

COMMUNITY DEVELOPMENT

REDEVELOPMENT BOARD

The Arlington Redevelopment Board (ARB) is the Town's Planning Board, under M.G.L. c. 41, § 81. There are five members of the ARB four are appointed by the Town Manager and the fifth is a gubernatorial designee appointed by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC.) The ARB serves as the Town's special permit granting authority for projects which require Environmental Design Review and/or Site Plan Review per the Town's Zoning Bylaw.

In 2023 the ARB completed six signage reviews. The ARB also approved three mixed-use projects on Massachusetts Avenue and completed the project review for a property on Mass Ave that changed from office to mixed-use through the addition of one residential unit in a former attic space. Additionally, the ARB extended the term of a special permit to develop a hotel on Mass Ave that was granted in 2020 through 2025. The ARB serves as the Board of Survey with authority to approve the design of roads for the purpose of ensuring that new building lots can meet zoning frontage and access requirements. There were no Board of Survey applications for consideration in 2023.

In response to the MBTA Communities Law enacted in 2021 (Mass General Law Chapter 40A, section 3A) the ARB established the MBTA Communities Working Group to support the Department of Planning and Community (DPCD) staff in implementing a compliant MBTA Communities zone. Over the course of 2023, the Working Group and DPCD Staff engaged with the public, deliberated, researched, and ultimately developed an implementation plan that would allow Arlington to comply with state law by instituting an MBTA Communities overlay district. The new overlay district contains two sub-districts, where multi-family housing may be constructed by-right, meaning without a special permit. The zone was approved by Special Town Meeting in October, 2023. Special Town Meeting also passed a slate of business zoning articles in order to promote development of commercial and mixed-use properties as a complement to the residential MBTA Communities overlay.

Throughout the year, through the work of the DPCD, the ARB continued to implement the goals and objectives of Arlington's Master Plan, including advancing housing, economic development, transportation, and historic and cultural resources via:

- Advancing the MBTA Communities planning process.
- Continued implementation of the Arlington Heights Neighborhood Action Plan to advance installation of public art and parklets in the Heights' business district.
- Continued work with property owners and

developers along the major street corridors to encourage mixed-use, residential, and commercial development.

To continue to achieve Master Plan goals, the ARB will:

- Review progress on implementation of the current Master Plan.
- Develop Zoning Bylaw amendments that encourage commercial and economic development along the commercial corridors.
- Participate in a Town Information Technology project to ensure a transparent, welcoming, and efficient permit review and delivery system.
- Develop urban renewal plan options for Arlington Center and at site-specific locations along Arlington's main commercial corridors.
- Participate in a range of Town committees and initiatives that advance community planning goals including the: Arlington Heights Neighborhood Action Plan; Envision Arlington; Open Space Committee; Community Preservation Act Committee, Master Plan Implementation Committee, Remote Participation Committee, and others on an ongoing basis.
- Work with DPCD to advance the scope and scale of an update to the Master Plan.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The Arlington Department of Planning and Community Development (DPCD) oversees planning and community development activities within the Town and is committed to improving the quality of life in Arlington by improving housing opportunities, transportation access, and economic development to enhance the vitality of our business districts, and preserving and promoting our community's natural, historic, and cultural resources. The Department oversees many key town-wide initiatives and implementation of long-range plans for the community. The Department administers the Town's federal Community Development Block Grant Program (CDBG) and has done so since the program's inception in 1974. The Department also provides staff support to many Town boards, commissions, and committees, including the Arlington Redevelopment Board (ARB), the Town's Planning Board and Redevelopment Authority.

Throughout the year, the Department continued to implement Town goals and objectives by:

- Intensive, iterative planning of a proposed MBTA Communities-housing overlay zone that will allow multi-family housing by-right in

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- certain areas of Arlington.
- Continued implementation of ConnectArlington – the Town’s Sustainable Mobility Plan with the support of the Select Board and their Transportation Advisory Committee.
- Continued implementation of the Net Zero Action Plan – a plan for Arlington to become completely carbon-neutral by 2050.
- Implementation of the Fair Housing Action Plan, including research on current barriers to housing, discrimination complaints and challenges to availability of housing opportunities in Arlington.
- Continuing to implement the Arts and Culture Action Plan.
- Securing Green Communities Funding for Arlington to improve energy efficiency for Town owned buildings.
- Reviewing Zoning Board of Appeals cases, licenses, and permits including two MGL Chapter 40B Comprehensive Permit applications.

In addition to the Redevelopment Board, the Department staff serve as liaisons to the following thirty-two committees: ABC Tri-Community Flooding Group (Arlington, Belmont, Cambridge), Affordable Housing Trust Fund Board, Bicycle Advisory Committee, CDBG Subcommittee, Clean Energy Future Committee (includes the Energy Working Group), Commission for Arts & Culture (ACAC) (includes Arlington Cultural Council and Arlington Public Art), Conservation Commission, Gas Leaks Task Force, Envision Arlington Standing Committee (Task Groups include: Civic Engagement Group, Diversity Task Group, Education, Fiscal Resources, and Environment, which includes the following Reservoir Committee, Spy Pond Committee, and Sustainable Arlington), Heights Neighborhood Action Plan Implementation Committee, Housing Plan Implementation Committee, Mass Ave/Appleton Street Design Review Committee, Master Plan Implementation Committee (Active working groups include Zoning Bylaw Working Group and Historic and Cultural Resources Working Group), Open Space Committee, MBTA Communities Working Group, Parking Advisory Committee, Public Land Management Plan Working Group, Transportation Advisory Committee, Water Bodies Working Group, Artificial Turf Study Committee, and Zoning Board of Appeals.

Department staff also represent the Town on fourteen regional bodies including: the Battle Road Scenic Byway; Boston Metropolitan Planning Organization (MPO); the North Suburban HOME Consortium; the Somerville-Arlington Continuum of Care; Arlington 250; the Metropolitan Area Planning Council (including the Council, Executive Committee, Inner Core Communi-

ties, and the MetroCommon 2050 External Advisory Committee); Metropolitan Mayors Coalition’s Climate Preparedness Taskforce and Regional Housing Partnership; Mystic River Watershed Association Resilient Mystic Collaborative; and the Charles River Watershed Association Climate Compact.

In 2023 the Department welcomed Sarah Suarez, AICP as Assistant Director, John Alessi as Senior Transportation Planner, Katie Luczai as Economic Development Coordinator, Jennifer Joslyn-Siemiatkoski as Office Manager, and Lori Kenschaft as the part-time Energy Advocate. The Department thanks departing colleague Kelly Lynema, who served as DPCD Assistant Director and previously as a Senior Planner. DPCD thanks her for her service and many contributions to making the Department and the Town a better place.

DPCD 2023 Highlights Economic Development

2023 was a year of staff transitions for Economic Development. Despite these changes, Department staff continued economic development initiatives and projects. This included continuing to manage the Town’s Transformational Growth Grant program started in 2022 and is funded by the American Rescue Plan Act (ARPA). Twenty-two nonprofit organizations and small businesses representing a variety of industries disproportionately affected by the pandemic were selected to receive a total of \$860,900 in grant funds for placemaking, programming, facilities and infrastructure, personnel, (strategic) or organizational growth projects.



Thai Moon one of 22 recipients of the Transformative Growth Grant.

