



The Arlington Forester

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Arlington, Virginia

February 2022

County Board Members on the Missing Middle Housing Study

AFCA invites you to join our monthly meeting on Wednesday, February 16, 7 p.m., through Zoom. We will be joined by two members of the Arlington County Board, Takis Karantonis and Matt de Ferranti. They will speak about the Missing Middle Housing Study and answer our questions.

To join the meeting through Zoom, enter the following URL into your browser between 6:45 and 7 p.m. on Wednesday, February 16: <https://tinyurl.com/2p96vxn7>.

(If you have never used Zoom, you can view a short tutorial at <https://zoom.us/resources> by clicking on Joining & Configuring Audio/Video.) Alternatively, you can dial in to the meeting at 301-715-8592, where you will be prompted to enter meeting number 813 0883 7697 and passcode 251408. You might also be prompted to hit the # sign one or more times. This call-in number will be active starting at 6:45 p.m.

AFCA January 2022 Meeting

On January 19, 2022, AFCA President Esther Bowring hosted a remote AFCA meeting with more than 50 participants by phone and video. AFCA Treasurer Jeff Horwitz reported that Virginia has exempted us from sales and use taxes for purchases made directly from AFCA funds. This will save hundreds of dollars a year. Esther noted that we still need a volunteer to work with newsletter advertisers, which would take 4 hours twice per year.

Helen Reinecke-Witt from the Arlington Department of Environmental Services spoke about the county's Green Home Choice Program, which offers free consulting to homeowners on home energy efficiency and other sustainability projects, including free certifications for home renovations and new home construction. Certification can affect your home value and financing options. Contact energy@arlingtonva.us or 703-228-4792 for more information. A new solar co-op is starting this spring; you can talk to homeowners who have installed solar energy facilities.

Arlington Foresters Steve Trickey and Eric Lotke spoke about installing rooftop solar panels on their homes in 2020 and 2015, respectively. They used the nonprofit organization Solar United Neighbors to find out whether their homes were good candidates for solar energy and to obtain bids from qualified solar panel installation companies. Steve and Eric were very

happy with the results but warned against installing solar on a roof due for replacement within a few years. Homeowners can also consider storage batteries, which can power homes when the power grid goes down.

The Bluemont Civic Association asked AFCA to sign a resolution calling for additional traffic and pedestrian safety improvements on North Carlin Springs Road. Among other things, the resolution asks the county to improve street crossings, take over streetlight management, and lower the speed limit. The resolution was adopted without objection.

Esther thanked Jan Hull and John Stewart for pruning the crepe myrtles in the Northside traffic circles, and she also thanked Kay Tiernan for organizing a cleanup of the traffic circles and all the volunteers, including those who currently work on the circles. Another volunteer coordinator is needed to work with the group.

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AFCA Meeting 7 p.m. **February 16** Through Zoom

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The Arlington Forester is the official publication of the Arlington Forest Citizens Association, Arlington, VA. A nonpartisan, nonsectarian publication serving the residents of Arlington Forest, the *Forester* welcomes articles, newsbits, letters, and photos focusing on noncommercial events or issues specific to our neighborhood. We publish eight times per year (Sep to Nov and Jan to May). The deadline for submissions is the first of the month. Email your submission of up to 400 words—less, if you include a photo—to newsletter@arlingtonforestva.org.

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AFCA Meeting

...from page 1

Participants heard an update from the Lubber Run Watershed/Stormwater Group, which includes Carey Johnston, Paul Wilson, and Lisa Hufford. The group would like to see the county fund proposed stormwater mitigation measures outlined in a draft letter to the county from civic associations within the Lubber Run watershed. Joel Yudken reported on the status of the county's Missing Middle Housing Study (MMHS). A committee of neighbors is sending a followup letter on the MMHS to the county board asking for answers to questions raised in a previous letter. Rick Epstein reported on a meeting of the Arlington County Civic Federation. The county is working with Amazon to preserve more than 1,300 affordable apartment homes in Barcroft. Apartment residents will be able to stay, with little or no rent increase.

Faces of the Forest:

Tell Us About Someone You Know!

With well over 800 households, Arlington Forest has residents known for their accomplishments, whether in our neighborhood or in their careers. Tell us about a *Forester* you know! Do it in an interview or write a story (with your subject's permission, of course)—or tell us about someone from the past. Send your writeup of 400 words or less with a photo (if possible) to Hutch Brown at newsletter@arlingtonforestva.org. Questions? Send an email or text/call 703-855-1732.

This Winter, Use Less Salt

It only takes one teaspoon of salt to permanently pollute 5 gallons of water. Salt can raise sodium levels in our drinking water and increase treatment costs; harm plants, pets, fish, and wildlife; and corrode vehicles, roads, bridges, and parking lots. Since there's no easy or cheap way to remove salt from our environment, it's best to limit the amount of salt we use. Find out more at Arlington Winter Salt Smart.

