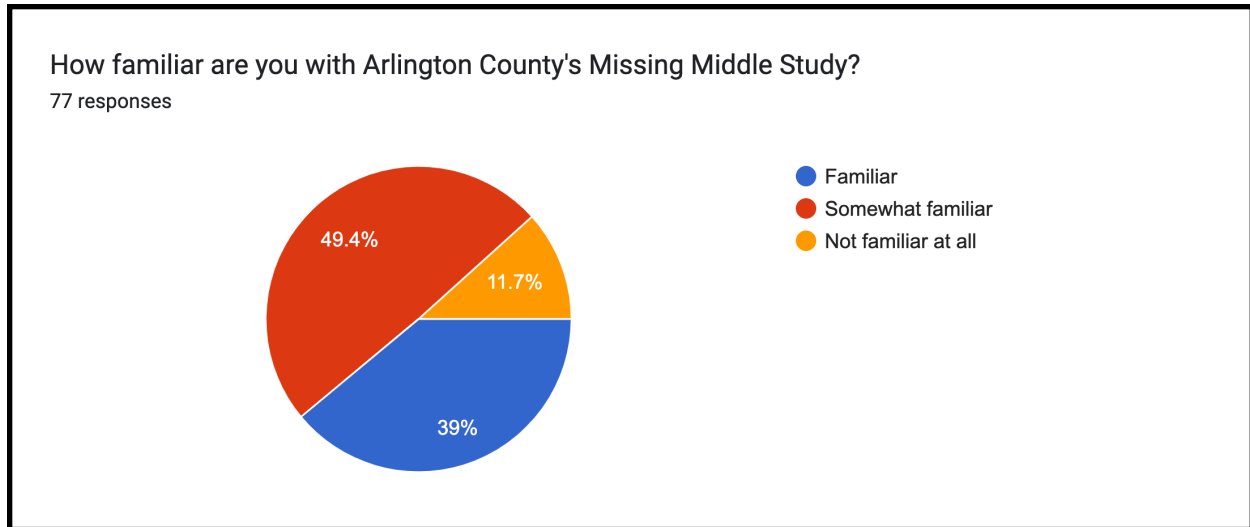
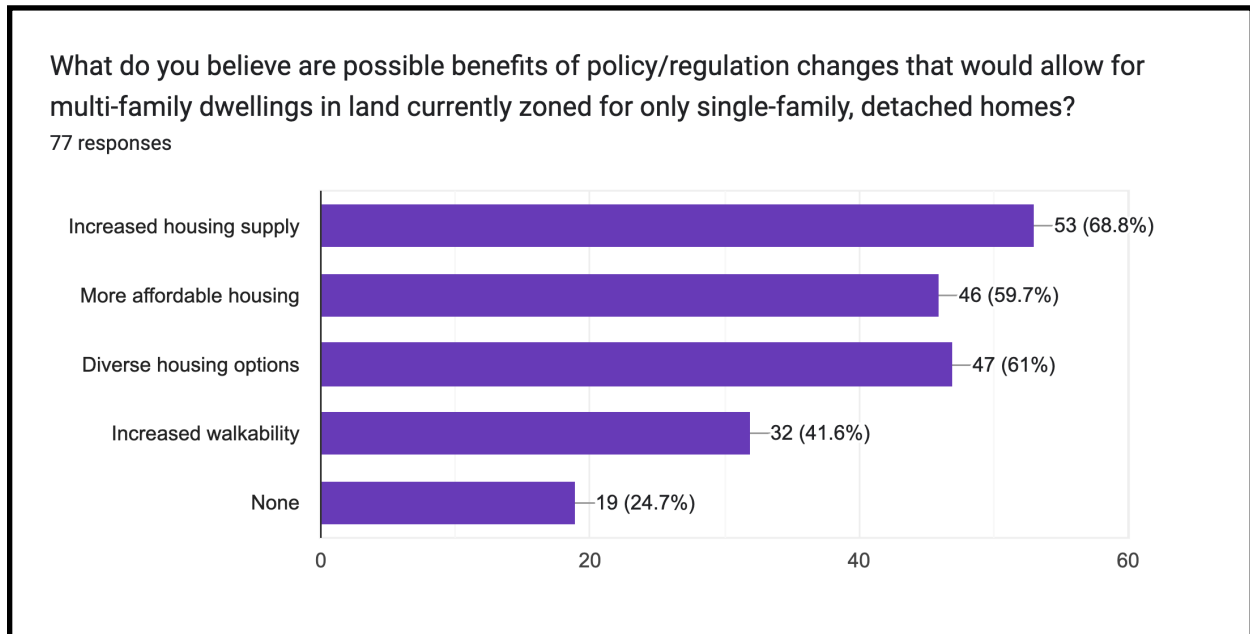


