



Missing Middle Housing Study

MWCOG Housing Directors Advisory Committee

September 16, 2020

Study Foundation



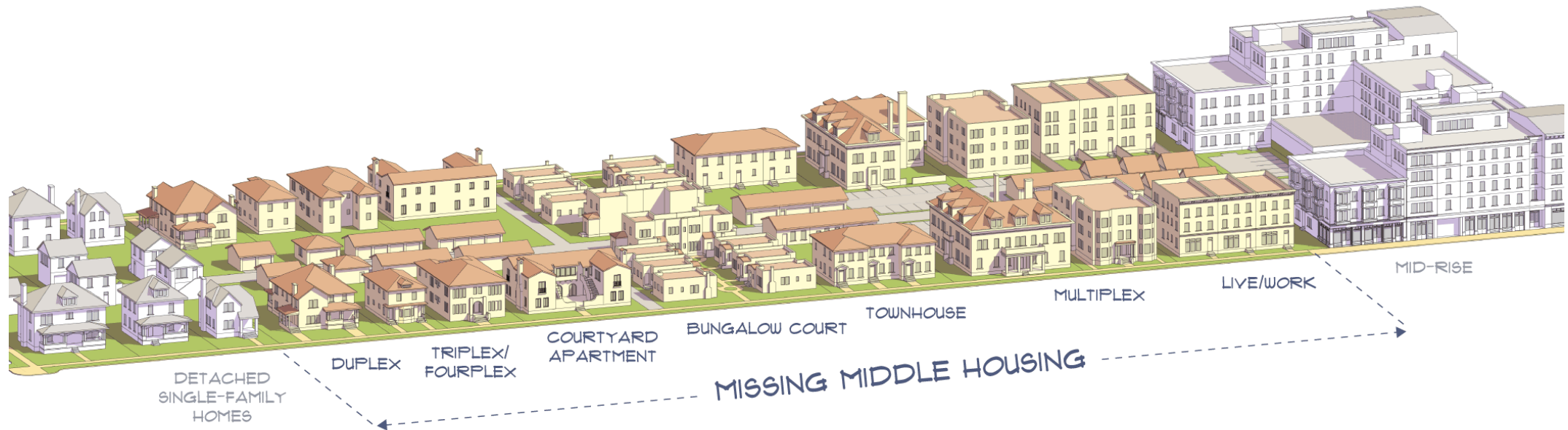
- 1 Program Kick-off and Community Survey
- 2 Accessory Dwellings
- 3 Housing Conservation District Report
- 4 Institutional Partnership Workshop
- 5 Condominium Workshops

- 6 Joint Work Session with City of Alexandria
- 7 Community Conversation Series and Key Takeaways
- 8 Bonus Density
- 9 Elder Care Zoning Ordinance Amendment
- 10 Missing Middle Housing Study Pre-Planning

What is Missing Middle Housing?

Range of housing types IN THE MIDDLE between single-family detached houses and mid-to-high-rise apartment buildings.

Refers to SIZE not PRICE



Origins in the Past

Origins in the Past – Before Modern Zoning Standards Restricted Their Development



Chicago



Richmond, VA



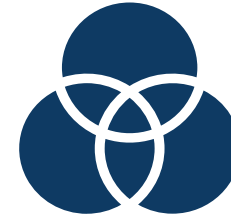
“House-scaled buildings in walkable setting.” – Daniel Parolek

Study Goals and Outcomes



Goals:

- Increase housing supply
- Diversify range of housing types



Outcomes:

- Shared understanding of the problem
- Options for County Board consideration
- Policy/regulation changes to enable new housing types
- Identification of issues for further study

Key Considerations



Engagement

Lead with robust community engagement



Equity

Further the County's diverse and inclusive vision; incorporate equity



Research

- Understand existing conditions
- Verify and quantify the need for diverse housing types and more affordability
- Examine historic and current policies, practices and regulations
- Inventory existing missing middle housing

