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Date: Wed, 11 Jan 2023 17:36:39 -0500

Subject: 1/12/23 ZBA - 1021-25 Mass Av and Affordable Housing Potential

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Chair and Board Members,

The 1021-25 Mass Av project uses Chapter 40B with 13 (25%) units of affordable housing.

Looking at correspondence, the appeal of the project to many is the affordable units.

In recent discussions about MBTA Communities, the term "zoning potential" is used to figure out different scenarios depending on density.

What is the "Affordable Housing Potential" of 1021-25 Mass Av as it is now?

1021 Mass Av is a 2 unit building with 2777 square feet.  
1025-27 Mass Av is a 3 unit building with 5990 square feet.

Not having seen the insides of the buildings but considering the sizes and current floor layouts, 1021 could have 3 or 4 units. 1025 could have 5 or 6 units.  
Each lot could easily fit 1 or 2 ADUs each behind the houses.

The total is easily 14 units of affordable housing.

So, by working with the current structures the same number of affordable units as the 40B project is possible with no demolition, no loss of trees, no stormwater issues, no massing issues, no loss of an historic building, maintenance of the neighborhood character and proportion of buildings, and

elimination of all the unsolved issues and objections.

Sincerely

Stephen Blagden