



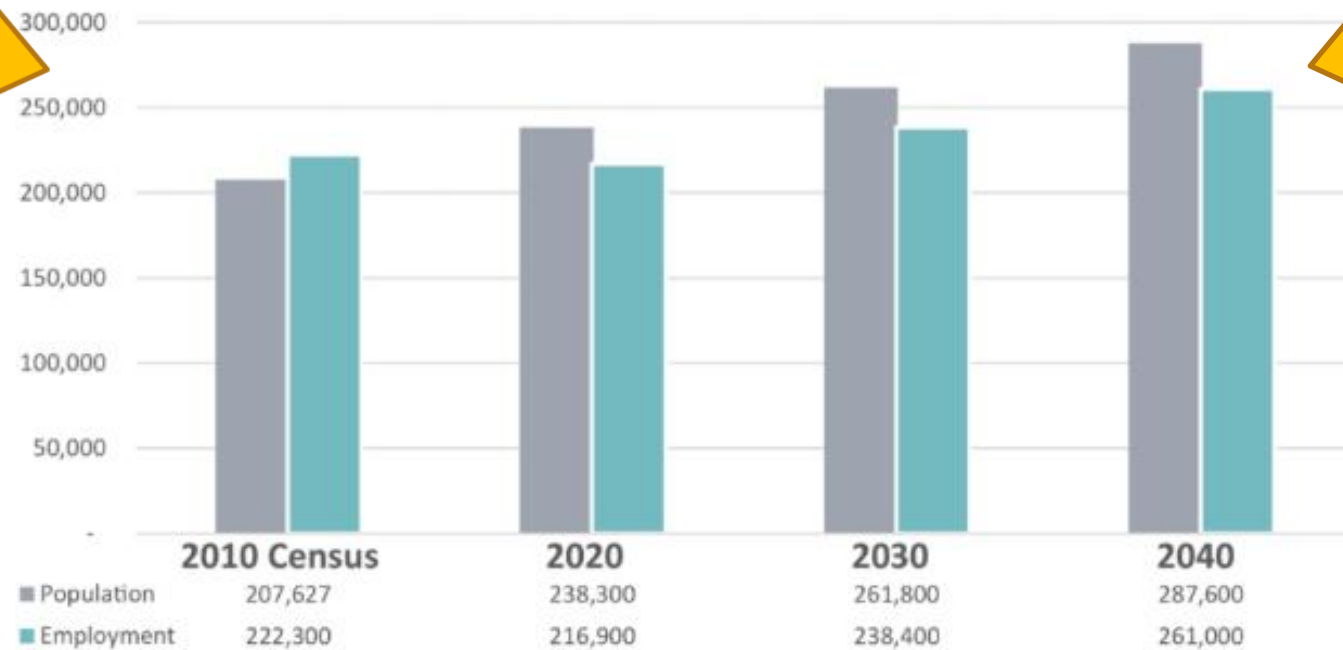
# Fiscal and Community Impact of Missing Middle Housing

September 12, 2020

Anne Bodine, ASF Member

# ARLINGTON POPULATION & EMPLOYMENT FORECASTS

Forecasts  
BEFORE  
Amazon  
Announcement



Source: Arlington County, CPHD, Planning Division, Round 9.1 Forecast.  
Preliminary Totals - To be approved by MWCOC October 2018.

Must We Accept  
These Numbers?  
Are We Hostage  
to Developers'  
Pressure?

FOR EVERY NEW RESIDENT

The average taxpayer  
subsidy per  
Arlingtonian

**More than \$850**

**HOW WILL ARLINGTON  
PAY FOR THIS GROWTH?**

SOURCE

PER CAPITA<sup>1</sup>  
EXPENDITURES:

County-wide average	\$4207.04
Education only*	\$2135.09
All other expenditures	\$2071.95

REVENUES:

County-wide average	\$3,356.98
Real Property	\$3381.51
All other sources	\$1075.47

**Net Fiscal Impact      -\$850.06**

<sup>1</sup> Source: The Stephen S. Fuller Institute at the Schar School, George Mason University p11