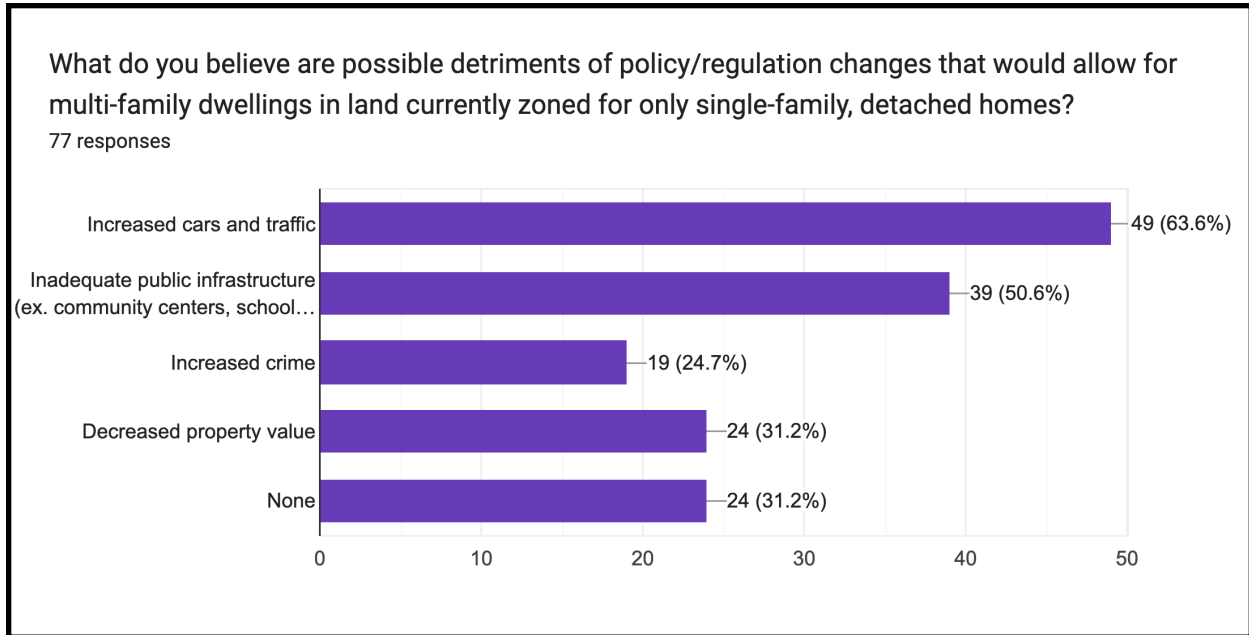
Last month, Arlington Ridge Civic Association (ARCA) requested membership atmospherics on the Missing Middle (MM) Study. ARCA has approximately 6,000 residents within the civic association boundaries, in a mixture of single and multi-family housing. 76 ARCA members respond to the survey - half (50%) were somewhat familiar with the Study, 38% familiar, and the remaining were not familiar at all.