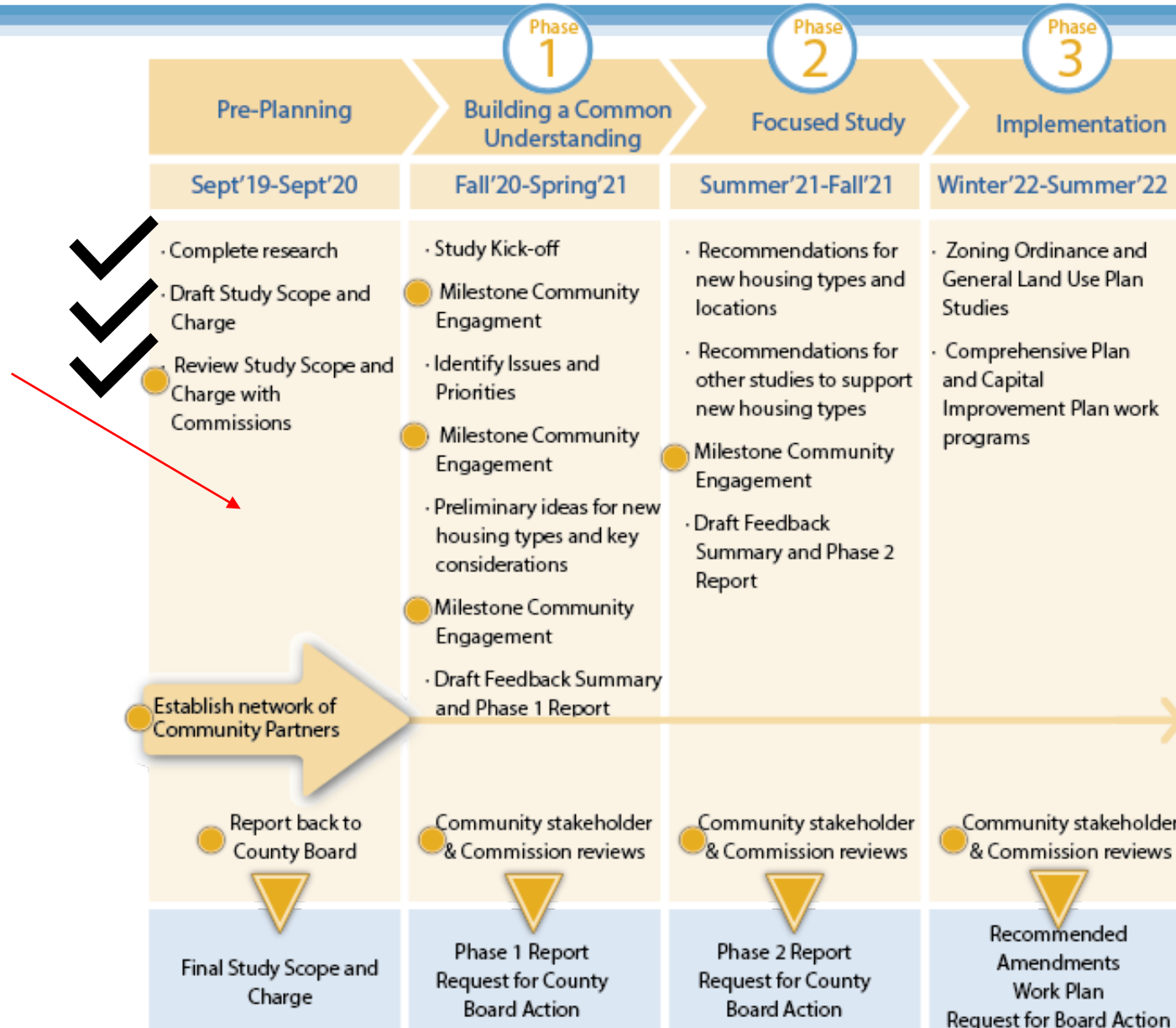


Evaluation

- Assess economic feasibility
- Study compatibility with adjacent uses, transportation options, environmental features
- Evaluate impacts and benefits to the environment, public realm, and public services
- Consider mitigation strategies

Process and Timeline

YOU ARE HERE



Research Compendium



1

MISSING MIDDLE HOUSING STUDY: A STAKEHOLDER GUIDE

This initial bulletin summarizes the study's purpose, scope and highlights from the other bulletins.



2

HOUSING MARKET PRESSURES

This bulletin examines Arlington's housing market, its gaps, and the costs associated with housing.



3

ARLINGTON'S EXISTING HOUSING CHOICES

This bulletin provides an overview of Arlington's housing stock, with a focus on "existing" middle housing.



4

ARLINGTON'S LAND USE POLICY AND ZONING

This bulletin reviews the 90-year evolution of Arlington's zoning and General Land Use Plan and their influence on Arlington's neighborhoods past and present.



5

MISSING MIDDLE HOUSING STUDY IN CONTEXT

This bulletin identifies how additional policy areas beyond land use planning and housing – such as energy, stormwater, and trees – influence development in Arlington.

Bulletin 1

Missing Middle Housing Study: A Stakeholder Guide

- Housing Arlington
- Recent events
- Missing Middle Housing Study overview/phases
- Missing middle case study examples
- Research Compendium overview/structure
- Highlights from Research Compendium

