



An Affordable
Housing Corporation

June 28, 2022

Arlington County Board
Bozman Government Center
2100 Clarendon Blvd., Suite 307
Arlington, VA 22201

Dear Arlington County Board and Staff,

AHC Inc. strongly supports the Missing Middle Housing (MMH) Study's Phase 2 Draft Framework, currently under consideration by the County Board. We are in favor of the proposal to allow townhouses and buildings with 2-8 units in zoning districts currently limited to single-household development.

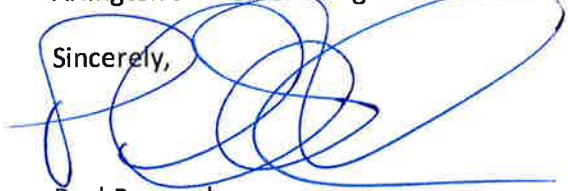
This zoning change is a significant step toward housing diversity and affordability. We realize the new housing options provided by MMH are not specifically for people living on lower incomes. However, the proposal complements AHC's affordable housing mission by expanding housing options countywide. MMH offers three key benefits:

- **Provides a more equitable way to grow as a community and alleviates restrictive, exclusionary zoning.** In most of the county's residential land area, only single-detached housing is permitted today. And most of the new homes in these areas are affordable only to the very highest-income households. Note: We believe the county can manage the schools and infrastructure investment of this estimated modest growth, especially if it is geographically dispersed in the county.
- **Allows for smaller homes that can spread expensive land costs over multiple units.** MMH will offer more affordable housing options at more income levels than what is currently available – for young couples, first-time homebuyers, retirees and middle-income households, most of whom do not qualify for committed affordable housing.
- **Helps support environmental goals.** More compact, higher-density, energy-efficient homes nearer to jobs and public transportation reduce greenhouse emissions (because people don't have to drive long distances - or drive all). Ultimately, this is better for the environment compared with housing in the suburbs or massive single-family homes often built to replace small Arlington homes.

The county's extensive multi-year study, research and public engagement on MMH since 2020 has led to this decision point. We urge the County Board to support the staff's draft framework proposal and pass related zoning ordinance amendments.

Arlington County has a strong and proud history of decisive leadership at critical moments: bringing Metrorail to Arlington in the 1970s, adopting the Community Energy Plan in 2019 and the Affordable Housing Master Plan in 2015. This is another pivotal moment. We urge you to take action to sustain Arlington's vision of being a diverse and inclusive community.

Sincerely,



Paul Bernard
President and CEO
AHC Inc.