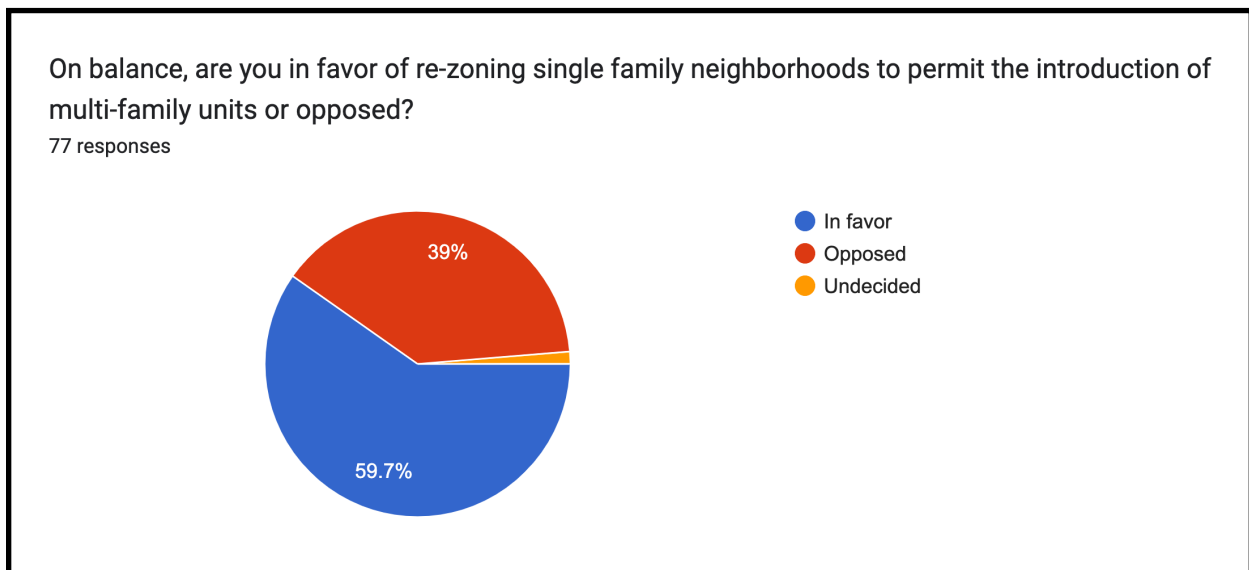
Of the possible benefits listed in the survey, increased housing supply (68.4%), more affordable housing (60.5%), and diverse housing options (60.5%) were most identified. 25% of respondents thought there were no possible benefits.

