

MEMORANDUM

TO: Arlington Redevelopment Board

FROM: Laura Wiener, Carol Kowalski, Co-Chairs, Affordable Housing Overlay District Committee

DATE: January 8, 2026

RE: ARB feedback request Jan. 12 meeting, draft AHOD warrant article/zoning amendment

The Affordable Housing Overlay District (AHOD) Committee is disappointed that the Board declined to provide time on its January 12 agenda to provide feedback to the Committee on the Affordable Housing Overlay District zoning recommendation we were charged with developing by Town Meeting. The Committee was eager to hear the ARB's feedback since the Board could not accommodate time to meet with us in December, and the Town Meeting warrant closes January 30, leaving only one ARB meeting on January 26.

The specific decision points on which we would have sought the ARB's feedback are the Committee's recommendations on:

- The sites list for the map
- Mixed-use allowed/not required
- Height limits we propose
- Parking ratio we propose

Since forming in September, 2025, pursuant to Article 41 of 2025 Annual Town Meeting, the AHOD Committee has held 12 committee meetings to develop the zoning recommendation, including the sites to recommend for the overlay district. All meetings were open to the public, with public participation at the end of each meeting. In addition, the AHOD Committee held its first public outreach meeting November 19, 2025. It was attended by 49 members of the public, whose questions and comments were welcomed. The Committee has worked hard to fulfill its duty to Town Meeting and to responsibly prepare the work for the ARB's consideration.

With the Board's feedback on the four fundamentals above, we would carry out our community engagement plan as follows:

- A. A townwide survey, already in draft format, would be distributed via the Town website.
- B. Two public meetings would occur, explaining the article, the Select Board and Town Meeting steps leading to this initiative, the need for affordable housing, gathering feedback on the Article and educating the public. Special efforts would be made to reach residents in need of affordable housing, including current tenants of affordable housing, seniors, young people, renters, people of color, people with disabilities and with special needs,, Town Meeting Members, and residents of the Town.
- C. AHOD Committee members would attend precinct meetings to present the proposal and answer questions.

The AHOD has been a four-year policy initiative of the Affordable Housing Trust, the Select Board, and two votes of Town Meeting. We believe our endeavors are worthy of the ARB's feedback and consideration for advancing a warrant article in fulfillment of Article 41.

In addition to the attached materials, we have begun creating a Storymap that outlines information about the committee, our work to date, the draft bylaw language, and photos/ street views of each of the sites proposed to be included in the Affordable Housing Overlay District. This site is a work in progress and will be used more extensively for future community engagement activities but has not yet been widely dispersed to the community. It is available for you to view at <https://arcg.is/01HPGj0>

Thank you.

cc:

Claire Ricker, Director of Planning and Community Development
Greg Christiana, Town Moderator
AHOD Committee members

Outreach and Public Participation
 Affordable Housing Overlay District (AHOD) Committee
 January 7, 2026

1. The AHOD Committee held its first meeting on September 8, 2025, and has since held 12 committee meetings. All meetings were posted in accordance with state law, and open to the public, with public participation at the end of each meeting.

2. 11/19/25. The AHOD Committee held its first public outreach meeting. It was attended by 49 members of the public. This was an educational meeting, to let the public know about the Committee and its charge from Town Meeting, and the current status of the Committee’s direction. Questions and comments were welcomed.

AHOD Committee Meetings		Community Meetings	Update to the Arlington Redevelopment Board
Sept 8th	Nov 24th	Nov 19th	Nov 17th
Sept 25th	Dec 3rd		Jan 12th
Oct 14th	Dec 15th		
Oct 27th	Jan 5th		
Nov 12th			

3. Assuming the proposal goes on the Town Meeting Warrant, the following outreach meetings and activities will occur.
 - A. A media campaign will be designed with the assistance of the Public Information Officer to educate and solicit feedback from residents, business owners, and other community stakeholders. Outreach will include, but not be limited to, press releases and

Town notices, social media messaging, flyering around Town, and presentations to relevant Boards, Committees, and staff.

