



# A Community-Based Approach to Development

## November 2020

Peter Rousselot, ASF Member

# ARLINGTON POPULATION & EMPLOYMENT FORECASTS

Forecasts  
BEFORE  
Amazon  
Announcement

Must We Accept  
These Numbers?  
Are We Hostage  
to Developers'  
Pressure?

## Forecast Round 9.1

Arlington County, VA

### Population

	2015	2020	2025	2030	2035	2040	2045
Housing Units	110,468	119,035	125,121	131,676	137,678	143,010	148,972
Households	103,761	112,046	117,866	123,857	129,768	135,599	141,843
Group Quarters	3,183	3,283	3,283	3,283	3,283	3,283	3,283
Household Population	217,730	235,012	246,179	258,509	271,280	284,280	297,884
<b>Total Population</b>	<b>220,913</b>	<b>238,295</b>	<b>249,462</b>	<b>261,792</b>	<b>274,563</b>	<b>287,563</b>	<b>301,167</b>

**BY 2045, ARLINGTON SAYS IT WILL ADD AT LEAST 63,000 -- CHARLOTTESVILLE AND CULPEPER TODAY HAVE 66,000**



Today, these cities have:

- 20 Schools
- 29 Parks
- 4 Libraries
- 4 Police Stations
- 11 bus routes, a trolley line, and 2 train stations

*Who will pay for this?*  
*Where will it fit?*  
*When will we plan it?*

FOR EVERY NEW RESIDENT

The average taxpayer  
subsidy per  
Arlingtonian

**More than \$850**

**ON WHAT REASONABLE  
BASIS CAN ARLINGTON  
PROJECT ENHANCED  
REVENUE TO OFFSET  
SUCH COSTS?**

<u>SOURCE</u>	<u>PER CAPITA<sup>1</sup> EXPENDITURES:</u>
County-wide average	\$4207.04
Education only*	\$2135.09
All other expenditures	\$2071.95
	<u>REVENUES:</u>
County-wide average	\$3,356.98
Real Property	\$3381.51
All other sources	\$1075.47
<b>Net Fiscal Impact</b>	<b>-\$850.06</b>

<sup>1</sup> Source: The Stephen S. Fuller Institute at the Schar School, George Mason University p11

\*2018 Fuller estimate based on \$18,015 expenditure per pupil based on enrollment of 26,405

## 2016 VORNADO REALTY TRUST LETTER TO SHAREHOLDERS

“JBG SMITH will own ... developable land comprised of over 22.1 million square feet of potential development density, which we view as a long-term driver of JBG SMITH’s growth.

This pipeline has the potential to double the size of JBG SMITH and make JBG SMITH the fastest growing real estate company in the nation. We expect that JBG SMITH will be a **major developer of multifamily assets** and that over time its mix of assets will become more balanced between office and multifamily.”

# Missing Middle Housing – County Presents a Weak and Contradictory Case

- Missing Middle” September 2020 scope is pre-cooked for upzoning.
  - An 8.6% rental vacancy rate is not a housing shortage.
  - County recanted “middle income” promises; now says MM contains “no price projections.” Contradictory.
  - Says we need “transition housing” between single-family and hi-rises. Why?
  - *Says 50% of homes outside Metro corridors ARE “middle” types – ESSENTIALLY NOT MISSING!*
  - Allows “existing middle” garden units to be razed! (Merion Pike West)
  - Won’t project impact on schools, parks, traffic, tree canopy, services, taxes!
- **ASF seeks an objective comprehensive study, including no upzoning if merited**

# Up-zoning is Forever -- And Much Denser

- it will add cars and on-street parking
- it will cover lots fully and bring much taller buildings
- it will add runoff, flooding and kill trees



