

Housing in Arlington

Arlington's Needs vs Regional Demands

185,000

- **October 2018 - Metro Mayors Coalition set a goal of 185,000 new housing units by 2030 for its 15 member communities**
- **Mayor Walsh declared that Boston's share will be 69,000 units**

Do the Math

- **That leaves 116,000 for the other 14 communities in the MMC. Current housing 338,000 units**
- **This would be a 34% increase in housing for every community**

Impact of 34% Increase on Arlington

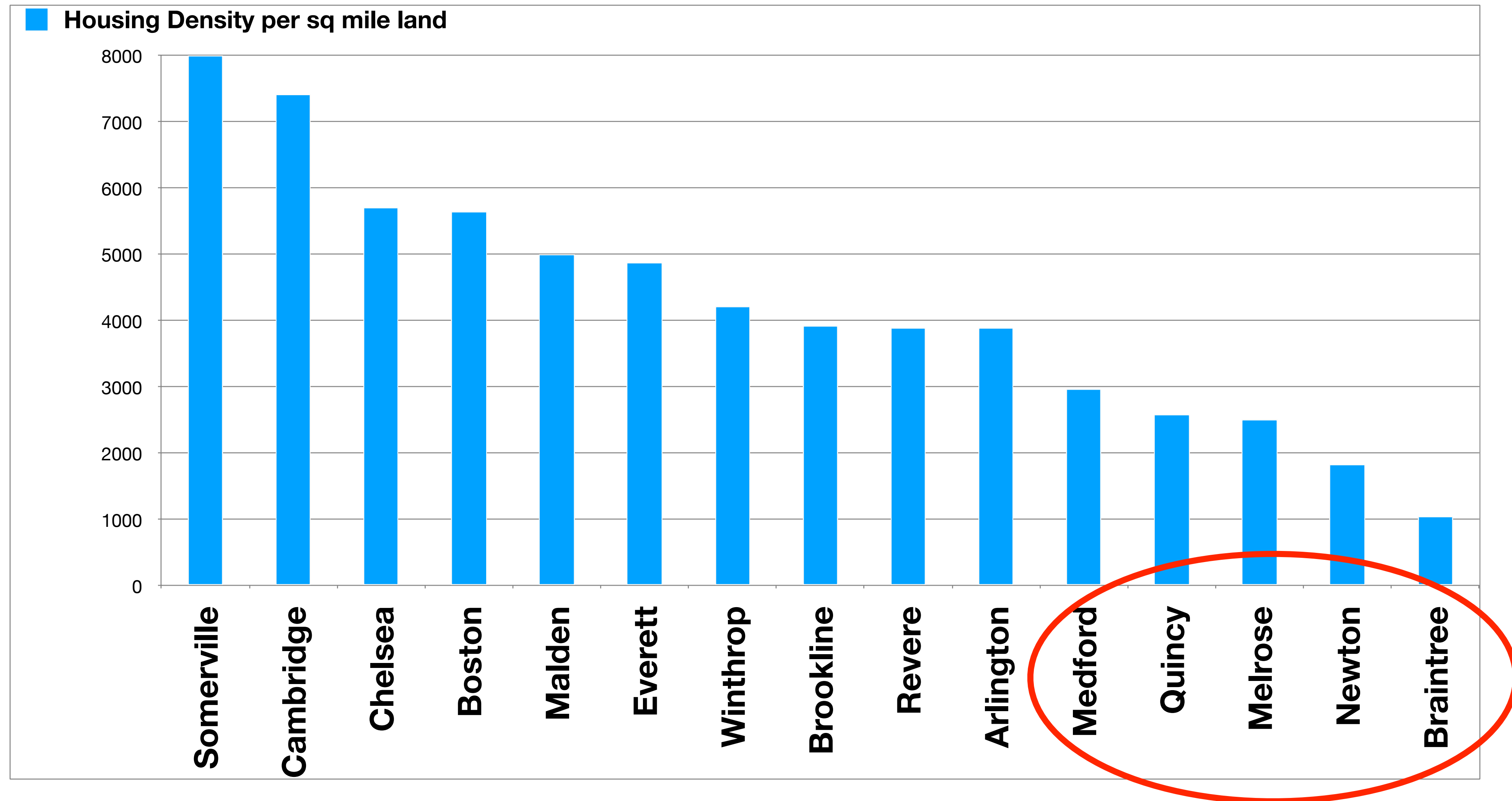
**A 34% increase for Arlington would be approximately 6,800 units.
Where would they go?**

- The R4 - R8 multi-family Residential zones currently have about 5,000 units. This 25% of Arlington's housing is concentrated in just 5% of its area.**
- Business districts could be cannibalized for housing**
- Fill in Spy Pond?**
- Seize Winchester Country Club by Eminent Domain?**

What would be the impact of such a population increase on our Town's infrastructure, particularly transportation and schools?