- B. A town wide survey is currently in draft format, and will be distributed via the Town website, social media channels, and to stakeholder partners.
- C. Two public meetings will be scheduled, to explain the Article and gather feedback. Efforts will be made to reach those potentially in need of affordable housing, including current residents of affordable housing, seniors, young people, renters, people of color, people with disabilities and with special needs, Town Meeting Members, and residents of the Town.
- D. Committee members will attend precinct meetings to present the proposal and answer questions.

DRAFT

ZONING BYLAW AMENDMENT / AFFORDABLE HOUSING OVERLAY DISTRICT

To see if the Town will vote to amend its Zoning Bylaw to create an Affordable Housing Overlay District so that housing meeting certain requirements with respect to affordability may be constructed as of right (including, without limitation, amendments to Sections 2 and 5 of the Zoning Bylaw to adopt such Affordable Housing Overlay District and amendments to Sections 4.1.2 and 4.2 of the Zoning Bylaw to add reference to such Affordable Housing Overlay District); or take any action related thereto.

ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP TO INCLUDE AFFORDABLE HOUSING OVERLAY DISTRICT

To see if the Town will vote to amend its Zoning Map to include and reflect an Affordable Housing Overlay District, if such a District is approved by the Town at its 2026 Annual Town Meeting; or take any action related thereto.

Draft Zoning Bylaw Amendment v0.4

Notes for the ARB:

- This proposal creates two overlay districts, the Neighborhood Affordable Housing (NAH) overlay district and the denser Corridor Affordable Housing (CAH) overlay district. The intention is for the NAH to apply to properties that are in residential areas but not on Mass Ave or Broadway, and for the CAH to apply to the remaining identified properties.
- We particularly seek your feedback on these policy issues:
 - The list of sites. Have we missed anything? Is there anything that should be removed?
 - In this proposal, mixed use is optional but not required in CAH districts, and not allowed in NAH.
 - We have proposed a parking requirement of .5/unit, in keeping with the parking utilization of HCA properties.
 - The proposed height is 4 stories in NAH and 6 stories in CAH districts.
- We have a lot of different thoughts about what height limits and setbacks might be appropriate, and would appreciate feedback on these.
 - Would it make sense to reduce setbacks but add some sort of open space requirement?
 - Would it make sense to reduce setbacks when the abutting zoning is business or industrial?
 - Would it make sense to have a 0 ft front setback in the CAH overlay district unconditionally, or only for mixed use properties?
- Do we want a mixed use bonus for this zoning, with the understanding that community service facilities may be more likely uses for the mixed use option than for-profit commercial spaces for LIHTC-funded developments? If so, should we incentivize mixed use with higher height limits or reduced setbacks?

The existing Section 5.9 of this Bylaw is hereby renumbered to be Section 5.10 (and each subsection of the existing Section 5.9 is hereby renumbered to reflect that it is a subsection of Section 5.10). Each reference in this Bylaw (or a subsection thereof) is hereby amended to refer to Section 5.10 of the Bylaw (or the applicable subsection thereof). The following is added as a new Section 5.9 to this Bylaw:

5.9 AFFORDABLE HOUSING OVERLAY DISTRICTS

5.9.1. Purpose

The purposes of this Section 5.9 are to:

- (1) Respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements.
- (2) Ensure predictable, fair and cost-effective development review and permitting of affordable housing projects.
- (3) Promote the Town of Arlington's stated housing goals as outlined in the Arlington Housing Plan by allowing AHO Projects as of right, subject to the provisions of this Section 5.9.

- (4) Promote the Town of Arlington's planning goals of achieving greater socioeconomic diversity and a more equitable distribution of affordable housing Town-wide.

