

Article #45

Redevelopment Board

3/15/21

---

# What would this article do?

---

The current zoning bylaw requires 15% of housing in any development of 6 or more units to be affordable to low-income households earning no more than 70% AMI for homeownership units (\$67,750 for a family of four) and 60% of AMI for rental units (\$67,200 for a family of four).

*This warrant article would amend the zoning bylaw to increase the proportion of affordable housing units from 15% (one in six units) to 25% (one in four units).*

# Why increase the rate?

---

- **We are way behind on affordable housing goals and the need for housing in the area is Very high**
- Increasing % of affordable housing required in zoning bylaws is one of the recommendations in Arlington's House Production Plan

# Why 25%?

---

- Fenway Community Development Corp. and other Boston activists organizing to increase Boston's IZP to **33%** affordable housing to meet the need.
- 25% would not cover all of the need, but would make Arlington a leader in Inclusionary Zoning compared to neighboring communities

# Arlington is far from meeting affordable housing goals

---

- Goal for Massachusetts communities is 10% affordable housing. Arlington is at just **5.7%**
- From 2001 to 2018, Arlington increased its subsidized housing inventory percentage by just **0.1%**
- Our neighbors are doing a much better job:
  - Belmont 6.5%
  - Cambridge 14.8%
  - Medford 7.2%
  - Somerville 9.7%
  - Lexington 11.2%

# Housing needs in MA

## FACTS ABOUT MASSACHUSETTS:

STATE FACTS	
Minimum Wage	\$12.75
Average Renter Wage	\$21.74
2-Bedroom Housing Wage	\$35.52
Number of Renter Households	968,213
Percent Renters	38%

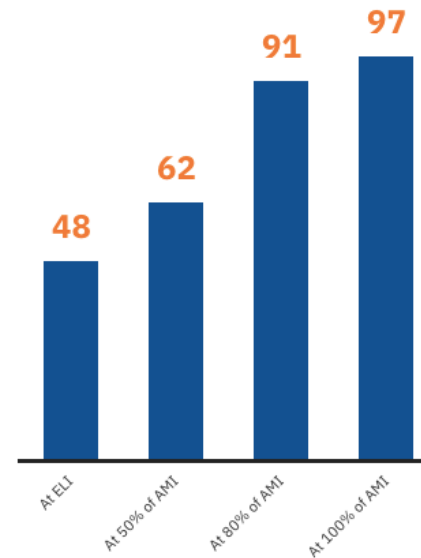
MOST EXPENSIVE AREAS	HOUSING WAGE
Boston-Cambridge-Quincy HMFA	\$44.44
Dukes County	\$33.23
Nantucket County	\$33.06
Lowell HMFA	\$29.50
Brockton HMFA	\$29.38

