

From: Stephen Harrington
Sent: Saturday, March 23, 2024 4:07 PM
To: Rachel Zsembery
Subject: 500 units of Affordable Housing for 60 years

What is affordable housing? Are homes in Arlington of 3-4 rooms priced at \$245K or \$300K affordable? Even if available, would these homes stay affordable for say 50 or more years?

That would be amazing.

In 1962 and 1965, more than 700 units of housing were built in Arlington surviving more than 60 years.

More than 500 units built in 1962 and 1965 are now condominiums; mostly in 4 developments - Colonial Village Drive, Old Colony Lane, Arizona Terrace and on Decatur Street.

Colonial Village Drive, parcel map attached, developed in 1962, is about 4.6 acres of land in Arlington Heights along Lowell St abutting both the Reservoir, Hurd Field and the bikepath. The 144 condominiums are assessed at an average of \$280K consisting of 4 rooms, parking, recreational access.

Old Colony Lane, parcel map attached, developed in 1965, is about 4.8 acres of land in Arlington Heights, along Mass Ave abutting the bikepath. The 204 condominiums are assessed at an average of \$254K consisting of 3 rooms, parking and public transportation.

Arizona Terrace, parcel map attached, developed in 1965, and extensively renovated recently after a fire, is about 2.3 acres of land in east Arlington, along the Alewife Brook and near the Mystic Valley Parkway. The 118 condominiums are assessed at an average of \$224K consisting of 3 rooms, parking, recreation and transit access.

Note that all three of these condominium complexes are near/over water conservation areas and the first two have street frontage <60'.

Could this even be built today?

What do you think the burden on town services of privately owned housing with 3-4 rooms is? Above or below average?

For comparison, the Mugar property across RT2 from the huge, new housing development in Cambridge, encompasses almost 17 acres of land and currently houses about a dozen homeless people. The Church property at Poets corner, along with the Town owned dump, is another 17 acres. The Mugar property and 6 acres of the Church property are available for development today; more than twice the area of the 1960s examples above.

In the early 1960s, when my parents generation were Arlington's stewards, local bylaws permitted the development of 500 units of housing on 12 acres of land that remain affordable 60 years later.

What have the current stewards of Arlington wrought?

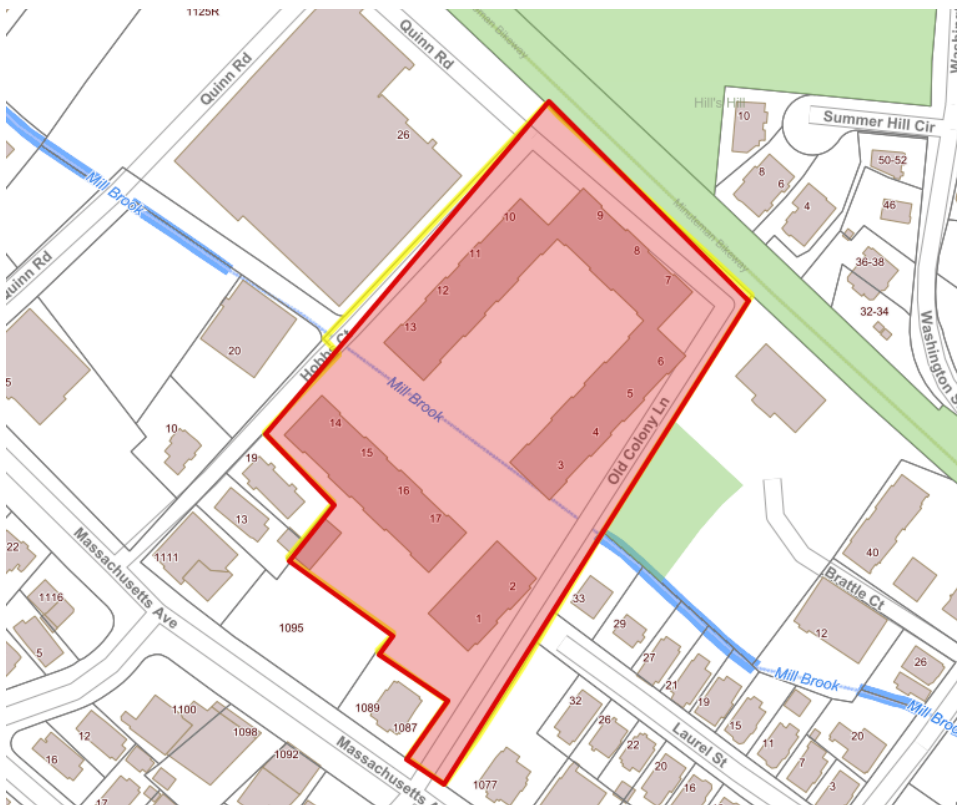
Right, the MBTA Communities Act that excludes the two most obvious parcels for development where 1000 units of housing could be built.

Next up, why rezoning R0/R1 for multi-family housing will not do anything for increased housing and will only exacerbate housing costs.

Stephen Harrington



Colonial Village Drive



Old Colony Lane



Arizona Terrace



St. Camilia's