

Zoning Reform for More Housing Choice and Affordability: Successes and Lessons Learned from Arlington

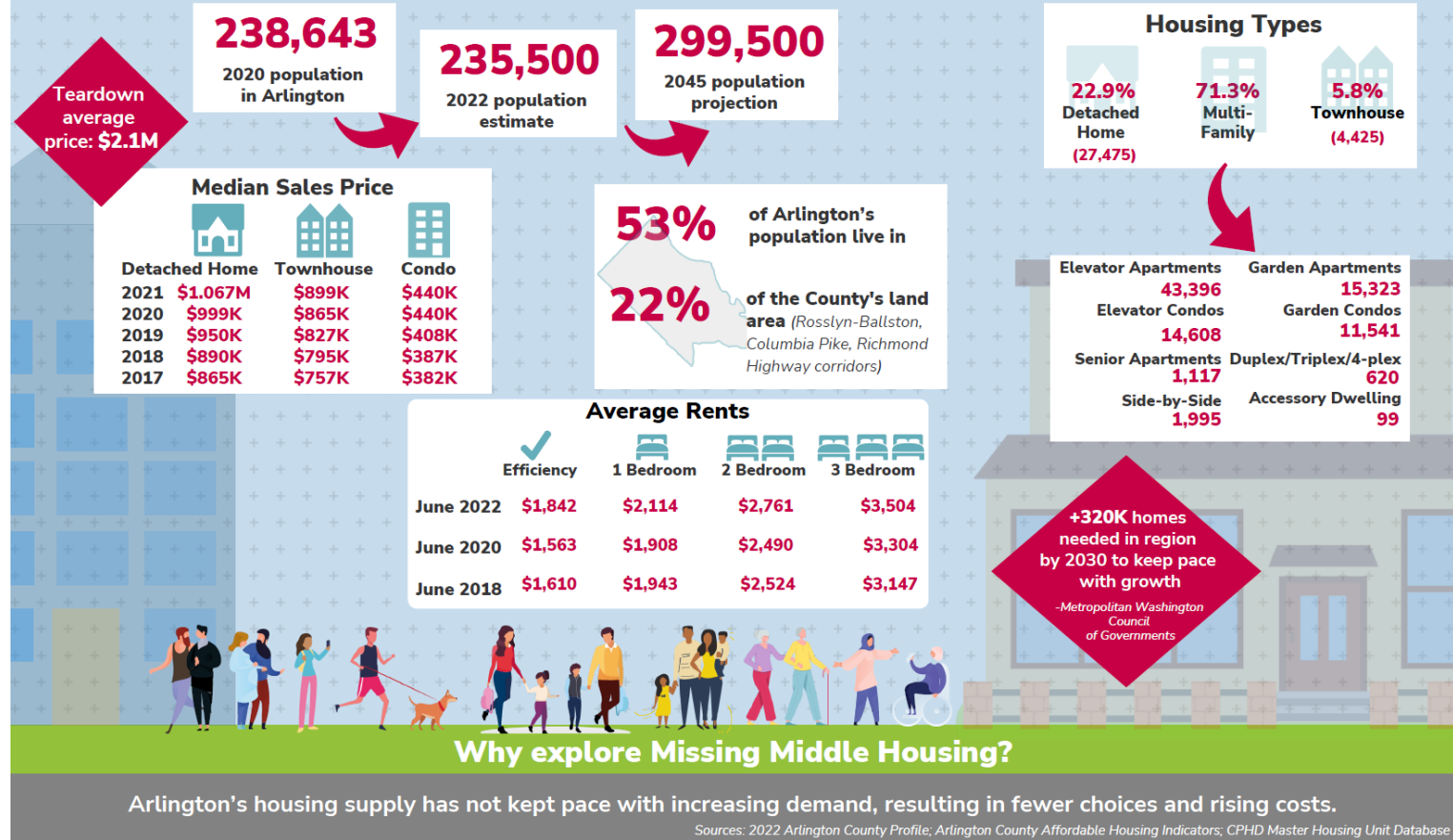
December 8, 2023

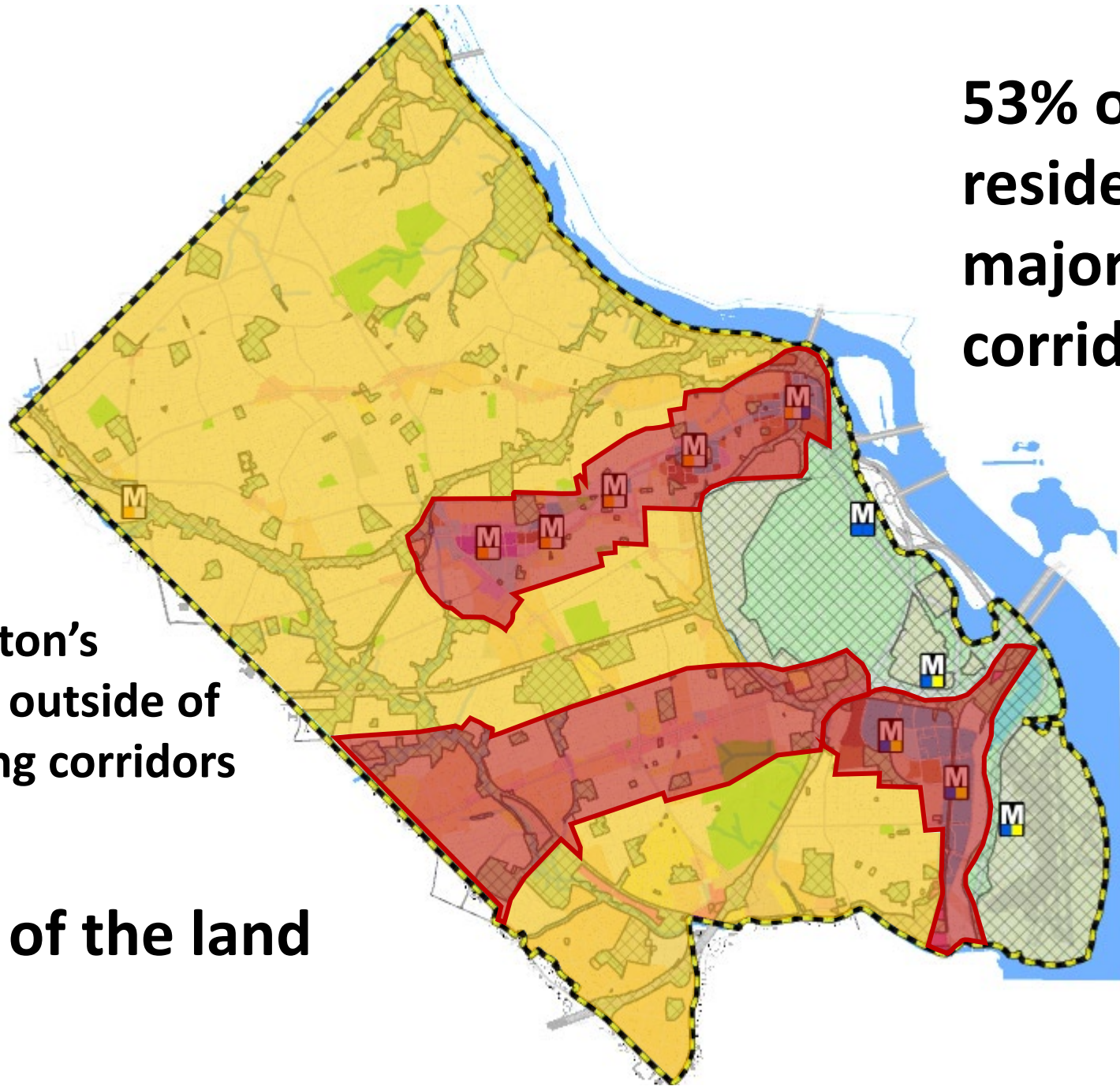
Christian Dorsey
Chair, Arlington County Board



The Need for Missing Middle Supply

Where & How We Live





53% of Arlington's residents live in the major planning corridors

Major planning corridors cover 22% of the County's land area

47% of Arlington's residents live outside of major planning corridors

On 78% of the land



Realizing Arlington's Commitment to Equity





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Single family home on the market in Arlington

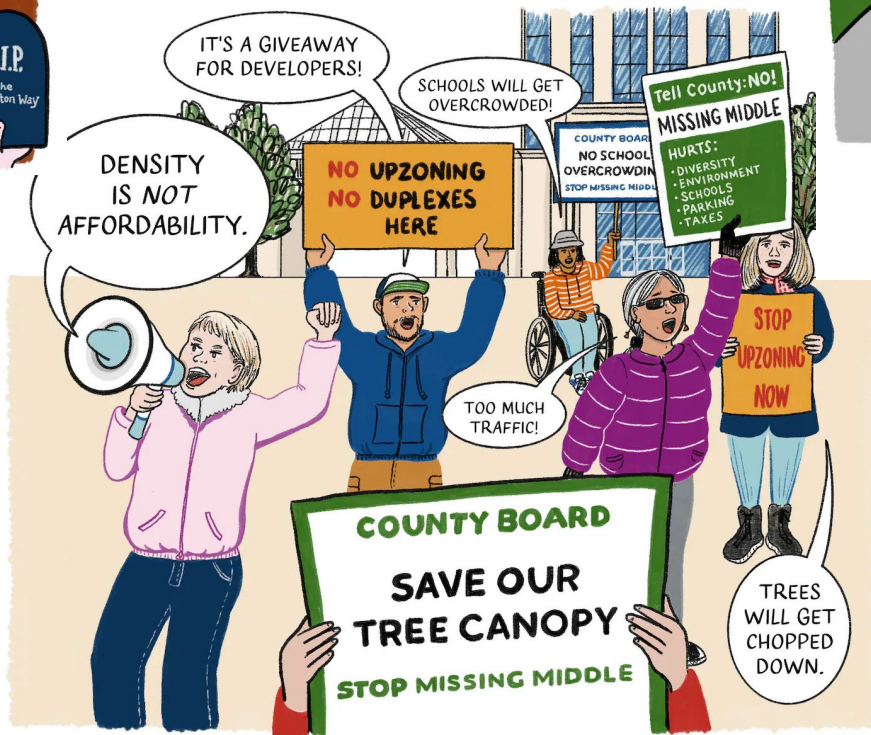


Fourplex in San Diego, California

One of the places that managed to roll back these rules is Arlington, Va. Lawmakers voted to allow apartments with as many as six units in residential neighborhoods. But the debate was hardly straight-forward.



Groups of longtime homeowners protested the changes and sued over the policy. They worry more housing could overwhelm their single-family neighborhoods.



Still, many economists contend that building a bunch of new homes for middle- and upper-income families – in Arlington or elsewhere – can reduce competition for older homes and keep them more affordable.



Over time, that can make a noticeable impact and do so without using up taxpayer money.





COOL ACCENT COLORS ON NORTH



WARM ACCENT COLORS ON SOUTH



OCULUS FOR SOLAR CALENDAR



TIERED PV TRAYS STEPPING WITH THE SUN TO COLLECT LIGHT