The Department reviewed and approved 22 sign permits; and reviewed and provided memos to the Select Board on 15 license applications. Economic Development staff worked with relevant departments, boards, and local business owners to set up public parklets and public sidewalk seating areas. In addition to the public parklets, the Town licensed 25 private parklets and outdoor seating areas to local restaurants through the Outdoor Restaurant and Retail Permit (ORRP) process.

DPCD not only continued but expanded a key initiative to leverage economic development opportuni-

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ties along the Minuteman Bikeway in partnership with the Towns of Bedford and Lexington. The installation of wayfinding signage directing bikeway users to businesses in all the town's three business districts will be completed in 2024, thanks to the support of the Arlington Chamber of Commerce. Department staff continued to stay in close touch with Arlington's business and arts communities through ongoing meetings with members of the town's three neighborhood business districts. Lastly, the Town formed the Semiquincentennial Committee, also referred to as Arlington 250, supported by the Economic Development staff to coordinate the historic commemoration of the 250th anniversary of the American Revolution in 2025 with additional programming scheduled throughout 2024 running up to Patriots Day in 2025. Arlington 250 has partnered with three other towns, Concord, Lexington, and Lincoln, to promote the Semiquincentennial regionally.



The Town continues to attract new and growing businesses who provide a variety of goods and services to the community. In 2024, new offerings to Arlington will include a coffee roastery, fusion dining, and karaoke and fitness businesses like CrossFit and Pilates. The business community continues to make Arlington a wonderful place to live, work, and play.



Seating areas on Broadway Plaza officially opened in 2023.

Transportation Initiatives

There were many critical transportation projects and initiatives completed or undertaken by DPCD in 2023. The Select Board approved the Mass Ave / Appleton Safety and Accessibility Project's conceptual design in October, allowing the project to advance into formal engineering design to create shovel ready construction plans. This work is funded using a \$307,000 MassWorks grant awarded to the Town in 2022. The Town will then use the shovel ready designs to apply for additional MassWorks funding in Summer 2024 to construct the project in future years.

DPCD collaborated with the Department of Public Works and Arlington Police Department to update the Town's Complete Streets Prioritization Plan. The Plan identifies seventeen potential street improvement projects that expand safe and accessible options for all travel modes —walking, biking, driving, and transit – for people of all ages and abilities. With the final plan approved by MassDOT, the Town is now eligible to apply for up to \$500,000 in construction funding through the state's Complete Streets Funding Program.



To further build out bicycle facilities throughout the Town in line with the Connect Arlington – Sustainable Transportation Plan, DPCD received approval from the Select Board to install buffered bike lanes on Medford Street connecting the newly installed bike facilities as part of the Chestnut Street Safety Project with the Mystic Valley Parkway. When implemented in 2024, the project will improve bicycle safety, expand access to sustainable transportation options, slow down vehicle speeds, and link to the future Mystic River Path Connection to the Minuteman Bikeway.

The Department continues to manage the development and expansion of the Bluebikes regional bike share system in Arlington, as well as serving as staff to the Transportation Advisory Committee (TAC) and the Arlington Bicycle Advisory Committee (ABAC). Looking ahead to 2024, DPCD plans on starting the design of the Mystic River Path Connection to the Minuteman Bikeway, finalizing construction plans for the Stratton Safe Routes to School Project, updating the Town's Bike Lane Design Guide, installing bike racks in Arling-

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ton Heights, and working with the MBTA to extend bus lanes on Mass Ave to Alewife Brook Parkway while also installing transit-signal priority at intersections to improve bus service for transit riders.

Energy Conservation and Climate Change Mitigation

Energy Conservation

In 2023, the Town received its twelfth Green Communities grant award since the inception of the program in 2010. This new grant award of \$100,000 puts Arlington's cumulative grant total at \$2,073,393, one of the highest in the state. The Dallin Branch Library Building, which houses Arlington Community Media, Inc. (ACMI), will receive high-efficiency air source heat pumps to replace the current gas-powered heating systems on the bottom floor of the building. The Jarvis House, which houses the Town's Legal Department, will receive insulation and high-efficiency air source heat pumps to adequately cool the building as well as replace the current gas-powered heating system. Additionally, the Dallin Elementary School received new high-efficiency LED lighting fixtures in hallways, the library, the cafeteria, and bathrooms. These projects are projected to save nearly \$11,000 in annual energy costs. The Town also completed lighting upgrades in the Robbins Library, retrofitting 731 fixtures with high-efficiency LED bulbs and enhancing visibility in the library's stacks and reading rooms. This project is expected to save the Library approximately \$20,000 in annual energy costs.



Clean Energy Future Committee

The Clean Energy Future Committee (CEFC) was created by the Select Board on July 16, 2018. The mission of the CEFC is to guide the Town of Arlington to a future where, by 2050, net emissions of carbon dioxide and other greenhouse gases attributable to all sources in Town are net zero. The Committee is charged with identifying short and long-term energy goals; facilitating research studies, projects, and collaborations; enlisting the support of residents and businesses; recommending changes to laws and regulations; seeking state and local funding; and taking any other actions necessary for Arlington to achieve net zero carbon emissions by 2050. The Committee includes three members of the Department of Planning and Community Development: the Sustainability Manager, Environmental Planner and Conservation Agent, and Senior Transportation Planner. There are currently 10 other members. The Committee met 11 times in 2023 to further its work toward net zero greenhouse gas emissions (the pollutants that cause climate change).

Net Zero Planning & Implementation

In 2018 the Select Board voted to commit Arlington to becoming carbon neutral by 2050 (net zero emissions of greenhouse gases from all sources). The Town subsequently worked with the Metropolitan Area Planning Council (MAPC), after receiving a Planning Assistance Grant from the Executive Office of Energy and Environmental Affairs, to complete the Net Zero Action Plan (NZAP). The Select Board endorsed the Net Zero Action Plan in February of 2021.



In 2023, the CEFC pursued implementation of several high-priority and priority measures from the NZAP. Highlights include:

- **Electrify Arlington:** In 2023, the Town kicked off a new phase of Electrify Arlington, a community-wide campaign to power buildings and transportation in Arlington with clean electricity. The campaign educates

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residents and businesses about electrification and connects them with existing programs, rebates, and technical assistance. This new phase was funded through a Mass Save Community First Partnership (CFP), which awards Electrify Arlington \$20,000 per year for two years. The CFP program focuses on serving low and moderate income households, renters and landlords, English-limited households, and small businesses (including not-for-profits and houses of worship). With these grant funds, the Town hired a part-time Energy Advocate, to lead the Town's engagement efforts around energy efficiency and electrification, with a focus on equity. The Town also initiated an official partnership with a home performance contractor (HPC), HomeWorks Energy, to support scheduling no-cost energy assessments. Successes of 2023 included Save on Energy events in partnership with Arlington EATS and the Council on Aging; educational events on electrification planning and heat pumps with Arlington Community Education; and an updated webpage arlingtonma.gov/electrify, which offers extensive resources for residents and businesses seeking rebates and information on energy-saving and all-electric solutions for their buildings. Electrify Arlington continues to offer free heat pump coaching sessions to residents with trained volunteer coaches. The campaign trained two additional volunteer heat pump coaches in 2023, making six coaches in total.

