

From: Stephen A. Revilak
To: Arlington Redevelopment Board
Date: March 20, 2019
Re: Remarks on Article 16

Hello Arlington Redevelopment Board,

I'm writing to provide some remarks on Warrant Article 16 (Affordable Housing Requirements), in advance of your hearing on Monday March 25, 2019.

My January 24, 2019 memo to the Board (which appears in the Board's Jan 28th packet) described my motivation for proposing Article 16: I wished to increase the inclusionary zoning requirements of Section 8.2 of the Zoning Bylaw, based on an expectation that the multifamily zoning proposals (if adopted) would facilitate development projects containing six or more residential units. At the time I proposed an additional "tier", whereby projects of 20 units or more would be subject to a 20% affordability requirement.

During the Board's meeting on February 25, 2019, several Board members expressed the opinion that the proposed changes to multifamily zoning would be better positioned as density bonuses, in exchange for the production of additional affordable units. I would like the board to know that the Planning Directors took this recommendation very seriously, and began to consider how the dimensional and density changes contained in the multifamily zoning articles might become density bonuses in Article 16. The Directors discussed this idea with the Zoning Bylaw Working Group during their meeting on February 27th. I also understand the topic was discussed with the Housing Plan Implementation Committee, though I did not attend their meeting.

After learning of this idea on February 27th, I began to collaborate with the Directors on a revised main motion for Article 16. The end result of this collaboration is what's before the board tonight. The basic tiering is still present, but the multifamily provisions are now density bonuses. Briefly stated, the article works as follows:

- Proposed developments of 4--5 units would be eligible for the density bonuses. The intent of this provision is to encourage more housing diversity from smaller projects (i.e., projects where six residential units may not be feasible). Note that such developments are not subject to the Zoning Bylaw's inclusionary provisions.
- Proposed developments that provide the minimum number of required affordable units are not eligible for density bonuses.
- Proposed developments that provide more than the required number of affordable units are eligible for density bonuses.

It is my understanding that Town Counsel and the Town Moderator have reviewed the new main motion, and believe that it falls within the scope of the warrant article language.

Thank you for your time and attention. I look forward to discussing Article 16 during Monday night's hearing.

Sincerely,

Stephen A. Revilak
111 Sunnyside Ave