5.9.2. Establishment and Relationship to Underlying Zoning

- A. The Affordable Housing Overlay Districts consist of two districts: the Corridor Affordable Housing (CAH) Overlay District and the Neighborhood Affordable Housing (NAH) Overlay District.
- B. The CAH and NAH Overlay Districts do not replace existing underlying zoning districts but are superimposed over them. The provisions of Section 5.9 of this Bylaw apply to developments on parcels located within the CAH and NAH Overlay Districts when the property owner has elected to comply with the requirements of the CAH Overlay District or the NAH Overlay District, rather than comply with those of the existing underlying zoning district. In other words, a development may comply with one of: (i) the existing underlying zoning; (ii) the zoning for another overlay district; or (iii) the zoning for the applicable Affordable Housing Overlay District, but not two or more, on the same parcel or parcels.
- C. If a proposed development is located on a parcel or parcels only partially within the CAH or NAH Overlay Districts, the provisions of the existing underlying zoning shall apply and not of the Overlay Districts.

5.9.3. Site Plan Review

Development under Section 5.9 of this Bylaw is allowed by right with Site Plan Review by the Arlington Redevelopment Board (ARB). The ARB shall provide site plan review for projects using the Environmental Design Review standards set forth in Section 3.4.4 of this Bylaw, the Residential Design Guidelines, and other Guidelines that may be adopted. Site plan review may include, but not be limited to, site layout, including lighting, landscaping and buffers, architectural style, outdoor amenities, and open spaces. All site plan reviews applicable to developments under Section 5.9 shall be consistent with the purposes of Section 5.9 and shall not unreasonably delay a project nor impose conditions that make it infeasible or impractical to proceed with a project that is allowed as of right and complies with applicable dimensional regulations.

5.9.4. Development Standards

- A. Development meeting the requirements of Section 5.9 of this Bylaw is As of Right Development, subject to Site Plan Review as set forth in Section 5.9.3 of this Bylaw.
- B. Development under Section 5.9 of this Bylaw shall be only Multi-family Housing, Single-Room Occupancy Building, Group Home, or Assisted Living Residence except for the mixed-use option in Section 5.9.4.E of this Bylaw.
- C. Accessory uses for residential uses are permitted to the same extent they would be allowed in the underlying district.
- D. Dimensional Requirements

The requirements of Section 5.3 of this Bylaw that are applicable in all districts are applicable in the Affordable Housing Overlay Districts except to the extent that they are specially modified by Section 5.9 of this Bylaw.

The dimensional requirements of Section 5.3 of this Bylaw and the tables of dimensional and density regulations of this Bylaw are modified as follows for developments under Section 5.9 of this Bylaw:

- (A) Section 5.3.1 Lot Area Per Dwelling Unit does not apply.
- (B) Section 5.3.3 Spacing of Residential and Other Buildings on One Lot does not apply.
- (C) Section 5.3.7. Screening and Buffers: Industrial and Business Districts and Parking Lots does not apply.
- (D) Section 5.3.8 Corner Lots and Through Lots does not apply.
- (E) Section 5.3.11 Dimensional Requirements for Courts does not apply.
- (F) Section 5.3.12(A) Traffic Visibility Across Street Corners applies only if the underlying zoning is R0, R1, R2, or R3.
- (G) Section 5.3.14 Townhouse Structures does not apply.
- (H) Section 5.3.19 Height Buffer Area does not apply.
- (I) Section 5.3.17 Upper-Story Building Step Backs does not apply.
- (J) There are no requirements for minimum lot size, lot area per dwelling unit, lot frontage, or landscaped or usable open space, or for maximum Floor Area Ratio or lot coverage.
- (K) Section 5.3.10 Average Setback Exception to Minimum Front Yard: All R Districts, shall be applied.
- (L) Except as noted in Section 5.9.4.E. of this bylaw, the dimensional requirements are as follows:

District	NAH Overlay District	CAH Overlay District
Max Height in Stories	4	6
Max Height in Feet	52'	78'
Minimum Front Yard Setback	15'	10'
Minimum Side Yard Setback	5' each side	5' each side
Minimum Rear Yard Setback	20'	20'

No parking spaces are allowed in the required minimum front yard setback.

E. Mixed-Use Bonus

Mixed use is permitted in the CAH Overlay District provided:

- (1) the ground floor at street level contains one or more commercial, non-profit, or educational use(s) (which may include, without limitation, a Community Service Facility); and
- (2) non-residential uses are accessory to a principal residential use.