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

OUT OF REACH 2020 | NATIONAL LOW INCOME HOUSING COALITION

## AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



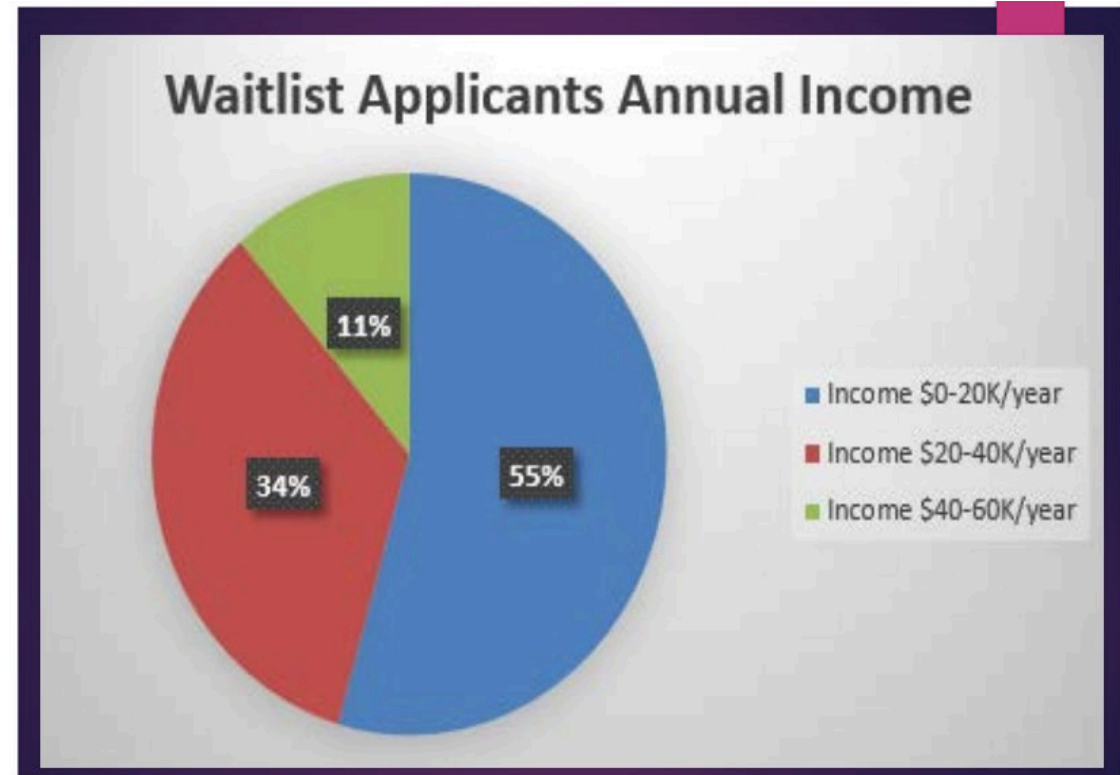
Source: NLIHC tabulations of 2018 ACS PUMS

# Housing needs in Arlington

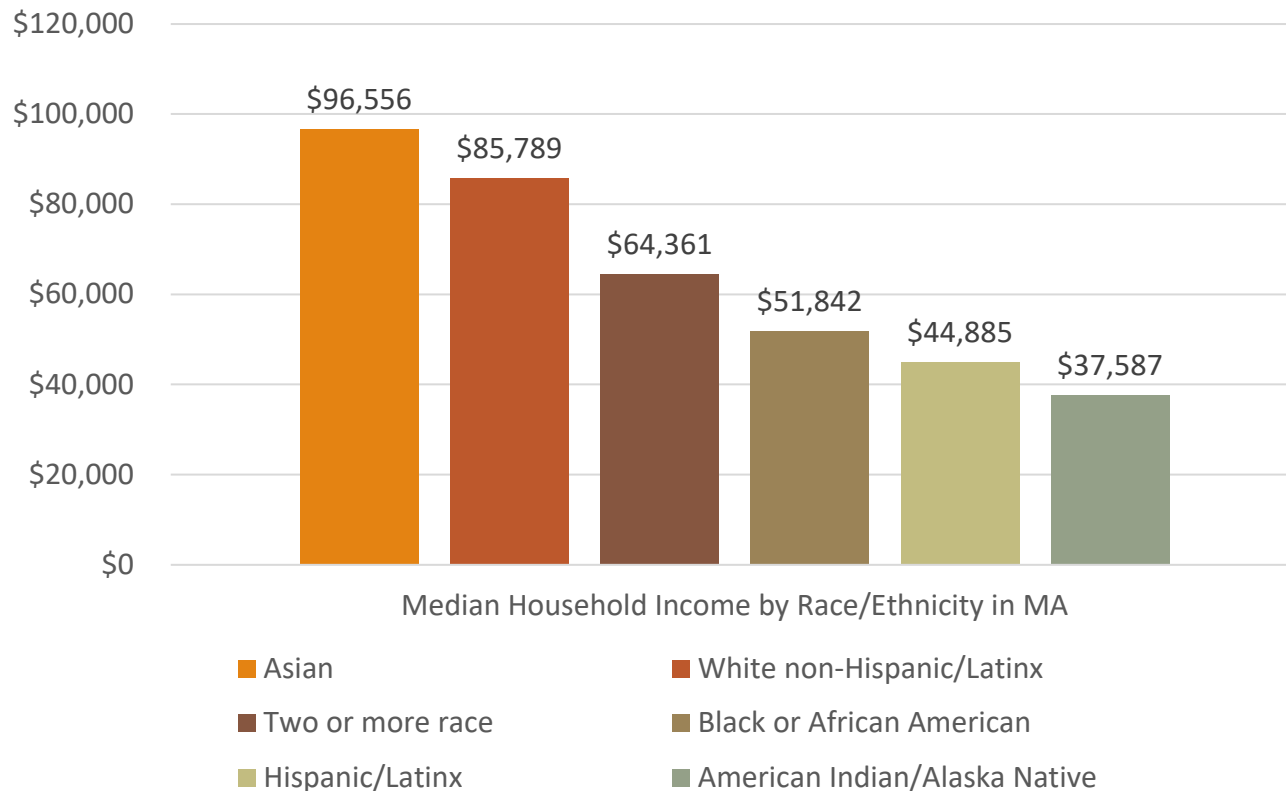
The town has 1,121 deed-restricted affordable units, but there are about 5,185 potentially eligible households (2016, HPP)