- Prohibit Fossil Fuel Heating Systems in New Construction and Major Renovations: The Town applied for and was conditionally accepted into the new Municipal Fossil Fuel Free Demonstration Program authorized by the MA Legislature. Acceptance is conditional upon confirmation of the Town's compliance with MBTA Communities Legislation. Special Town Meeting also passed Article 14, which updates the Town's Fossil Fuel Free Bylaw to ensure its alignment with the Demonstration Program.
- Zero-emission school buses and fleet and public charging infrastructure (ZEM-2, 4): The Town officially launched two new electric school buses, purchased with nearly \$900,000 in state and federal grants. The grants also funded two direct current fast chargers for the buses and two public level 2 chargers, which are located in the Ottoson Middle School parking lot. A ribbon cutting event was held on Town Day.



Arlington Public Schools Officials at Arlington's electric school bus ribbon cutting event.



Arlington's Energy Advocate Lori Kenschaft and Electrify Arlington Heat Pump Coach Damon Bosetti at the Electrify Arlington Town Day Booth.



- Net Zero Stretch Code Advocacy: The CEFC, Sustainability Manager, and volunteers successfully advanced Warrant Article 10 to pass the Specialized Stretch Energy Code. Article 10 was passed by 2023 Annual Town Meeting. The Specialized Stretch Energy Code ensures that new construction in Arlington is as efficient as possible and ready for the transition from fossil fuels to clean electricity.

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Environmental Planning

Proposed Changes to Zoning and Municipal Ownership

DPCD identified 68 open space parcels in Arlington zoned for other uses and is exploring options to rezone some or all under the Open Space Overlay District. Following the Public Land Management Plan, DPCD sought to transfer ownership and management of 10 Town-owned properties to the responsible authority when it was found that the property card did not align with current practices.

Wicked Cool Mystic

DPCD joined the cities of Chelsea, Everett, and Malden to secure a \$340,000 Municipal Vulnerability Preparedness grant to implement projects that reduce heat in those municipalities. Arlington participated in fact-finding about community needs surrounding extreme heat led by Arlington High School community ambassadors. The project identified priorities (more trees and shade structures) at locations (open spaces and bus stops) townwide. The project was managed by Mystic River Watershed Association and will be followed by seeking local implementation funds.

Cooke's Hollow Revitalization

DPCD completed a \$70,000 CPA-funded feasibility study and preliminary design for a revitalized Cooke's Hollow. The study addressed needed repairs and develop two climate-ready concept designs with improvements for all who enjoy the space's quietude. Hatch Associates consulted on a participatory design process that involved the public in shaping improvements to Cooke's Hollow.

Sustainable Landscaping

The Towns of Arlington, Stoneham, and Winchester were awarded an Accelerating Climate Resilience Grant by the Metropolitan Area Planning Council. The grant is a regional effort by the three towns to improve the climate resilience and ecological integrity of privately owned properties. The funds, totaling \$40,400, were used to hire a consultant to oversee development of a sustainable landscaping handbook and to host three public events on the topic. In 2023, Arlington published its handbook and recordings of the training sessions.



Urban Ecology Framework

Graduate students in the Tufts University Department of Urban and Environmental Policy and Planning completed work on a preliminary Urban Ecology Framework document. The students drew together and analyzed the ecological land management actions outlined in Town plans. Their report also includes research into Arlington's landscape ecology and assessment of where the Town's biodiversity planning should be focused. Following this effort, DPCD was invited to become a pilot community for the global Nature Futures Framework (NFF). Run by the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES), the Nature Futures Framework is a methodology for discussing contesting values about nature and envisioning what kinds of futures are desirable for Arlington's urban ecology. The NFF was advanced through research and coordination with Tufts University and is anticipated to launch publicly in 2024.

Gas Leaks Task Force

DPCD is tasked with staffing the Town Manager's Gas Leaks Task Force. The work of the task force focuses on minimizing harms resulting from methane leaks in the natural gas utility system. The task force also coordinates efforts with the Town's Net Zero Action Planning to phase out fossil fuel use. In early 2023, the Select Board passed the Task Force's resolution calling on National Grid to set a timeline for fixing long-neglected major leaks in Arlington.

The Task Force includes representatives from DPCD, DPW (Engineering and Tree Division), Sustainable Arlington, Tree Committee, and Arlington Mothers Out Front. The task force organized and led a Gas Leaks Safari in June, attended by local legislators, Town Manager, Board of Health representative, visitors from other communities, and Arlington residents. Participants visited 4 large-extent gas leaks in different parts of town to learn about their impacts on neighbors, including a daycare program, as well as dead and dying street- and private trees.

The Task Force continues to monitor leaks and National Grid's reportage. Through public pressure, closer coordination amongst Town departments, and involvement of elected officials, the Task Force has succeeded in getting National Grid to repair its leaky pipes. The Task Force advocated for more municipal involvement in decision making at the Department of Public Utilities, which regulates National Grid, and submitted testimony in favor of SD.2603 H.3137. Arlington also maintained its leadership position on this issue through regional collaboration in the Multi-Town Gas Leaks Initiative.

Regional Resilience and Adaptation

Arlington is a member of three regional resilience collaborations: the Metropolitan Area Planning Council

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Metro Mayors Coalition (MAPC MMC); Resilient Mystic Collaborative (RMC) facilitated by MyRWA; and the Charles River Climate Compact (CRCC) facilitated by the Charles River Watershed Association. As a member of these three collaborations, Arlington has committed to climate adaptation and resilience building actions and goals. These actions and goals focus on building capacity for stormwater management, renewable energy, urban heat island mitigation, floodwater retention, public engagement around resilience building, and inter-municipal project and policy alignment. Many of the climate change vulnerabilities that Arlington suffers from are impacting our neighboring communities as well. These regional collaborations strengthen Arlington's resilience through knowledge-sharing and regional projects that more efficiently leverage funding and technical opportunities.



Housing Initiatives

The Town of Arlington continued its strong support of affordable housing during 2023. With the adoption of the updated Housing Production Plan in 2022, DPCD has been advancing the affordable housing initiatives outlined in its 5-year Strategy Plan and had several major accomplishments this year. The adoption of the MBTA Communities Overlay District was a massive achievement for the Town and DPCD. This amendment, in part, will allow for as-of-right construction of multi-family housing units within certain districts and will provide a set of development incentives for building more inclusionary affordable housing units than is currently required.

In addition, DPCD continues to serve as Arlington's liaison with the North Suburban Consortium, an eight-community group that receives HOME funding from HUD to allocate to affordable housing and community development activities. The North Suburban Consortium completed the third year of its five-year consolidated plan. DPCD also participates in the Somerville/Arlington Continuum of Care, which promotes a commitment to the goal of ending homelessness, provides funding for these efforts by nonprofit providers and local governments to rehouse homeless individuals and families, promotes access to mainstream programs, and promotes self-sufficiency among individuals and

families experiencing homelessness.

Additionally, multiple development projects which include affordable housing units have continued to progress.