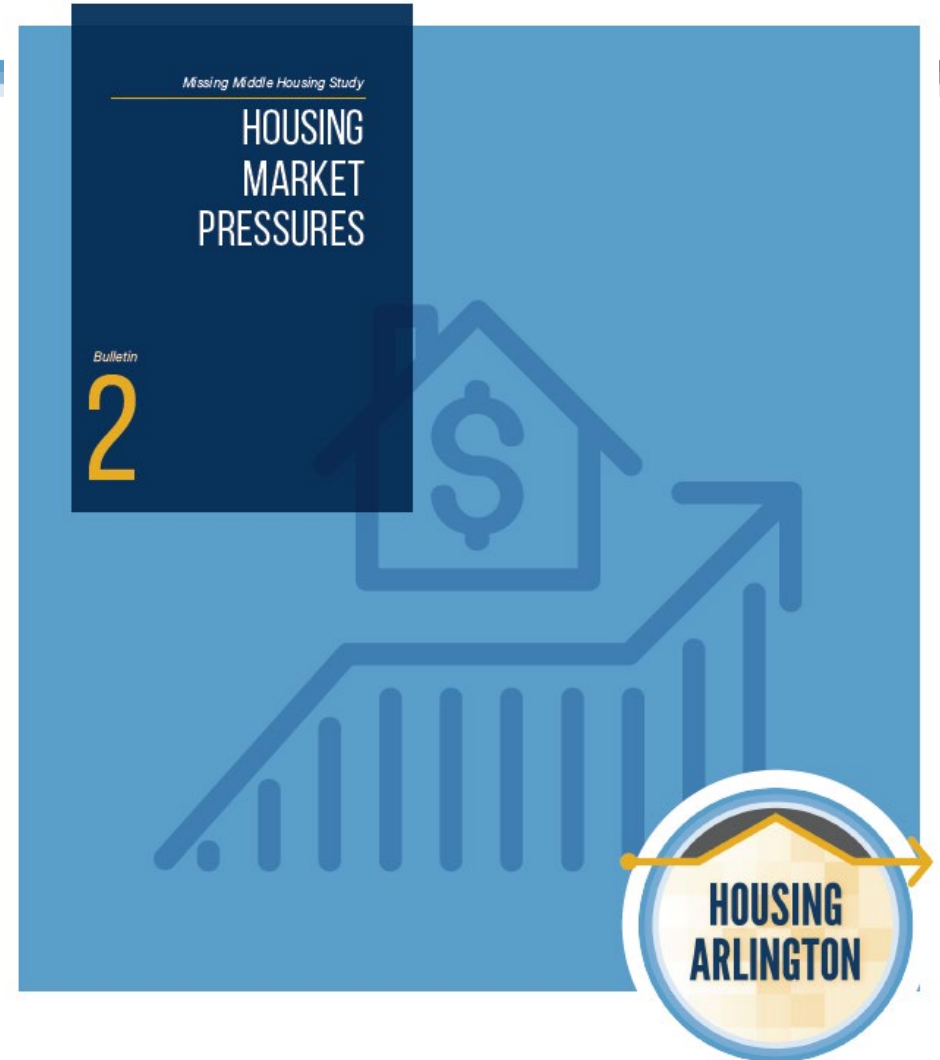


JUNE 2020

Bulletin 2

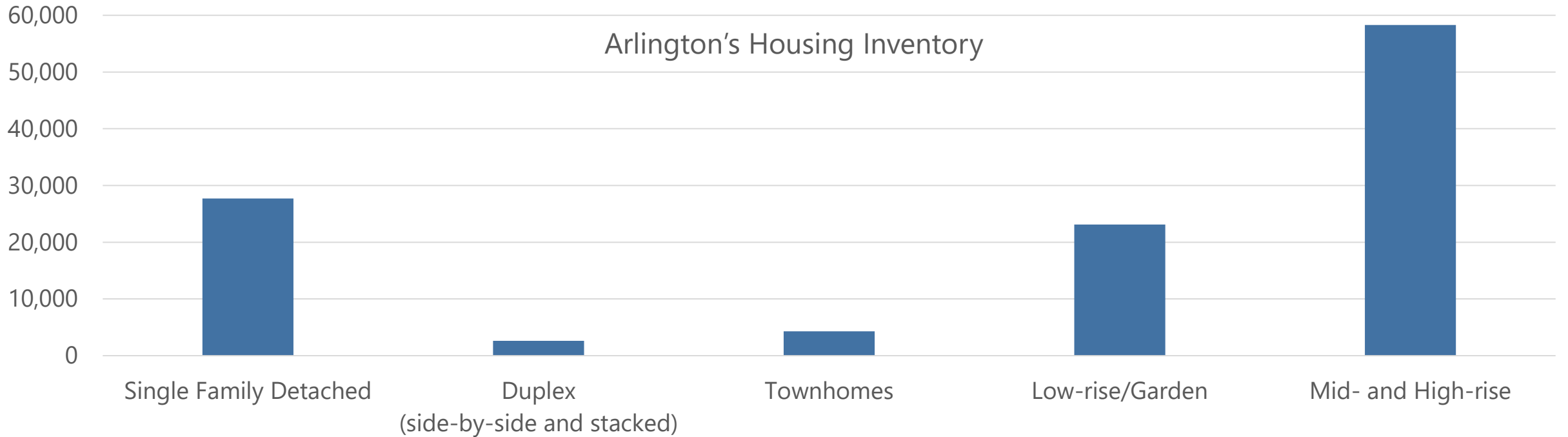
Housing Market Pressures

- Regional housing shortfall
- Arlington's housing inventory
- Arlington's housing production
- Arlington's home sales
- Teardowns and substantial renovations
- Demographics:
 - Household size
 - Age
 - Rental affordability by race



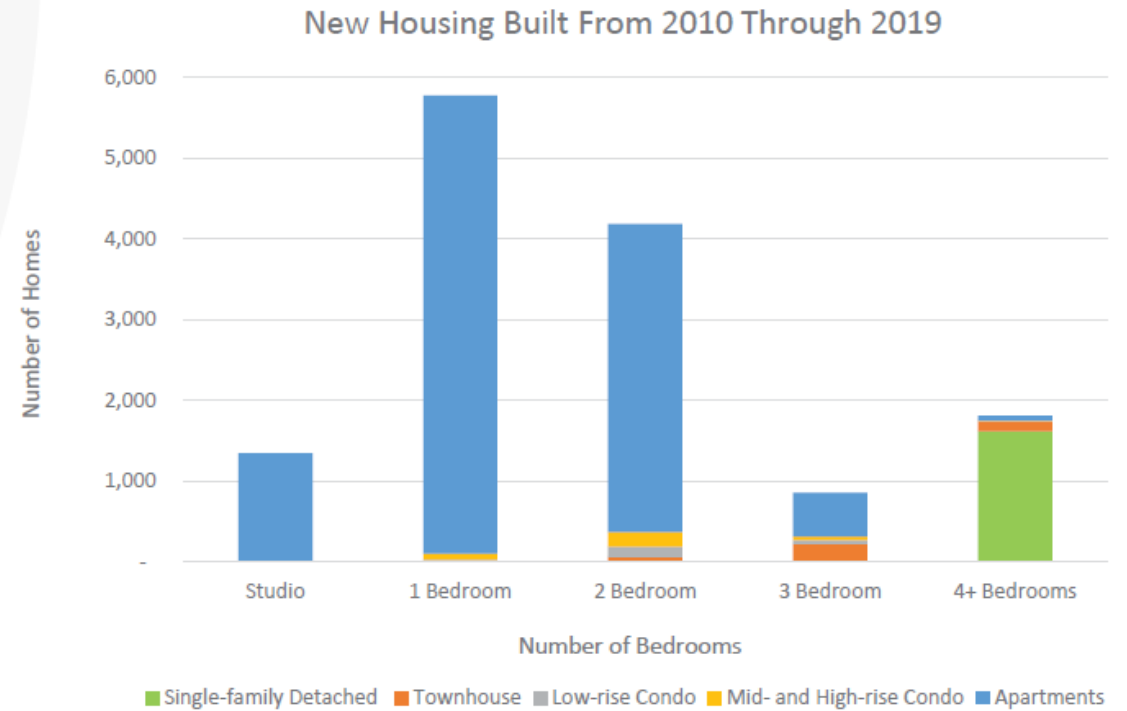
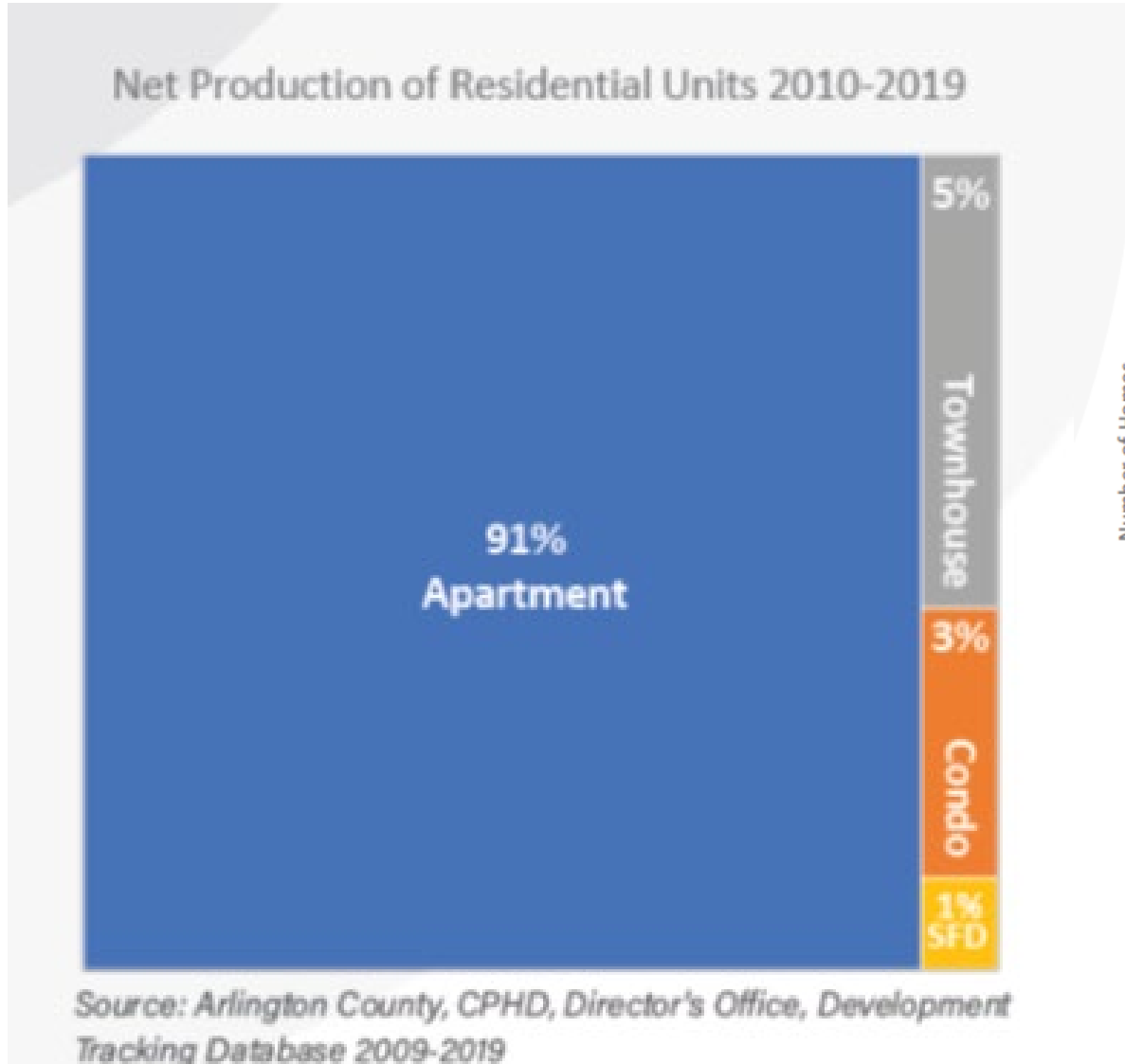
JULY 2020