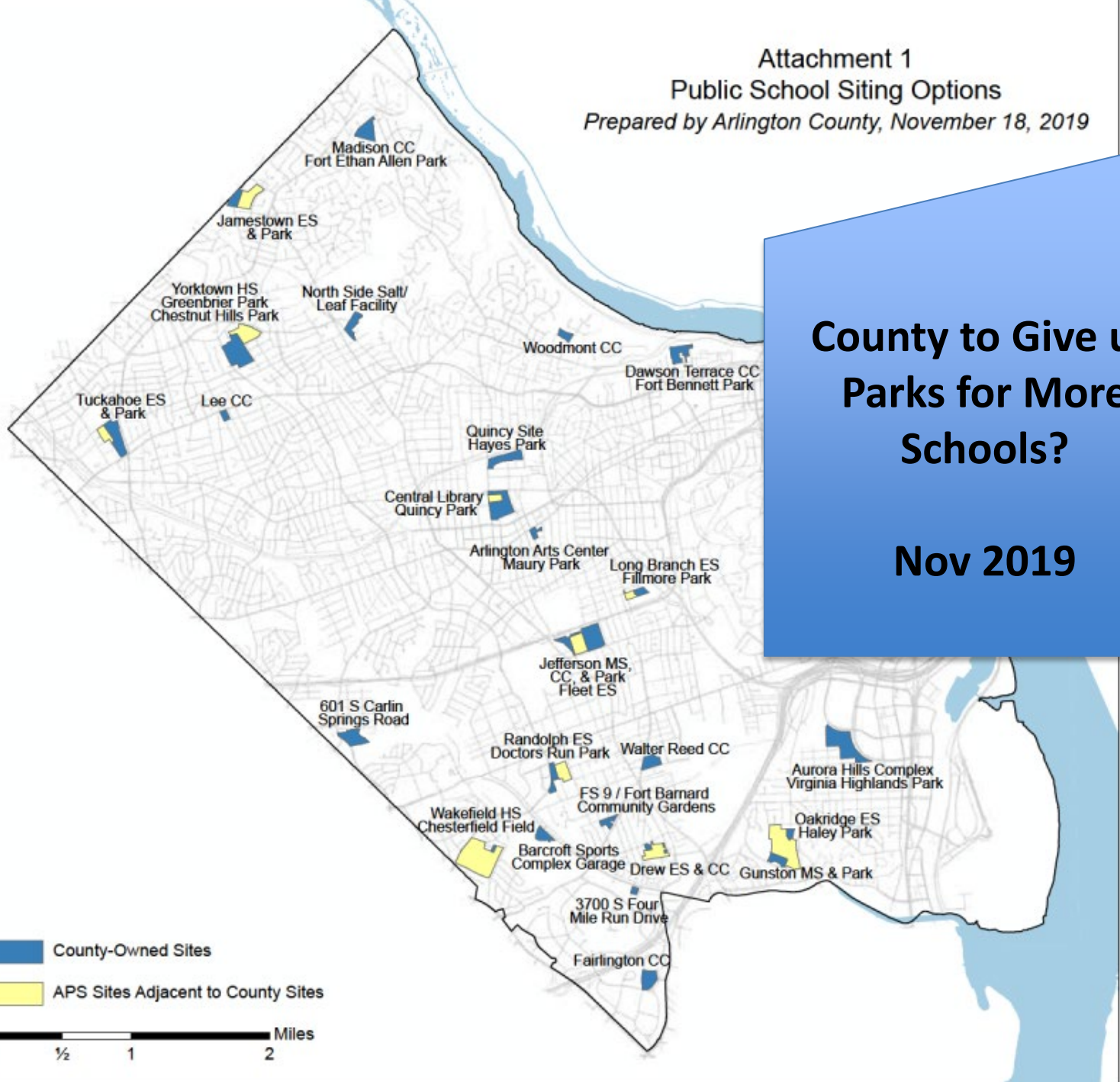
# Affordability and Diversity are *Implied* then **Denied** Here's Why

- Duplexes here were \$1.1 million each. Affordable for whom?
- Arlington added 2,900 units a year from 2000-2019 – prices kept rising.
- Land prices will rise, most benefit for homeowners, least diverse residents
- Homeowners on fixed income won't keep up with tax bills.
- Higher land values put pressure on truly affordable housing – squeezing out the most vulnerable, as we saw with Columbia Pike AMI fiasco





Attachment 1  
Public School Siting Options  
Prepared by Arlington County, November 18, 2019



**County to Give up  
Parks for More  
Schools?**

**Nov 2019**

# UPDATED: Boil Water Advisory In Effect After Large Water Main Break

ARLnow.com November 8, 2019 at 7:15am



13. Sinkhole caused by large water main break (staff photo by Jay Westcott)

◀ 1/8 ▶

*(Updated at 3:45 p.m.)* A large water transmission main serving Arlington ruptured early this morning amid falling temperatures, prompting major closures.

The water main break was first reported around 4:30 a.m. on the Arlington side of Chain Bridge. The northern end of N. Glebe Road, a portion of Chain Bridge Road and Chain Bridge itself were all expected to remain closed throughout the morning rush hour as a result.


# Damage from Flooding – July 2019



Intersection of N Kennebec & 11<sup>th</sup> Street

Source: News Channel 7. July 8, 2019

## ECOSYSTEMS UNDER PRESSURE: FLOODING, SHRINKING NATURAL RESOURCES

- **45%** impervious surfaces in Arlington
- **9 acres** of permeable surface lost every year
- Development adds impervious surfaces the size of the Pentagon every 3-4 years.
- Vegetation and tree loss increases runoff
- With climate change  increased vulnerability to flooding and heat island effect

How Would County Accelerated Development Square with Preserving Crucial Natural Resources in Climate Change Environment?

## COVID-19 HAS CREATED NEW BUDGET GAPS AND UNCERTAINTY

- Schools/first responders/public officials need funding for pandemic response;
- Hospitality tax income has declined; lower Amazon claim on this revenue helps;
- Greater demand on county resources for social services, eviction assistance;
- Tax revenue could decline further as pandemic reduces demand for housing/commercial real estate in the DMV

COVID is no time for sweeping residential zoning policy changes



## The County says act now, so...



... we'll be hit with high costs  
of new schools, transport,  
parks, and services only  
**AFTER** we pack in more  
people.

**THIS IS POOR PLANNING!**



# Ask Arlington County to Define MM Costs and Benefits NOW

- Perform site-specific **fiscal impact analyses** for new, multi-unit residential projects;
- Release all existing long-term **operating budget forecasts**;
- Prepare three **county forecasts comparing current zoning with up-zoning**:
  1. **Long-term operating budget**;
  2. **Long-term environmental impact**;
  3. **Long-term household income by quintiles** showing projected disparities among different household groups compared to national average

Questions? [asf.virginia@gmail.org](mailto:asf.virginia@gmail.org)

Website: [www.asf-virginia.org](http://www.asf-virginia.org)

[www.asf-virginia.org/missing-middle-housing](http://www.asf-virginia.org/missing-middle-housing)