- A certificate of occupancy was issued for 882 Mass Avenue which includes 3 rental units of affordable housing.
- Construction continues at 1165R Mass Avenue, a 124-unit project, including 31 affordable units, which was granted a comprehensive permit in September 2021. The development is expected to be complete by Fall 2024.
- Demolition on 455-457 Mass Ave commenced; this project maintains ground floor commercial uses, while adding a second story with 13 housing units (including two affordable units).
- A Comprehensive Permit Application (40B) was approved for 1021-1027 Mass Ave, a 50-unit condominium development with 13 affordable homeownership units. Demolition has commenced.
- A Comprehensive Permit Application (40B) was filed and approved for 10 Sunnyside Ave, an HCA development project with 43 affordable rental housing units.
- An affordable Accessory Dwelling Unit at 40-42 Dorothy Rd. (owned by the Housing Corporation of Arlington) was approved and will add 1 affordable rental unit to the existing 2 units already on site. Construction is scheduled to begin in Spring 2024.

AFFORDABLE HOUSING TRUST FUND BOARD OF TRUSTEES

The Affordable Housing Trust Fund Board of Trustees (Board of Trustees) was established for the purpose of creating a separate fund "to provide for the preservation and creation of Community Housing in the Town of Arlington, as such term is defined in Section 2 of M.G.L. c.44B, the Community Preservation Act (CPA)."

The Board of Trustees acts on the powers set forth in M.G.L. Chapter 44, Section 55C. The eight-member Board includes one ex officio non-voting member, one member of the Select Board, at least one tenant who earns a low- or moderate-income and residents in subsidized housing and understands tenant issues, and at least two representatives of local housing organizations dedicated to the creation and maintenance of affordable housing. All voting members are residents or representatives of local housing organizations, and have experience in areas of expertise applicable to advancing the purpose and goals of the trust, such as real estate, social services, banking, law, etc.

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In 2023, the Trust began work in advancing the goals outlined in the recently adopted 5-year Affordable Housing Action Plan, which has specific recommendations and financial strategies for creating, preserving, and financing affordable housing in Arlington by leveraging Community Preservation Act, ARPA, and other local funding sources. Key activities completed by the Trust this year include:

- Applying for and being awarded \$370,000 in Community Preservation Act funds:
- The review and approval of two affordable housing applications from the Housing Corporation of Arlington including:
 - To commit up to \$260,000 to support the construction of an affordable Accessory Dwelling Unit (ADU) at 40-42 Dorothy Rd. which will be an all-electric, net-zero energy building.
 - To commit up to \$250,000 to support the construction of a 43-unit, 100% affordable rental housing development at 10 Sunnyside Ave.
- Formation of a citizen working group to study the creation of an Affordable Housing Overlay District. A preliminary proposal has been drafted and community outreach will take place during 2024.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)



This year, the Community Development Block Grant (CDBG) program supported public service programs, facilities and parks projects, and affordable housing improvements all intended to create safer, more accessible, and more inclusive spaces and opportunities, particularly for households earning a low or moderate income.

Several CDBG-funded public facilities and affordable housing projects were completed this year, including improvements to Caritas Communities' housing at Fessenden and Russell Terrace, the fire alarm system upgrade for Arlington Housing Authority's (AHA) Hauser Building, and the Robbins Memorial Flagstaff Plaza up-

grade/ADA accessibility project will be completed soon. The Hauser Building roof and air-handling system upgrades are underway as well as Housing Corporation of Arlington's (HCA) improvements to several of the locations in their housing portfolio.

In 2022-2023, CDBG funded eight public service agencies that assist low- and moderate-income-earning individuals and families with daily transportation, access to jobs, food security, scholarships to athletic and summer camp programs, tutoring services, access to mental health services, and adult day health services.

During National Community Development Week 2023, the Town showcased the work of community partners in serving Arlington residents in the areas of housing, human services, parks and public facilities, economic development, and the role of federal grants at the local level through news items and social media.

MASTER PLAN IMPLEMENTATION COMMITTEE

The Master Plan Implementation Committee (MPIC) was formed by the Arlington Redevelopment Board in September 2015 to implement the recommendations of the Arlington Master Plan, *Your Town Your Future*, adopted by the Redevelopment Board on February 4, 2015, and endorsed by Town Meeting on May 11, 2015. The Master Plan Implementation Committee typically meets quarterly to review its subcommittees' activities and the implementation table. Subcommittees of the MPIC include the Historical and Cultural Resources Working Group. Previous subcommittees included the Mill Brook Study Committee, the Residential Study Group, the Zoning Recodification Working Group, and the Zoning Bylaw Working Group.

Historic and Cultural Resources Working Group

The Historic and Cultural Resources Working Group (HCRWG) completed a townwide Archaeological Reconnaissance Survey funded through a Community Preservation Act grant, as recommended in the *Historic Preservation Survey Master Plan (2019)*. With the help of the Town's consultants, the Public Archaeology Lab, the HCRWG mapped sensitive archaeological areas and documented archaeological resources for inventory with the Massachusetts Historical Commission. Public reports available on the Town website contain more information and further recommendations for best management practices to enhance protection of significant archaeological resources.

The HCRWG includes representatives from the Town's Historic Districts Commission and Historical Commission, the Arlington Historical Society, and DPCD.

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TRANSPORTATION ADVISORY COMMITTEE

The goal of the Transportation Advisory Committee (TAC) is to enhance the quality of life in Arlington by improving safety, mobility, and access for people using all modes of transportation, and contribute to improving the environment and public health. In this effort, the TAC works closely with the Arlington Police Department's (APD) Traffic Division, the Department of Public Works (DPW), and the Department of Planning and Community Development (DPCD), along with Arlington Schools and the Arlington Bicycle Advisory Committee (ABAC).

TAC was established in 2001 by the Select Board, which serves as the Traffic Authority for Arlington, to advise the Board on transportation matters.

2023 Major Activities

Eastern Avenue

Residents living near Eastern Avenue were concerned about traffic safety near Robbins Farm Park and Brackett School. The TAC working group has made several on-site observations, including at school arrival/dismissal times. They analyzed speed and volume data and recommended updates to the school zone signs as well as speed feedback signs near Robbins Farm Park.

Summer Street and Victoria Road Crosswalk

Safety issues were raised by residents related to the visibility of pedestrians in this crosswalk and TAC was asked to revisit the location. A prior TAC review resulted in expanding the No Parking zone to 40' prior to the crosswalk on the eastbound side of Summer St, but the working group is reviewing the sight distance of approaching vehicles to ensure safety. On-street parking activities drastically impact sight distance as well as the curve of the street limiting the view of pedestrians and drivers. The 40' no-parking area frequently has illegally parked cars blocking sight lines. Activity at the park and playing fields draws pedestrians frequently whether from the neighborhood or from people parking in the neighborhood and walking. As such, children are especially at risk. TAC recommended short-term improvements such as pedestrian flags, parking restrictions near the crosswalk, tree trimming and advance yield lines, as well as longer-term recommendations such as rapid flashing beacon assemblies.

Rawson Road and Broadway

The School Committee named this intersection as an area of concern due to the number of Gibbs students crossing Broadway and Rawson Road, and a failure of vehicles to stop at the stop sign on Rawson Road. TAC developed short-term recommendations such as installing a marked crosswalk across Rawson Rd, moving

the stop sign and stop bar to the standard 4' back from the crosswalk, and restricting parking at Rawson Road near the intersection to improve visibility of pedestrians and drivers. Long-term recommendations include narrowing the roadway width at Foster St at Broadway for a shorter crossing, and well as monitoring how the timing of the light at Broadway and River St may cause vehicles to divert down Rawson Rd.

