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Cindy Kartch
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No email

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4/29/23

Zoning Board Copy

Arlington Zoning Board of Appeals

Cindy Kartch
13 Peirce St #1 (low income HCA housing)

moved to Arlington Nov. 1988 with help from the
Arlington Housing Authority.

got involved with HCA when I suddenly had to
move in 2007.

moved into HCA building in 2010. Plan to live here
until death or institutionalization.

Being in a building with only four units, like the first
place I lived, and the place I am living now is
crucial to me in many ways. The middle living situa-
tion had 60 units and was very bad for me, personally.

Important also because rent is stable and therefore
living situation is stable. Arlington Housing Authority
had changed their financial policies over the years, and
this was no longer guaranteed.

the apartment is large for a one bedroom. It has a full
sized refrigerator, which the other two locations didn't.

Arlington is significantly below the state law limit
for affordable housing; and that limit is significantly
below Arlington's actual need.

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I have found out that you get to call something "affordable" housing at 80% of AMI, or approximately \$120,000 for a family of two.

the building in question will address mostly people at 60% AMI with some for 30% AMI. It will not include any low income housing.

The Arlington Housing Authority has not built any new affordable or low income housing in the 35 years I have lived here.

Only HCA has rehabbed or built affordable or low income housing in that time. It's got to be done!

Some Town Employees cannot afford to live here. Some retirees cannot afford to live here. People who have lived here most of their lives and own a home - a spouse dies - and they may need it. Raised here as children, as adults, they may want to raise their families here. Economic changes, Health changes, Domestic Violence, Disabilities, and many other things may put people in the category of needing it. The time for NIMBY (not in my backyard) is long over.

The design is attractive, as these things go. It will have a community room available to the town and an outdoor deck of greenery which will be visible to the town. It is intelligently designed.