\*2018 Fuller estimate based on \$18,015 expenditure per pupil based on enrollment of 26,405

# Missing Middle is Forever...

... and will add cars/on-street parking

... and will cover lots fully/bring much taller buildings

... and will add runoff and flooding/kill trees

...and will open floodgates for builders to expand it to all R-zones



# “Missing” Middle is Misleading

- The county says we need “new types” of homes that transition between single-family detached (SFD) and hi-rises. Research Bulletin 3 says CURRENTLY 50% of the units in “single-family areas” are NOT single family detached, but denser forms of housing.
- Density is not “missing” if single-family neighborhoods are only 50% single family detached homes.
- Or is the end-goal Brooklyn-style density? Even small lots covered by built space?



# The County Implies MM Can Deliver Affordability and Diversity, but...

- These duplexes were \$1.1 million each. Affordable for whom?
- Arlington added 2,900 units a year from 2000-2019 – prices kept rising.
- Land prices will rise, benefiting current homeowners most.
- Homeowners on fixed income won't keep up with tax bills.
- Supported affordable housing will need bigger subsidy/be squeezed as county provides services for newcomers.



# Diversity Promotion

The county oversaw a net loss of 14,000 committed affordable units from 2000-2018. It passed zoning to “revitalize” (gentrify) the Pike. It zoned for large homes, pushing up land prices. It opted against a housing authority. These policies created housing hurdles for racial and ethnic minorities and others whose incomes lagged the median.

Instead of up-zoning, the county must target segregation directly, increase equity, and boost communities in need. ASF suggests:

- Impose constraints on speculative market forces (e.g. homestead tax exemption in Philadelphia);
- Expand public/cooperative housing; support land trusts or coops; raise housing subsidies for low-income earners to live in “high opportunity” areas; invest heavily in parks and schools in targeted areas.

# MM = ADDING RESIDENTS BEFORE INFRASTRUCTURE

## NEWS

### UPDATED: Boil Water Advisory In Effect After Large Water Main Break

ARLnow.com November 8, 2019 at 7:15am



13. Sinkhole caused by large water main break (staff photo by Jay Westcott)

◀ 1/8 ▶

(Updated at 3:45 p.m.) A large water transmission main serving Arlington ruptured early this morning amid falling temperatures, prompting major closures.