For mixed-use developments in the CAH Overlay District meeting these requirements, the front yard setback requirement is reduced to 0 feet.

F. Off-Street Parking and Bicycle Parking

- (1) The off-street parking requirements and procedures of Sections 6.1 to 6.1.11 of this Bylaw shall apply in the CAH and NAH Overlay Districts except:
 - a. up to 50% of parking spaces may be sized for compact cars (as described in Section 6.1.11. Parking and Loading Space Standards),
 - b. the minimum number of parking spaces required shall be one parking space for every two dwelling units, and
 - c. no off-street parking shall be required for non-residential uses.
- (2) Section 6.1.5 of this Bylaw, Parking Reduction in Business, Industrial, and Multi-Family Residential Zones, shall apply in the CAH and NAH Overlay Districts.
- (3) The bicycle parking requirements and procedures set forth in Section 6.1.12 shall apply in the CAH and NAH Overlay Districts.

G. Affordable Housing

Any development under Section 5.9 of this Bylaw must comply with one of the following two options:

- (1) The development shall comply with Section 8.2 of this Bylaw, Affordable Housing Requirements, regardless of number of dwelling units, except that 100% of the dwelling units shall be permanently affordable units as defined in Section 2 of this Bylaw.
- (2) 100% of the dwelling units shall permanently be income-restricted rent-restricted rental units with an average income limitation not exceeding 60% of Area Median Income and each unit having an income limitation not exceeding 80% of Area Median Income, adjusted for household size, according to the “average income test” under Section 42(g)(1)(C) of the Internal Revenue Code and the regulations thereunder (in each case, as amended from time to time) or any replacement thereof. Such units shall be priced such that the rent (including utilities) of each unit shall not exceed 30% of the income limitation for that unit. If this option is chosen, Section 8.2 of this Bylaw, Affordable Housing Requirements, shall not apply to this development.

H. Solar Energy Systems

The requirements and procedures of Section 6.4 of this Bylaw, Solar Energy Systems, shall apply in the CAH Overlay District, with Site Plan Review in the place of Environmental Design Review.

Further, if a development under Section 5.9 of this Bylaw qualifies to receive state and/or federal tax credits for solar electricity or solar hot water systems or otherwise qualifies for funding under any state or federal programs, including without limitation, those administered by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities pursuant to the then-current Qualified Allocation Plan, in connection with which the development commits to provide on-site solar photovoltaics and/or on-site solar hot water generation, no minimum percentage of roof area or parking

structure area shall be required to be covered by such solar systems in order to satisfy the requirements of Section 6.4.1 of this Bylaw.

I. Signs

For Section 6.2 of this Bylaw, Signs, the Affordable Housing Overlay Districts are placed in these sign districts:

- (1) The NAH Overlay District is in the Residential Sign District.
 - (2) The CAH Overlay District is in the Residential/Business Sign District if the building is solely residential.
 - (3) The CAH Overlay District is in the Business Sign District if the building is mixed-use.
-

Other Amendments to Existing Bylaw:

Section 2 (Definitions) of this Bylaw is hereby amended as follows:

Community Service Facility: A building that provides public services and infrastructure to support a community's health, welfare, and safety designed to primarily serve individuals whose income is 60 percent or less of area median income.

Section 4.1.2 is hereby amended to add:

(3) Affordable Housing Overlay Districts

Section 6.3.2 (Public Shade Trees – Applicability) of this Bylaw is hereby amended as follows:

“In the Business, Residential, Affordable Housing Overlay and Multi-Family Housing Overlay Districts, new construction, additions over 50% of the existing footprint, or redevelopment shall provide one public shade tree every 25 linear feet of lot frontage along the public way where there is not already a public shade tree.



4 Winslow Street, Arlington, MA 02474 p: 781-646-3400 f: 781-646-0496

January 7, 2026

To Whom It May Concern,

As the Executive Director of the Arlington Housing Authority (AHA), I am writing to express my strong support for the Affordable Housing Overlay District (AHOD) plan to include AHA-owned properties within this initiative.