Outdoor Summer Camp for Teens

Do you know a student who loves to learn outdoors? Applications are now open for Camp Woods and Wildlife on June 20-25 at Holiday Lake 4-H Center near Appomattox, VA. Open to anyone aged 13 to 16, this field-based camp is ideal for students interested in woods, wildlife, and the environment. Students receive a scholarship from the Virginia Department of Forestry covering most of the cost. Find out more online at Camp Woods and Wildlife or contact Ellen Powell at 434-987-0475, ellen.powell@dof.virginia.gov.

Homegrown National Park: Bees in Our Gardens

By Susan Graham

Winter is the time to start thinking about making our yards more hospitable to native plants and animals this spring. Soon, we will be planting new beds, hopefully some with plants that evolved right here in Arlington Forest. Along with plants, we will need to host insects, especially bees, to help plants pollinate in our gardens.

During summers, I started paying attention to the different bee species I saw in my garden. I noticed little round notches cut out of leaves on obedient plants and redbud trees. The leaf fragments were used by leaf cutter bees to line their nest burrows. In early morning, I saw bees waking up on liatris plants one to a flower, as if the flowers were hotel rooms; these were species of male solitary bees. I also observed bees using a hole in the dirt on my front bank—bumblebees, the only social bees we have, other than honey bees. There were bees of several species in lots of sizes, colors, and shapes.

I was hooked and decided to learn more about bees, especially native bees. What I learned fascinated me, and I would like to share some of it with you. About 80 percent of the flowering plants worldwide are pollinated by bees. Without them, our world would be a very different place. Some 4,000 bee species are native to the United States. Many are tiny, less than a quarter of an inch long; they can't sting, but they do pollinate little flowers such as spring beauty and violets. Others, such as carpenter bees and bumblebees, are much larger. Native bees pollinate native plants like cherries, blueberries, and cranberries. European honey bees, brought here by settlers, pollinate nonnative plants like almond and lemon trees but are poor pollinators of native plants, with no idea how to pollinate tomatoes, eggplant, and many other natives.

Bees feed on pollen and nectar from flowering plants—nectar for energy and pollen for protein for their larvae. They transport pollen from plant to plant as they forage, providing pollinating services required by plants. "Cuckoo" bees lay their eggs in the nests of other bees, but all other native bees build nests and feed their offspring. Some build nests underground while others use hollow stems or holes in trees. We have 40 to 50 species of bumblebees in the United States. They build their nests underground, and the queen remains in the nest laying eggs while workers take care of everything else.



The other thousands of bee species are all solitary; the female builds a nest, lays her eggs, and provisions the nest with enough pollen for her offspring to mature.

Although native bees do not suffer from colony collapse like honey bees do, they are still losing habitat and declining in population. We can help by planting a variety of pollen and nectar sources native to our area that bloom at various times of the year. If possible, we should avoid pesticides and provide a source of pesticide-free water and mud, which some

species use for nesting. We can also leave areas of bare soil and standing dead trees to house native bees and/or consider building or buying a bee house. Together, we can continue to grow our Homegrown National Park in Arlington Forest.



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Faces of the Forest: Charles E. Mix (1810-78)

By Hutch Brown

Arlington Forest has several historic homes built in the 1800s, when Arlington County (then named Alexandria County) was almost entirely rural. One home dating to the 1820s-40s belonged to Charles Eli Mix, a career civil servant for the Federal Government in Washington, DC. As late as 1878, the area of what is now Arlington Forest was occupied by only two families, the William Cipher (or Sypher) and Charles Mix families. The Mix family owned the house that is now at 205 North Galveston Street in Greenbrier.

Born in 1810 in New Haven, CT, Charles Mix married at age 19. In 1838, Mix became Chief Clerk of the Bureau of Indian Affairs in Washington, DC. With brief interludes as acting Commissioner, Mix served in the same capacity until his retirement in 1868. In 1861, at the outbreak of the Civil War, Mix moved with his family to Georgetown. Union troops occupied much of Alexandria County to defend the nation's capital and protect the W&OD Railroad from Confederate raids. Mix later filed a claim against the Federal Government for damages to his home by Union soldiers and another claim seeking compensation for the emancipation of his nine slaves.

In the 1850s-60s, Mix played a leading role in U.S. negotiations with American Indian Tribes on the Great Plains. In 1858, as acting Commissioner of the Bureau of Indian Affairs, Mix oversaw the signing of a treaty with the Yankton Tribe (part of the Siouan-speaking Dakota people). Under the treaty, the Yanktons surrendered ancestral lands in all of eastern South Dakota (more than 11 million acres) in exchange for the 425,000-acre Yankton Sioux Reservation on the state's southern border along the Missouri River. In 1862, White residents organized Charles Mix County, with the reservation as its eastern part. The author and activist Zitkála-Šá (Dakota for Red Bird) was born on the reservation. An Arlington resident later in life, Zitkála-Šá has a park named for her near where she lived in Lyon Park.

