

Meeting called to order by Brandon Hemel at 7:30 PM.

Brandon Hemel introduced Katie Cristol. Ms. Cristol is stepping in for Eric Gutshall who is dealing with some health issues. We wish him the best. Ms. Cristol then took a selfie with the group to tag him with.

The first thing Ms. Cristol wants to discuss is the Missing Middle Housing study. Go to [Arlingtonva.us](http://Arlingtonva.us) and search for Missing Middle. Why consider the missing middle? Arlington is growing as are other urban areas. The area is expecting to gain approximately 300,000 residents by 2040. Housing costs are rising. People are frustrated. There is a shortfall in housing supply. We are seeing rents increasing across the county. Net loss of 13,500 units. There is virtually no affordable housing for residents spending less than 60% of income. Area median income is around \$110,000. We are also lacking housing options. Denser areas have medium/high density apartments and we have single family housing and very rarely duplexes. 75% of land in Arlington is zoned for residential (1 plot, 1 house).

Zoning ordinances are limited. One example of more flexible zoning ordinances is in City of Falls Church where they have the railroad cottages. Not legal in the majority of spaces in Arlington.

Existing housing stock becoming more and more expensive.

Can't stop growth but can switch gears. Housing Arlington is a project to address this issue.

Everything that can exist in modest scale is included in the Missing Middle. Missing middle creates alternatives. How to ensure that we have aging stock as well as new stock. It can bridge high and low density housing. The create options between single family housing and apartment living.

Big ideas roundtable to discuss what folks hoped for in Arlington. Affordability was the #1 idea brought up.

Hoping the study results in options that the Board can consider. We are looking for an equity lens. Who's burdened, who benefits?

Ahead of the study, we're looking to engage the community.

This study is not designed to change form of housing or make wide changes to existing zoning ordinances.

Phase 1: Let's get together and define the problem.

Phase 2: Develop potential solutions. What are tools that would achieve these solutions?

Phase 3: How to codify solutions.

[HousingArlington@arlingtonva.us](mailto:HousingArlington@arlingtonva.us). Please stay in touch and engaged.

Question: One key criteria is to find areas near local transportation. That naturally excludes much of North Arlington. Julie brought up this point at a meeting. It is not an existing criteria. I am emphasizing it to staff. Lot size is one trade off; local transportation is another.

Question: How are neighboring jurisdictions? Council of Governments says we need 100,000 more units. Each jurisdiction will need to pledge to do it. I think most committed to this. Many have already made changes to their own zoning ordinances.

Question: No teacher in Arlington will be able to afford any housing in Arlington. Will Arlington dedicate housing for teachers, firefighters, etc. Committed affordable housing tied to schools or firehouses. Problems come up once young residents want to stop renting and start buying. Co-op housing may be an option to consider.

Question: Houses in Falls Church: how did they go for? I don't know. We won't be able to decrease the price of the properties (once you sell a property, subdivide it, each new house will be the same cost of the existing house). Spoken to Habitat for Humanity to get ideas.

Question: time tables for 3 phases? 18 months for all three phases.

Question: Do you have plans to expand ART bus routes in North Arlington? I don't have an answer to this. Once we get to the questions about North Arlington, then we can develop the ridership to support new bus lines.

Question: Big concern is public spaces. It's worrisome to consider VHC space becoming housing as this is prime area for public space. Protecting green space is very important to us. I am optimistic that we can look at green space as well during the study.

Question: Is the study only looking at ownership versus rental? The study will be agnostic. Of the few accessory housing units (English basements, etc.), they go for on average \$1000 on the market.

Question: How will you address parking restrictions? That is another question we don't have answers to. Data shows that for high rise apartments, fewer are looking for parking spaces.

Question: Build-up in Ballston has been tremendous. What are the average costs for housing there? Simply adding housing does not address affordability. Rental rates are increasing 4% each year. Housing is increasing around 12% each year.

Question: accessory dwellings. Is there a way to market it more? I love the idea. I have heard that someone is trying to develop prefab accessory dwellings to add to existing houses.

Question: will study also be looking at ways to provide a lot of housing? Lee Highway housing program is well underway. That is part of the conversation.

Question: To add to prefab housing, I would like to tie to multigenerational housing. I think it's part of the future. I love this idea.

Question: Cost of living in core areas. Have other areas been able to address this issue effectively? Seattle liberalized their housing ordinances after the shock of Amazon's growth. We have hired the Urban Housing Institute to help us.

Question: Will you be full funding APS? There is currently a budget gap of over \$2M. Last year we raised the taxes by \$.02 and the money went to schools. Taxes have gone up regardless. Revenue increased 4.5%. Both sides will be looking carefully at budgets to fund the schools needs.

What percentage of the budget is the school? 37-38%

Jeff Liteman thanked Katie Cristol her time and valuable information.

Called meeting to order.

Minutes approved.

Treasurers Report: \$16,608 and 200 paying dues members. A number of members have been paying online, sometimes twice.

NC: 2<sup>nd</sup> street work is underway. Village View has contact information for the lead working on it. 4<sup>th</sup> Street is getting designs prepared. Meeting will occur to discuss by end of April. We have several non NC projects in the works. 6<sup>th</sup> Street is providing input for turn around at dead end. There is new signage for the dead end. 1<sup>st</sup> Street: received approval to organize removal of invasive plants. More work to come on it. Seeking 5 volunteers to inventory significant trees in the neighborhood.

Question: I thought that Arlington agreed to move to 4 feet sidewalks but the corners are 5 feet larger to comply to ADA compliance. Cathy Reeder will look into this.

Civic Association: No new business.

Deadline March 10 for Village View. Let Jerry know if you know of any photo opportunities.

Jeff Liteman looking for members of the nominating committee ahead of elections in May. Jeff Liteman was approved as Nominating Committee Chair and will identify committee members.

April meeting is currently scheduled for April 13 however Monique O'Grady from APS will be unable to speak with us.

**Adjourned at 8:51 pm.**