The Affordable Housing Overlay District represents a critical step toward addressing the growing need for affordable housing in Arlington. By creating a framework that encourages and facilitates the development and preservation of affordable units, this plan aligns with AHA's mission to provide safe, decent, and affordable housing opportunities for low- and moderate-income households.

Including AHA properties in the AHOD plan will allow us to maximize the potential of our existing portfolio and future development opportunities. This integration will help ensure that our properties remain viable and sustainable while contributing to the broader community goal of housing affordability. It will also enable us to leverage zoning flexibility and design standards that support efficient use of land and resources, ultimately benefiting residents and the town as a whole.

We believe that collaboration between the Town of Arlington and AHA is essential to achieving these objectives. Including AHA properties within the Affordable Housing Overlay District will strengthen our collective efforts to preserve and expand affordable housing in Arlington.

Sincerely,

Jack Nagle
Executive Director

The following properties are being considered for placement in an Affordable Housing Overlay District (AHOD). An Affordable Housing Overlay District provides a predictable zoning path to encourage an increase in the creation of affordable homes.

No property on this list is required to be replaced nor will affordable development happen quickly. An owner can choose either the Affordable Housing Overlay zoning requirements for 100% affordable units, or stick with the original, underlying zoning. The goal is to create more Arlington homes that, for example, might be affordable to an early to mid-career Arlington teacher.

It is proposed that properties in the Affordable Housing Overlay District be 100% affordable and 100% residential with mixed use allowed, but not required.

The draft list of properties for the Affordable Housing Overlay District meet a number of the following objectives:

- Larger sites suited for the scale of development that could be funded by the Low Income Housing Tax Credit (LIHTC) program, which is the largest funder of affordable housing in the state; and/or adjacent parcels to create a large enough aggregate site.
- Limit demolition of existing homes or apartments (avoid replacing naturally occurring affordable with new, more expensive market rate housing, since we have zoning options that already allow that.)
- Located near transit/bus stops, and/or schools, services, stores
- By-right with review, as an alternative to 40Bs, which are not 100% affordable.

The intention is to allow additional sites to be added to this list over time, provided certain criteria are met.

DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

"Site" #	Address	Address	Zoning	Description	Area	Notes	Location	Owner
1	245	Mass Ave	B2	Arlington Convenience	0.25		East	Parth Enterprises LLC
2	29	Mass Ave	B2A	paved rear of parcel	0.61	Paved rear of lot	East	Brett Marley Trustee
3	0	Broadway	B2A	paved lot behind 33 Broadway	1.35	Paved rear of lot	East	Arlington Center Garage
4	324	Mass Ave	B2A	Walgreens	1.48	(Open up views of Spy Pond from Mass Ave.)	East	Arthur De Vincent Trustees, Deerfield IL
5	334	Mass Ave	B4	Arlington Service Station	0.27	Adjacent to Walgreen's	East	John & Silva Kozelian, Arlington
6	115	Mass Ave	R1	Trinity Baptist Church	0.747		East	Trinity Baptist Church, Arlington
7A	24-36	Mass Ave	B4	tires	0.33	Block of 1-story auto and martial arts, etc	East	Nai Nan Ko et al. Lincoln, MA
7B	20	Mass Ave	B4	Meineke	0.12		East	Nai Nan Ko et al. Lincoln, MA
7C	7	Boulevard	B4	half parking	0.09		East	Nan Realty, Lincoln MA
7D	11	Boulevard	B4	mostly parking	0.095		East	Nan Realty, Lincoln MA
7E	0	Boulevard	B4	parking	0.09		East	Nan Realty, Lincoln MA
8A	175	Mass Ave	B3	Fox Library	0.04 1,768sf	Fox/Housing Feasibility Study Done	East	Town of Arlington
8B	0-Lot	Cleveland	B3	Fox Library	0.117 5,103sf	Fox/Housing Feasibility Study Done	East	Town of Arlington
9	177-183	Mass Ave	B3	Shops	0.062 2,708sf	adjacent to fox library	East	ROGARIS JOHN P/ TRUSTEE
10	90	Summer	B2A	O'Donoghue, Scutra	0.35		Center	John & Kevin O'Donoghue
11	71	Summer	B4	Parking; Fresh Pond Seafood	0.63		Center	Arlington Center Garage
12	0	Medford	R1	Russell Common Parking lot	1.5	(Possible podium construction above parking)	Center	Town of Arlington
13A	67	Pleasant	R1	Verizon switching building	0.6		Center	Verizon New England, Inc., Addison TX
13B	0	Maple	R1	parking lot behind Verizon building	0.198		Center	Verizon New England, Inc., Addison TX
14A	16	Medford	R1	Arlington Catholic High School	0.9		Center	Roman Catholic Archdiocese of Boston