Charles Mix died in 1878 and was buried along with his wife at Oak Hill Cemetery in Georgetown. A gravestone there bears his name.

Sources include: John Naland, History of the Arlington Forest Community and the Arlington Forest Citizens Association (Arlington, VA: Arlington Forest Citizens Association, 2015).



Charles Mix (standing, third from the left) in council with the Kaw and Sauk and Fox Tribes in 1867.



EcoAction Arlington Tree Canopy Fund

EcoAction Arlington (formerly Arlingtonians for a Clean Environment) administers a tree-planting program for the county. It is entirely free to private property owners, funded from fines paid by developers when they do not meet tree preservation standards on their projects. The application deadline for fall planting is in March.

You apply online at EcoAction Arlington Tree Canopy Fund, choosing from a list of available trees. Size varies by species but is generally 6 to 9 feet in height, healthy, and screened by trained Tree Stewards for inclusion

in the program. Your choice or choices are reviewed for suitability and survivability in your planned planting location, with consultation provided if necessary. A professional tree contractor does the planting and leaves a 20-gallon zip-off water bag around the trunk to help the tree survive its first year, when roots are not yet established enough to support the tree's needs. The EcoAction Arlington website has full descriptions of all species offered, including sun and soil needs as well as flowers, fruit, and foliage. All you need is to fill out an application and water the tree when it is planted.

About the Missing Middle Housing Study

Arlington County's three-phase Missing Middle Housing Study (MMHS), launched in 2019, makes the case for replacing single-family detached homes in neighborhoods like ours with townhouses, duplexes, and multiplexes. You can find the study's five informational bulletins online at Missing Middle Arlington, along with a report on the completion of phase 1. Much else has been written about such issues, including what follows.

The MMHS documents (online at Missing Middle Arlington) include an interesting study by researchers at Virginia Tech on the history of housing in Arlington. The study meets academic research standards for balance and objectivity.

A well-written online news article based on MMHS sources explains the rationale and current status of the MMHS initiative. You can find it at DCist Missing Middle.

Arlington Analytics, a consulting firm that studies the economics of public policy in the Washington metropolitan area, has explored whether building more duplexes in Arlington would make them affordable to median-income households. See "Research/Policy" on the Arlington Analytics website.



An online article praises Arlington for its MMHS, outlining similar initiatives in Minnesota, New Jersey, Texas, and the DC area itself. You can find it at Market Urbanism Opening Arlington.

Another online article evaluates the affordability and equity of middle housing in Berkeley, CA, an urban community in a prime location like Arlington's. You can find it at Berkeleyside Neither Nor.

In an interview, an economics professor explores the effects of upzoning on urban development, noting that it "won't solve the affordable housing crisis." You can find it online at Blanket Upzoning Blunt Instrument.

Daniel Parolek, who coined the term "missing middle housing," published a book on the subject in 2020. One of the more readable and engaging urban planning books, it offers an in-depth guide to the topic. You can order it online at Missing Middle Housing.



Paul Cachion, MBA

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Wordle

It seems like everyone is playing Wordle, so I thought I'd share mine from today. I got it in six tries.

T	W	O	?	?	?	?
T	I	M	E	?	?	?
B	E	S	T	?	?	?
R	E	A	L	T	O	R
C	A	C	H	I	O	N
H	O	M	E	S	!	!



Missing Middle: Yes in My Backyard

By Sophia Constantine

In her seminal work *Life and Death of Great American Cities*, Jane Jacobs wrote, “Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.” Similarly, cities can provide housing for everybody only because—and only when—housing is created by and for everybody. Missing middle housing can help achieve this goal. The Arlington Forester has had multiple articles on Arlington County’s Missing Middle Housing Study, mostly against missing middle. This article does not argue for or against the study. Instead, it discusses the benefits that even a small increase in urban densification can bring—and missing middle as a key tool to bring about that densification.

Housing is expensive, both in Arlington County and across the United States, but missing middle housing can ease housing pressure and costs. Missing middle housing is smaller housing that distributes land costs across multiple units, making them more affordable to a middle-income household. This frees up affordable housing developments and subsidies for low-income households (who earn 60 percent of the average median income). Missing middle housing can allow for these changes without making drastic changes to a neighborhood’s fabric. Updating zoning codes to permit accessory dwelling units or small single-family homes will not result in Manhattanized neighborhoods or developers buying up each lot. On a typical block, a modest increase in density would likely leave most single-family homes in place while creating more accessory dwellings (which we already have in Arlington Forest and which will become more widespread as baby boomers and Gen-Xers age), along with a couple of smaller lots for single-family houses.

