



# MISSING MIDDLE NEWS

Keeping Arlingtonians informed on the fight to STOP Missing Middle Housing and SAVE single-family neighborhoods.

January 21, 2026

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## THE FIGHT FOR OUR NEIGHBORHOODS

While many New Year's resolutions have already been broken, we remain resolute in defeating Missing Middle Housing in 2026. We're entering a decisive phase of our dramatic legal battle over the future of our neighborhoods. As it stands now, Arlington County is accepting permits, multiplexes are being built, and irreversible changes are underway. This must end.



## OUR FUNDRAISING GOALS

The County Board has spent more than \$1.5 million taxpayer dollars on outside legal fees defending its failed Missing Middle policy. That's right, \$1.5 million. Your financial support has allowed us to go toe-to-toe with Arlington County, for a fraction of the cost – fighting way above our weight class. As we enter the final rounds, we ask for your continued support. We must raise **\$100,000 by May 1**. These funds will help cover the cost of filing legal briefs and arguing the case before the Supreme Court of Virginia and in the Virginia Court of Appeals. The next hearing is expected in April.

Thank you for your support!

***Let's not stand on the sidelines wondering what happened. Let's do something about it and preserve the charm of our neighborhoods.***

Make checks payable to:  
Neighbors for Neighborhoods  
1405 S. Fern St., Box 556  
Arlington, VA 22202

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# Chilling Effect of Citizens' Lawsuit

## 4610 N. 17th Street

### Another Success Story

Because of the homeowners' lawsuit challenging EHO zoning, many developers have abandoned their plans to build multi-family homes on single-family lots.



On 4610 N. 17th Street, a single-family home was built instead of an EHO approved six-plex. There's an Accessory Dwelling Unit above the garage. It's a win against EHO zoning and increased density.

### Coming to a Neighborhood Near You!

#### 1225 N. Quincy Street

Sold March 2024 for \$1.2 mil

Developer: Wilson's Ventures

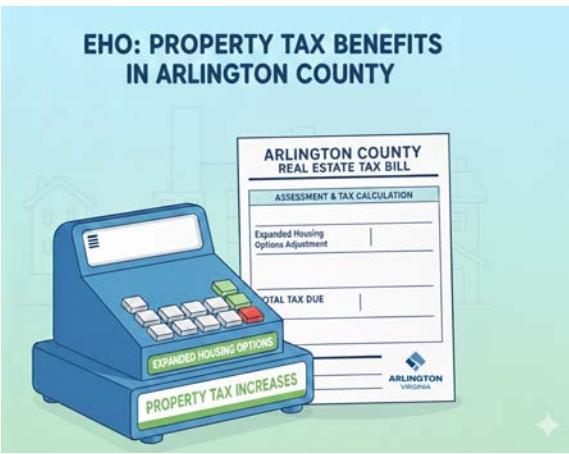


The Arlington Zoning Administrator accepted this bizarre EHO permit creating a bowline allv-style tri-plex



## A COZY Developer-County Relationship

EHO (Missing Middle) generates more property tax revenue for the County to spend any way it wants to as it faces a budget shortfall this year.



### The EHO Tax Calculator

1225 N. Quincy tri-plex

**Before:** 1,870 sq. ft. bungalow; estimated annual tax bill = \$10,050

**Under construction:** three townhouses totaling 7,295 sq. ft. – nearly four times the size of the single-family home.

**Estimated new tax bill:** \$46,485 – more than four times additional revenue for the County than

previous SFH.

Who benefits? The developer and the County Board.



## Arlington homeowners could face tax hike as office values plummet 19%

By Scott McCaffrey  
Published January 20, 2026 at 9:45AM

**ARL**now



Real estate taxes provide nearly 60% of the county's annual \$1.7 billion operating revenue. Since COVID, the commercial tax base is shrinking and tax rates now fall disproportionately on the residential sector. The County wants EHO's property taxes to help make up the difference.

### 2026 Property Tax Snap Shot

- The residential real estate tax rate is unchanged (for now) at \$1.033 per \$100 of assessed value.
- However, average residential assessments rose 3.2% year-over-year—from \$854,900 to \$882,900.
- The result: the owner of a \$1 million home would see a 2026 assessment of \$10,661, an increase of \$331 from last year.

[\(source: ArlNow\)](#)

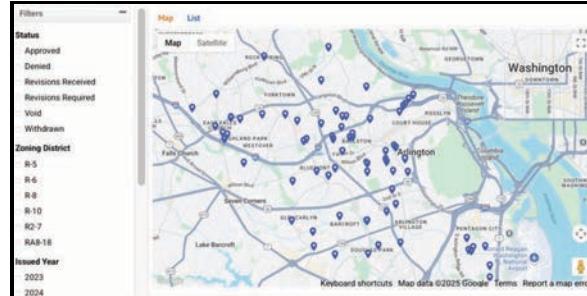
## Check Out the Zoning Map

Find out if an EHO permit has been approved near you:

Visit Arlington's EHO Tracker

<https://my.arlingtonva.us/map/permit>

While many permits have been approved, some developers abandoned their EHO housing plans because of the homeowner's lawsuit. For additional details on what to do if an EHO permit is issued in your neighborhood, [visit our website](#) and [contact us](#).



## OUR MISSION

Neighbors for Neighborhoods (NfN) is a grassroots citizen's organization that supports the Arlington homeowners who sued the County Board to have Missing Middle declared illegal. NfN believes in preserving single-family neighborhoods and concentrating housing density near mass transit. We support efforts to provide housing that is affordable to low and moderate-income households.



Interested in hosting an event  
to inform your neighbors.

Contact us:

[info@neighborsforneighborhoods.org](mailto:info@neighborsforneighborhoods.org)



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