

**From:** Corey Sciuto <corey.sciuto@gmail.com>  
**To:** jraitt@town.arlington.ma.us  
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**Subject:** Public comment on Articles 18 and 19

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To Jennifer Raitt and the members of the Arlington Redevelopment Board:

I am submitting a statement in support of Article 18 and Article 19, being articles to end single family zoning and provide for accessory dwelling units.

My fiancée and I arrived in Arlington in 2017 from North Middlesex and quickly fell in love with the community. We are renting a top floor unit in a two-family home in Arlington Heights, from which we have easy access to shops, walking trails, and the regional public and automotive transportation networks. The unit itself is handsome, spacious, and well-lit. We are both professionals, myself, a software engineer, and my fiancée, a manager in public health. We are looking forward to a family.

However, we are getting married tomorrow (excuse the rushed email, we have been busy!) after which we plan to look at buying a home. Our future in this community is in jeopardy. As you know, home ownership has long been considered a vital component of financial security for middle-class Americans. While it's often said that all Americans consider themselves middle class, I think that it is fair to say that nearly all housing in Arlington is growing outside the reach of almost anyone who could be considered even upper middle class, as single family homes and even condoized flats in duplexes surpass incomes that only a sliver of residents of Greater Boston could afford, even with a generous downpayment (which, nearly by definition, excludes younger would-be homeowners).

Something has to change, regionally, or the socioeconomic makeup in this town is going to continue to shift drastically. Arlington has an opportunity here to set an example as it is already quite dense (although not as dense as detractors make it out to be) and well-served by the necessary infrastructure.

The two-family home I am in is one of a handful on single-family Williams Street, and is an obvious, older, conversion from a single family. Due to current zoning, building one just like it next door or across the street would be illegal. The attractive new duplexes at the foot of Williams on Arnold are in R1 by one street number. Regardless, likewise, it would be illegal next door to itself without variance. It's clear from the patchwork zoning map in my little section of town that Arlington purposefully downzoned this neighborhood at some point. Mr. Revilak informs me it was in the 1970s. Adapting these articles, in many ways, just reverses that policy and allows Arlington to continue growing along with our metropolitan area, without becoming increasingly exclusive. As a white person

complaining about housing prices, I feel out-of-place saying this, but this strikes me as firmly at-odds with our stated commitment to racial justice.

I strongly urge you to consider Mr. Rudick's and Ms. Thornton's articles. A community is the people in it, not just the buildings present. Arlington can continue physically looking the same for another 50 years or it can continue being a place for a broad cross-section of people to raise a family.

Respectfully,

Corey Sciuto  
8 Williams St