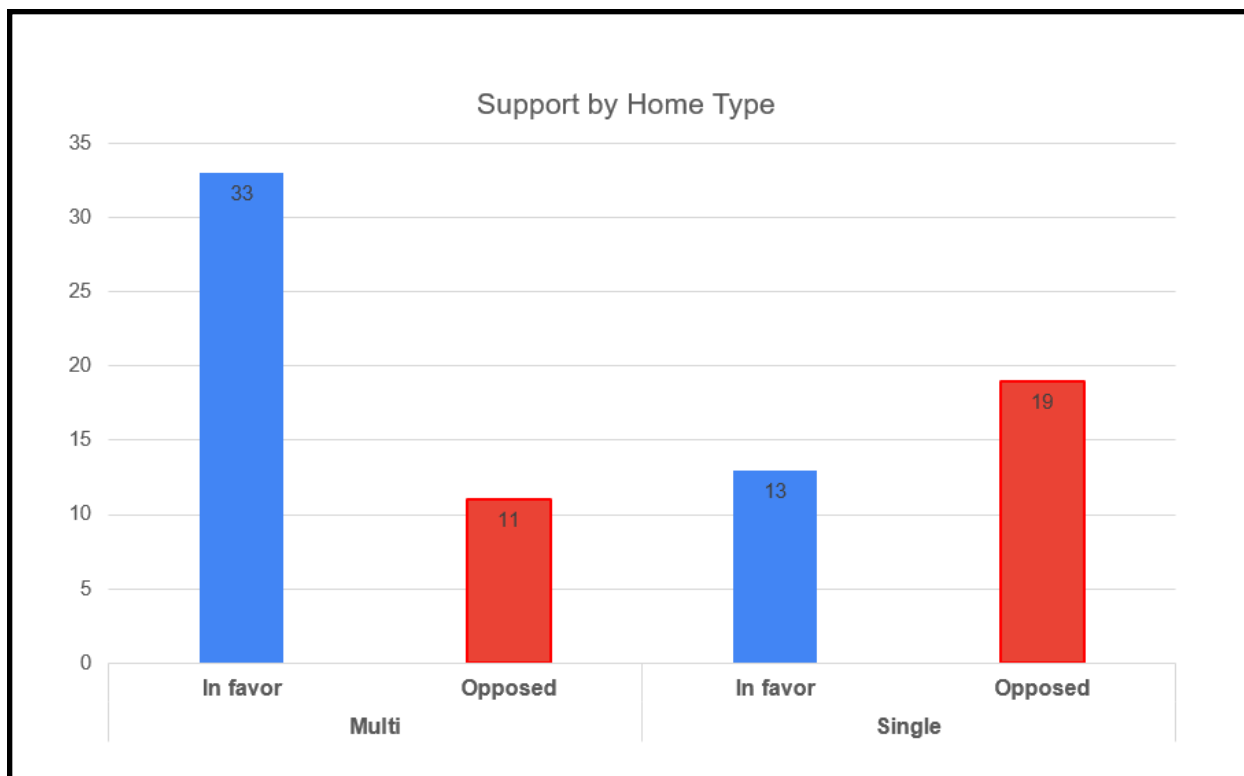


Of the possible detriments listed, increased cars and traffic (63.2%) was a the top of the list, with inadequate public infrastructure (50%) coming closely behind. 31.6% of respondents thought there were no possible detriments.



On balance, 60.5% of members were in favor, 38.2% opposed, and 1.3% undecided. Of members sampled, those in multi-family dwellings were heavily in favor, (75%), while members in single family dwellings had a closer split (40% in favor, 60% opposed).





When asked to identify some of the possible **benefits** of policy/regulation changes that would allow for multi-family dwellings in traditional single-family home neighborhoods, ARCA members cited a number of social, economic, and environmental benefits.

Social:

- More sense of community
- More diverse neighborhoods, opportunities for young buyers/small households/older residents who want to age in place to live in a vibrant neighborhood. It will also allow more people to live where they want and reduce sprawl in our outer suburbs.
- more neighbors of different kinds to build community
- Increased diversity in the community, since lack of affordable housing disproportionately drives away people of color.
- Enabling more people to live in a highly walkable and accessible mixed-use area is an unqualified good and would make the area more vibrant and enjoyable for its populace.
- Greater opportunity for residents to live, grow a family if they choose, and thrive in Arlington and not be forced to drive to qualify to work in this county.
- Increase number of families.
- Save other areas from being rezoned (parks & rec.)

Economic:

- Attract more people to Arlington.

- Opportunity to live closer to jobs and transit
- As more multi-family units come in, public transit option via bus will be in increasing demand, leading to more efficient bus route & boosting local economy.
- Retaining high-skilled workers in Arlington County (as is, many young professionals begin to leave the county for Fairfax or even Loudon as they advance in their careers because its easier to buy a townhome in those locations).
- Density may help with attracting interesting retail options and better transit.
- More households living closer to jobs and transit, more support for small businesses, increased tax base to support services and facilities.
- Options for downsizing. More affordable can mean two \$900K homes instead of one \$1.6M home.
- More investment in public infrastructure and community resources, more income to local businesses, more income to public transportation (especially as WMATA ridership is at an all-time low)
- For the County, an enlarged tax base.
- Decrease rent, Affordable living
- diversify labor supply

Environmental:

