

**Arlington County  
Civic Federation**

# **A Civic Conversation on Missing Middle Housing**

**Conversation Leaders: Michael Spotts, Anne Bodine, Eric Berkey, Julie Lee**

**Co-Chairs and Facilitators: Nadia Conyers and Jackie Snelling**

# Objectives - Nadia



To facilitate a conversation on Missing Middle where all parties feel heard and respected for their viewpoints even where we disagree



To seek common ground where possible on some issues to move the conversation forward



To build a base for continuing to work together on key related topics in the community and through the Civic Federation

# Approach - Nadia



Each speaker speaks for themselves although they may identify an organizational affiliation



Speakers do not attribute motives or intent to other speakers or points of view



Every statement of fact, or projected outcome will include the basis for the fact or projection and a specific reference or citation



Values may be stated as values or objectives



Speakers will share their presentations with each other to discuss facts and to identify areas where they agree to disagree



Speakers will ask their supporters to be respectful, listen to all, and refrain from disruption

# Framing - Jackie

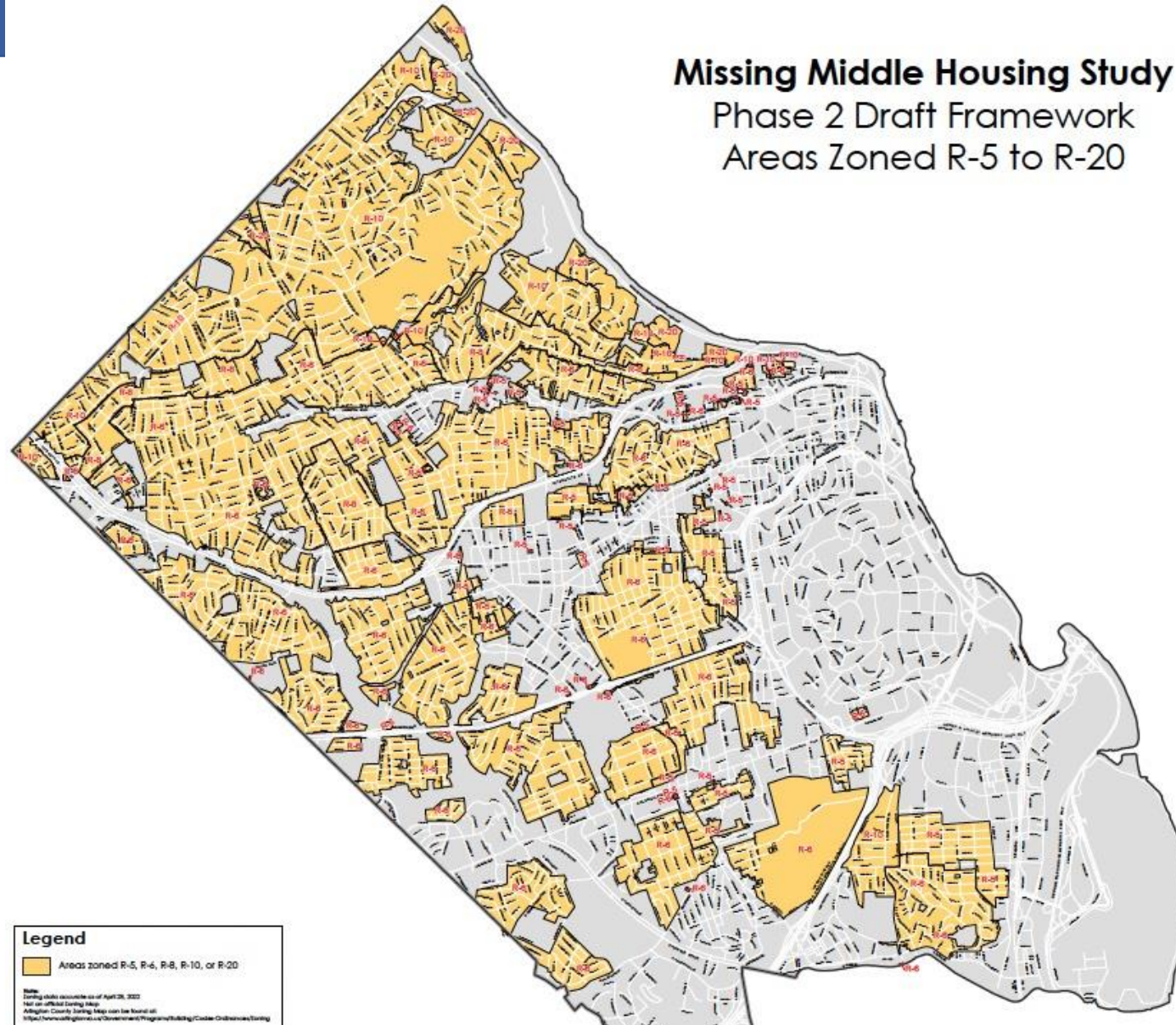
- Missing Middle – Arlington Definition

<https://www.arlingtonva.us/Government/Programs/Housing/Housing-Arlington/Tools/Missing-Middle>