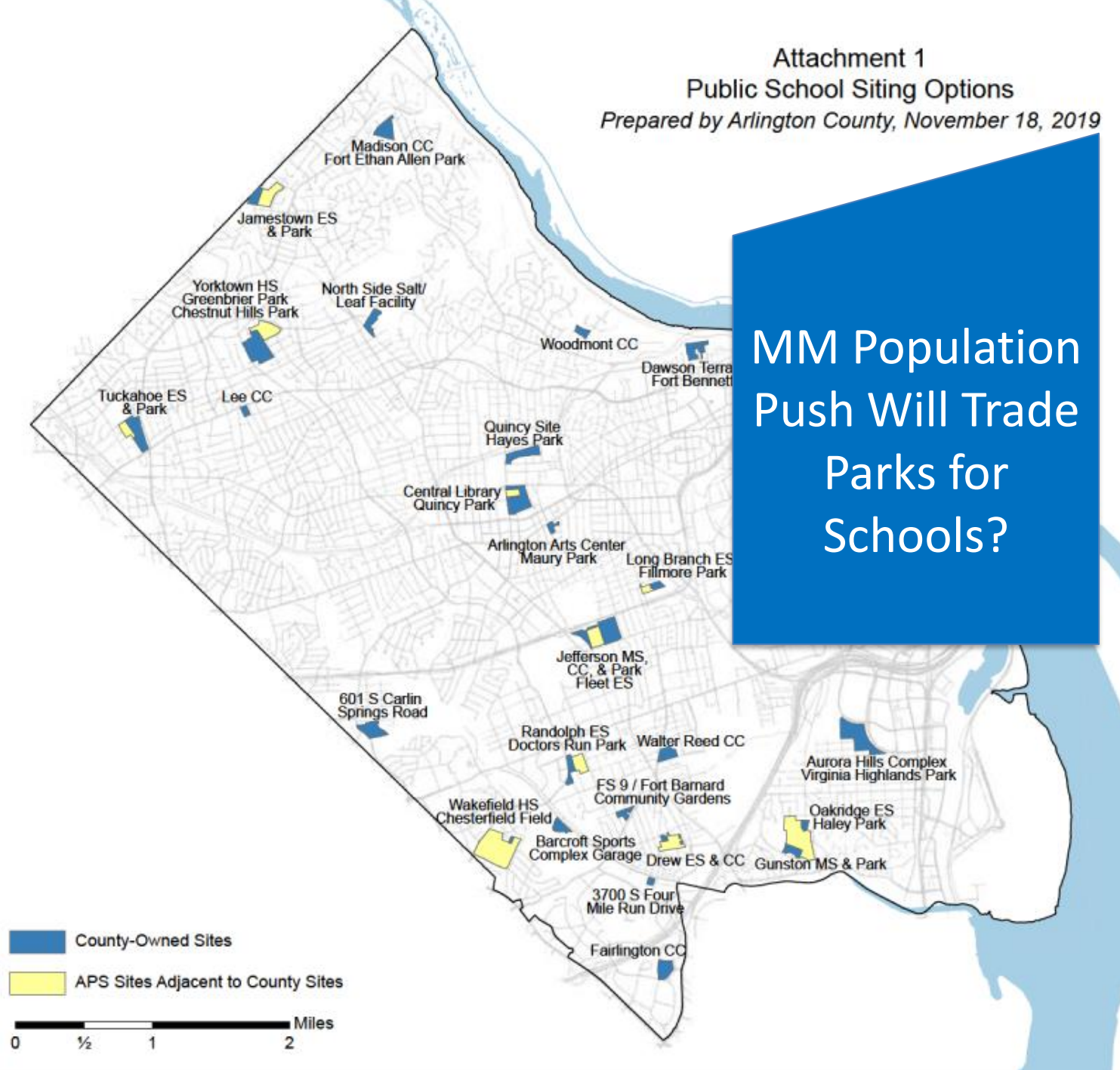
The water main break was first reported around 4:30 a.m. on the Arlington side of Chain Bridge. The northern end of N. Glebe Road, a portion of Chain Bridge Road and Chain Bridge itself were all expected to remain closed throughout the morning rush hour as a result.





Attachment 1  
Public School Siting Options  
Prepared by Arlington County, November 18, 2019

