The "Missing Middle" housing types are those in between large single family detached homes and large apartment complexes. These housing choices are an increasingly popular development type providing more manageable living and density choices for an aging population who do not want to give up the feel of a neighborhood.

WHAT IS THE "MISSING MIDDLE"?

LEE HIGHWAY STUDY AREA - BY THE NUMBERS

- Area: 1,619 acres
- Approx. 80% of land is zoned for residential
- 66% is single family only districts
- 2% allows two-family dwellings
- 11% is apartment (multi-dwelling) districts
- Median Income: $154,931
- Average Sale Price: $825,000 (April 2017)
- Low Sale Price: $210,155
- High Sale Price: $1,977,257

FINANCIAL TOOLS:

- Expand homebuyer assistance programs:
  - Don’t limit to first-time purchasers.
  - Raise maximum purchase price.
- Increase maximum loan amount.
- Offer loans up to 3.5% of the home price to be used as a down payment.
- Provide assistance to Arlington County employees who are purchasing a home for the first time.
- Provide eligible homebuyers with tax credits.
- Development financial education programs: targeting 80%-120% AMI buyers; partner with potential lenders.

REGULATORY TOOLS:

- Create an overlay zoning district allowing Missing Middle housing types as infill development in single family zoning districts.
- Wave mandatory minimum parking requirements for Missing Middle developments.
- Fast-track, i.e. create "pink zones" to facilitate Missing Middle developments.
- Increase bonus density for projects that set aside 20% for 80%-120% AMI.
- Waive impact taxes and offer 10-year property tax abatement for projects that set aside 20% for 80%-120% AMI.

RECOMMENDATIONS:

- Parcels Near Metro Stations
- Primary Area, Half-mile Radius
- Secondary Area, One-mile Radius
- Census Block Group Area with blend of Rental and Owner-Occupied Dwellings

PRECEDE NTS

P R E C

FOURPLEX

FIVE UNITS

SEVEN UNITS

EIGHT UNITS

MISSING MIDDLE CHALLENGES:

- Hard Costs (Construction Costs)
- Soft Costs (Design Fees / Permitting)
- Land Costs
- Profit/Risk

VARIABLES:

- Parcel Size
- Number + Size of Units
- Amount + Type of Parking Spaces
- Level of Finishes
- Code Compliance
- ADA Requirements
- County Special Exceptions Requirements

TARGETED AREAS:

- Parcels Near Metro Stations
- Primary Area, Half-mile Radius
- Secondary Area, One-mile Radius
- Census Block Group Area with blend of Rental and Owner-Occupied Dwellings

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