A Different Perspective on Regional Housing

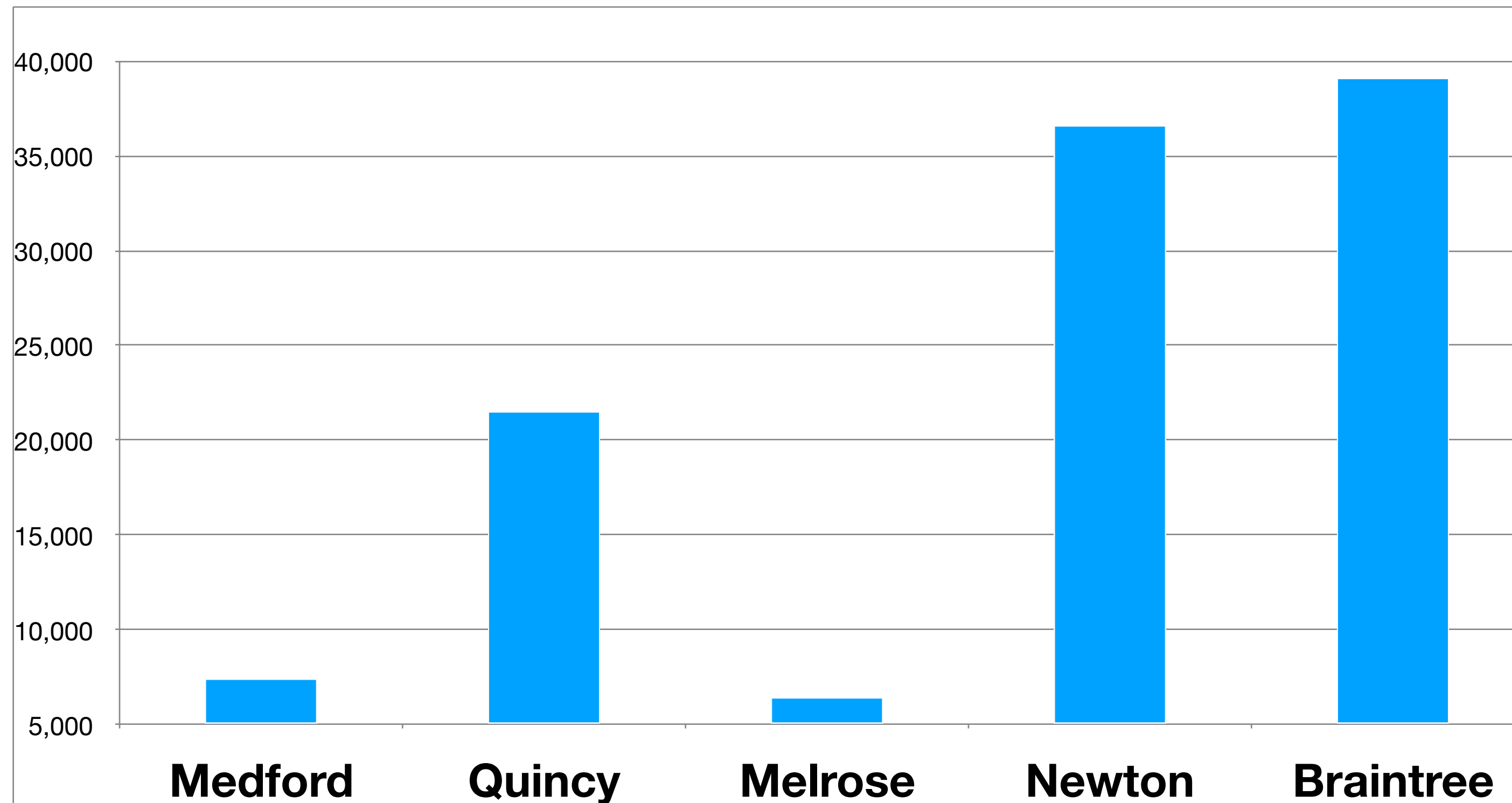
Composition of the Metro Mayors Coalition



