



January 20, 2023

Arlington County Board
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

Dear Chair Dorsey and Members of the County Board:

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) expresses its strong support for **ITEM #33A-B for the Board to approve a Request to Advertise (RTA) the General Land Use Plan (GLUP) and Zoning Ordinance Amendments for the Missing Middle Housing Study.**

National Landing is emerging as one of the country's premier innovation districts and is set to experience transformative growth over the next decade. As a thriving urban center in the County, our success is dependent on creating a strong economy, a well-balanced and competitive district, and an inclusive community where anyone -- despite race, gender, ability, economic status, or religious affiliations -- can call National Landing home. The region's current and future housing trends, however, have made home ownership a significant challenge, especially for low and moderate income households, people of color, and first-time homebuyers. Fostering an inclusive community requires bold regulatory changes that will produce more types of housing and choices for more people at different life stages, household sizes, and at a variety of income levels to meet our needs.

In recent years, nearly all the residential growth and development in Arlington County has been accommodated in multifamily, high-rise buildings in urban corridors. In National Landing, our district has been doing our part to increase housing supply with 8,000 units currently in the development pipeline; however, nearly all of these will be rental units in multifamily, high-density apartment buildings. Housing policies such as those outlined in the County's Missing Middle Housing Study, explore regulatory opportunities to produce more housing in areas of the County that can offer a greater diversity of housing options. National Landing's continued success as a thriving urban downtown depends on the ability to deliver solutions across the County to the housing affordability crisis. Without a substantial increase in housing production and more housing choices, housing prices will continue to increase and limit home ownership opportunities which will ultimately undermine our competitive advantage of being an inclusive and diverse downtown in the region.

The BID applauds the County's efforts around missing middle housing and strongly supports the Board's approval to advertise these critical land use and zoning amendments necessary to meet the County's need to produce more moderate-income housing and different housing types.

The Missing Middle Study delivers on so many shared goals raised during the County's robust public engagement forum. It highlights how the County's single family zoning regulations can be amended to expand housing options for a range of income levels and densities. It also offers a draft GLUP amendment that would support the provision of new housing options in areas currently limited to single-family detached housing and ties these goals to existing County policies including the GLUP's Development and Growth Goals and the Affordable Housing Master Plan.

The BID approves of the County's housing affordability efforts through this RTA and believes the Missing Middle Study will have a major impact in addressing our housing needs.

Sincerely,

Tracy Sayegh Gabriel
President & Executive Director