“Missing middle” is a commonly-used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. Examples include duplexes, triplexes, townhomes, and more. Used in this context, “middle” references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum. The cost of these homes vary based on style, size, location, and market forces; therefore missing middle housing types do not correlate with a specific income bracket.

# Included in Missing Middle

## Missing Middle Housing Study Phase 2 Draft Framework Areas Zoned R-5 to R-20



# Conversation Leaders -Jackie

- **Extensive discussions and outreach.** Over past months, we've reached out to about 50 or more people with diverse views and backgrounds to plan this conversation and select individuals willing to support this approach.
- **Worked together.** Conversation leaders have put in long hours to review the statements, facts, and projections in their presentations.
- **Respect.** All have been respectful and thoughtful in this challenging work.
- **Agree to disagree.** We recognize that different viewpoints select different facts to support their arguments. We didn't try to change viewpoints.
- **Thank you.** To all of our speakers, and the many, many others who helped with the planning, you have our heartfelt thanks for your contributions to improving our conversation on this important topic.



- Nadia

## Michael Spotts

---

- Michael A. Spotts is the founder and President of Neighborhood Fundamentals, LLC and serves as the Senior Visiting Research Fellow for the Urban Land Institute's Terwilliger Center for Housing. He has over 15 years of experience providing housing-related research and technical assistance to on-the-ground practitioners in both the public and private sectors, at every level of government, and in urban, suburban and rural areas.
- Prior to founding Neighborhood Fundamentals, he worked for Enterprise Community Partners, Inc. from 2009-2017 as part of the Public Policy team. During this time, he conducted research and analysis of affordable housing and community development policies. Michael serves as a member of the board of directors for the Northern Virginia Affordable Housing Alliance and was previously a member of the board of directors for the Arlington (Va.) Partnership for Affordable Housing.



- Nadia

## Anne Bodine

- Anne is a leader in Arlingtonians for a Sustainable Future. Anne has lived in Arlington's Lyon Park neighborhood since 1990 and is a member of Lyon Park Civic Association.
- She is a retired Foreign Service Officer and served most of her career in the Mideast and Afghanistan. She is a lifetime member of the Sierra Club, a member of the American Foreign Service Association, and she serves on the Environmental Justice Committee of the Arlington NAACP. She is also active in Arlington Tree Action Group and has been a member of Arlingtonians for Our Sustainable Future since 2019.





-Jackie

## Eric Berkey

---

- A native of the Cleveland-area, Eric Berkey has been President of the Douglas Park Civic Association since March 2021 and an Arlington resident since 2007. A focus of Eric's work with the civic association has been increasing community building within the neighborhood
- Eric has also served on the County's Citizens Advisory Commission on Housing since January 2016. Additionally, Eric has led community work regarding affordable housing policies and development and recently oversaw the passage of recommendations regarding aging affordable housing properties in Arlington. Eric served on the South Arlington Working Group for a new Elementary School (Fleet Elementary) and the Civic Federation Board of Directors. Eric is an attorney specializing in civil rights law. Eric lives in Douglas Park with his wife Rachel and their three children.



- Jackie

## Julie Lee

- Julie was born and raised in Arlington. She has served as the president of the Glencarlyn Civic Association for six years.
- Julie and other civic association presidents have been meeting with County Board Members to address questions concerning the Missing Middle framework.

# Program - Jackie

- **Presentations.** Each leader will do an 8-minute presentation
- **Discussion: All panelists will then respond to two questions from facilitators:**
  - What are your priorities for Arlington housing?
  - We have discussed many common objectives; do you have a suggestion of common objectives for us to focus on?
- **Questions from ACCF delegates:** Delegates have been provided with orange paper to write your name, your CivFed organization, and your short question. Delegate questions will be collected, collated and read by the CivFed team during the Q and A period.
- **Posting.** Presentations will be posted on our website after the meeting and will include contacts for additional information.
- **CivFed next steps:** If you are interested in continuing work using this approach working on a CivFed committee, please contact John Ford, [President@civfed.org](mailto:President@civfed.org) or Jackie Snelling [Bod.chair@civfed.org](mailto:Bod.chair@civfed.org)