Bulletin 2 – Key Findings



← Missing Middle Housing Types →

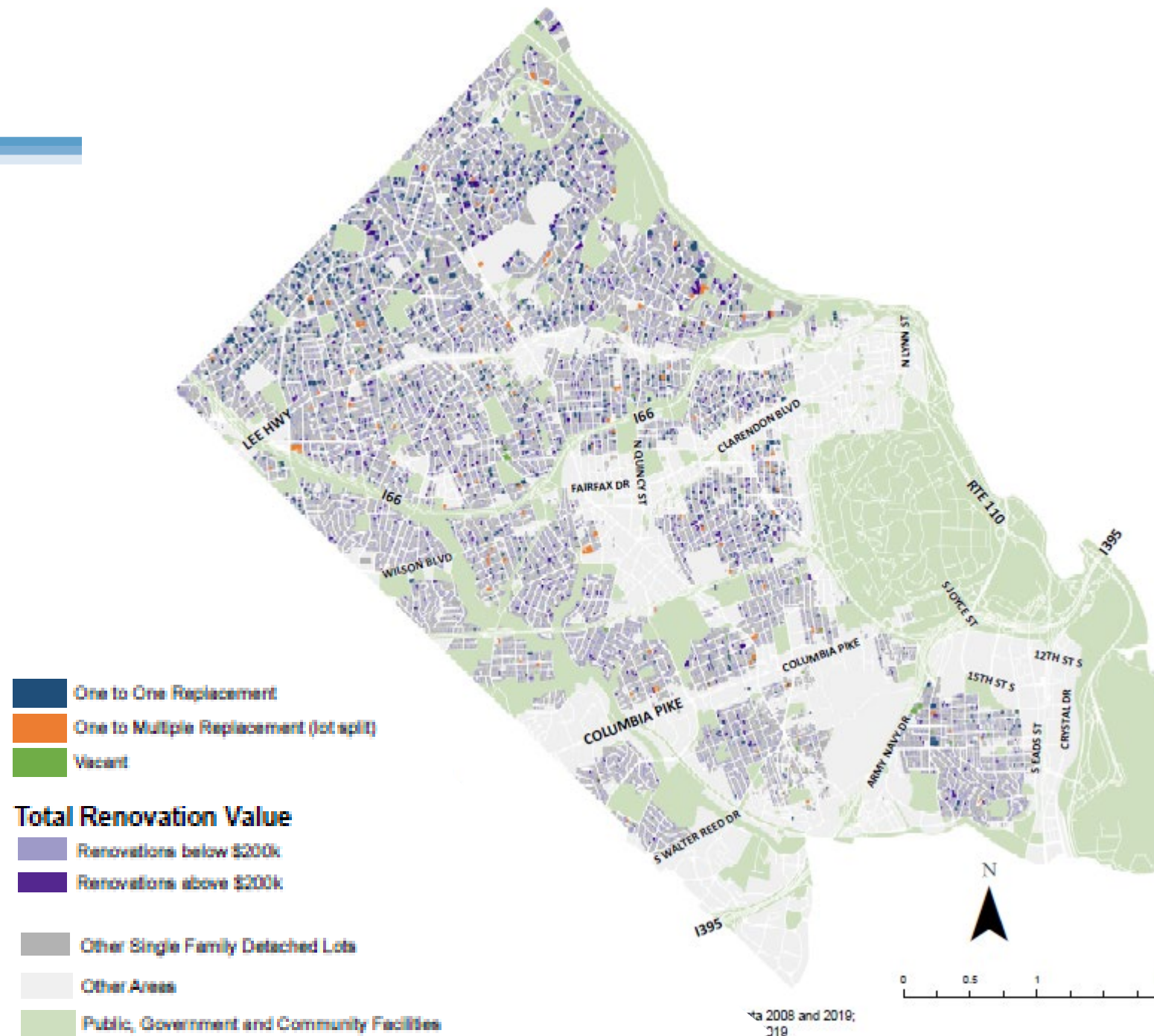
Bulletin 2 – Key Findings



Source: Arlington County, Department of Real Estate Assessments, and CoStar (Note: These data sets differ from CPHD's Development Tracking Database, resulting in differences in housing unit count)

