



MISSING MIDDLE NEWS

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

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June 1, 2026



1225 N. Quincy St.



4923 N. 14th St.



Our Momentous Month of May

May. Where do we even start?

Arlington homeowners took their lawsuit all the way to the Supreme Court of Virginia — yes, that Supreme Court. Our new report, *The Reality of EHO in Arlington County*, blows the lid off the affordable housing promises that never were. EHO permit fights are landing before the Board of Zoning Appeals. And a "vested rights" zoning challenge in Arlington Circuit Court could be the one that stops developers cold.

We're in a lot of courtrooms right now — and honestly? That's exactly where we want to be.

Of all these battles, the Virginia Supreme Court case is the most consequential — it strikes at the EHO ordinance itself and affects every one of us. Oral arguments are expected in September, and that fight takes resources.

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Scolded by the County Board



Neighbors for Neighborhoods before the Arlington County Board

Takis scolds Neighbors for Neighborhoods "Where were you..."



Response to Public Comment Arlington County Board Regular Meeting

10:14 AM
May 16, 2026

Takis Karantonis

It's not every day you get "called out" by a County Board Member and blamed for the entire affordable housing crisis in Arlington. But that's exactly what happened on May 16 when Member Takis Karantonis said: [\(view video\)](#)

*Market-rate affordable housing — 80% of the stock was lost — and there was nobody here from **Neighbors for Neighborhoods** to actually point that out and say, 'Hey, wait a minute. Something very serious is happening here.' You weren't here in 2005; you were not here in 2015 when the affordable master plan was approved. We were very well aware, as a community, as a society, of the consequences of not producing housing for ALL Arlingtonians — all the different layers of Arlingtonians. And if that inconveniences a lot of people imagine the inconvenience of a working family right now who has almost zero possibilities of finding housing in this community. — Takis Karantonis*

Note: We weren't given the opportunity to respond at the meeting. So here we are:

Member Karantonis — Where were you in 2005 and 2015? EHO has triggered a real estate gold rush, with developers outbidding young families for single-family homes. Less grandstanding, more governing. Pause EHO and fix it. We're ready to help.

— Neighbors for Neighborhoods, founded 2023

In the News

ARLnow
Local is everything

Virginia Supreme Court agrees to take up Missing Middle lawsuit

By Dan Egitto
Published May 19, 2026 at 3:45PM

(read story)

"Missing Middle" zoning case could have statewide implications

RADIO IQ | By Michael Pope
Published May 27, 2026 at 4:09 AM EDT

LISTEN - 1:27

WAMU 88.5
AMERICAN UNIVERSITY RADIO

Virginia PUBLIC RADIO

(listen to report)



Fighting Back on Multiple Fronts

A key case involving vested rights comes before the Arlington Circuit Court on **June 5**. If neighbors succeed in arguing that the Court should not grant the developer vested rights in its EHO permits, it could derail many Missing Middle projects. What makes this case particularly notable is where the County stands: it does not oppose the developer obtaining vested rights, yet it actively opposes neighbors having any voice in the proceedings. Your tax dollars at work, blocking residents from challenging EHO. Once again, the County stands with the developer and against its own residents.

Residents continue to challenge many of the new EHO/Missing Middle permits. One group recently appeared before the Board of Zoning Appeals (BZA), but did not prevail. Another BZA challenge is scheduled for **June 10**. Because the County does not notify neighbors of EHO permit approvals, Neighbors for Neighborhoods does — giving residents the opportunity to take action.



Residents of 11th St N. fighting to stop a duplex before the BZA (Board of Zoning Appeals) After paying the \$1200 filing fee, it was denied.

Upcoming Events

Fri. June 5, 10 a.m.

Arlington Circuit Court – Vested Rights

Where: Arlington County Justice Center; 1425 N Courthouse Rd #6700 (no cell phones) Check the monitor to the right of the information booth on the ground floor for the courtroom number for this case: OCH v. Arlington County Board.

Join us in court and support your N. Potomac Street neighbors who are challenging a developer's motion for vested rights in its EHO permits to build 6 townhouses on what was one single-family lot. Add this to your calendar and come watch the judicial system in action.