Allowing for even a modest amount of new density in areas like Arlington that are overwhelmingly zoned for single-family housing (75 percent of Arlington’s residential land is zoned for single-family housing) could

lead to thousands of new housing units. Issi Romem, a housing researcher and economist, recently published a study on housing densification in some of the largest U.S. metropolitan areas. If 10 percent of the lots in the Washington-Baltimore-Arlington metropolitan area allowed two units per lot, 259,940 more housing units would be created. If 10 percent of the lots allowed three units per lot, 519,881 more housing units would be created.

However, this modest densification cannot be accomplished without a tool. As a zoning tool, missing middle can fill in what the market and traditional housing policies do not provide. It fills the space between expensive market-rate housing and affordable housing. Arlington County has acknowledged as much, noting that it has other programs for affordable housing. In a county like Arlington that is mostly built out, with little space for additional single-family housing, missing middle is an important tool to make sure that our county provides housing for everyone. Missing middle is not going to change the fabric of Arlington; it is a zoning tool. Now Arlington has to decide: Will we keep up as more and more cities adopt missing middle policies? Or will we be left behind?

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Expanding Housing Choice—for Whom?

By Hutch Brown

The three-phase Missing Middle Housing Study (MMHS), in its report on the completion of phase 1, articulates a commendable vision for a diverse, inclusive, and economically sustainable community in Arlington. The report suggests that restrictive land use policies cause a shortage of housing for minority buyers. In recent decades, minority households in Arlington have lacked the same access to housing opportunities as Whites because their median annual incomes were much lower. The solution, according to the MMHS, is “expanding housing choice” by replacing single-family detached homes with middle housing (townhouses, duplexes, and multiplexes), thereby providing “more rungs on the housing ladder” and expanding “access to different parts of the Arlington community.”

But access for whom? If the average minority household still can’t afford the new “rungs on the ladder,” then they aren’t really a choice, not for them. According to Arlington Analytics, new townhouses and duplexes in Arlington cost about \$1 million per unit on average. Ten years ago, when upscale townhomes replaced affordable housing in neighboring Buckingham, median-income minority buyers were unable to afford such prices. The MMHS offers no evidence to show that increased housing density would result in prices low enough to offset income—and therefore racial—disparities in Arlington’s

housing.

Nor does the phase 1 report offer any workable solutions to the problem of housing inequity. It describes a “Locational Analysis” in phase 2 that would include “vulnerable communities” (such as historically Black neighborhoods) as a “locational factor.” But lower land values will continue to expose such communities to gentrification, even if middle housing were built in neighborhoods like ours. The “Impact Analysis” in phase 2 includes an “evaluation of housing equity ... who benefits, who is burdened, who is left out,” but such information would do nothing to change the income disparities that underlie current housing inequities in Arlington.

The phase 1 report fails to show that building more middle housing in prime locations like ours will result in more equitable housing opportunities so long as income disparities remain among racial groups. Unless phase 2 includes a rigorous social and economic analysis showing that middle housing in neighborhoods like ours will result in more equitable housing opportunities, no zoning changes are warranted; yet no such analysis seems planned. In short, relying on housing markets in prime locations like Arlington won’t produce a diverse and inclusive community because developers will cater to wealthy buyers, who are disproportionately White. That’s how markets work.

Hello Arlington Forest,

As we turn our eye toward the Spring market in 2022, we should start by looking back at how we closed out 2021. Last December offered the tightest inventory our market has ever recorded and our residential real estate market closed the books on 2021 with the highest number of annual home sales ever. We saw the median price of a home in the Metro D.C. region soar by almost 8% year over year.

Moving into 2022 there's a general consensus that inventory will increase. For one it almost always ticks up in the spring, and for two it really can't get much lower, can it? The other factor that will drive a slight cooling of the market in 2022 could be increasing interest rates. The Fed has already signaled that it intends to raise the base rate in the year ahead, and lenders have acted accordingly; we've seen long term loan rates go up roughly 0.5% already, bringing us to roughly 3.6% on average.

If you have any other questions about the market or you are looking to buy, sell, or need a good referral for a quick home repair - Give me a call!

Cheers, Ben



Ben Drucker, Realtor

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Parks Update

Glencarlyn Bridge Construction

Stormwaters in July 2019 washed out bridges over Four Mile Run and Lubber Run, and Arlington County is rebuilding washed-out bridges over each stream. Site preparation has begun for reconstructing the bridge across Four Mile Run just upstream from its confluence with Long Branch in Glencarlyn Park. As a result, parking is temporarily limited for the adjacent Glencarlyn Dog Park.

Ballston Pond Construction

Ballston Pond, upstream from Lubber Run Park, is being restored to better capture and filter stormwater runoff. During construction, you might see unexpected variations in Lubber Run's streamflow, but nothing that might threaten homes or park users. If you see pollution in Lubber Run, please report it 24/7 at 703-558-2222 so county staff can investigate. Information on kinds of pollution is online at Arlington Report Stream Pollution, and you can find more on the Ballston Pond Project at Arlington Ballston Pond Restoration.