Bulletin 2 – Key Findings

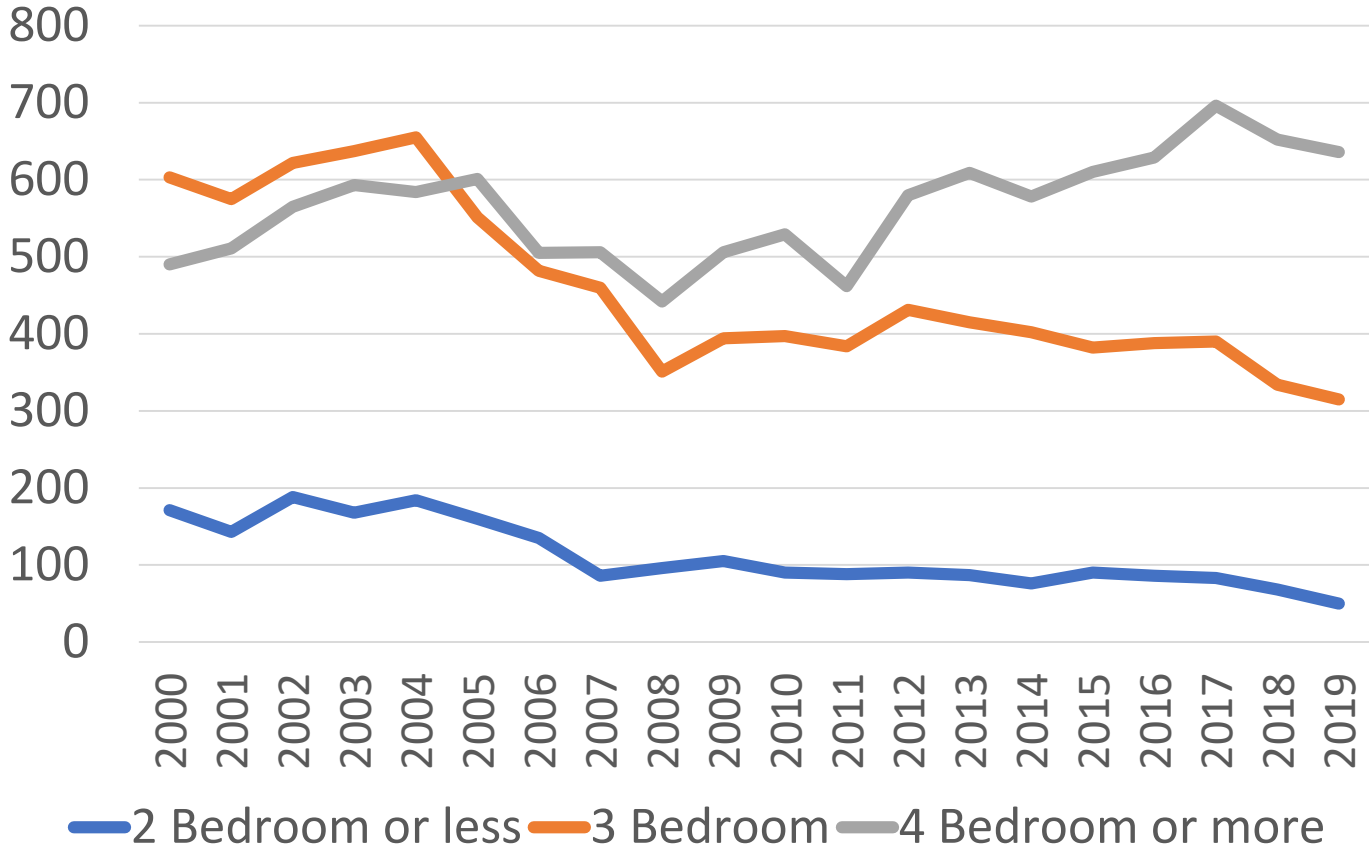
- Single-family areas are built out
- Only 107 net new single-family units since 2010
- Teardowns and substantial renovations affected 8% of the single-family housing stock between 2010 and 2019
- Market pressures and inflexible zoning standards lead to loss of smaller single family homes
- Loss of open space and trees



Bulletin 2 – Key Findings



Single Family Detached Sales Volume by Size
2000-2019

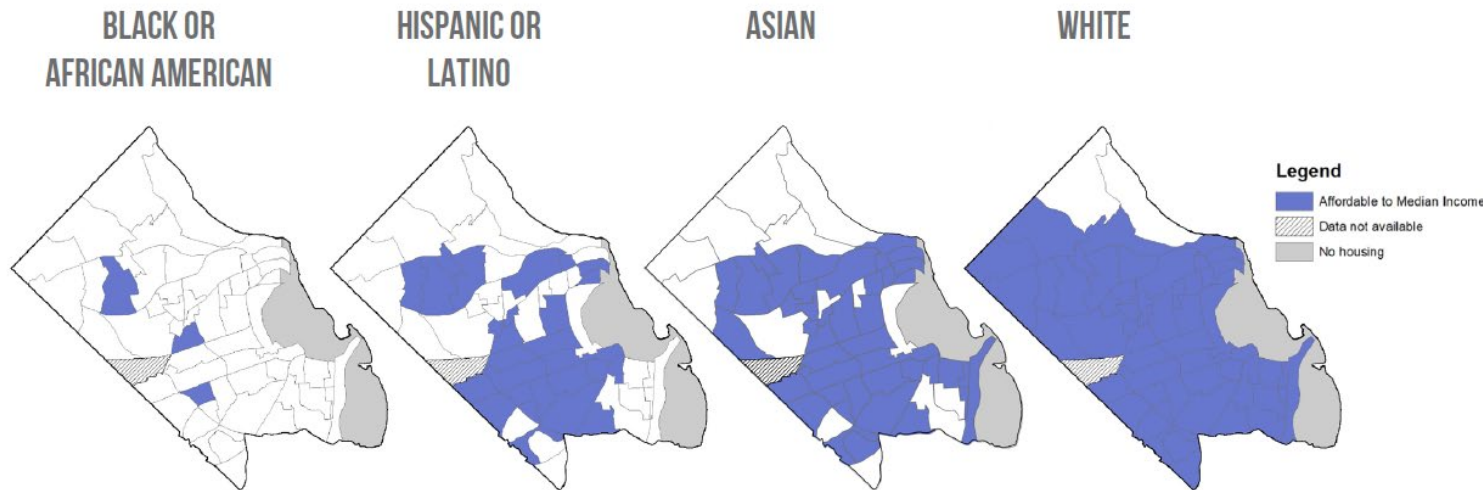


Source: NVAR, MRIS

Bulletin 2 – Key Findings

Who can afford to live where in Arlington

RENTAL HOUSING AFFORDABILITY IN ARLINGTON COUNTY



Households of color have significantly-greater barriers to achieving housing affordability compared to white households

	Black or African American	Hispanic or Latino	Asian	White
Median Income	\$58,878	\$77,743	\$93,660	\$134,723
Affordability Threshold	\$1,472	\$1,944	\$2,342	\$3,368

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables DP04, 19013B, 19013H, and 19013I
 Note: U.S. Census Bureau did not have relevant data for one census tract in Arlington.

Bulletin 3

Arlington's Existing Housing Choices

- Arlington's housing inventory:
 - Countywide
 - Planning Corridors
 - Residential Neighborhoods
- Arlington's existing middle housing:
 - Stacked duplex
 - Side-by-side duplex
 - Townhouse
 - Small multiplex



