

I am writing to encourage the Arlington ZBA to approve development at the Mugar site, with conditions.

I've lived off of Lake Street for over 25 years, so I am very familiar with the traffic and flooding issues that opponents have brought up. But I was also one of the people on Mass Ave last year holding a Black Lives Matter sign, and I know that the construction of affordable housing is an issue of Racial Justice. People of color have been denied opportunities to accumulate capital in the United States for hundreds of years, and subsidized housing is one way to address that injustice. The proposed affordable units here will be life changing for more than 40 families.

I do know that some people consider the potential flooding from this development to be an issue of environmental justice, with a disproportionate impact on low income people. However, the house that sold most recently in this neighborhood sold for \$1.8 million, so if there is flooding, it will not fall in a low income neighborhood!

I know some Arlingtonians are quite opposed to this development, but law and precedent are unquestionably on the developers side and the development will be approved, if not by the ZBA then by the HAC.

Instead of pretending that the state's committee will do what some Arlingtonians want, let's live in the real world. Right now, Arlington has leverage. Let's use that leverage to negotiate for traffic mitigation, better affordability and anti-flood measures, and then approve the application with those conditions. Once the developers appeal to the HAC, all of our leverage will be gone, and some of our biggest worries about the development may come true. Let's negotiate now, and get the best deal we can.

Sincerely,

Eric Segal