Dead Trees Nurture Forest Life

Dead trees and fallen branches might seem to be uselessly rotting away in the woods. But dead standing trees provide critical feeding and nesting habitat for birds, and deadwood on the ground is full of insects, funguses, and other life. Decomposing wood enriches forest soils, and downed trees furnish structure and microhabitats on forest floors for frogs, birds, spiders, salamanders, and small mammals. In short, dead trees are crucibles of new forest life.

Deadfall Removal

In the wild, trees and branches naturally fall over and into streams. Deadfall gives structure to streams, slowing streamflows, creating meanders, and establishing microhabitats for aquatic biodiversity. But urban floodwaters can turn deadfall into floating projectiles and potential dams, so county workers often remove downed trees from creeks near bridges and culverts to forestall any damage.



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George Mason University Graduate

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United States Army Veteran

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Poetry, and Young Adult Fiction.

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Christian: Parody of Parables

Dental: Cavities of the Caribbean

Dental: Something Wicked in the Land of

Ahhhs

Financial: Good Habits to Have (Financial Help Book)

County News

Substitute Teachers Needed!

High spread rates for COVID are keeping too many teachers home, so Arlington Public Schools is looking for applicants to provide instructional support when teachers and assistants are absent. You can apply at <https://www.apsva.us/careers-aps/substitutes/>. In addition to your resume, you will need a copy of your college transcripts (or the equivalent) and two professional reference letters.

Arlington Arts Center: New Exhibit

A new exhibit is at the Arlington Arts Center on Wilson Boulevard until March 19. "In Spite of Modernism: Contemporary Art, Abstract Legacies, and Identity" features five contemporary artists who challenge abstract styles narrowly associated with Modernism.

Slight Increase in Property Values

In 2021, the average single-family property value, including condominiums, townhouses, and detached homes, rose from \$724,400 to \$762,700. Overall, the total assessed value of all residential and commercial property in Arlington increased by 3.4 percent. Real estate taxes provide almost 60 percent of total county revenues.

Stormwater Utility Feasibility Study

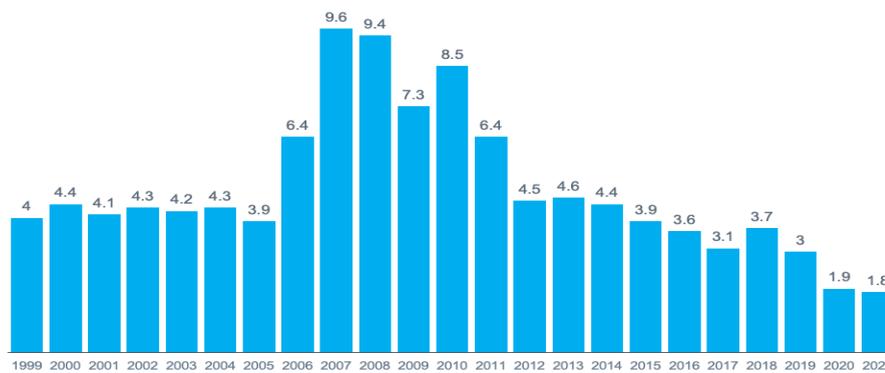
Arlington County is studying a new way of funding its Stormwater Management Program. Current funding comes from a tax based on a property's real estate assessment. By contrast, a "stormwater utility" charges based on a property's impervious surfaces (like roofs and driveways): the more impervious surfaces, the higher the rate paid. A stormwater utility would allow for crediting customers who reduce stormwater runoff from their property.

Arlington Summer Camp Registration Coming Up

Online registration begins on February 23. To help you prepare, the Lubber Run Community Center will be open on Saturday, February 19, from 9 to 4. You can create an account, get login information, renew or apply for fee reductions, drop off registration forms, set up payment plans, and more. Masks are required. Find out more online at Arlington Summer Camps.

Inventory of Homes Hits Record Low

Months' Supply of Existing Homes for Sale in December 1999-2021



Data from the National Association of Realtors shows that housing inventory at the end of December amounted to 910,000 units, down 18% from November and down 14.2% from one year ago (1.06 million). Unsold inventory sits at a 1.8-month supply at the present sales pace, down from 2.1 months in November and from 1.9 months in December 2020. Locally in Northern VA the market has been extremely active in January, with a critical shortage of single-family homes.

If you are thinking about selling, there may never be a better time than right now. While demand is this high and inventory is this low, you'll have leverage in all aspects of the sale of your house. Let's connect to discuss how you can take advantage of the current conditions. Put my 37 years of local market experience to work for you!



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Around the Forest

Books for Reading to Kids

Forester Jennifer Sauter-Price, aka “Pajama Mama,” can often be found in long pajamas near a bright blue Book Bus surrounded by parents and kids. She heads the nonprofit R.E.A.D. (“read early and daily”), which provides books to kids who might not otherwise have them. Families sign up and choose one new book per month for each kid under 5. Reading to young kids gives them a head start in school—and in life. Find out more at [ArlNow Pajama Mama](#).