- Besides local benefits, area wide environmental benefits of marginally fewer auto trips and a break on suburban sprawl.
- Environmental improvement (see Sierra Club letter)
- Smaller residential units that are more energy efficient per capita. Better use of natural resources than a 6,000 sq. ft. house on the same property (more people per therm or kilowatt).
- Better for the environment. People have to live somewhere, and it's better for them to live closer together than to force them to move out to Fairfax (where larger lots of trees will have to be cut down and then there will be more pollution because they have a longer commute)
- more sustainable long term environmentally.
- Reduced carbon emissions
- Less cars and traffic, since affordable housing increasing by public transit centers (metro stops and bus stops) will eliminate the need for a car

When asked to identify some of the possible *detriments* of policy/regulation changes that would allow for multi-family dwellings in traditional single-family home neighborhoods, members identified concerns about adequate infrastructure, environmental protections, neighborhood character, and economic feasibility.

Infrastructure:

- Recognition that we will need to add some school seat capacity, over time.
- If you add more people to the area there may be more cars (but fewer car trips of people driving thru our neighborhood from outside) and you may have to at some point build more

infrastructure (but more tax revenue from new residences). That is the nature of population increases and Arlington has always had to adjust for population changes.

- dumpsters and multiple garbage cans
- Our block doesn't even have sidewalks, and we have far too much traffic zipping up and down the hills without seeing traffic on the other side. More housing means more children risking their lives trying to get to school or a bus stop.
- Congestion, insufficient police and fire, insufficient schools, inadequate parking
- Increased crime.

Environmental:

- Some small loss of canopy, but little more than by-right redevelopment is already creating, and will continue to create.
- Increased noise pollution
- Decrease in tree canopy*
- Decreased natural landscapes*
- Strongly negative environmental impact re loss of foliage, fauna, flood control, water usage.
- loss of wildlife; increased pollution
- Less open space per acre to absorb storm runoff to the detriment of the storm sewer system and the Potomac.*

Character:

- poorly designed units out of character with the neighborhood*
- No regulations on design and its effect on neighbors ; increased neighbor animosity*
- parking lots instead of backyards
- Lack of stability in neighborhoods
- Developers buying tearing down SF homes and creating ugly rental units
- loss of beautiful neighborhoods;
- Loss of neighborhood cohesiveness. Changing the dynamics of single family residential areas. deterioration of the community. Will cause single families to leave the area.

Economic:

- House prices will keep on increasing and becoming less affordable
- Cost of potential multi-family housing won't be in ranges that the average teacher/firefighter/policeman can afford.
- Land becomes even more expensive; taxes increased on residents. Affordability not truly addressed.
- Increasing housing units away from mass transit lines and counter to smart growth approach.
- Higher taxes
- Increased cost of living / rent for those already in the area (i.e., decreased housing affordability)

When asked if they were in favor or opposed, the factors most cited by those in favor were access to affordable housing, economic sustainability, and the desire to see more diverse housing types like multi-family duplexes and townhouses. Those opposed frequently cited concerns about large multi-family buildings and apartments, decreased property value, and inadequate infrastructure. There were also some consistent concerns between both groups, the most predominant of which was concern about the large scale and footprint of new structures, whether single family home or multi-family construction. Members frequently cited their opposition to “McMansions” and “mega houses,” as well as larger multi-family housing structures that resulted in reduced tree canopy and green space. Members in both groups also cited micro-level economic concerns on property values and taxes stemming from a lack of understanding of the impact of adding new housing types to the market.

In favor (determining factor):