JULY 2020

Bulletin 3 – Key Findings



Stacked Duplex



Side-by-Side Duplex

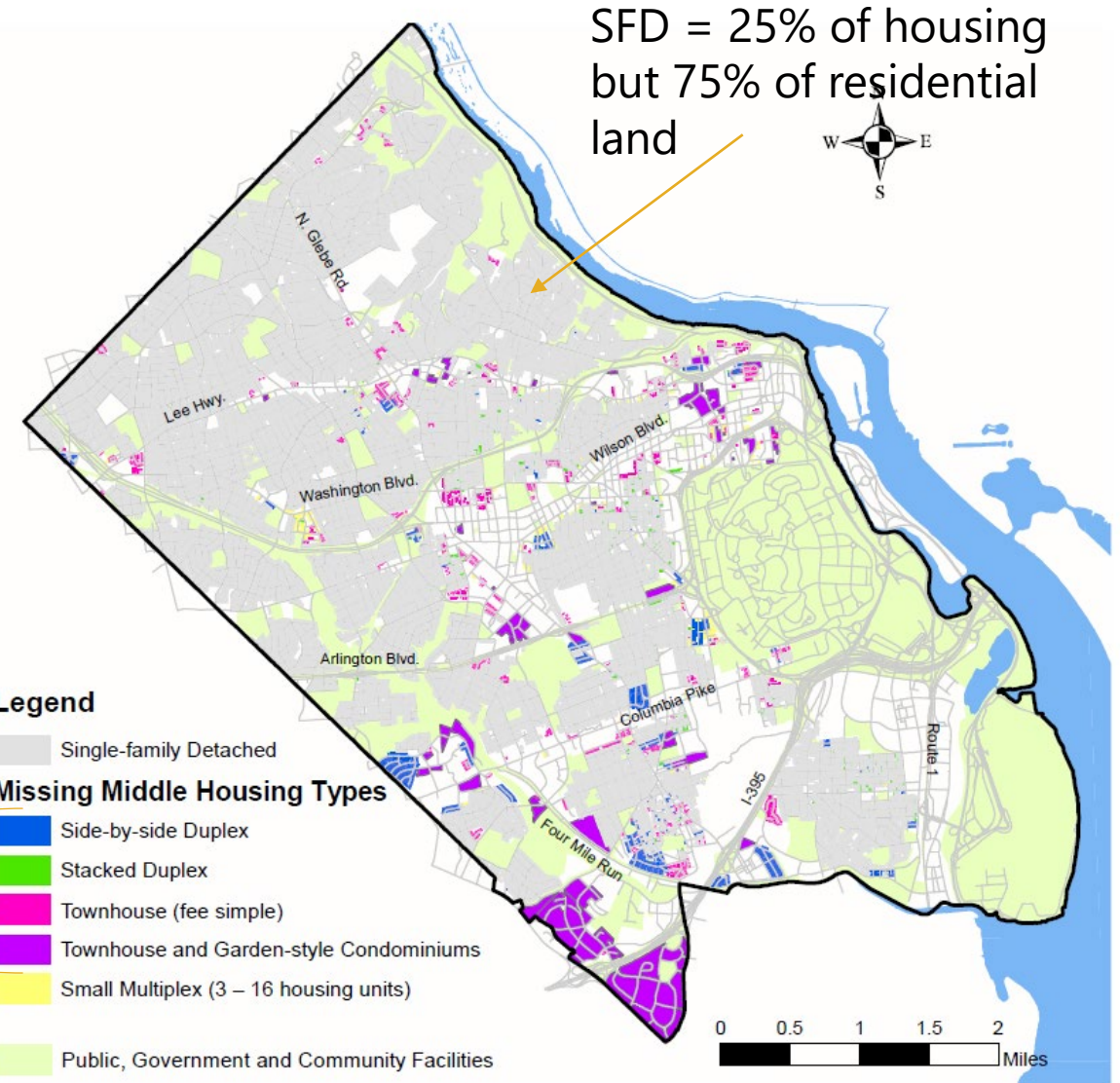


Townhouse



Small Multiplex

6% of
116,000
homes.



Bulletin 4

Arlington's Land Use Policy and Zoning

- Arlington's land use and zoning history
- Arlington's current land use and zoning
 - GLUP and zoning
 - Impacts on housing development:
 - Single-family detached housing
 - Stacked duplex
 - Side-by-side duplex
 - Townhouse
 - Small multiplex



AUGUST 2020

Bulletin 4 – Key Findings

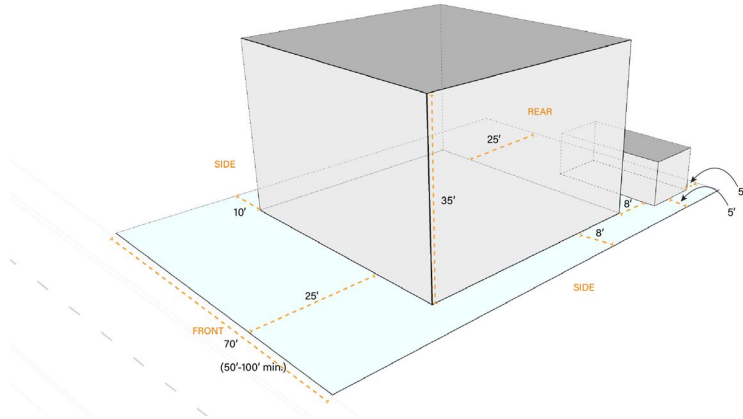
- Changes to the Zoning Ordinance over the 20th century increased restrictions on how middle housing could be built.
- Requirements for minimum lot size, lot width, and setbacks increased over time, resulting in nonconforming dwellings.
- Middle housing types changed from a by-right use to a special exception use.
- Row houses were restricted for many years.



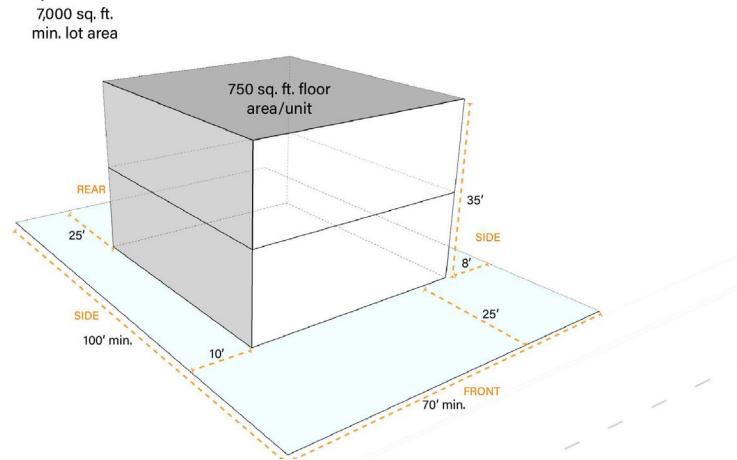
Source: Arlington County
Historical Society