Wed. June 10, 7 p.m.

Board of Zoning Appeal – 16th St S

Where: County Board Meeting Room

Bozman Government Center

2100 Clarendon Blvd. Ste. #307

Please attend and support Nicole and Matt as they fight to prevent a six-plex from going next door on 16th St. S. They paid \$1200 to challenge the Zoning Administrator.

Tues. June 23, 5:30 p.m.

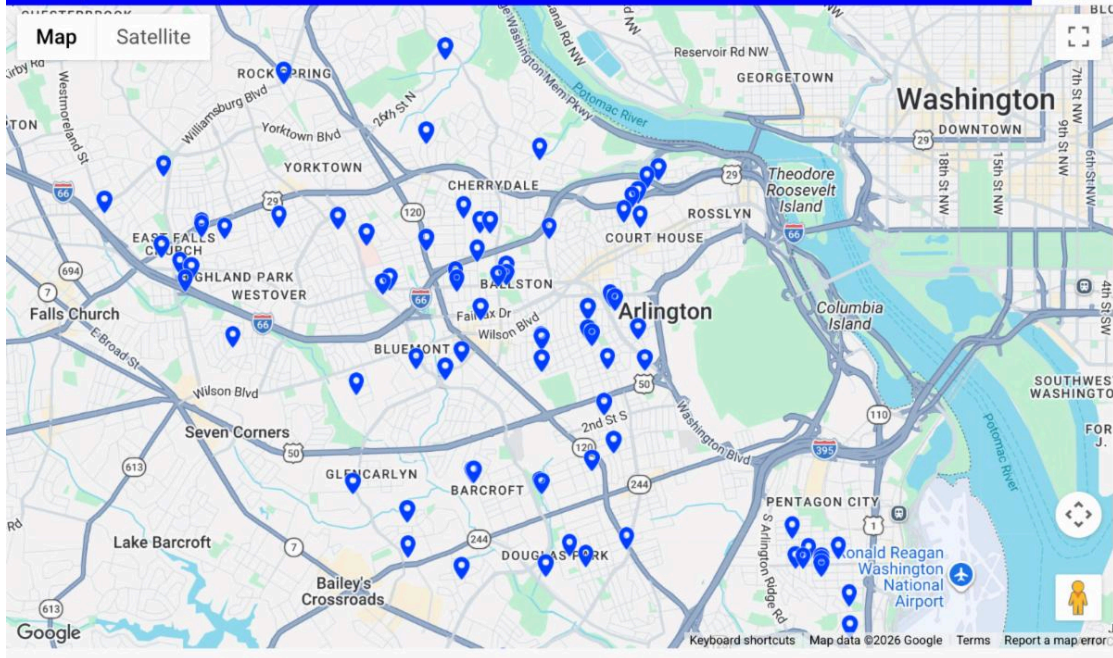
Candidate Forum for Arlington County Board

Where: Virginia Hospital Center; sponsored by the Arlington Chamber of Commerce. [Register to attend.](#)

COMING TO A NEIGHBORHOOD NEAR YOU!

Track the County's EHO Permits ([click](#))

My Arlington – Permits



The Reality of EHO In Arlington County

POLICY IMPACT REPORT
MAY 15, 2026

An analysis of the implementation of Expanded Housing Option
(EHO) zoning against the initial goals and community promises

PREPARED BY
NEIGHBORS FOR NEIGHBORHOODS



neighborsforneighborhoods.org



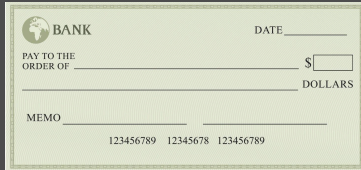
Read our report on the County's broken promises.

"Never doubt that a small group of thoughtful, committed citizens can change

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Neighbors for Neighborhoods
1405 S. Fern St., Box 556
Arlington, VA 22202

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OUR MISSION

[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 Expanded Housing Option (EHO) declared illegal because it violated state law.



To learn more,
visit our website



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