

ASF | ARLINGTONIANS FOR OUR SUSTAINABLE FUTURE

MISSING MIDDLE (MM) MYTHS	FACTS
<p>The County’s infrastructure may be old, but it can support tens of thousands of new residents.</p>	<p>Water main breaks, sewage releases into streams, and flooding occur regularly, and has been catastrophic. Schools are overcrowded; we’re looking at using parks for schools. We have more traffic in our streets and needed new rules in 2021 to limit neighborhood parking. Our infrastructure cannot handle the population we have now, let alone approved development not yet built to accommodate 63,000 more.</p>
<p>MM housing will help minorities and lower-income Arlingtonians as well as middle-income households find homes in line with their incomes</p>	<p>MM housing built in Arlington in recent years has been far beyond the reach of most minorities and low-income Arlingtonians. Because upzoning increases land values, a MM policy would worsen ongoing gentrification and incentivize removal of market-rate apartments for low-income residents. A 2020 study shows that in Arlington, new MM homes in most areas will average \$1m – out of reach for households earning Arlington's 100% median income of \$120,000/year</p>
<p>MM housing won’t bring many children to our schools.</p>	<p>County data shows that multi-bedroom single-family homes add students to schools. New duplexes and townhomes (MM housing) advertise several bedrooms, intended for families with children who will attend APS.</p>
<p>Fiscal difficulties the County faces can be solved by increasing the County’s population.</p>	<p>The County's own operating budget forecast shows deficits increasing faster than inflation, even as we have experienced high population growth and had higher home building rates than most regional counterparts. This has meant, and will continue to mean, higher taxes, including for the most vulnerable.</p>
<p>Arlington’s tree canopy and permeable surfaces will remain stable even with MM growth.</p>	<p>Tree canopy and permeable surfaces have declined steeply in single-family neighborhoods as larger homes have been built, contributing to heat island effects and flooding. MM will continue/worsen the trends.</p>
<p>Mid-density housing is “missing and can’t be produced” under current zoning.</p>	<p>There are slightly more middle density housing units in Arlington than single-family homes. New mid-density townhomes and duplexes are permitted by right in 7 neighborhoods and via special use permit elsewhere. Outside metro corridors, nearly 50% of the housing is single-family detached, 30% is low-rise multifamily, and 13% is mid-and high-rise.</p>

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 Questions? Please email us at asf.virginia@gmail.com