Expanding Housing Choice: The Missing Middle Housing Study

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

October 2021
Meeting a Wider Range of Household Housing Needs

How allowing other housing choices could meet a wider range of household housing needs.
Expanding Housing Choice: The Missing Middle Housing Study

Pro-Actively Managing Neighborhood Change

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

- more equitable outcomes
- sustainable and biophilic design
- compatible architectural design and massing
- increased energy efficiency
- lower housing costs
- improved on-site stormwater management
- tree conservation and replacement

2.2x increase
1.8x increase
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

2021 2022
2 years

There will be many opportunities for community input

We are here
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

Small Lot Homes
  - Cottage Clusters
  - Accessory Dwellings

Single Detached

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

**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

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

**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

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

Focused Study of Selected Housing Types

2nd Quarter 2022

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

Community Review and Feedback

Recommendations to Increase Housing Choice & Supply

- 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
Expanding Housing Choice: Missing Middle Housing Study

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