

summaries of their principal points provided later. Their organizational website links are above, so individuals interested in greater detail may obtain them there.

6. Alice Hogan's summary is presented below:

- a. SUPPLY: Like the whole DC metro region, Arlington is short 1,000's of housing units, at all price points, while our County population is set to increase by 30% by 2045, especially among in 1-, 2-, and 3-person households, as well as the 65-85+ cohort, so we are in need of smaller, more financially-attainable housing units for the coming needs of our neighbors. Missing Middle Housing would be one small tool we can use to address the housing gap we have from affordable rental all the way to high-end ownership opportunities.
- b. DIVERSITY: Arlington is quickly losing our diversity as well as our economic viability, in part because our housing options are very limited and do not meet current (or future) needs. One way to open up opportunity and housing types is to lift the ban and re-legalize Middle Type Housing, which are House-Scale homes that accommodate between 2- and 8-units in the same envelope as a Single-Family Home (SFH) would fit. These Missing Middle types were made illegal on purpose a century ago to corral people of color into tiny enclaves and leave over 70% of the residential land in Arlington for SFH's, which only wealthy (almost exclusively white) families could afford. Do we choose to remove these racially exclusive regulations or do we choose to leave them in place?
- c. HOUSING TYPES: Missing Middle Types include duplexes, triplexes, quads, and up to 8-unit buildings, and can provide the variety of size and price point to better meet today's housing needs in Arlington, while also being more environmentally friendly, providing seniors smaller, in-neighborhood options, and opening racially closed neighborhoods to all kinds of Arlingtonians. While today's SFH's are affordable to families making over \$400K, MM types can be attainable to households making a quarter of that, at just over \$100K/year. Four times more affordable!
- d. MISC: Arlington is taking good care of its 40% tree canopy. The overall environmental benefits of denser, close-in development, more efficient use of land, transit-oriented, Missing Middle units far outweigh the possible loss of one tree per lot. Traffic has actually declined in Arlington over the last decade, and parking studies

show most Arlington streets are 50% parked. Stormwater is being addressed by only requiring a minimum of 1/2 a parking space per housing unit for MM types - this will leave more pervious land for on-site absorption than today's SFH's, and will encourage us all to park on the land we have already paved - our commonly owned public streets.

e.EXAMPLES/EXPERTS: You can find a growing list of individual and organizational experts in support of MMH at:

<https://www.missingmiddlearlington.net/missing-middle-supporters>

They support MMH because of the real-life results we can see, such as in Westover Village. In Westover we see every kind of housing type we are discussing, living in harmony: duplexes, 8-plexes, small multi-family, townhomes, SFH's, and even affordable housing complexes. We live in a walkable place where we can enjoy a diversity of people and incomes and where there are enough of us living close by to support a myriad of services - 2 schools, post office, library, and many small businesses right here in Westover. Our little neighborhood is thriving and diverse ~ and having a variety of housing has a lot to do with why!

7. Mr. Ware's summary is presented below:

The Missing Middle plan will let developers replace single-family homes with 2- to 8-unit complexes, *by right*, on all lots in Tara-Leeway Heights. The County's own information, however, shows the Plan is unlikely to affect prices (the #1 community concern), diversity, or inclusion. Moreover, the County says those who can afford housing at the Plan's price points do NOT need "public intervention." Unless you speak up, the Board is scheduled to let the new buildings start going up in December. Majorities oppose the Plan because:

- a. **The Plan lacks notice & debate—the "Arlington Way."** The plan came out April 28, 2022. The County had *one* public Q&A with Staff 5 days later. "Notice" to Tara-LH residents (a lone postcard), said nothing of what it is or when to act. The Board has no plan for debate of diverse views before it votes.
- b. **The County has not assessed the impact of increased density on the budget or community.** The Plan lacks basic elements of long-term planning for schools, parks, transit, and stormwater (remember the Westover 2019 Flood?). Documents the County was compelled to release reveal there is *no* analysis behind its central assumption—how many lots per year will likely be affected.
- c. **The Plan is NOT "affordable housing"—what we NEED; it creates supply at high-end prices only for those at the top *who the***

County says don't need "public intervention." By contrast, Arlington has 8000 *fewer* homes today than 20 years ago for those at the economic bottom. Yet the Plan incentivizes *even more* tear downs of less expensive older homes for high-end units. The County says the cheapest "Missing Middle" unit, 700sqft, would cost \$416,000—it would take 2 median-income 3-person Black households to afford that. The cheapest 2-BR unit will take 3 Arlington firefighters to afford (at nearly \$600,000).

d. The Plan fails on key claims and growing needs. The County says our "problem" is "too many" 1- to 2-BR units are being built, yet its data show its Plan will result in about 90% 1-2 BRs, causing a *net loss* of 3-BR units. It also replaces detached homes (90% owner-occupied) with buildings that are 80% rental in Arlington today. This *worsens* wealth-creation opportunities for Black & Hispanic families – the very negative impact of long-since illegal housing practices the Plan was supposed to atone for.

e. Added density means the County must slash tree canopy standards in half for *all* development in Tara-LH, which will worsen climate change. Moreover, the County's own data show, especially for larger lots, the new buildings may be 40% LARGER than new homes built today on similar-sized lots. This means MORE impervious cover and MORE trees cut down, leading to worsened flooding. Just two 6-plexes next to you will mean, conservatively, about 16 cars where today you might have only 2-4.

The costs, impacts & risks have not been assessed. Think for yourself & follow the facts. Learn more: www.asf-virginia.org.

8. A spirited Q/A session followed the presentations.

Q: How should the county preserve its housing goals?

A (Mr. Ware): One solution in use elsewhere is to create "land trusts" that make the local government the owner but insure that tenants/lessees have continued access to the property at reasonable rates.

Q: What would be the effect of MM housing on Tara-Leeway Heights?

A: (Ms. Hogan): Land trusts can't change local zoning, so change would be minimal.

A: (Mr. Ware): So-called "by right" laws give property owners sole right to do what they want, within zoning, which means that up to eight units/lot could be seen in TLH. He noted that the Lee Highway Alliance is pushing for greater density near major roads.

A (Ware): The county consultant blended all neighborhoods as "closer to" or "farther away from" Metro, not a realistic approach.

A (Ware): The county board endorsed up to eight-unit residences on any lot county-wide.

A: (Ware)The county has projected that since only 19-21 lots will be up-built each year, there is no need to plan for new schools.

A (Hogan): MM housing would start the process of undoing racist housing policies of more than 100 years duration.

A (Ware): Arlington represents ca. 1% of the DMV (District/Maryland/Virginia) land used to calculate the impact on Arlington of MM housing.

A (Ware): “You can’t repeal the law of supply and demand,” and no economists were part of the MMH report.

A (Hogan): a 40-page county document on MMH is on the internet.

9. Next Meeting: The next meeting of the TLHCA board will be held on Zoom at 7:00 PM Wednesday, November 9, 2022. Meeting access information will be available on the TLHCA website.

10. There being no further business, the Chair thanked the two speakers and other participants and ended the meeting at 9:15 PM.

Respectfully submitted,
John P. Richardson, Secretary