Downing Square Signage

Over the years, the unusual right of way at the six-way intersection of Downing Square has been a frequent subject of discussion. TAC has studied and recommended improvements to this intersection in the past, and this year a working group took another look at the signage at the intersection. TAC sent a recommendation to the Select Board for several new signs to clarify to drivers that the vehicles coming from Park Avenue Extension do not stop.

Massachusetts Avenue and Appleton Street Parking Evaluation

TAC members with professional experience gave feedback on the parking study that was done near the intersection of Massachusetts Ave and Appleton St. They confirmed that it was done to industry standard and included a deeper level of analysis of the data and conclusions in order to provide the Select Board with further insight into the parking demand in the area.

Wellesley Road and River Street

TAC developed recommendations for improved pedestrian safety measures on River St, including supporting the decision to make River St a school zone. Some measures were recommended to reduce the potential conflict between different modes of transportation on Wellesley Rd, but the Committee did not support making Wellesley Rd a one-way street.

Dow Avenue and Rhinecliff Road

The committee made several recommendations to improve the visibility of the crosswalk at Dow Ave and Rhinecliff Rd near the Dallin Elementary School.

Crosswalk Flag Program

TAC has continued to monitor and maintain the pedestrian crossing flag program at 11 crosswalks in Arlington. Four other flag locations were considered, and flags were recommended for an additional crossing this year at Appleton St and Rhinecliff St.

Transportation Reviews for the Zoning Board of Appeals (ZBA)

The committee provided recommendations and comments on the 10 Sunnyside Ave Comprehensive Permit Application (40B) through the ZBA.

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BICYCLE ADVISORY COMMITTEE

The Arlington Bicycle Advisory Committee (ABAC) was appointed by the Select Board in 1996 to advise the Town on local bicycling conditions. The all-volunteer committee promotes all forms of safe bicycling on town roadways and the Minuteman Bikeway — from recreational riding to using the bicycle for transportation and errands. The Department of Planning and Community Development's Senior Transportation Planner staffs and regularly participates in ABAC meetings. There is also frequent participation by a police officer who is trained under the APD Cops on Bicycles with Education for Bicyclists (COBWEB) program. Monthly public committee meetings are either entirely on Zoom or hybrid. We welcome this flexibility as it allows more participation by those who cannot physically attend a meeting at Town Hall.

ABAC members continue to be engaged with other Town committees and community groups on matters of mutual interest. ABAC works with the Transportation Advisory Committee (TAC) on road transportation issues with a strong bicycling component, and the two committees have jointly hosted a booth for the last two Town Days. This year, we provided feedback to the Disability Commission on parking for adaptive bicycles, and are pleased to see this effort to make bicycling more inclusive. Beyond Town borders, ABAC has maintained relationships with the Lexington and Bedford bike committees, on matters pertaining to the Minuteman Bikeway, with joint meetings (generally two per year). We are looking to recommend harmonized policies for e-bikes and signage in the Bikeway. For the latter, we are investigating possible sources of funding to install various "courtesy" signs that would match those that Lexington has installed.

We are pleased to see increasing use of BlueBikes in Arlington and thank Town Meeting for its support. At the State level, we note the recent changes to State law that should make bicycling safer, including a 4-foot passing requirement for motorists, as well as improved crash reporting. The statewide advocacy organization, MassBike, provided over 200 lights that we were able to distribute at Arlington Town Day and other locations. We are exploring using existing ABAC funds to work with MassBike to facilitate bicycle education in elementary and middle schools.

We worked with the Town on several projects including the recently completed Mystic River to Minuteman Bikeway and Minuteman Bikeway planning studies, continuing work on the Mass Ave and Appleton Street Safety and Accessibility Project, and revising the bicycle lane design guidelines

(now 10 years old) to align with the new Connect Arlington Sustainable Transportation Plan and the Town's Complete Streets Policy. The Mystic River to Minuteman Bikeway project is moving forward, to include improvements to the Medford Street / Mystic Valley Parkway rotary, near the border with Medford. In a separate project, bike lanes will be installed on Medford Street east of Arlington Center. ABAC was delighted that the Select Board approved designs for the Mass Ave and Appleton Street Safety and Accessibility Project, which has been the site of a fatal crash as well as other serious crashes. We look forward to the engineering design/construction phase (likely 2025 construction season if funding is approved in 2024). This has been a long effort by many people, not least the family of the late Charlie Proctor.

In 2024, ABAC will be participating in further efforts to make cycling in and around Arlington a safe and pleasant experience that will encourage more people to take to the road on a bike and assist economic growth in Town. This can be done by bringing more visitors to the Bikeway for recreation and transportation as well as increasing the use of the BlueBikes system on our roads by commuters travelling to and from the Alewife MBTA station.

CONSERVATION COMMISSION

The Arlington Conservation Commission (ACC) is required by state and Town laws to protect and preserve land within its jurisdiction. The ACC is mandated to protect wetlands, waterways, water supplies, fisheries, wildlife, and wildlife habitat as well as regulate floodplain activities through its administration of the Massachusetts Wetlands Protection Act and the Arlington Bylaw for Wetlands Protection. The ACC is composed of seven volunteer Commissioners and two volunteer Associate Commissioners. Members are appointed by the Town Manager with the approval of the Select Board. ACC is supported by the Environmental Planner & Conservation Agent at bimonthly meetings and onsite visits.

In 2023, ACC provided coordination, monitoring, permit review, and consultation on numerous residential, commercial, and municipal projects throughout Arlington. ACC regulations were updated after much deliberation and adopted in March 2023. Hearings were conducted on several major projects, including Thorndike Place, 1021 – 1025 Massachusetts Avenue, and aquatic management of Town water bodies. As is typical, the Commission held dozens of hearings for smaller private projects.

The ACC also protects and manages the Town's Conservation Lands and natural resources through

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collaboration with other entities and grants from various sources. This was an active year of engagement for the ACC. Commissioners addressed various environmental concerns, initiated key projects, and remained informed about local issues through collaboration and public outreach. Highlights are discussed below.

The ACC received two Community Preservation Act (CPA) grants and launched projects to preserve upper Mill Brook and to survey Town lands for invasive species. A feasibility study for the Mt. Gilboa conservation area was CPA funded in 2022 and begun this year. The Commission also played a lead role in the Cooke's Hollow revitalization planning process, the site being partly under ACC's ownership.

On May 2, 2023, the Arlington Conservation Commission and Park & Recreation Commission co-hosted a town-wide forum on the topic of artificial turf after having numerous discussions on the prospect of installing artificial turf at Poet's Corner. Discussion of the topic evolved, and Town Meeting convened an Artificial Turf Study Committee, on which the Commission has a voting member.

The Commission also conducted work with residents to maintain conservation lands and public open space through its Land Stewards program, which was reconvened and met several times in 2023. The popular Pink Plants invasive management program, which teaches the public to identify and remove invasive plants, was conducted under the umbrella of the Land Stewards (an all-volunteer group managed by the ACC).



Outside of the Robbins Library an educational display on common invasives found in Arlington.

ACC engaged Arlington 360 in discussion of the requirements of the Symmes Conservation Restriction and held several discussions about bringing the properties into compliance with the requirements of that document and the development's Special Permit. Updated surveys have been completed and a draft forest management plan has been reviewed. Next steps include abutter notices for encroachment issues.

The Commission supported a Boy Scout project to repair the boardwalk in Arlington's Great Meadows.

