

Fwd: Would the AHT Board be willing to write a letter of support for the MBTA-C plan?

KAREN KELLEHER <k.kelleher76@comcast.net>

Tue 8/22/2023 4:30 PM

To: Jennifer Joslyn-Siemiatkoski <JenniferJS@town.arlington.ma.us>

 1 attachments (109 KB)

Aff. Hsg.bonus memo to MBTA-C 7-31-23.pdf;

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----- Original Message -----

From: Rebecca Gruber <rgruber@alumni.upenn.edu>

To: Karen Kelleher <k.kelleher76@comcast.net>

Cc: Shaina Korman-Houston <shainakh@poua.org>, Laura Wiener <laura.wiener73@gmail.com>, Sanjay Newton <sanjaynewton@gmail.com>

Date: 08/13/2023 4:36 PM EDT

Subject: Would the AHT Board be willing to write a letter of support for the MBTA-C plan?

Dear Karen,

I'm not sure of the AHT Board's meeting schedule, and in case you are still meeting the fourth Thursday of the month, I wanted to be in touch for you all to discuss this at your August meeting.

The MBTA Communities Working Group (MBTA-C WG) is finishing up its proposed plan for the MBTA Communities Overlay Zone in preparation for writing our final report and passing on our recommendations to the Redevelopment Board.

Arlington will be applying to the State to allow us to have the Town's 15% IZ in the MBTA-C overlay (above the State's 10% limit), and we're confident that our application will be approved. In addition, we have incentives to builders for going above the 15% IZ to potentially 25%. I'm attaching the affordable housing bonus memo prepared by Laura Wiener and Shaina Korman-Houston (I know you know Laura! Have you met Shaina? if not, let me introduce you to her: Shaina is the Real Estate Director for the Planning Office for Urban Affairs for the Archdiocese of Boston.)

At the MBTA-C WG's 8/8 meeting, the MBTA-C WG voted, based upon the proposal, "a height bonus for providing extra affordable housing in the Mass Ave/Broadway district. The bonus is described as follows: one additional story for providing 7.5% extra affordable housing (22.5% total), and a second additional story for providing an additional 2.5% extra affordable housing (25% total). All affordable units will be priced at 60% of the area median income."

The MBTA-C WG strongly believes that this aspect of the MBTA-C Overlay Zone plan is aligned with the goals of the Town and with the AHT Board's vision. It would be extremely beneficial to be able to share with the community your support for the proposed plan, and especially the affordable housing aspect of the plan.

The MBTA-C WG would love to discuss this further. And, we'd be more than happy to send a representative to your next Board meeting to answer any questions Board members may have.

Best,
Rebecca =)
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