



COMMISSION ON AGING
c/o Agency on Aging, DHS

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July 18, 2022

Honorable Libby Garvey
2100 Clarendon Ave., Suite 300
Arlington, VA 22201

Re: Missing Middle Housing Study

Dear Ms. Garvey,

The Commission on Aging (COA) supports the Missing Middle Housing Phase 2 Draft Framework report and fully endorses work to continue with Phase 3 of this study. While the COA has some concerns about a few of the proposals, overall, this study is critical to expand housing opportunities in the County.

In 2020 the County Board adopted the Age Friendly Plan which summarizes strategies for our community to become more livable for individuals of all ages. The vision that guides both the work of the Arlington Age Friendly Plan and the COA, as it applies to older Arlington adults, is to work to ensure that Arlington is a community where older persons thrive. Access to housing of all types is a critical component of succeeding with this vision.

Between the years 2012-2018 the older adult cohort reflected the largest population growth of all age groups in the county. Demographers predict that this trend will continue especially among the 85 year and older population with a growth rate of nearly 81% between 2015 – 2040. Many of these older adults are living longer and will desire to continue to live independently but may not need the large single-family homes in which they raised their families. Missing middle housing offers more options for these empty nesters who wish to stay in Arlington close to family, friends, and community resources.

The COA particularly applauds the cautious and careful approach taken to this issue. This has not been a rushed study. However, given the attempt in the study to be thorough, we were rather surprised that data is not presented or apparently considered on currently constructed missing middle housing and this housing's impact on neighborhood street parking. Some of our members believe that, especially in South Arlington, there is already too much development and street parking is an issue. An analysis of this data could help determine whether any zoning change allowing missing middle housing as a matter of right should apply County-wide. Similarly, while the .5 off street parking space per unit appears to be a good compromise, the proposal would be stronger if there were an analysis of current on street parking use.

Thank you for your attention to this matter. The COA looks forward to participating in Phase 3 of the study.

Sincerely,

A handwritten signature in cursive script that reads "Linda Y. Kelleher".

Linda Y. Kelleher, Chair
Commission on Aging

CC:

Anita Friedman, Director, Department of Human Services
Deborah Warren, Deputy Director, Department of Human Services
Maimoona Bah-Duckenfield, Director, Aging and Disability Services Division
Rachel Coates, Bureau Director, Community Supports and Coordination
Helen King, Program Director, Agency on Aging