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It is proposed that properties in the Affordable Housing Overlay District be 100% affordable and 100% residential with mixed use allowed, but not required.

The draft list of properties for the Affordable Housing Overlay District meet a number of the following objectives:

- Larger sites suited for the scale of development that could be funded by the Low Income Housing Tax Credit (LIHTC) program, which is the largest funder of affordable housing in the state; and/or adjacent parcels to create a large enough aggregate site.
- Limit demolition of existing homes or apartments (avoid replacing naturally occurring affordable with new, more expensive market rate housing, since we have zoning options that already allow that.)
- Located near transit/bus stops, and/or schools, services, stores
- By-right with review, as an alternative to 40Bs, which are not 100% affordable.

The intention is to allow additional sites to be added to this list over time, provided certain criteria are met.

DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

“Site” #	Address	Address	Zoning	Description	Area	Notes	Location	Owner
14B	24	Medford	R1	St. Agnes Rectory	0.38		Center	Roman Catholic Archdiocese of Boston
14C	37	Medford	R2	St Agnes Parish Center, St. Agnes School	2.07		Center	Roman Catholic Archdiocese of Boston
15	58	Medford	B2A	offices	0.289 12,600		Center	58-60 Medford Street LLC
16	366	Mass Ave	B2	Office condos, vacant, depreciated building	0.29 12,438		Center	Ten condos owned by Mass-Arlington Realty, Somerville; One condo owned by Eye Associates Realty, Burlington
17	370	Mass Ave	B1	American Legion Post 93	0.201		Center	Arlington Post No. 39, Arlington
18	19&0	Garden St	I	Garage; unpaved parking	0.496		Center	NCH Holdings, North Billerica, MA
19	874	Mass Ave	B4	TD Bank	0.49		Center	TD Bank NA, Mount Laurel, NJ
20A	864-870	Mass Ave	B4	Leader Plaza	0.17		Center	864 Mass Ave LLC, Arlington (Sushil K. Tuli, Arlington)
20B	856	Mass Ave	B4	Brookline Bank	0.23		Center	864 Mass Ave LLC, Arlington (Sushil K. Tuli, Arlington)
21A	11-17	Hillside	R1	Youth Villages	1.12		West	Youth Villages, Memphis, TN
21B	6	Claremont	R1	Youth Villages	0.51		West	Youth Villages, Memphis, TN
21C	14	Claremount	R1	Youth Villages	0.48		West	Youth Villages, Memphis, TN
21D	3	Claremont	R1	Youth Villages	0.31		West	Youth Villages, Memphis, TN
21E	0	Wollaston	R1	parking	0.14		West	Youth Villages, Memphis, TN
21F	181	Appleton	R1	Hillside Avenue Realty	0.14		West	Hillside Avenue Realty Trust, Order of St. Anne
22A	91	Park	R1	Park Ave Congregational Church	0.16		West	Park Ave Congregational Church
22B	54	Paul Revere	R1	Park Ave Congregational Church	0.107		West	Park Ave Congregational Church
22C	3	Wollaston	R1	Park Ave Congregational Church	0.156		West	Park Ave Congregational Church
23A	1100-1102	Mass Ave	B4	Greater Boston Motorsports block	0.225	Built 1964 and 1972	StopnShop/Ottoson	Pasquale Cerundolo, Trustee, Beverly, MA
23B	1098	Mass Ave	B4	R. Cerundolo Trustee, Greater Boston Motorsports	0.25		StopnShop/Ottoson	Ralph Cerundolo, Trustee, Beverly, MA
23C	1092-1094	Mass Ave	B4	R. Cerundolo Trustee, Greater Boston Motorsports	0.14		StopnShop/Ottoson	Ralph Cerundolo, Trustee, Beverly, MA