- Take a walk around the neighborhood (for example, Aurora Highlands) and you can see how easy it is to integrate duplexes and small apartment buildings intermixed with single family homes. It isn't detrimental. I am in favor because I prefer living in smaller multifamily buildings; they are more personal than massive condo buildings, and I cannot afford the new \$2million mansions that are the only things allowed to be built under the current restrictive laws.
- Homework and awareness of need: thoroughly reading the county materials and proposal PLUS independent reading on zoning and housing history, research in other communities, understanding housing economics, and discussions with others who've done this work.
- A well balanced mix of housing types is an important element of economic sustainability. The MM proposal is a step in the right direction.
- The increase in diverse, affordable housing
- The benefits outweigh the negatives.
- We are already covering our lots with housing as we redevelop older 2,000 sq. ft. houses to 6,000 sq. ft. houses on the same lot. I would rather see the Missing Middle housing stock increase instead.
- replacing old and unattractive structures with newer ones
- Housing affordability. The problem is simple: for decades, housing regulations haven't let supply keep up with demand. Many changes are necessary. Missing Middle is just a small first step.
- The county is becoming too costly for middle income and low income residents to live in. The housing options don't exist for young family members to move into post high school/higher education if they do not have a high salary. We no longer have starter homeownership options growing. For this county to grow inclusively, we need to pass the Missing Middle plan.
- More density will be a plus for the overall environment of the DC area as people who move here will be able to make fewer and shorter car trips. Under current exclusionary regulations, we encourage the building of economically wasteful large McMansions that have led to our neighborhood becoming more of a "gated" community without the gates.
- We need more housing and more housing options! We own a single-family home and strongly believe that more density in our wonderful, walkable, mixed-use neighborhood is a GOOD

thing. It will bring diversity to our community which benefits everyone. NIMBYs can be so mean :(

- I live in a multi-family building and know that I have cheaper housing because of it. Re-zoning just seems to have a lot more benefits.
- my hope that the resulting effort will limit the # of units relative to the character of neighborhood.
- I would like more options for housing in Arlington so everyone who wants to live here has an option to do so.
- Creating the possibility of more diverse housing options everywhere in the county
- I care about other people in my community
- I think that with the high demand for people looking to move into Arlington County, we need to accommodate that demand by increasing the amount of housing. Even if we can move the needle only marginally by authorizing these "missing middle" housing choices, we should still do so as quickly as possible.
- Arlington County housing prices are, to me, incredibly high. I am open to any option that could potentially bring housing costs down.
- Increasing affordable housing and housing supply to meet an increasing demand, especially as Amazon HQ2 moves into our neighborhood
- It doesn't *force* anyone with an existing single family home to get rid of anything, it merely permits development of multi-family units by developers. Market forces will decide when/where it makes economical sense to take advantage of that increased flexibility so I see no down side.
- Saving green spaces
- Desire to transition from renting to a home owner in Arlington.
- neighborhoods need to have a diversity of income levels
- I live in the Potomac Bldg. (of RiverHouse) I decided to live here because of the green space and nearby park and library. I enjoy living in this community, mostly. I would hate to see it turn into just another area of characterless apartments.
- Reading studies and reports on Arlington's missing middle
- Knowing struggling businesses in the area, and having met people who want to move in with their families trying to compete against college students for housing
- I agree that infrastructure concerns exist but the county has said they can accommodate the thousands of new residents already in 22202 so I don't see anything new with MMH.
- I think more affordable housing will be beneficial to the community by allowing people to not be pushed out of their homes
- It's the right thing to do and it would be better for everyone.
- I believe in housing equity and access. I can barely afford to live here. Teachers, police officers, metro workers, servers etc. all deserve to be able to find housing that is affordable in the communities in which they work.
- We need more affordable housing in Arlington. And "affordable" doesn't even mean the usual definition. A teacher should be able to live where they teach.
- Communities need more walkability and diverse housing options. Single family zoning offers the least sustainable neighborhoods only for the wealthier class.

- My values of social justice and my desire to remain in this community long term. But as a person of color and immigrant I don't know if there will be a place here for me, whether financially or culturally. Amazon HQ will only continue to exacerbate the wealth gap and gentrification in this area. I hope equity and diversity can be a priority moving forward.
- The tremendous waste of space that single family homes make. Walking in Arlington ridge is very beautiful but it's sad to think that some of these very large and very nice houses might hold 2-6 people only. Make housing more accessible and affordable with multi-family zoning.
- I expect to be forced to leave Arlington due to high apartment pricing (partly due to Amazon HQ). I see no impact on crime since we already have routine car break ins with no sign of change.

