



TOWN OF ARLINGTON

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DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

MEMORANDUM

To: Arlington Select Board

From: Claire V. Ricker, AICP, Director of Planning and Community Development

Date: December 21, 2022

RE: 10 Sunnyside – HCA 40B LIHTC project

Background:

All cities and towns in the Commonwealth should work to create housing that is: affordable to low- to moderate-income households; remains affordable to them even when values appreciate under robust market conditions; is regulated via a deed restriction and regulatory agreement; and is subject to meet an affirmative fair housing marketing plan. While “naturally occurring affordable housing” (NOAH) does exist — it is generally older, moderately priced dwellings without deed restrictions, and which lack the features and amenities of new, high-end homes — but only if the market allows. Increasing the supply of low- or moderate-income housing is constrained not only by Arlington’s limited vacant land inventory, but also its shortage of affordable housing development capacity; however, Arlington does have many untapped opportunities for growth via redevelopment of existing buildings and infill development on vacant lots.

The Project:

10 Sunnyside Avenue is a former automobile-heavy use site in East Arlington approximately one mile from the Alewife transit terminal that has been vacant and underutilized for several years. HCA has recently gained site control and intends to develop 43 units of income restricted housing on the vacant parcel for tenants making 60% AMI or less including 13 units for those making 30% AMI or less. The project is consistent with goals and recommendations related to housing development in the Arlington Master Plan, ConnectArlington Transportation Plan, Housing Production Plan, Open Space Plan, Affordable Housing Action Plan, and the Mill Brook Corridor Report. The project will serve to provide much needed income restricted housing as well as establish new growth for the Town tax rolls.

As Arlington’s zoning bylaw doesn’t allow for this project to be built by-right or with a special permit, HCA has applied for and received an initial eligibility letter from the Department of Housing and Community Development in support of building the project under the terms of MGL 40B. HCA has an extensive history of developing, owning, and managing affordable housing in Arlington and is experienced with developing complex sites like 10 Sunnyside, the organization is certainly capable of creative solutions to finally transform this site. Moreover, the addition of 43 units of income-restricted housing to the Town’s subsidized housing inventory will assist us in moving closer to the Commonwealth’s and the Town’s goal of providing our fair share of units that are affordable to low and moderate income households.