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24A	1165	Mass Ave	I	Mirak Hyundai			StopnShop/ Ottoson	1165R Mass Ave MA Property LLC, Franklin St., Boston
24B	1125	Mass Ave	I	Mirak Chevrolet			StopnShop/ Ottoson	Yukon Realty, LCC, Arlington, MA
24C	1125R	Mass Ave		Behind Mirak			StopnShop/ Ottoson	Yukon Realty, LCC, Arlington, MA
24D	0	Ryder St	I	Behind Mirak			StopnShop/ Ottoson	Yukon Realty, LCC, Arlington, MA
24E	0	Quinn Rd	I	Behind Mirak			StopnShop/ Ottoson	Yukon Realty, LCC, Arlington, MA
25A	19	Prentiss	B4	Alosia Function Hall			StopnShop/ Ottoson	Alosia Realty Trust, Sunshine Nursery School, Arlington
25B	0	Prentiss	B4	Parking leased to RCN	0.1	Parking lot for 40+ years	StopnShop/ Ottoson	Arlington Center Garage
25C	961	Mass Ave	B4	Parking leased to RCN	0.11		StopnShop/ Ottoson	Arlington Center Garage
25D	951	Mass Ave	B4	Parking leased to RCN	0.1		StopnShop/ Ottoson	Arlington Center Garage
25E	963	Mass Ave	B4	Parking leased to RCN	0.19		StopnShop/ Ottoson	Arlington Center Garage
25F	0	Mass Ave	B4	Parking	0.13	Parcel 54-1-13	StopnShop/ Ottoson	Arlington Center Garage
25G	0	Mass Ave	B4	Parking	0.3	Parcel 54-1-10	StopnShop/ Ottoson	Arlington Center Garage
25H	956	Mass Ave	B4	RCN Building	0.48		StopnShop/ Ottoson	Arlington Center Garage
25I	960	Mass Ave	B4	Grey Patti Automotive	0.23		StopnShop/ Ottoson	Arlington Center Garage
26A	52	Dudley St	I	Three Family	0.14 6,097		StopnShop/ Ottoson	Farrell Dudley LLC, Woburn, MA

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DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

"Site" #	Address	Address	Zoning	Description	Area	Notes	Location	Owner
26B	54-56	Dudley St	I	Two Family	0.14 6,098		StopnShop/ Ottoson	Farrell Dudley LLC, Woburn, MA
26C	9	Dudley St Pl	I	BBQ Barn, et al.	0.769 33,498		StopnShop/ Ottoson	Farrell Dudley LLC, Woburn, MA
27A	468	Mystic	R0	Winchester Country Club	45	MBTA Bus stop for 350	North	Winchester Country Club
27B	0	Old Mystic	R0	Winchester Country Club	2.94		North	Winchester Country Club
28	307	Washington	R1	Boston Gas	1.87	MBTA Bus stop for 67 Turkey Hill. Almost entirely undeveloped	North	Boston Gas Co.DBA National Grid, Waltham MA
29	188	Medford	R2	Winchester Savings Bank	0.39		North	The 1871 Co. LLC, Winchester, MA
30A	0 Lot	Edmund Rd	R1	Vacant	0.25 10,890	Near	North	David and Samantha Jasnos
30B	69	Edmund Rd	R1	Single family home	0.85 37,026	MBTA Bus stop for 67 Turkey Hill.	North	David and Samantha Jasnos
31A	291	Hillside	R1	St Paul's Lutheran Church	0.89		South	St Paul's Lutheran Church
32B	929	Concord Tpke	R1	St Paul's Lutheran Church	0.88		South	St Paul's Lutheran Church
33	0	Kent Lane	R1	Belmont Country Club	11.19	MBTA Bus stop for 76, 78 Pilgrim Rd/ Golden Ave	South	Belmont County Club
34A	0	Concord Tpke	R1	St Camillus	6.76		South	Roman Catholic Archdiocese of Boston
34B	1175	Dow Ave	R1	St Camillus	0.22957		South	Roman Catholic Archdiocese of Boston
35A	54	Medford St	R7	Chestnut Manor	1.4 60,879		Center	Arlington Housing Authority
35B	8	Summer St	R7	Cusak Terrace	1.77 77,304		Center	Arlington Housing Authority
35C	37	Drake Rd	R6	Drake Village Complex	4.29		West	Arlington Housing Authority
35E	108-122	Decatur St	R5	Mystic Gardens	1.15 50,296sf	Only 6 AHA Units in Complex	East	Arlington Housing Authority