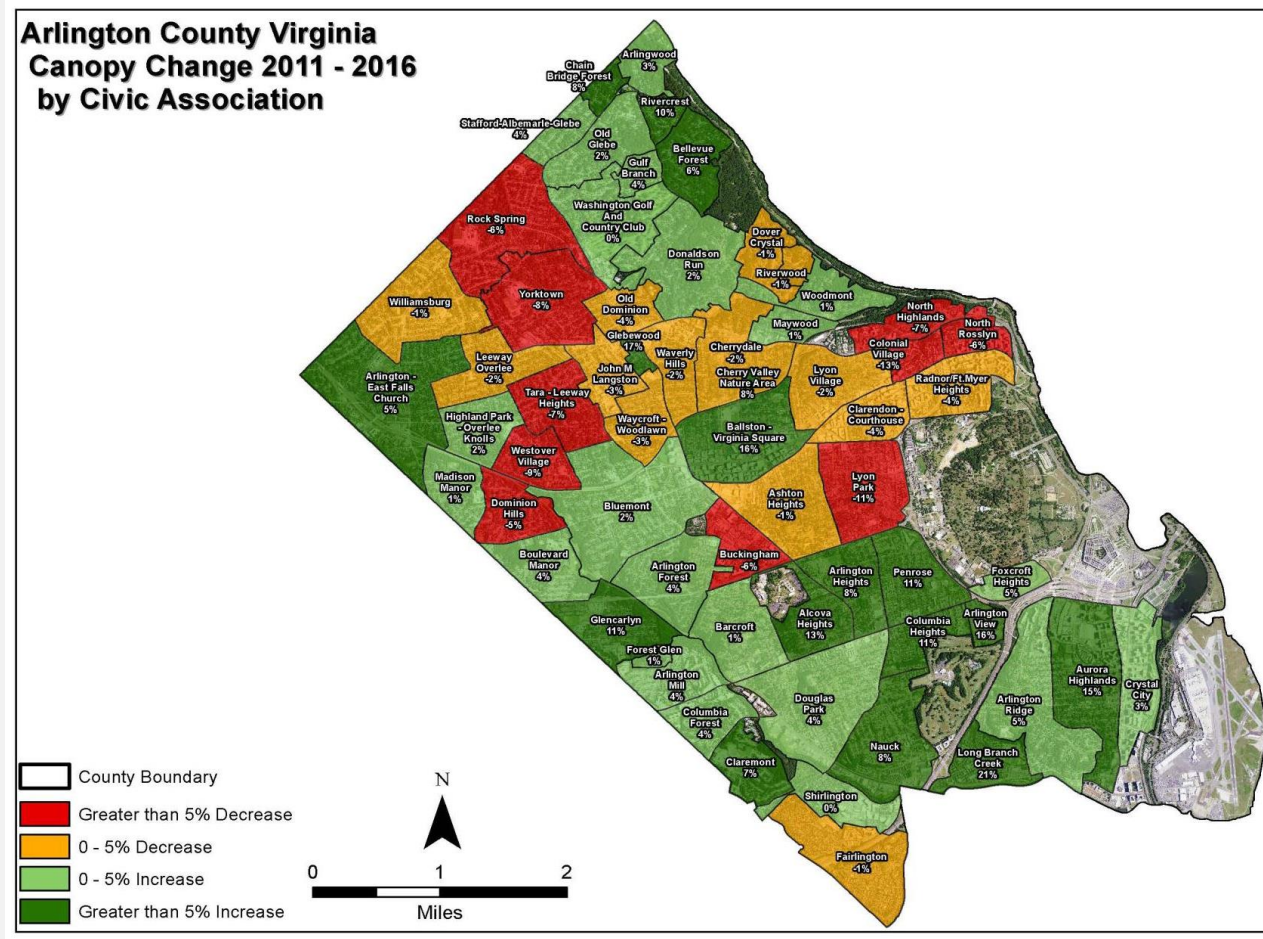
MM Population  
Push Will Trade  
Parks for  
Schools?



# ZONING FOR DEVELOPMENT HAS NEGATIVE ENVIRONMENTAL IMPACT - TREE CANOPY

2011 – 2016

- 10 civic association areas had losses greater than 5%
- 13 had losses of 0% to 5%



# Population Growth and Accountability

The County lacks plans and infrastructure for 50,000 residents approved as of October 2018

Since then, we added bonus density without revealing impact on services/ budgets/livability

Covid has added even more uncertainty for our budget and real estate market

**MM exacerbates these problems**



# Missing Middle Housing – Process

- **OPENNESS** - there is no avenue to present alternate ideas. ASF requested work stops due to Covid. ASF sought a working group. ASF asked to engage EARLY as a community partner. September 22 Board work session is not open to comment.
- **CONSISTENCY** - The county tells us and others affordability is not an objective but the public documents and comments on MM imply otherwise.
- **HONESTY** - The county is eager to draw larger population, but won't reveal up front costs/inconvenience to retool public services and infrastructure.
- **INTEGRITY** - The county links affordability to diversity, raising false hopes that Missing Middle will deliver social justice to historically disadvantaged.
- **OBJECTIVITY** - The process is not neutral. Staff said Sep 2 they would be disappointed if we don't up-zone.



# ASF Asks the County to:

- Perform site-specific **fiscal impact analysis** for new multi-unit residential projects;
- Release all existing long-term **operating budget forecasts**;
- Prepare **three comparative studies of county outcomes with up-zoning and without up-zoning**:
  1. **Long-term operating budget forecasts**
  2. Long-term **environmental impact forecasts**
  3. Long-term **forecast of household income by quintiles**, compared to national average

Questions? [asf.virginia@gmail.org](mailto:asf.virginia@gmail.org)  
[www.asf-virginia.org](http://www.asf-virginia.org)