

Members Present: Ron Haddox, Marian Gooderham, Reggie Nixon, Eric Goldstein, Josh Folb, Sarah McKinley, Pat Findikoglu

Others: Alice Hogan

CHCA Membership Meeting, Monday, May 10th, 2021, 7 pm – 9 pm
Location: ONLINE

7:00 PM President's Update / Goals for Meeting (Ron Haddox)

7:05 PM Approval of April 12th, 2021 Minutes the April Meeting Agenda (Marian and Ron)-Approved

7:10 PM Missing Middle presentation by Alliance for Housing Solution – Alice Hogan

- **Introduction and round table on who we are CHCA residents, familiarity with Missing Middle**
- Housing supply and Arlington's growing population
 - Region needs 320,000 housing units in next 10 years, 75K more than planned.
 - At least 75% of all new housing should be in activity centers or near high-capacity transit.
 - At least 75% should be affordable to low income.
- Disappearing MARKs – market-rate affordable units
 - Losing close to 1K units per year.
- Importance of housing affordability
 - When housing goes above 30% gross monthly income, diversity, economic success, health/well-being, environmental impact, community/school stability are adversely affected.
- Housing and planning
- Arl Co's Missing Middle Housing Study
 - 2 year study to see if County can incorporate missing types of housing where currently aren't zoned. What (types), Where (location), How (regulation)
 - If County does nothing, prices keep rising, diversity suffers.
- What is missing middle housing: range of housing types and which are missing from Arlington
 - In-between SFH and Mid-High Rise: duplexes, triplexes, fourplex, multi-family, townhouses, live-work, etc.
- Racial history of zoning in Arlington: segregation and exclusion
- Benefits of missing middle housing
- How to get engaged in the County's Study and to learn more...
- Q & A:
 - Ron-suggests County do grants for the older, existing middle housing (like Arlington Village, Commons of Arlington) to keep up maintenance so property is still desirable and also potentially add units.

- Marian: concerns re effect on APS, when one SFH is desired to be turned into multi-units that could double or triple the amount of kids on one property. Doesn't foresee multi-units going into the northern -most corners of Arlington where the schools are not currently overcrowded.
 - Alice: not an immediate impact, would scale over time. Only 20% of Arlington residents have kids.
- Pat: would love to see support for APS staff/teachers to live in Arlington.
- Sarah: issue with CHCA being the test-zone for Missing Middle, tearing down current MARKS to replace with high-rise affordable. Doesn't foresee N Arlington buying in to the Missing Middle planning.
- Reggie: push-back will happen; incentives will be as important as actual choices to be offered.
- Eric: incentivize multi-units on a SFH lot (instead of building/selling \$1.5m SFH, build 4 units at \$500K each=\$2m).
 - Alice: a supply effort provides more options for ownership. Parameters must be established; incentivize small vs big.
- County also studying environmental impacts, storm water, tree canopy, land disturbance in consideration while talking about Missing Middle.
- www.MissingMiddleArlington.net for more information

Background Information:

The Alliance for Housing Solution is a non-profit here in Arlington that does advocacy, policy, and public education around housing issues.

We are working on our Missing Middle Housing Initiative, in collaboration with the Lee Highway Alliance (since they are working on a visioning process and re-zoning effort much like we did on the Pike several years ago).

We are working together to support the County's Missing Middle Study.

Here is a link to the County Study:

<https://housing.arlingtonva.us/missingmiddle/>

The County staff is doing presentations at various civic associations and we are two of their Community Partners, helping get the word out about the Study and encouraging residents to inform themselves about what MM Housing types are and how they might be of use to bring balance and options to our (inadequate) housing supply.

Here is where any individual or group, such as a civic association, can sign up to be a Community Partner as well:

<https://housing.arlingtonva.us/missingmiddle/communitypartner/>

Here, also, is the AHS/LHA joint website on Missing Middle Housing:

www.missingmiddlearlington.net

And this is our 2-minute video explaining Missing Middle:

<https://www.youtube.com/watch?v=5i-eX7sEukY>

Members may have heard of the Race and Housing video we produced last fall. It is a 7-minute video with lots of great history about Arlington neighborhoods near Columbia Heights that folks may find interesting:

<https://www.allianceforhousingsolutions.org/race-and-housing>

8:00 PM Updates – Membership, Treasury Report – Josh (bump)

- Josh: Bike share update: new installation (if on street it would take up 2 parking spaces) at 12th St. S and S Scott St. Instead, County should push Wellington to accept location on its property (an amenity!). Ron and Josh will draft a letter.
- Reggie: update on Pike Park; latest maintenance agreement needs community feedback. Will circulate via email.
- Sarah: pod-car update (recent email from Ron); County dropped ball with death of streetcar. Ron and Sarah had previously organized public meeting about pod-car innovation (7+) years ago and were ridiculed. Now, pod-car projects are underway in at least 5 cities, County should reconsider this.
 - Needs more time for us to prepare a further discussion.

8:40PM Meeting Adjourned