Bulletin 4 – Key Findings

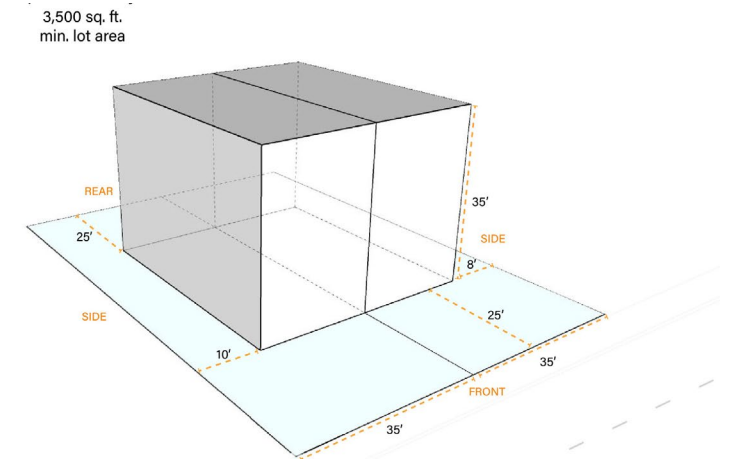
Single-family Detached



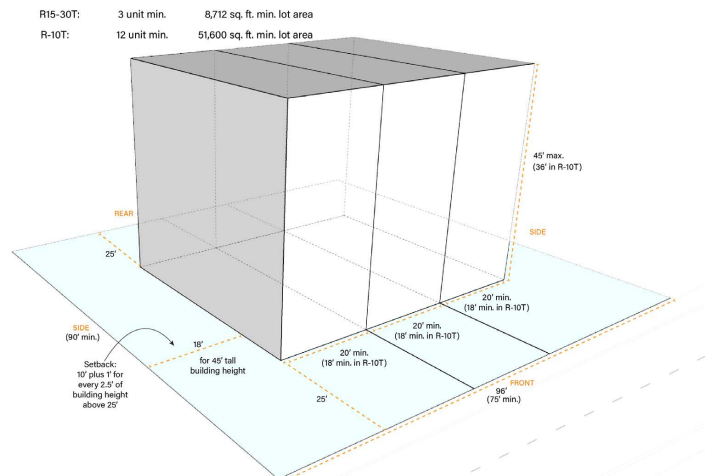
Duplex: Stacked



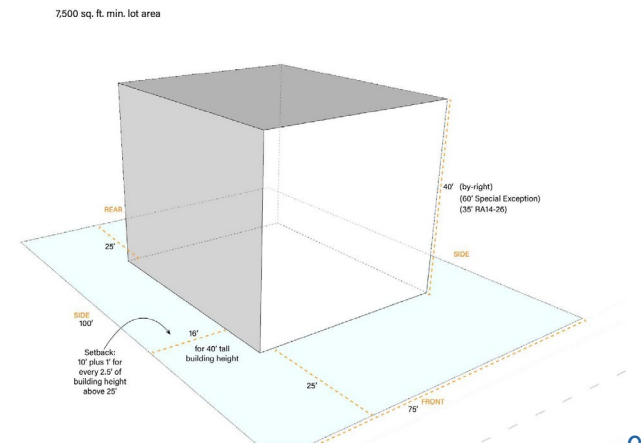
Duplex: Side-by-side



Townhouse



Small Multiplex



Arlington's **Zoning Ordinance** defines the maximum buildable area for housing types using height, setbacks, and lot size requirements

Bulletin 4 – Key Findings



Large single-family detached



Large townhouses

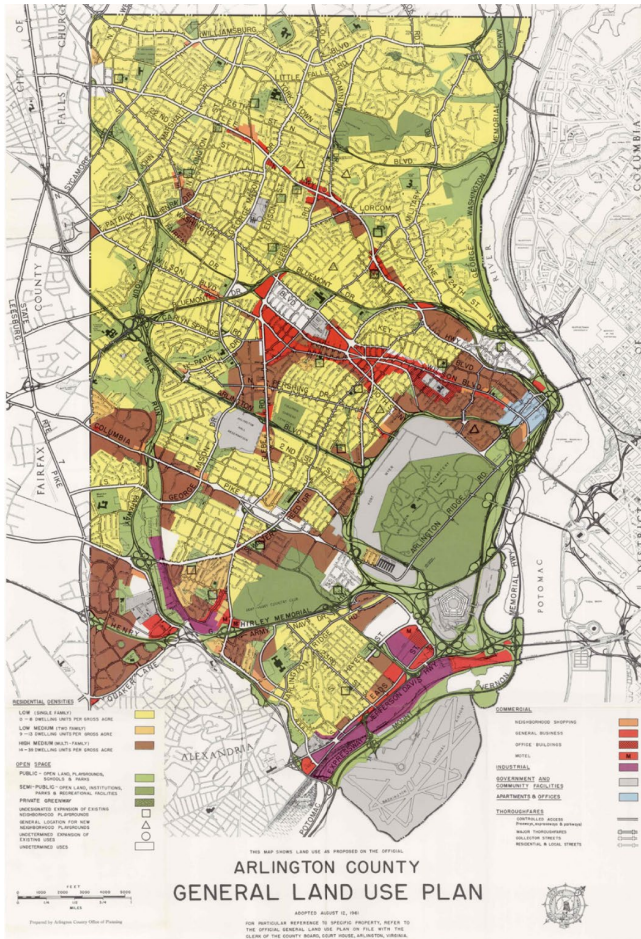
Arlington's current zoning leads to the development of these types of housing...



Large duplex

Bulletin 4 – Key Findings

The General Land Use Plan (GLUP) codified existing zoning standards and has remained relatively unchanged in parts of Arlington.