From US Census Bureau 2017 data

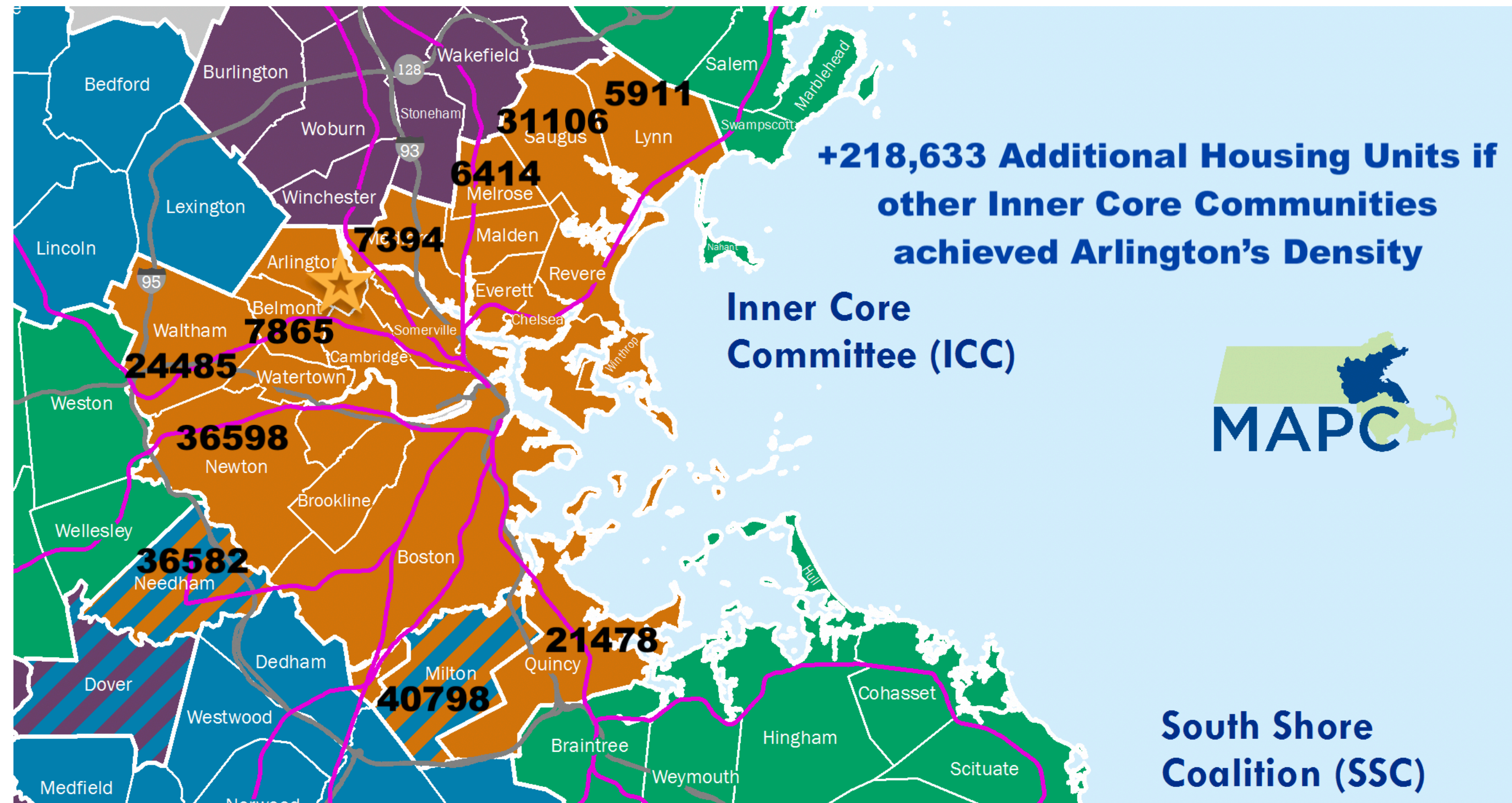
What If Other Communities Matched Arlington's Density

Additional Housing Units if other MMC cities built to Arlington's Density



Within the Metro Mayors Coalition, if Medford, Quincy, Melrose, Newton, and Braintree were to build out to Arlington's density, they would create **110,954** more housing units in the Greater Boston area.