Opposed (determining factor):

- At the end of the day it's trading more density for little benefit. I'd prefer actual affordable housing be built next door, not more housing for people that are in a similar tax bracket as me. I could see the benefit of enacting this in North Arlington only, as they have far less multi-family dwellings. South Arlington already has a strong mix of that type of housing in it in my opinion.
- Inadequate infrastructure and "anything goes" design; negative impact on close neighbors
- We very much oppose the zoning change because it will be very destructive to single family residential neighborhoods commercializing them, put more congestion and cars parked on the streets in them, likely increase property taxes, and will increase developers working to entice homeowners to sell their homes to them so they can build bigger buildings. In addition, there are plenty of other open spaces in the county where there are already multiple home buildings in which additional lower- and middle-income multi-family homes can be built. Also, it will likely affect older neighborhoods with smaller houses, some of which have historic homes and are listed in the National Register of Historic Places and are already under pressure from developers.
- The current proposal will not solve the issues the county is trying to fix. Other options should be explored.
- Over crowding and liberal spending
- I think it lowers the quality of life, increases traffic and I don't think it will solve the issue.
- Overcrowding in such a small area.
- Destroying neighborhoods for no benefit -- there are thousands of apartments, townhomes, and condos under construction in our neighborhood and down the Route 1 corridor. Why destroy homes in our neighborhood just to benefit developers? I do not want a parking lot put into the backyards next to me.
- I'm opposed to the current recommendation for rezoning properties up to 8 units. However, I'm not opposed to more reasonable numbers such as duplexes or a primary and secondary unit setup that maintain the character of the relevant neighborhood. The current proposal just appears to incentivize developer buyouts of existing Arlington Country property owners. The proposal does not enrich current Arlington Country residents (but rather developers) the county's actual constituents, will significantly drive up the buying/competition costs for potential new single family home owners - while the affordability impact on potential new

unit owners is speculative. See cost of recent new townhouses in excess of \$1M. The board should delay promulgation of the new zoning, consider a more flexible approach to the zoning (such as per neighborhood), and reduce the number of units that can built per lot.

- People buy homes with current zoning. In most cases they expect the zoning will not be changed. A neighbor selling and moving should be able to change the use.
- We're part of the missing middle, and devaluing our property negatively affects our family as well. As a military family, we couldn't afford to buy in more affluent neighborhoods. We purchased a more affordable home that required a "lot of love." We are on the outskirts of Aurora Highlands and Arlington Ridge where more multi family units are most likely to swallow up those of us already on the frindge. We could lose most of the equity we've put into our home, and like so many, especially middle class like us, much of our long-term investment strategy is our home.
- The impact of such increased density upon the liveability (monetarily and environmentally) of single family neighborhoods.
- Counter to smart growth approach.
- Not in favor of increased congestion in schools or on the roads!
- If I wanted to live by apartments or high rise or multiple units I would not live in a quiet single residential area. Try making apartments and high rises equitable in pricing instead of increasing 21% a year. Changing zoning also does not increase affordable options. Who says those options won't charge large rents just to make money. And yes more traffic in those areas near schools is a danger and increases needs for more public safety ie....fire and police. Apartments and high rises tend to be less community oriented as much as a established neighborhood.
- Increased crime and lower the community safety and status
- The County Boards total disregard for the S. Arlington Community, demonstrated so clearly by the lack of planning and research. Population density increase, lack of parking, lack of Infrastructure, the fact the Mass Transit Rail Service is a 2 track system, that cannot be increased, and inability of roads i.e. U.S. 1/Richmond Hwy and I-395 to handle traffic well past rush hour.
- Increased crime, decrease property value, higher taxes, inadequate infrastructure
- I'm watching new condos/apartments go up in the area, all for increasing supply and options for housing...but they're all "luxury" pricing and I'm concerned an increased housing supply will not coincide with a decreased cost of housing (as one would assume should be the case).
- There were also a number of concerns about the proposal changing the residential