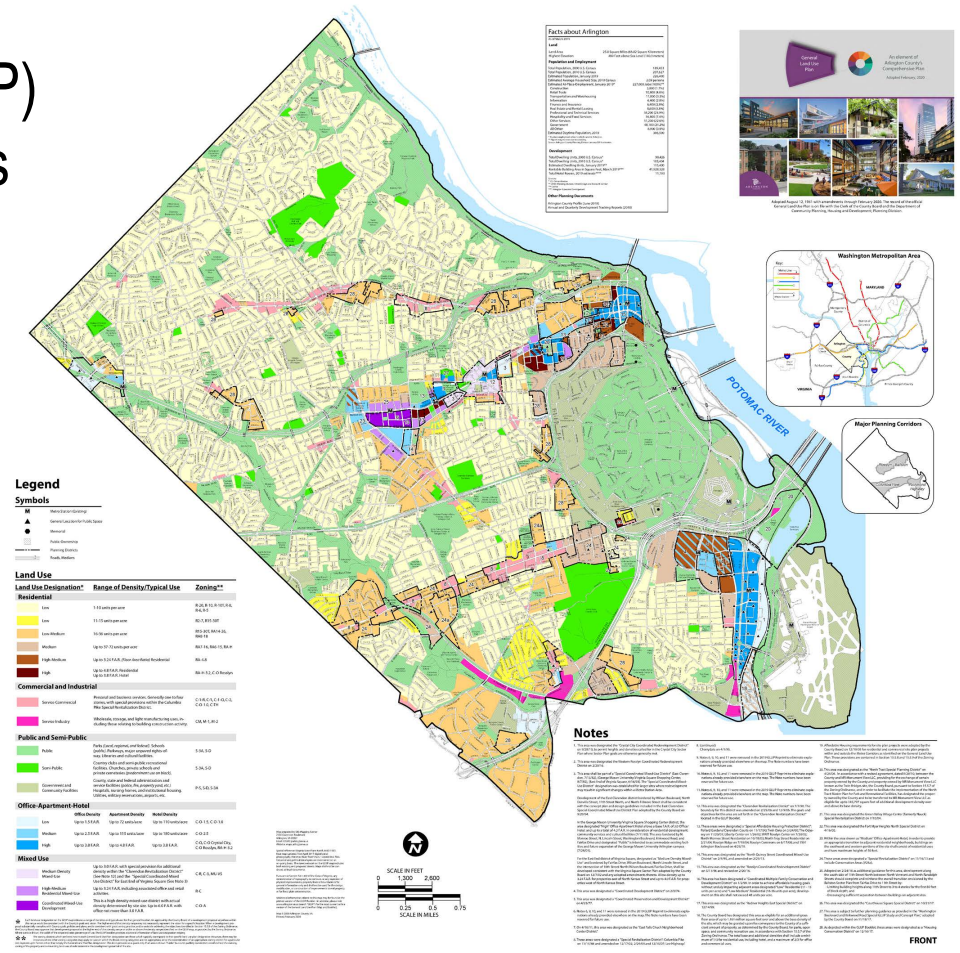


1961 GLUP Map

A LONG RANGE COUNTY IMPROVEMENT PROGRAM

Goals, Objectives and Priorities

ADOPTED BY THE ARLINGTON COUNTY BOARD DECEMBER, 1975




2020 GLUP Map


Bulletin 4 – Key Findings

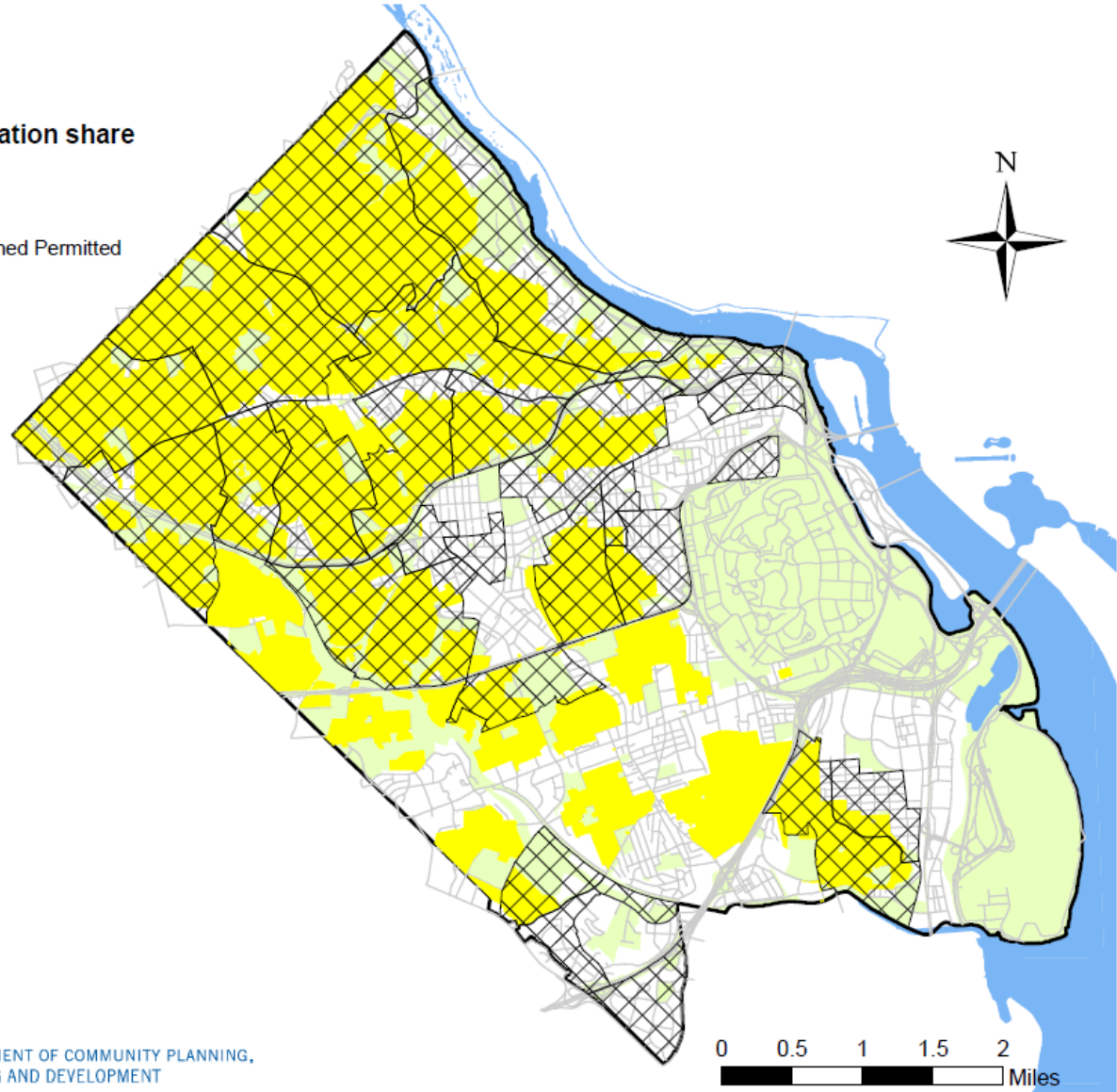
Arlington County

Legend

White (non latino) population share

 70% or greater

 Only Single Family Detached Permitted



Single-family detached zoning does not support County vision for diversity and inclusion.

How can County land use policies better support County vision?

Bulletin 5

Missing Middle Housing Study in Context

- Arlington's Comprehensive Plan
- Policy areas:
 - Energy
 - Historic preservation
 - Parks
 - Parking
 - Schools
 - Stormwater
 - Transportation
 - Trees
- Reviews existing policies, data, and recent actions in each policy area



AUGUST 2020

Bulletin 5 – Key Findings

- Housing and land use planning are just two factors that contribute to the livability, vibrancy, and success of Arlington.
- Arlington's Comprehensive Plan includes 11 elements, and this overarching plan guides future development and ensures Arlington is a safe, healthy, convenient and prosperous community.
- In addition to the Comprehensive Plan, Arlington introduced a racial equity framework, **RACE: Realizing Arlington's Commitment to Equity**, which builds on existing efforts to expand equity in the areas of digital access, housing, and public health and seeks to make equity a basic consideration in all functions of county government.
- Through ongoing coordination and collaboration, these programs and initiatives across the 11 elements – including Housing Arlington and the Missing Middle Housing Study – are working to achieve the overall vision for Arlington.



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