Out of the 700+ people on the AHA waitlist, the vast majority make \$40K or less

(Source: Arlington 2018 Housing Forum, <https://www.arlingtonma.gov/home/showdocument?id=43329>)



# Median income by race/ethnicity



80% AMI in Boston  
Metro Area is **\$67,400**  
for one person, **\$77,000**  
for two people, and  
**\$96,250** for four

Arlington's median  
household income is  
even higher: **\$113,093**



# Housing needs in Covid-19

---

- Massachusetts lost 337,900 jobs from November 2019 to November 2020. (Source: Bureau of Labor and Statistics)
- In August 2020, more than 315,000 Massachusetts residents were not confident that they would be able to afford their rent payments, with Black and Latinx tenants most concerned about their ability to pay. (Source: Census Bureau survey)
- Since Governor Baker's eviction ban was lifted in October 2020, more than 2600 eviction cases have been filed.

# Effect of 15—25% change

---

- Housing developments 2011-2021 (not including 40B)
  - 15% affordability = 110 affordable units
  - 25% affordability = 140 affordable units
  - Overall 27% increase in # of affordable units

# Will this stifle development?

---

- Low Income Housing Tax (LIHT) Program gives developers tax incentives to create affordable housing. Taxpayer Certainty and Disaster Tax Relief Act of 2020 raised the minimum credit for LIHT, increasing incentives.
- Disincentives for affordable housing are by design. **Policies can change when policymakers shift their values and priorities!**

# Creating more affordable housing helps moderate-income renters too!

---

- Insufficient supply of homes available for the lowest-income people means that they have to compete with middle-income renters, who then have to compete for market-rate housing. Everyone becomes cost-burdened by rent.
  - “In Arlington, there are approximately 320 modest ownership units that would be affordable to low- or moderate-income homebuyers, but 82 percent are owned and occupied by households with middle or higher incomes.” – From 2015 Arlington Master Plan
- Without enough affordable housing to balance out new market rate housing, the area median income goes up and rents rise for everyone.
  - When Arlington’s AMI increases, this raises the AMI for the whole Boston metro area as well
- Subsidized housing *has over double the impact of market-rate units* in reducing displacement as compared to market-rate development. (Source: UC Berkeley report, 2016)

# Endorsements

---

- City Life/Vida Urbana
- The Boston Tenants Coalition
- The Disability Policy Consortium
- Boston Center for Independent Living