What If Other Communities Matched Arlington's Density



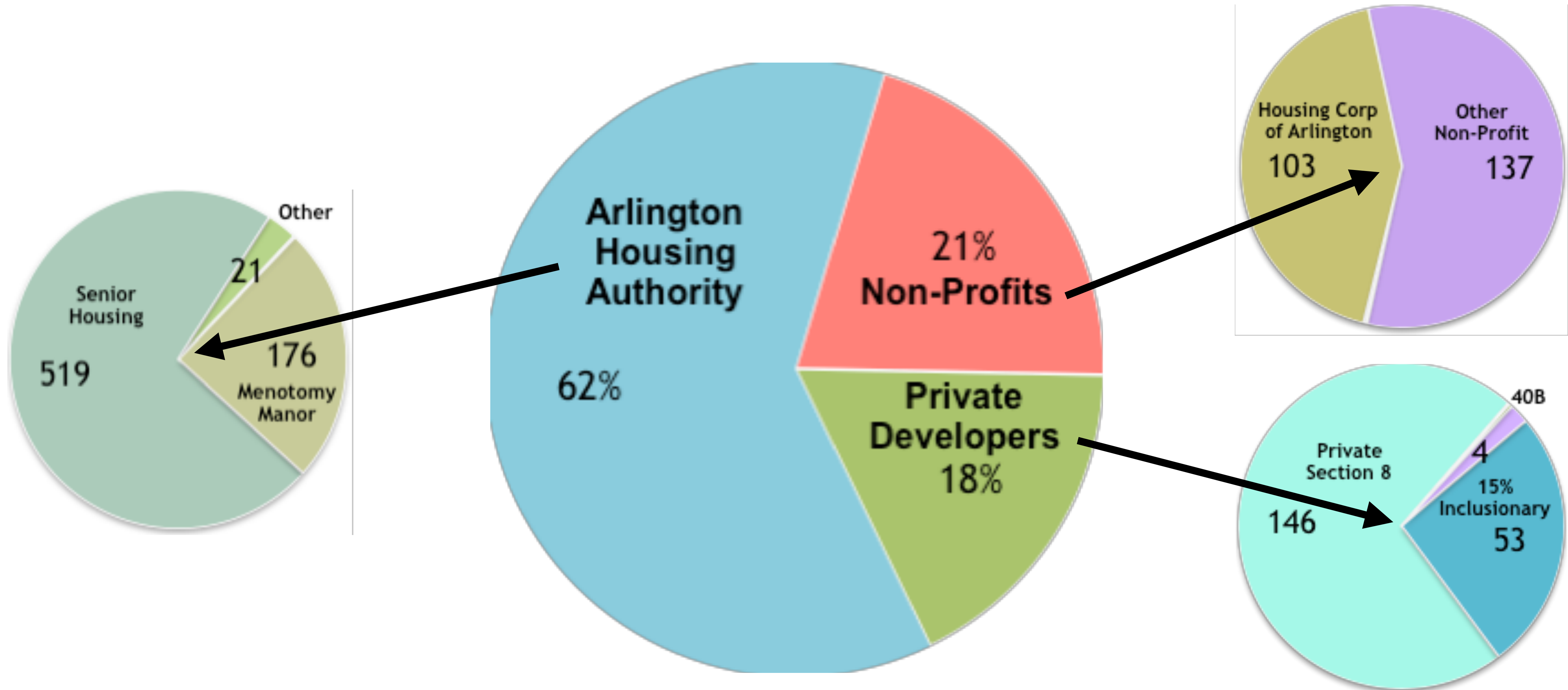
Within the MAPC Inner Core, if Lynn, Medford, Quincy, Melrose, Belmont, Waltham, Newton, Saugus, Needham, and Milton were to build out to Arlington's density, they would create **218,633** more housing units in the Greater Boston area.

Arlington has nothing to be ashamed about
We are already doing our fair share in the Region

What are Arlington's real needs?

- Affordable Housing, not more luxury apartments
- Protecting our shrinking Commercial base

Who Actually Creates Affordable Housing?



**Based upon approx 1100 units on the state Subsidized Housing Inventory list*

Who Actually Creates Affordable Housing?