The following properties are being considered for placement in an Affordable Housing Overlay District (AHOD). An Affordable Housing Overlay District provides a predictable zoning path to encourage an increase in the creation of affordable homes.

No property on this list is required to be replaced nor will affordable development happen quickly. An owner can choose either the Affordable Housing Overlay zoning requirements for 100% affordable units, or stick with the original, underlying zoning. The goal is to create more Arlington homes that, for example, might be affordable to an early to mid-career Arlington teacher.

It is proposed that properties in the Affordable Housing Overlay District be 100% affordable and 100% residential with mixed use allowed, but not required.

The draft list of properties for the Affordable Housing Overlay District meet a number of the following objectives:

- Larger sites suited for the scale of development that could be funded by the Low Income Housing Tax Credit (LIHTC) program, which is the largest funder of affordable housing in the state; and/or adjacent parcels to create a large enough aggregate site.
- Limit demolition of existing homes or apartments (avoid replacing naturally occurring affordable with new, more expensive market rate housing, since we have zoning options that already allow that.)
- Located near transit/bus stops, and/or schools, services, stores
- By-right with review, as an alternative to 40Bs, which are not 100% affordable.

The intention is to allow additional sites to be added to this list over time, provided certain criteria are met.

DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

“Site” #	Address	Address	Zoning	Description	Area	Notes	Location	Owner
35F	4	Winslow St	R7	Winslow Towers	1.01 43,900sf		Center	Arlington Housing Authority
35G		Gardner/ Fremont/ Memorial/ Sunnyside	R5	Menotomy Manor	11.69		East	Arlington Housing Authority
36	105	Broadway	B4 (Vehic)	Bank + parking	0.193 8,395sf	nr. HCA prop.	East	E.Cambridge Savings Bank
37	101	Broadway	B4 (Vehic)	Dunks	0.205 8,917sf	nr. HCA prop.	East	Bolanus/Liberty
38	111	Broadway	B4 (Vehic)	vacant	0.25 10,890sf	nr. HCA prop.	East	Lyons Fuel
39	125	Broadway	B4 (Vehic)	Gas station	0.23 10,018sf	nr. HCA prop.	East	Eli's Gas Station
40A	26	Westminster	R1	aff. Hsg. 9 units	0.173 7,536sf	Aff. Housing	Hts.	HCA
41B	0	Lowell	R1	vacant land abuts aff. Hsg.	.26 11,325 sf	part of West-minster project	Hts.	HCA
42	0	Bow St	R2	parking	0.12 5,227sf		Hts.	Richard Johnson
43	9	Westminster	R2	Covenant Church	0.244 10,628sf	church	Hts.	Christian Life Fellowship Church
44	19	Park Ave.	I	Gas station	0.12 5,227sf		Hts.	19 Park Ave. LLC
45	2-12	Park Ave.	B2	Convenience store, karate	0.1 4,356sf		Hts.	Stepanian, Krikor, Armine
46	90	Lowell	B2	hair, chiropractor	0.34 24,810sf		Hts.	Richard Blake, Winslow Mgmt.
47	127-133	Broadway	R5	apartment building	5.29	18 apartment units	East	CONSERVATION FOOD & HEALTH