Neighborhood Conservation Plan Moves Forward

Arlington Forest has drafted a revision of its 1991 neighborhood conservation plan. The plan has led to neighborhood improvement projects, such as renovation of the Edison Park playground. In January, neighbors presented the revised plan to the Neighborhood Conservation Advisory Committee, which voted overwhelmingly to approve the plan. The next step is a presentation to the Arlington County Board, with the date to be determined.

AFCA Tax Savings

Good news—the Virginia Department of Taxation has approved AFCA’s application for exemption from sales and use taxes. It will save our neighborhood hundreds of dollars a year (with a savings of about \$400 per year on the newsletter alone). Thanks to AFCA Treasurer Jeff Horwitz for making it happen!

Mail Delivery Issues

Some parts of Arlington Forest have reported problems with postal delivery, so AFCA President Esther Bowring has collected information on locations with irregular service. Our postal carriers are doing a great job and are overworked, especially in a pandemic, so the issues might be systemic within the U.S. Postal Service. The information collected will help our elected officials track down what is not working and why.

Coyote Sighting Confirmed

A neighbor who set up webcams around her Arlington Forest home near Lubber Run Park caught something bigger than a fox making its nighttime rounds. A USDA wildlife expert who reviewed the videos confirmed that it was a coyote with an unusual black coloration.

Northside Traffic Circle Cleanup

Thanks to Jan Hull and John Stewart for pruning the crepe myrtles in the traffic circles. Thanks also to Kay Tiernan for organizing an upcoming cleanup and to the volunteers who will be working with her, including Jan Hull, Cheryl Roesel, Sue Huff, and former AFCA President Allison Kennett. Thanks as well to the volunteers who currently manage each of the four circles—Char Mahoney, Randy Brooke, Fieke Janson, and Kay Tiernan.

Yard Sale

Cold winter days are perfect for cleaning out closets, the basement, and attic in preparation for Arlington Forest’s Community Yard Sale. This year’s event—depending on whether COVID conditions permit—is tentatively set for May 22. In years past, about 40 Arlington Forest households participated in the annual yard sale, a community tradition. The event has attracted many bargain hunters who cruise through the area to visit many sales.

Missing Middle Housing Study (MMHS)

Arlington County has launched a multiyear initiative to plan for building “middle housing” (such as duplexes and townhouses) in neighborhoods currently zoned for single-family detached homes.

- Phase 1 (fall 2020–summer 2021): “Developing a common understanding”—**closed**. Results are online (Expanding Housing Choice: The Missing Middle Housing Study Phase 1 Report).
- Phase 2 (October 2021–June 2022): Recommendations for new housing types and locations.
- Phase 3 (July 2022–December 2022): “Consideration of how to implement the conclusions of the previous phases, possibly leading to recommendations to amend the Zoning Ordinance.”

Penrose Trading Co Internet Consignment Services

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AFCA Meetings

February 16, 2022: Missing Middle Housing Study update

March 16, 2022: Q&A with School Board representative (tentative)

April 20, 2022: Q&A with County Board representative (tentative)

May 18, 2022: Neighborhood picnic (tentative)

Community Calendar



The coronavirus pandemic has forced AFCA to limit the number of community events, with some down as tentative—to be held if conditions allow.

Next AFCA meeting: Wednesday, February 16, 7 p.m.

Lubber Run Farmers' Market: April through November, Saturday mornings at the Barrett Elementary School parking lot.

Home and Garden Tour: May 2022 (tentative)

Annual AFCA Picnic: May 18, 2022 (tentative)

Annual Yard Sale: May 2022 (tentative)

This Newsletter Needs You!

This newsletter offsets most of its production costs through advertising. We need a volunteer to manage the billing for about 15 to 20 advertisers. You would work with the newsletter editor and the AFCA treasurer, spending about 4 hours on billing twice a year. If you are interested, please contact Treasurer Jeff Horwitz at afca@ironstate.me, and thanks!