Water Bodies Update

ACC, through its Water Bodies Working Group

(WBWG), continued monitoring important water bodies in town, including Spy Pond, Arlington Reservoir, McClennen Detention Ponds, and Hill's Pond in Menotomy Rocks Park.

The WBWG contracted with SWCA (and the subcontractor Water & Wetland) for management of Spy Pond, including an assessment of the state of its aquatic vegetation. Spy Pond was effectively treated for curlyleaf pondweed in May and other invasives saw only limited growth following the treatment.

For more cost-effective invasive management at the Arlington Reservoir, a new vendor was contracted to handle the mechanical removal of invasive water chestnuts. The job was accomplished earlier this year. Following the mechanical removal, the WBWG coordinated with the Mystic River Watershed Association (MyRWA) to implement several volunteer opportunities where attendees manually removed hundreds of baskets of invasive plants. The combination of mechanical removal and hand-pulling substantially reduced the coverage of water chestnuts at the Reservoir.



Residents get their hands dirty removing water chestnuts from Arlington Reservoir.

Water & Wetland was contracted to manage Hill's Pond in the heavily used Menotomy Rocks Park, which suffers from water quality and invasive plant problems. The maintenance regime was successful through the summer months. Hill's Pond was closed due to a harmful algal bloom in July and early August, which was quickly addressed in collaboration with the Health Department. The WBWG will continue to regularly test the pond for harmful algae to help prevent closures due to blooms in 2024.

Regulation Update

ACC revised its wetlands regulations in 2023 for performance standards, permitting efficiency, and process clarity. Highlights of this update included Administrative Approval to help streamline permitting for minor projects, removing the exemption for utility projects, enhancing vegetation replacement requirements, and strengthening stormwater and climate change resili-

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ience requirements for projects that go through the full notice of intent process. ACC voted to adopt the revised regulations on March 16, 2023.

Liaison Appointments

ACC coordinated with other Town boards and committees in 2023, including the Open Space Committee, Park & Recreation Commission, and Tree Committee, and made formal appointments of liaisons to attend the meetings of those bodies.

Goals and Beyond

- ACC will continue to encourage, support, and assist the various volunteer and environmental advocacy groups that are dedicated to preserving the Town's valued conservation lands and other open spaces.
- Improve the stewardship of conservation lands and waters through better coordinated land and aquatic management, including lessons learned through the adaptive management of Town properties including enhanced monitoring of harmful algal blooms.
- Collaborate with DPW and Recreation Department on re-establishing the no-mow area and supporting a CPA application for assessing sedimentation levels in McClenen ponds.
- Advance participatory public projects at Mt. Gilboa and upper Mill Brook.
- Support participation in the Artificial Turf Study Committee.
- Improve communication and educational outreach to residents in resource areas.
- Continue to look for opportunities to work collaboratively with neighboring towns and allied organizations towards protection of wetland resources and habitat improvements.

ACC acknowledges the dedicated volunteer service of Pamela Heidell and Catherine Garnett, both of whom retired from the Commission in 2023. The ACC was very fortunate to have the benefit of these dedicated and knowledgeable Commissioners in deliberations for wetland permitting and in updating the Town's Wetland Regulations.

OPEN SPACE COMMITTEE

Arlington's Open Space Committee (OSC) was established by Town Meeting in 1996. Members, appointed by the Town Manager and approved by the Select Board, include concerned residents and representatives of key Town departments and commissions. The OSC is staffed by the Environmental Planner in the Department of Planning and Community Develop-

ment. The Committee prepares and implements Arlington's official Open Space and Recreation Plan (OSRP). The Committee meets monthly to support and initiate projects that protect, maintain, and promote the Town's open spaces and recreational resources. In addition, OSC works to raise broad-based community concerns and to advocate for the protection, stewardship, and appropriate uses of the Town's open spaces, natural resources, and recreational facilities.

The Committee's primary responsibility is the Town's Open Space and Recreation Plan, to implement and monitor its provisions and goals, and document accomplishments. The OSRP is a foundational document for all Town-wide planning and programs relating to parks, playgrounds, playing fields, natural resources, conservation land, sustainable development, climate resiliency, and other open space issues.

In 2023, the Committee provided publicity, printing, and distribution of the Open Space and Recreation Plan for 2022-2029. Public input was solicited on OSRP implementation priorities via participation in the Envision Arlington Annual Town Survey. The Committee shepherded two Community Preservation Act (CPA) projects for FY2024: the No Name Brook feasibility study and Orchard wayfinding signage. Community outreach efforts included an Eco-Week CPA project tour, the Heights Spring Fling, and planning for outdoor family programs.

The Committee partnered with Arlington's departments, boards, commissions, Town Meeting, community groups, and state entities on a variety of projects, including the Urban Ecology Framework, MBTA Communities, the Town's Stormwater Summit, Artificial Turf, Hill's Hill, Cooke's Hollow, Mt. Gilboa, Thorndike Place, Alewife Brook combined sewage overflows, the Massachusetts Open Space Conference, and acknowledgment of Ann LeRoyer's retirement as Chair.

Member Emily Nink retired from the Committee in 2023 at the end of her term. We thank her for her service.

ENVISION ARLINGTON

Envision Arlington, established by Town Meeting in June 1992, is a collection of committees and task groups that brings together residents, Town employees, and Town leaders to foster an engaged, culturally diverse, and civically active community. The Standing Committee is charged to "create, implement, monitor, and review methods for town-wide participation in the Envision Arlington process."

The Committee welcomed new member Johanna Meyer in 2023.

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Annual Town Survey

Envision Arlington volunteers work with Town departments and organizations to create an annual survey of the priorities and opinions of people in Arlington. Results of the survey are provided to Town Meeting and to the groups who helped compose the survey; results are also posted on the Town website.

The 2023 Town Survey was administered between January and the end of March. The survey was primarily available online, with paper surveys available to those who needed them. A survey notice was mailed to 21,200 households as an insert to the Town's Annual Census mailing. About 2,000 responses were received, providing information about diversity, equity and inclusion in Arlington, education, voting, home heating, public land improvements, and Veterans' Services. Reports on the Town Survey from prior years are available at arlingtonma.gov/envision.

Task Group Highlights

Diversity Task Group

The Diversity Task Group (DTG) is a group of Arlington residents who are committed to making our town inclusive; to fostering awareness, community and action; and to creating a space where all voices are welcome.

Our members are engaged in dozens of DEI-related organizations and efforts in town. Bringing our diverse backgrounds and experiences, we meet monthly to engage, share and educate ourselves, operating under our member agreed upon guidelines for respectful dialogue. In between meetings, we connect regularly with email communications about Town and regional issues and events of interest.

During 2023 the Diversity Task Group membership:

- Established a new model for sharing responsibilities after conducting a direction and strategy effort. Key questions addressed during the effort included "what about DTG is important to you," "what does DTG need to be an effective organization," "what would you like DTG to be / do."
- Selected its appointee to the Arlington Civilian Police Advisory Commission.
- Participated in Town Day at the Envision Arlington tent.
- Invited representatives of Town organizations and committees with potential DEI influence and impact to share and discuss with our members. Special guests in 2023 included Andi Doane, Executive Director of Arlington Eats and Erica Schwarz, Director of the Housing Corporation of Arlington.
- Authored a letter of support for the Cli-

mate Futures Project, <https://www.climatefuturesarlington.org>.

