

"I'm concerned about this project amounting to a giveaway to the rich. I feel that the amount of developer profit compared to the amount of affordable units created may be too high; though it is not as bad given the current revised estimates. In Arlington, the biggest limit on housing is the zoning restrictions on land. Upzoning an area, or granting a variance to allow such, amounts to a substantial increase in the value of the land. From what I can tell, allowing a property to build at a much higher density can nearly double the value of the land for a property. This amounts to millions of dollars in the case here, effectively being given to the developer. I believe affordable housing would be better served by granting only variances for structures that are much more focused on affordability. I fear that the inclusionary zoning plan mostly ends up allowing rich developers to make high end structures and include a few subsidized units; mostly making a pile of profit for themselves, while not advancing affordability much at all. It feels like it's more a political action which allows politicians to claim they're taking action on affordable housing without making the hard and often unpopular decisions involved in creating truly affordable housing."