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Barcroft School News

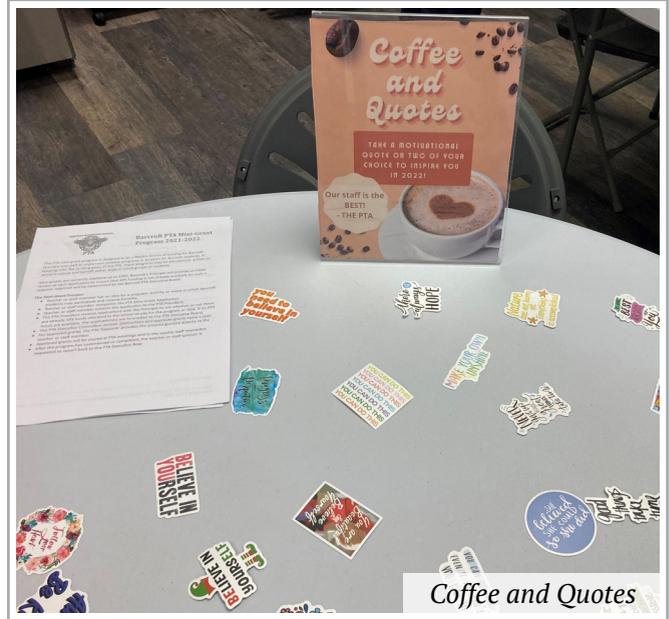
By Samantha Bell



February events at Barcroft include a recipe exchange on February 4-14 with our sister school, Discovery Elementary, and our online auction, to be held on February 5-12. We are very excited about our auction this year because Amazon has committed to matching the funds raised. Thank you to the neighborhood for your support!

On March 22, the PTA is sponsoring an assembly with Step Afrika!, a motivational stepping group from Washington DC. The PTA is also working with Arlington Living Schoolyard Initiative to enhance our outdoor space with shade structure using a grant from Dominion Energy.

For details, you can follow us on Twitter and Instagram at @BarcroftEagles and on Facebook at Barcroft Elementary School PTA.



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Barrett School News

By Colleen Nguyen

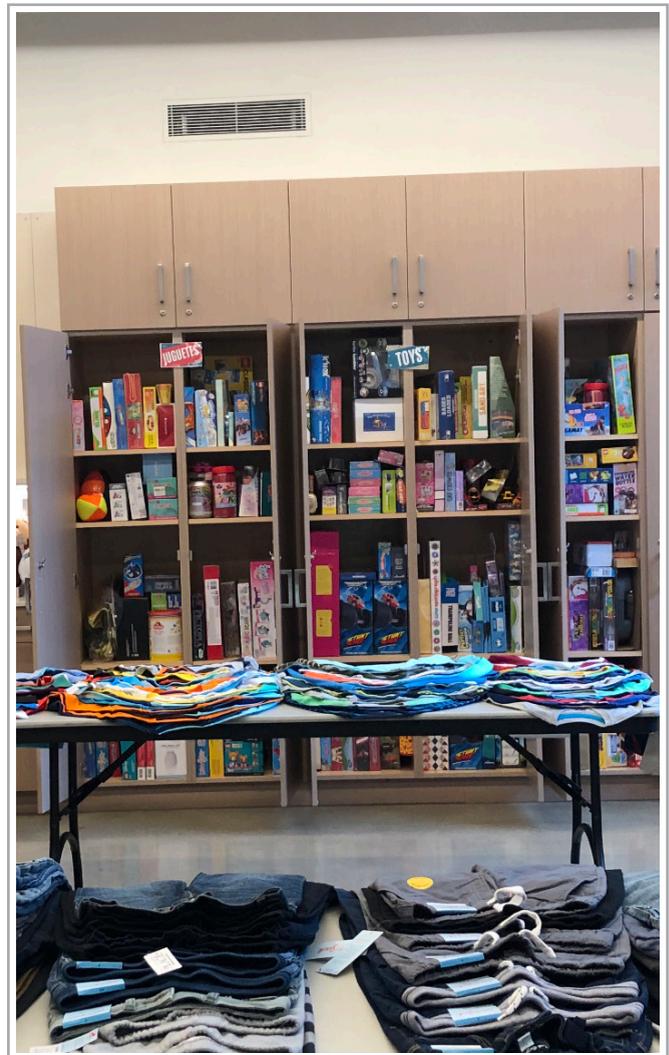
February cannot be colder than this January was, right? Right?! Our Barrett community has plowed through the cold and snow to get past the postholiday slump. And we're excited to get through this together. Before the holidays, the Barrett community brought back two beloved events: our book fair and Barrett Gives. For the book fair, Barrett's Library Media Specialist Greg D'Addario and the PTA partnered with Forester Jennifer Sauter-Price and her nonprofit organization Read Early And Daily (R.E.A.D.), who made it easy for families to purchase fun, meaningful, culturally diverse books. R.E.A.D. and the PTA ensured that every single child was able to pick out a book if cost was a barrier.

Also around the holidays, Barrett and the PTA partnered for our annual Barrett Gives event, which ensures that every child in our community gets a brandnew gift to open. This year, our family engagement and counseling staff at Barrett (Wendy Cornejo, Claire Kauffman, Diana Osorio, and Arturo Ramirez) and Amy Gropper on behalf of the PTA worked to collect enough brandnew pants, shirts, books, and toys for 208 students whose parents were able to shop and pick out what their children would like best. This event is always inspiring and brings joy to everyone involved.

