

To the Arlington Zoning Board of Appeals:

Re: Letter in Support of 10 Sunnyside Avenue Affordable Housing Project

I write in strong support of the affordable housing project proposed at 10 Sunnyside Avenue by the Housing Corporation of Arlington (HCA). The existing property is a vacant autobody shop that needs redevelopment and what better than 100% affordable housing. Arlington and the Boston metro region in general desperately need more of all types of housing stock, but especially affordable housing.

To begin with, this project supports that need by its very purpose. But it goes above and beyond that minimum threshold. 7 of the units are planned to be 3-bedrooms; larger affordable units are desperately needed by families. The units are being built for those at or below 60% and 30% of area median income – this type of housing is in even more dire need as many affordable projects in the area are built for those at 80% or even 110% or below of area median income. The project will be built to Passive House standards, one of the most environmentally sustainable and energy efficient possible designs. The site is near Alewife Brook for access to natural areas but not in a flood zone. The location is on a bus route and is walkable to several parks and recreational areas as well as a grocery store, making it a place that those without cars can live with access to necessary amenities.

I also support this level of density near major transit, commercial, and pedestrian thoroughfares in Arlington, especially if they are affordable housing developments. Placing housing in walkable areas that are near public transit and basic amenities helps decrease overall car usage and decreases congestion, pollution, and carbon footprint.

In short, please approve the Comprehensive Permit for this project as soon as possible so that the Housing Corporation of Arlington can move ahead and get the funding needed to begin construction.

Sincerely,
Andrew (Andy) Greenspon
89 Palmer St
Town Meeting Member, Precinct 5