- Attended a meeting of the Arlington Public Schools' Diversity Inclusion Groups to share and build connections.
- Participated in the selection of the Arlington Reads Together title, and supported Robbins Library in communicating events around the Program. DTG is the founder and an on-going contributor to Arlington Reads Together
- Continued to partner with Robbins Library to support a bi-monthly Social Justice Book Club to which all members of the community are welcome. Book Club title selections are announced in the Robbins Library monthly newsletter and through DTG communications.

Fiscal Resources

The Fiscal Resources Task Group (FRTG) researches and discusses topics related to the Town's finances and reports findings and recommendations to the appropriate Town departments, officials, and the public at large. In 2023 the following activities were undertaken:

- Financial Interview: Deputy Town Manager (Finance) Alex Magee
- Updated Governmental Primer "The ABC's of Arlington Government"
- Town Meeting Warrant Review: FRTG Members discussed ATM/STM Agendas
- New Growth Recognition and Override Projections: FRTG continued its ongoing review of the activities contributing to New Growth and the Town's use of Override funds.

Civic Engagement Group

A little more than two years old at the end of 2023, Envision Arlington's Civic Engagement Group has been exploring many ideas for outreach to members of the community and connecting people and various groups within the community. Though CEG formally hosted only one forum this year (a Warrant Article Workshop), more forums are in development for 2024.

Other Activities

- CEG supported a pilot effort to create precinct-level mutual-aid networks. This was done in Precinct 6, and the effort centered around providing assistance with snow removal. The effort was also done in collaboration with the Council on Aging.
- CEG made a formal request to members of the Select Board to provide a venue at which up to 2 members of the Select Board could meet with members of the community on a

- regular basis.
- CEG had a small presence at Town Day, and we supported the outreach efforts of the Young Arlington Collaborative along with our own outreach efforts.
- Though we are still a relatively small group, we grew in 2023 primarily with the addition of residents for whom CEG was their first experience with an Arlington-based civic organization. To a large extent that is the mission that we wish to fulfill.
- There are no formal requirements for membership or for participation. Join us at our monthly meetings and/or interact with us via our Google Group (ceg_arlington_ma@googlegroups.com) whenever you want and for as long as you want. You can find more info on the CEG website.

Sustainable Arlington

Sustainable Arlington is one of three environmental task groups of Envision Arlington and is a chapter of the Massachusetts Climate Action Network (MCAN). It promotes environmental awareness and climate resilience, while engaging residents and Town government in protecting our local environment. More information about Sustainable Arlington may be found at the committee's website: sustainablearlington.org.

Sustainable Arlington continued to connect and collaborate with other climate and environment groups in Arlington and adjacent communities to support information and resource exchange. It also placed priority on expanding the opportunities for Arlington youth to participate in local climate and environment initiatives. In particular, Sustainable Arlington obtained approval from Arlington High School to award community service hours to students, including joint initiatives with other local environment groups.

2023 Key Areas

Carbon Countdown 2023, Sustainable Arlington's Co-Chair, Brucie Moulton, joined the planning team for Carbon Countdown 2023, organized by Sustainable Middlesex. This year's theme was "Onward! Reaching Our 2030 Climate Targets." Participants heard from Massachusetts Climate Chief Melissa Hoffer on the new administration's vision of equitable and sustainable climate policy and Senator Mike Barrett about connecting citizen activists to the legislative process. Breakout session on local initiatives that create a pathway to the Commonwealth's 2030 climate targets and included the following.

- *Biodiversity: Protecting Ecosystems, in our Backyard and Beyond*, David Morgan, Arlington Environmental Planner and Conservation Agent

- *Building Electrification: A Future Without Fossil Fuels*, Anne Wright, Building Electrification Accelerator Facilitator, and Bob Zogg, HeatSmart Alliance Facilitator
- *Networked Geothermal: Neighborhood Scale Heating and Cooling*, Zeyneb Magavi, Co-founder of HEET.org
- *Affordable Housing: Healthy, Efficient, Resilient*, Neal Mongold, Affordable housing architect and Housing Corporation of Arlington board member

Stop Private Jet Expansion at Hanscom or Anywhere. Sustainable Arlington supported and publicized the statewide movement led by Stop Private Jet Expansion (SPJE) to stop private jet expansion at Hanscom Field or anywhere. stopprivatejetexpansion.org/ MassPort, the independent public authority that owns Hanscom Field (as well as Logan and Worcester Regional Airport), is considering a developer's proposal to add 27 private jet hangars at Hanscom. This would triple the private jet capacity of the airport, adding space for up to 81 jets. Greenhouse gas emissions from expanded private jet travel would undermine the Commonwealth's net zero goals for 2030 and 2050 since private jets have the largest carbon footprint per capita of any form of travel. A single 2.5 hour flight emits roughly 20 tons of CO₂e, or 10 times as much CO₂e as a typical car emits in an entire year. Currently, private jets at Hanscom are used primarily for trips to luxury locations.

Environmental Updates

In 2023, environmental organizations in Arlington undertook several major efforts to improve environmental sustainability in Arlington. Sustainable Arlington worked with those organizations to publicize their activities and issues. Among these many worthwhile initiatives, we highlight two.

SGARs: Second-generation anticoagulant rodenticides (SGARs) led to the death of MK, one of Arlington's breeding pair of bald eagles, in February 2023. Save Arlington Wildlife, which Laura Kiesel had organized the previous year, became a strong voice for reducing or eliminating the use of these dangerous poisons. Save Arlington Wildlife has in the last year launched a campaign for the establishment of similar organizations in other municipalities as well as bringing the SGARs threat to the attention of the state legislature and recruiting Mass Audubon as an ally in this cause.

Local water quality: Save the Alewife Brook, an Arlington organization working to end the Combined Sewer Overflows from Cambridge and Somerville that continue to dump untreated sewage into Alewife Brook after even moderate rain events. The urgency of this work was underscored in the summer of 2023 when Alewife Brook overflowed its banks, exposing pedestri-

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ans and cyclists on the Alewife Path to raw sewage. Kristen Anderson and David White have taken the lead in pressing for the closure of CSOs. In December, the Select Board sent a letter to the state legislature calling for phasing out emissions of untreated sewage by 2035.

2023 has been a year of achievement for Sustainable Arlington and the Town's environmental community. We look forward to continuing the work next year.

Spy Pond Committee

The Spy Pond Committee arlingtonma.gov/spy-pond monitors the health of Spy Pond and assists the Conservation Commission and Department of Public Works with pond maintenance and public usage. In September, we returned to Town Hall Annex for in-person meetings. Committee members and volunteers including Arlington High School students, the Green Team, Scouts BSA Troop 313, and Arlington-Belmont Crew delivered 3,400 fertilizer flyers to households east of Massachusetts Ave. Volunteers will deliver fertilizer flyers to Precinct 1 and the remainder of Precinct 5 in 2024, thus completing our deliveries to Arlington households.

Attendance at Spy Pond Trails Day was excellent. Twenty bags of invasive plants and trash were removed. Cub Scout Packs 306 and 313 removed the remaining English Ivy from the hillside near Pleasant Street. Scouts BSA removed invasives and trash. AMC volunteers improved vistas and brushed-in the erosion-prone areas. The committee also planted 25 dogwood trees along the Rt. 2 path and arranged for watering during the summer. Tracey Petryshen and volunteers added 500 plugs to her shoreline restoration of 2019. Many of the plugs took hold, particularly pickerel weed at the waterline. Her report and photos were featured at Town Day. Another south basin household reported shoreline erosion to the Conservation Commission.