As we cross the midpoint of the school year, we're excited about what's upcoming. Surge subsiding! Vaccines for the under 5s soon! So much talking about not talking about Bruno! But first, lunch. In January, as community COVID-notification email frequency ticked up, we could see the toll this surge was taking on Barrett teachers and staff. So the PTA surprised them with a Kudoboard full of

encouraging and appreciative messages and lunch from Potbelly. PTA continues to bring families together to support each other and our kids. We meet Friday mornings for a bilingual group of parents to connect, hear updates from the school, share challenges, and partner with Barrett counselor Suzanne Butler on Barrett's diversity, equity, and inclusion work. We're planning after-school enrichment for the spring. We're planning some evening virtual events this winter and will hopefully bring back in-person favorite events in the spring.

We continue to be grateful for the support Barrett and the PTA receive from Arlington Forest, and we look forward to warmer weather when we can all gather as a community more easily. As always, we welcome your ideas and your gifts of talents or resources; and never hesitate to email me at president@kwbarrettpta.org to partner with us or share your thoughts.



Kids for Hire

These Arlington Forest youths are ready to help. To be added or deleted, email newsletter@arlingtonforestva.org.

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 Pet sitting

 Leaf raking
 Plant watering

 Snow shoveling
 Mother's helper

 Babysitting
 Mail collection

 Special Certification

	Name	Email	Phone									Other
Southside	Dylan Heinrich		831-620-9742	✓	✓			✓	✓		✓	Odd jobs
	Ethan Heinrich		831-238-8475		✓		✓*	✓	✓	✓	✓	
	Emilie Kluge	emieliekluge@yahoo.com	571-457-1983	✓	✓		✓		✓	✓	✓	Tutoring
	Amy Mashkuri		571-643-5883	✓	✓							
	Andrew Rogers	andrewmcyt@gmail.com		✓	✓							Yardwork
	Caroline Rogers	carolinearogers@verizon.net		✓	✓		✓					College Breaks Only
	Atalie Dempsey	atalie.dempsey@gmail.com	571-317-9216	✓	✓		✓		✓		✓	
	Evan Dempsey	Evan.cw.dempsey@gmail.com	703-559-9690	✓	✓	✓	✓	✓	✓		✓	
	Anna D'Itri		703-346-3467	✓	✓		✓*		✓	✓	✓	
	Gabriel D'Itri		703-346-3467			✓		✓				Lawn mowing
Greenbrier	Julia Green	joangreen32@gmail.com	703-785-4293	✓	✓				✓		✓	
	Trevor Green	joangreen32@gmail.com	703-785-4293	✓				✓				Lawn mowing
	Gavin Kraft	kenneth.d.kraft@gmail.com	314-775-7008	✓	✓						✓	
	Charlotte Lawson	CharlotteLawsonnn@gmail.com	703-933-8880	✓	✓		✓					
	Madeline Lund	madelinelund11@gmail.com	571-447-6968	✓	✓		✓			✓		
	Avery McGrann	snooz_ette@yahoo.com	571-225-2484	✓	✓					✓	✓	Weekends only
	Anna McLaughlin	annamc1012@yahoo.com	571-550-1680	✓	✓		✓*		✓		✓	
	Ciara McLaughlin	ciarahmcLaughlin@gmail.com	703-712-9215				✓*			✓	✓	
	Reid Messman		703-469-1988	✓	✓							
	Shea Messman		703-469-1988				✓*					
	Lucas Miller	g.mark.miller1@gmail.com	786-493-3112	✓		✓		✓				Lawn mowing
	Jacob Nadherny	jacob@nadherny.com		✓	✓						✓	
	Matthew Petruccelli	tony.petruccelli@gmail.com	703-629-0425			✓		✓				
	Caulder Pickard	katiepickard@gmail.com	571-244-6870	✓	✓	✓		✓	✓	✓	✓	
	Elle Pickard	katiepickard@gmail.com	571-244-6870	✓	✓		✓*		✓	✓	✓	
	Ava Smialowicz	ava.smialowicz@hotmail.com	703-424-0895		✓		✓*					
	Emma Weaver		703-875-8185				✓*					
	Natalie Bryant	sarakatherine75@hotmail.com		✓	✓	✓				✓	✓	
Niittisha Choudhary	Niittisha@gmail.com	703-981-1229	✓			✓		✓			Tutoring	
Tyler Dinan	chrisbettDinan@aol.com	703-525-5763	✓		✓	✓	✓				Lawn mowing	
Northside	Jeremy Fagen	jeremy.fagen@gmail.com	571-645-3475	✓	✓				✓			
	Rafaella Lenco	Rafaellalenco@gmail.com		✓	✓							
	Annie Madden	Lacrosse.donuts@gmail.com	703-220-3357		✓		✓*					
	Cory Pearl	cory.pearl99@gmail.com	571-447-0852	✓	✓	✓	✓*	✓	✓		✓	
	Evie Price		240-665-8139	✓	✓		✓*		✓	✓	✓	
	Sophie Stewart	sophiestewart4@gmail.com	703-713-5902	✓	✓		✓*		✓	✓		
	Name	Email	Phone									Other



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