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Date: Mon, 24 Jan 2022 20:17:57 +0000
Subject: Regarding upcoming vote on proposed housing plan

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Dear Chairs and Members of the Arlington Redevelopment Board, Dear Planning Director

I'm writing to voice my concerns about the proposed housing production plan that you're considering at tonight's ARB meeting. In particular, the proposed change to allow the construction of multi-family houses in existing R0 and R1 districts seems very misguided.

With the proposed change the availability of moderate-sized, relatively affordable (by Arlington and surrounding communities standards) homes for sale would entirely disappear. Right now there are still many older but well-maintained homes in that range (typically 3BR and less than 2000 square feet) that give homebuyers of moderate means, who are looking for a place to own and live in, a real chance to compete with investors and developers, and to have their offers accepted by the sellers.

In our immediate neighborhood alone, maybe an eighth-of-a-mile radius, there have been about a dozen of homes that sold within the last three years for less than 800k (often significantly less) to families who found a home to live in (including our immediate neighbors).

When an older house is well-maintained and not in tear-down condition (but without major recent renovations), the sales price often seems to fall into a range that makes it still affordable for a non-investor but not lucrative enough for a developer to replace with new construction.

If every single-family home for sale suddenly offered the potential of being replaced with multiple brand-new units (that would be guaranteed to each sell for much more than the original single as recent listings and sales clearly show) there would be no chance for the average homebuyer to compete anymore, due to the almost unlimited potential financial gain for deep-pocketed investors and developers.

This proposed change would lead to an even bigger decrease in economic diversity in our already very expensive town and to an onslaught of tearing down perfectly livable, architecturally diverse historic homes (even if not yet historic by definition).

I'm asking you with all respect to please consider stopping this plan from becoming reality.

Sincerely,

Thomas Danielczik

83 Ronald Road