

From: Lynn Rosenbaum <lynnarosenbaum@gmail.com>
Date: March 14, 2021 at 5:23:20 PM EDT
To: JRaitt@town.arlington.ma.us, ebenson@town.arlington.ma.us,
KLau@town.arlington.ma.us, MTintocalis@town.arlington.ma.us,
dwatson@town.arlington.ma.us, rzsembery@town.arlington.ma.us
Subject: In Support of Article 45

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Dear Redevelopment Board Members,

I'm writing in support of Article 45, to increase the percentage of affordable housing units in new private developments from 15% to 25%. I'm in favor of this article because there is an immense need for more affordable housing in Arlington, and Covid-19 has made this need even more urgent. Amending our inclusionary zoning rate is one of many ways we can help increase the amount of affordable housing in town.

Just looking at our rate of affordable housing compared to towns around us, it is obvious we are far behind. The redevelopment board has been doing a lot of work to increase affordable units, yet from 2001 to 2018 Arlington only increased its subsidized housing inventory percentage by 0.1%. Housing affordability is an emergency and it's clear we need to do more to reach our goal of 10% affordability. I live in Arlington in a subsidized apartment through the Housing Corporation. Were I not fortunate enough to have this apartment, I would not be able to afford living in Arlington, a town which I love and am active in. I have friends who make "too much" to qualify for HCA housing, but cannot afford market rate rentals or purchases in Arlington - even when sharing with roommates. Many have already reluctantly moved, and others may be forced to soon.

Back in June of last year, the town pledged to work on rooting out systemic racism in all areas, including housing. In the absence of regulations of rental prices, increasing the availability of affordable housing stock is one way to ensure greater economic and racial diversity in our town. Without meaningful affordable housing, market-rate housing is set at prices that are exclusionary to most Black and brown people, as well as those populations more likely to live on fixed incomes or rely on housing vouchers, such as people with disabilities. If our goal is to make Arlington a place for people of all backgrounds and abilities, we need to make housing more affordable.

Thank you,
Lynn Rosenbaum