacted**



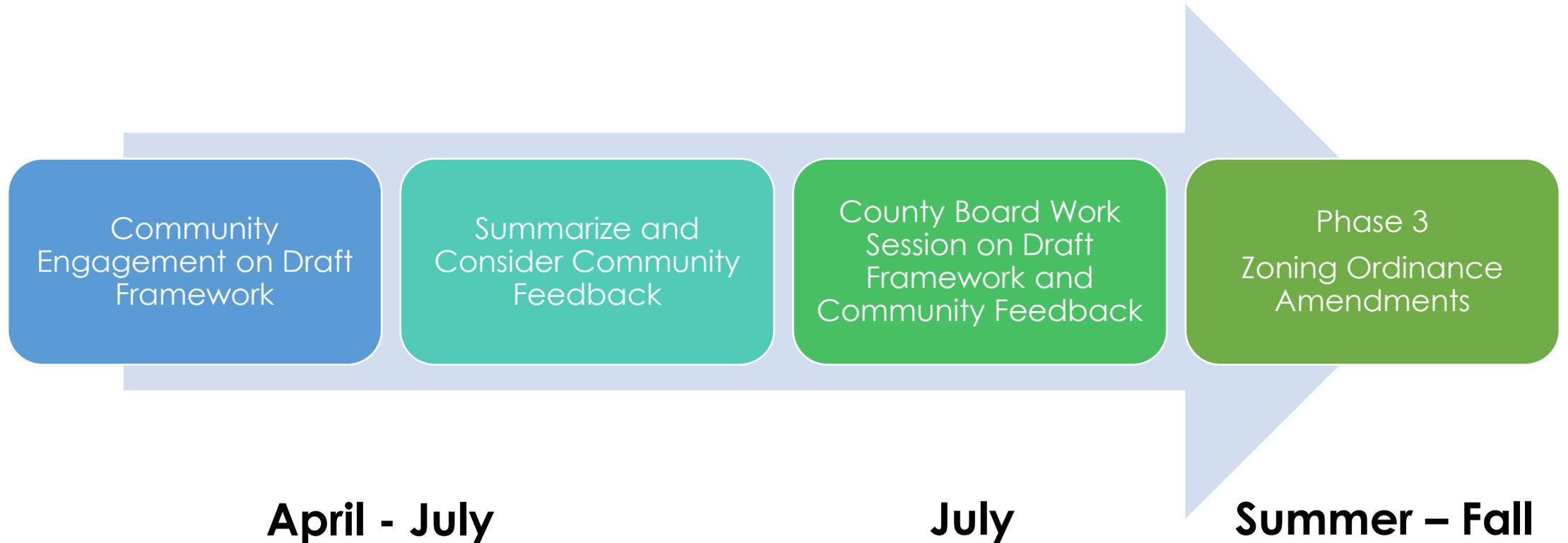
Opportunities and Impacts of Draft Framework: Growth Management

- **Modest housing and population growth**, geographically dispersed, **can be accommodated** with existing infrastructure
 - Net increase in school enrollment estimated to be 9 - 13 students per year
- Given adherence to single household lot coverage and setback standards, **environmental management tradeoffs would be limited**
 - **Stormwater runoff would be comparable** to current impacts from single-detached redevelopment
 - **Tree canopy of 20% to 50% is achievable**; minimum canopy requirements set by state code would be 10% or 15%, compared to 20% minimum for single-detached

Source: Arlington Public Schools, Planning and Evaluation

- Student estimate from new housing based on [Fall 2021 Student Generation Rates, Attachment C](#)
- Student generation rates for Garden-type buildings include a variety of unit mixes; not specific to 3-8 unit buildings

Next Steps and Schedule



Learn More: <https://bit.ly/MMHS-Phase2>

Pre-Submitted Questions

Civic Federation Meeting
June 14, 2022



Pre-submitted Questions

1. For the first 5, 10 and 15 years, what does staff estimate the revenues and expenditures will be for the new housing built under the upzoning/additional by-right residential density authorized by the Missing Middle Housing proposal?
2. What is the anticipated additional demand for public safety/emergency services as well as other services resulting from this Missing Middle upzoning proposal, and how much additional costs are projected to meet these additional needs for service expansion over the next 5, 10 and 15 years?
3. The County has asserted there is NO NEED to plan or acquire land for new schools, parks, ball fields, stormwater systems, transit or affordable housing land grants. SHOULD SUCH A NEED ARISE IN FUTURE, the upzoned land will now be more expensive. So why would we NOT PLAN AND ACQUIRE THE LAND FOR THESE FUTURE NEEDS FIRST? The sequence you propose essentially will price us out of the market for our own future public goods.

Pre-submitted Questions

4. Since lot consolidation already appears to be occurring in some neighborhoods, how would the cap of 8 units apply to a consolidated, larger site? Would more than 8 new dwellings on a consolidated site be possible under the by-right Missing Middle upzoning proposal?
5. There is nothing to prevent consolidation of lots in any zone, so we cannot control whether duplexes are the likeliest outcomes for the R-5 and R-6 zones as at least one board member has asserted. 8-plexes are just as likely on a consolidated lot, and unless the county closes the lot coverage loophole, these structures will take advantage of having greater percentage of lot coverage than if they were on a similar sized lot in R-10 or R-20.

Pre-submitted Questions

6. Given that staff's Missing Middle upzoning proposal would increase the additional by right density to 8 units per parcel, how certain is staff that only 150 new residents (based on the estimate of 20 lots being redeveloped per year) will result?
 - For example, if 20 lots were redeveloped with 8 units each, that would result in 160 new housing units. If there were just 2 resident in only half those units, then there would be 240 new residents added, not 150. Moreover, a smaller number of units per lot would likely result in larger units that might accommodate families with children. If all 20 lots contained only duplexes, and families of 4 moved into them, then the result would be an increase of 160 new residents.

Pre-submitted Questions

7. What is staff's estimate of the increase in property assessment (in dollar terms) for the average single-family detached property in years 1 through 10, once the Missing Middle upzoning (which significantly increases the property's development potential) is implemented?
 - For existing duplexes, semidetached dwellings, townhomes and small apartment buildings that are "grandfathered" under existing zoning (districts R-5 thru R-20), does staff anticipate that these properties, too, could experience an assessment increase? And if so, what might that average increase be for each housing type
8. Board Member Karantonis said on the Politics Hour last week that Missing Middle was just the "first step" and we will be looking at affordable housing for the truly needy at later stages. It will become politically and financially much more difficult to work out solutions for vulnerable residents once you make all this land more expensive. Why are we helping a solid middle class (earning at least \$108,000) before helping those already facing displacement from Arlington?

Suggested Topic Areas for Discussion

1. Parking Requirements
 - Residential Permit Parking
2. Environment & Tree Canopy
3. Proposed Design Standards (lot coverage, setbacks, height)
4. Proposed Housing Types
5. Other
 - Homeownership / rental
 - Accessory Dwellings
 - Homestay
 - Definition of Family / Enforcement