Housing Corp of Arlington
48 apartments
100% Affordable



117 Broadway, mixed use



Downing Square

Recent Private Development
13 apartments
1 Affordable



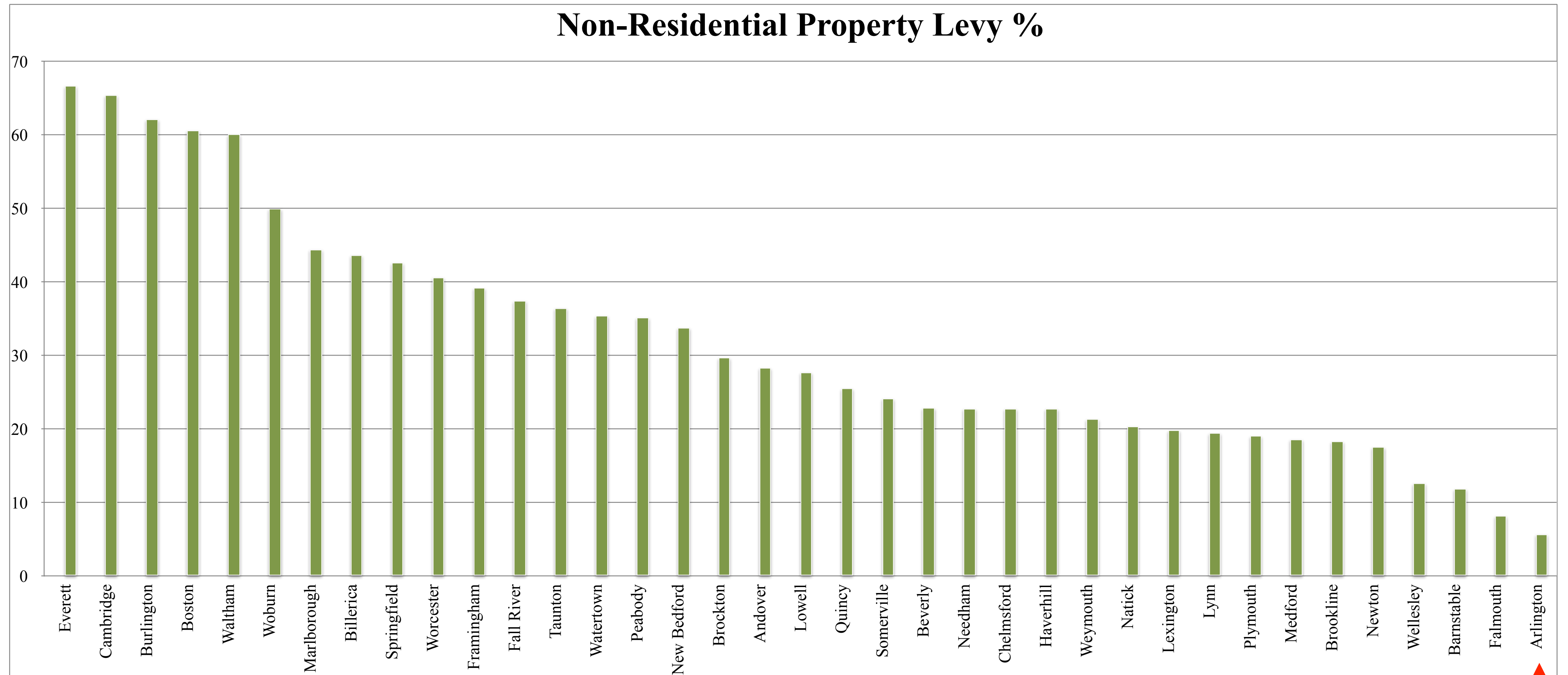
887 Mass Ave, mixed use



483 Summer St, mixed use

Don't Forget Arlington's Commercial Base

All Communities with total Property Tax Revenue > \$100M



**Mass Dept of Revenue, Division of Local Services 2019 data*



Don't Forget Arlington's Commercial Base

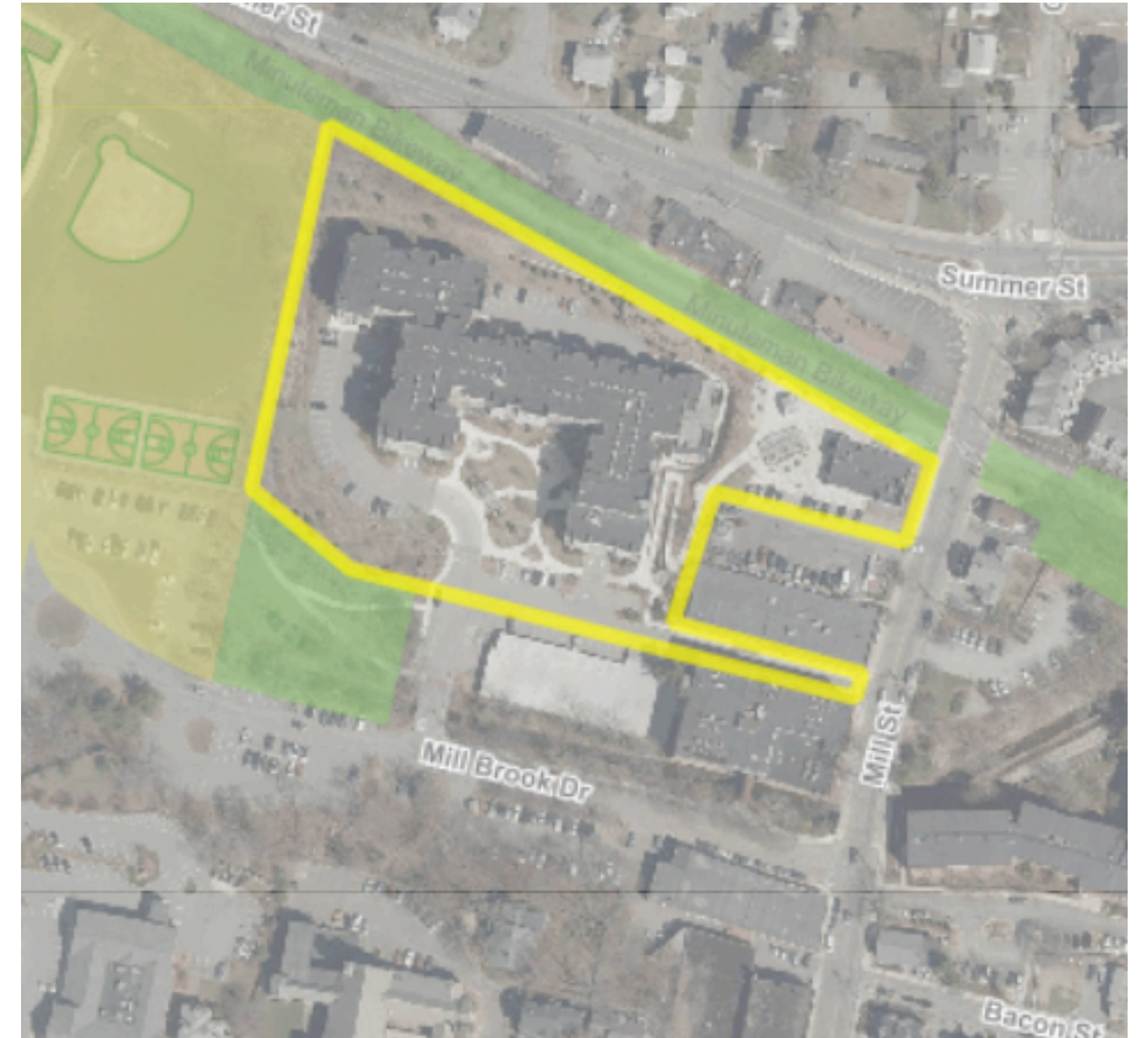
- **Collectively among the Metro Mayors Coalition 15 Communities, 47% of Property Tax Revenue is Non-residential**
- **Arlington Non-residential tax base is only 5.6%**
- **Converting any of our remaining Commercial tax base to Residential threatens long-term fiscal viability**

Case Study: Brigham Square Development

- 1995 - rezoned from Industrial to B2
- 1997 - rezoned from B2 to B2a
- 2010 - approval of Brigham Square housing development
- 116 units, 17 affordable
- 40 students in Arlington Public Schools

Cost to Educate 40 students: \$580,000

Current Property Taxes: \$470,000



Suggestions for Addressing the Issue in Arlington

Amendments to Inclusionary Zoning Bylaw

- Eliminate loopholes
- Increase the percentage of affordable units

Housing Creation Along Commercial Corridor

- Protect existing residents and businesses from displacement
- Insure against loss of commercial base

Accessory Dwelling Units

- Bring the Residential Study Group back to deal with the enforcement issues and unintended consequences

Stormwater & Climate Resiliency

- Preserve landscaped open space in redevelopment
- Change 'No worse than before' rule to a minimum standard