



## **PRESS RELEASE**

[NeighborsForNeighborhoods.org](https://www.neighborsforneighborhoods.org)

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# **Broken Promises: Missing Middle Report Exposes Arlington County's Affordability Gap**

*Detailed study by Neighbors for Neighborhoods finds EHO failed to live up to the County's initial goals*

**"The Reality of EHO In Arlington County"** is the first report to comprehensively review Arlington County's Missing Middle (EHO – Expanded Housing Option) zoning change to eliminate single-family neighborhoods. The report details the failure of EHO to deliver affordable housing to teachers, fire fighters and police – the groups that the County said would benefit from EHO.

"Our report provides the clarity the County Board refuses to offer regarding affordability," says Jay Hamilton, a representative of Neighbors for Neighborhoods. "In the first three years, only four properties have been completed, with sales between \$1.2M to \$1.6M per unit. And because EHO has no requirement for any units to be affordable, there is no reason to expect that any will be in the future."

When the Arlington County Board adopted EHO in March 2023, it granted developers the right to replace single-family homes with multi-family buildings of up to six units. The policy deeply divided the community: while many supporters testified that EHO would expand housing access for low- and moderate-income residents, opponents remained skeptical of the County's affordability claims and expressed concerns over the preservation of single-family neighborhoods.

The report's findings demonstrate that EHO is failing the very residents it was meant to serve. Instead of adding 'moderately priced' options, the policy encourages developers to replace older, attainable homes with expensive multi-unit buildings. For example, a developer bought a single-family home on S. 25<sup>th</sup> Street for \$560,000 and tore it down. In its place is a duplex, with each unit costing two times the price of the original home: \$1.2 million each.

View the full report: <https://www.neighborsforneighborhoods.org>

It will be released at the Arlington County Board's town hall meeting Monday, May 4<sup>th</sup>.

**Neighbors for Neighborhoods (NfN)** is a grassroots, citizen organization that supports efforts to provide housing affordable to Arlington's low- and moderate-income households. NfN believes in preserving single-family neighborhoods and concentrating housing density near transit, consistent with Arlington County's decades-old development policy. We support the neighbors who filed a lawsuit against the County Board in 2023 to have EHO declared illegal because it violated state law.