



May 1, 2023

Christian Klein, Chairperson
Arlington Zoning Board of Appeals
23 Maple Street
Arlington, MA 02476

Re: Comprehensive Permit Application, 10 Sunnyside Avenue

Dear Chairperson Klein:

Reference is made to that certain Comprehensive Permit Application for 10 Sunnyside Avenue in Arlington (the “Application”) submitted by the Housing Corporation of Arlington (the “Applicant”). The proposed 43-unit rental development (the “Development”) would be 100% affordable to families earning at or below 60% of area median income. I write in support of the Development.

Established by Town Meeting, the purpose of the Arlington Affordable Housing Trust Fund (the “Trust”) is “to provide for the preservation and creation of Community Housing in the Town of Arlington.” The Trust is authorized to support low-income and moderate-income housing, including senior housing for those 60 years and over. We respectfully submit these comments regarding the Development for the consideration of the Zoning Board of Appeals. We are grateful for the ZBA’s collaboration with us in the preparation of our Five-Year Action Plan, and are pleased to have the opportunity to comment on the subject Application.

With the proposed Development, the Housing Corporation of Arlington (HCA) is creating an opportunity to add materially to Arlington’s inventory of affordable housing. The HCA will tap into state and Federal funding to subsidize the affordability of the development, and will seek housing vouchers to add even deeper affordability for a subset of the units. This type of affordable housing is described in the Trust’s Action Plan as our highest priority for increasing affordable housing in Arlington, and we, together with the Community Preservation Act Committee, intend to provide financial support for the Development.

The Trust's Action Plan places a priority on aligning our affordable housing objectives with our commitments to sustainability, diversity and equity. The subject Development checks a number of boxes in this regard. By building higher density housing along transit corridors, it will contribute to a less car-dependent community, and provide lower income residents with access to jobs and amenities. We also note that Arlington's Fair Housing Action Plan and Housing Plan highlight a lack of substantial racial and ethnic diversity in our community, a trend away from economic diversity, and substantial housing challenges that are preventing, or have the potential to prevent, seniors, people with disabilities or special needs and people of color from moving to or staying in Arlington. The creation of housing affordable to such groups, and designed to meet the needs of such groups, is an important priority for the Trust, and the subject Development has the potential to address these goals as well.

In conclusion, the Development presents an opportunity to support the Housing Corporation of Arlington to materially increase the number of affordable rental units in Arlington, with limited subsidy from the Town, leveraging substantial state and federal resources. We urge the ZBA to grant the HCA's request for a Comprehensive Permit.

Many thanks for your consideration and your thoughtful and dedicated service to the Town.

Respectfully submitted,

Arlington Affordable Housing Trust Fund

By:



Karen E. Kelleher, Chair

