

From: Jordan Weinstein <jordan3weinstein@gmail.com>
To: jraitt@town.arlington.ma.us
Cc: askarfr@outlook.com
Date: 01/21/2022 07:02 AM
Subject: I oppose the new Housing Production Plan

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Dear Ms. Raitt,

I am writing to express my opposition to the new Housing Production Plan and the effort to rezone R1 districts to R2. I do not agree with the logic that making all R1 areas into R2s would result in more affordable or lower cost housing. The most compelling evidence of this is the attached document that demonstrates how actual development of single and two-family houses in Arlington into two condos has in fact resulted in increases in home prices. This is gentrification, not "choice"...and is a giveaway to real estate and developer interests interested in profits more than people or community.

Please place this email into the record at the upcoming meeting of the Arlington Redevelopment Board.

What the Actual Data Shows About R2 District Trends

Address	Single-family Sale Price	Condo 1 Sale Price	Condo 2 Sale Price
9-11 Arnold St.	600,000	890,000	900,000
21-23 Beacon St.	950,000	980,000	990,000
25-27 Beacon St.	769,000	820,000	839,000
47-49 Beacon St.	769,000	899,000	910,000
9-11 Crescent Hill Rd.	599,000	759,900	759,000
33-35 Cutter Hill Rd.	717,000	900,000	915,000
62-64 Fairmont St.	975,000	1,181,000	1,202,000
18-20 Harvard St.	805,000	1,100,001	1,035,000
18-20 Nourse St.	630,000	925,000	965,000
84-86 Paul Revere Rd.	350,000	729,900	729,900
18-20 Webcowet Rd.	750,000	825,000	816,000
40-42 Webcowet Rd.	850,000	990,000	1,060,000
54-56 Webcowet Rd.	960,000	1,275,000	not yet available

Address	Two-family Sale Price	Condo 1 Sale Price	Condo 2 Sale Price
70-72 Beacon St.	625,000	795,000	810,000
52-54 Dorothy Rd.	665,000	900,000	953,348
83-85 Dorothy Rd.	755,000	1,068,000	1,023,686
58-60 Exeter St.	955,000	1,000,000	925,000
10-12 Field Rd.	775,000	820,000	840,000
140-142 Medford St.	780,000	1,100,000	1,090,000
19-21 Mott St.	725,000	1,050,000	1,200,000
22-24 Mott St.	720,000	875,000	875,000
26-28 Mott St.	725,000	855,000	855,000
31-33 Mott St.	720,000	855,000	819,000
34-36 Mott St.	750,000	970,000	970,000
9-11 Park St.	750,000	875,000	875,000
41-43 Rangeley St.	930,000	895,000	905,000
50-52 Washington St.	590,000	720,000	725,000
39-43 Winter St.	937,500	1,599,900 pending	not yet available

Source: <https://blog-arfrr.blogspot.com/2022/01/squeezing-out-middle-third.html>

Sincerely,

Jordan Weinstein
Town Meeting Member, pct.21