



MISSING MIDDLE NEWS

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

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SPECIAL VALENTINE'S POEM

February 11, 2026

Despite the snow and ice, Neighbors for Neighborhoods continues to trod through Arlington streets to track the status of Missing Middle permits. The pending litigation is working: in the first six weeks of 2026, only two EHO applications for multiplexes have been filed: 3 townhouses on each of two adjoining lots at 801 S. 23rd Street and 800 S. 22nd Street.

Other previously approved permits have been scrapped, including at 2352 N. Vermont Street which went from a three-townhouse monstrosity to a single-family home with an addition. See the video below about how a neighborhood came together to fight and win to prevent this oversized Missing Middle structure from being built.

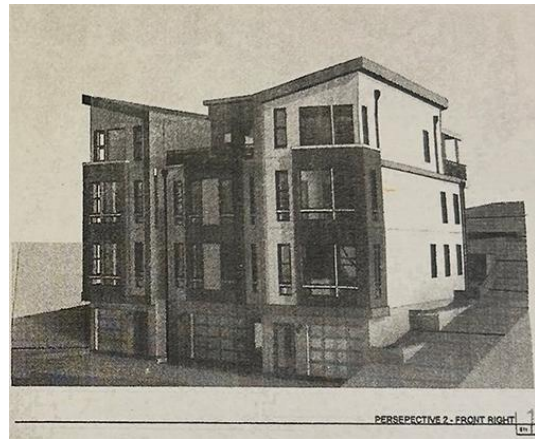
– Neighbors for Neighborhoods

Malcolm's Win on N. Vermont St. *Developer Spooked by Litigation*



Malcolm is an unassuming Brit who has lived on N. Vermont St. for forty years, enjoying the quiet of his neighborhood and its mature trees. When he and his neighbors learned that three townhouses were to be built, they sprang into action. They learned that the one-story house was to be torn down, along with most of the trees on the lot, and replaced with three 3-story townhouses that that would cover 3 times the space on the lot compared with the original house. [Watch the video](#) to hear

Malcolm's story. He credits the citizens' lawsuit against the County along with his neighbors' legal action as key factors in driving the developer away.



The original home was slated to become a three-townhouse multiplex.

EHO Featured Property

4611 N. Carlin Springs Rd.

This single-family home was assessed at \$862,500 when it was sold to a developer in 2022. It was torn down and in its place a three-story, six-unit building is going up that's towering over the neighborhood. Will these new units be affordable for low or moderate-income folks? We'll provide an update when it goes on the market.



A LOVE POEM

Arlington: Don't Break My Heart

This Valentine's Day, Arlington dear,

I'm writing with love — and a touch of fear.
I love your streets, your schools, your way,
The city-meets-suburbs kind of stay.

I fell for porches, yards, and trees,
For neighbors who nod and kids with dirty knees.
For growth done right, with care and art,
Not change that rushes and pulls apart.

So take my hand — slow down, be you.
Grow with grace, as lovers do.
Through every plan and zoning chart,
You're still the one who has my heart.

P.S. Full disclosure, Arlington —
I had a little help finding the words this time.
Even AI knows a love like this
Deserves a **Valentine** that rhymes.



Courtcase Update

The Virginia State Supreme Court is moving at glacial speed (no doubt stuck in the snow and ice) in the homeowners' appeal in their case against the County Board over the legality of Missing Middle zoning. A hearing in April is expected. Your continued donations are needed for this hearing and those that will follow.

Our fundraising goal: \$100,000 by May 1st.

The County Board has spent more than \$1.5 million taxpayer dollars on outside legal fees defending its failed Missing Middle policy. Let's not stand on the sidelines wondering what happened. Let's do something about it and preserve the charm of our neighborhoods.

Thank you for your support!

DONATE

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

[Overview video](#)



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.



[To learn more, visit our website](#)



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