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Subject: in support of article 45

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Dear Redevelopment Board Members,

I would like to express my support of Article 45, which will increase the percentage of affordable housing units in new private developments from 15% to 25%. I support this article because there is an immense need for more affordable housing in Arlington, and Covid-19 has made this need even more urgent.

We are way behind other towns in Massachusetts on our affordable housing quota and we won't catch up until we make some dramatic changes. This seems to be a change that would be easy to implement and would bring about the much needed increase in affordable housing. At the very minimum we should reach the state mandated level of 10%.

I am a retired teacher who bought my house in 1984. I feel privileged and fortunate that I bought in when it was affordable. As a teacher today I would not be able to afford to live in Arlington. We need to change this context.

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 we want our town to be welcoming to all and want to experience a community with racial, economic and cultural diversity then we have to take some steps to get there. I hope you will support this article.

Thank you,

Lynette Culverhouse
TMM precinct 11