Gabi Ackermann completed her historical analysis of 13 years of water quality data. Tufts will release the data. A sediment depth map was started with QGIS and a 20' probe. The thickest sediment was near Elizabeth Island, 13' of sediment below 6.5' of water. UMass Extension analyzed the sediment, but better methods are needed. University of Oregon looked for seeds in the sediment, finding three viable seeds of Brittle naiad (*Najas minor*) and a viable seed of pale smartweed (*Persicaria lapathifolia*).

SWCA Environmental Consultants and Water & Wetland treated curlyleaf pondweed and Eurasian watermilfoil on May 19. They surveyed Spy Pond on May 19 and October 12. Eurasian watermilfoil was found the previous September. No milfoil has been found since the treatment.

There was no skating on Spy Pond this year. The mute swans had eight cygnets. On July 14-16 the adult swans and three cygnets left Spy Pond. The adults re-

turned in October. A barred owl was seen in Kelwyn Manor as well as frequent coyotes. Committee members observed Brittle naiad was restricted to the Kelwyn Manor shore along Sheraton Park and the SE bay. Spy Pond's bottom of sand, gravel, and muck may be a poor habitat for plant establishment. But once sufficient plants sink their roots, they can fill the littoral zone. The marsh on the west shore of Elizabeth Island has disappeared into Spy Pond. A dozen years ago it was a dense growth of phragmites. The Kelwyn Manor marsh is reduced in size particularly the east-end cattails. Phragmites continues to expand its area. A treatment is planned for next Fall.

Reservoir Committee

The Arlington Reservoir Committee continued to meet remotely for monthly business meetings. The Reservoir Committee held in-person project days at the Wildlife Habitat Garden from March through October. With the objective to mitigate invasive species, plant native species and continue to inform and engage community members in the Arlington Reservoir ecosystem.



Volunteer Water Chestnut Harvesting (July 8th by Daria Clark)

The habitat garden marked its thirteenth growing season. With volunteers, the Committee weeded out undesirable plants and removed much of the dried tall grass from the previous season. The effort concentrated work on the area near the fence, cutting back the Prairie Rose. On April 8th, the Boy Scouts with Jennifer Tidwell planted violets, Pennsylvania sedge, and other native species and repopulated the area near the fence to make a new path.



Boy Scout Troop 313 & J. Tidwell Autumn Light

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With Boston Area Returned Peace Corps volunteers (BARPCV), the Committee thinned flowers like Joe Pye Weed and Canadian Anemone for planting in the Ottoson woods. Tall grasses were cleared and new flowers planted. With help from the Jean Devine's Biodiversity Builders and affiliated Mystic Charles Pollinator Pathways group (July 27, 2023), the Committee began moving logs to surround the garden providing both habitat, a resting place, and blocking the growth of plants outside of the garden.



Mystic Charles Pollinator Pathways Group (July 27th), photo by Johanna Meyer.

Arlington Ecoweek (April 22nd) heralded the beginnings of invasive species removal starting with pulling of the mustard weed and burdock removal. The removal of water chestnut seeds from Arlington Reservoir's edge (April 8th). Water chestnut mechanical harvesting was in June this year. However, even after this harvesting new plants continued to come up.



Ecoweek Garlic Mustard Pull (April 22nd), photo by Johanna Meyer.

Volunteers organized by the Mystic River Watershed Association with the help of Charles River Canoe & Kayak sought to control this new growth. This was led by Daria Clark who reported that they had 10 events, about 200 volunteers and collected 1,050 baskets of WC plants. In addition, the Reservoir Committee co-organized a hand harvesting event on July 8 open to the public.

Arlington Reservoir had 75 naturalist observers report 325 species, including birds in 2023. Ebirds 2023 reports 151 bird species sighted at Arlington Reservoir. Fishbrain reports the most caught species at Arlington Reservoir are Largemouth Bass, Chain pickerel, and Bluegill.



MyRWA Water Chestnut Harvesting (July 8th) volunteers. Photo by Johanna Meyer.

More information about the committee's activities, along with photos, can be found at the Reservoir Committee website which includes a link for signing up for the committee's email list and contact information for volunteer groups: arlingtonreservoir.org/

The Arlington Land Trust maintains a stewardship fund for the work of the Reservoir Committee, this is mostly used for Wildlife Habitat Garden expenses. Those wishing to support this work can make a designated tax-deductible donation through the ALT website: arlingtonlandtrust.org/join-donate/.

COMMUNITY PRESERVATION ACT COMMITTEE

Arlington began implementing the Community Preservation Act (CPA) in 2015. The CPA allows cities and towns to reserve dedicated funds to preserve open space and historic sites, create affordable community housing, and develop outdoor recreational facilities. CPA projects are financed by local revenues collected from a property tax surcharge (in Arlington, 1.5% of the net tax levy minus exemptions), plus annual distributions from the state CPA trust fund.

The Community Preservation Act Committee studies local community preservation needs, recommends CPA appropriations to Town Meeting, and oversees projects funded by CPA. In 2023 the Committee reviewed project applications for CPA funding in fiscal year 2024, hosted public applicant presentations, and successfully recommended fourteen projects to Town Meeting. The Committee consulted with the Select Board, Finance Committee, Capital Planning Committee, and other Town leaders in reaching our recommendations.

CPA Projects Funded in 2023 for FY2024

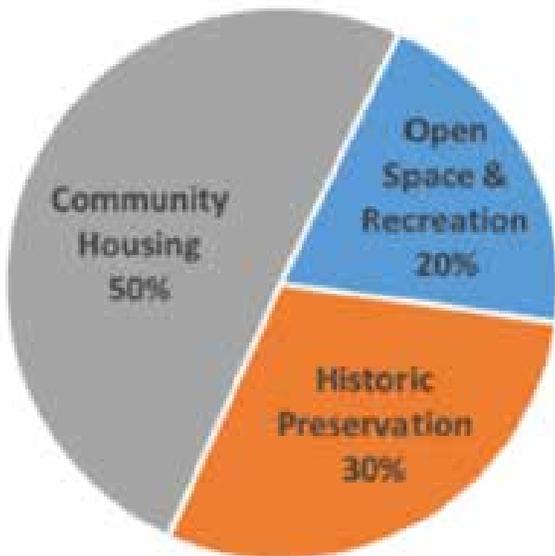
Following the recommendation of the Committee, Town Meeting appropriated or reserved a total of \$2,883,077 in CPA funds in 2023 for FY2024 to support

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local community housing, historic preservation, open space, and recreation:

- 10 Sunnyside Ave: \$500,000
- Arlington Affordable Housing Trust Fund: \$370,000
- Leasing Differential Program for Arlington Tenants: \$30,634
- Hauser Building Roof Replacement: \$120,000
- Menotomy Manor Window Replacement Project, Ph.2: \$171,856
- Hills Hill Mountain Biking Trails: \$171,856
- Invasive Vegetation Removal: \$12,000
- Mill Brook Preservation (Buffer and Beautify): \$120,000
- 21 Pond Lane Feasibility Study: \$15,000
- No Name Brook Preservation Feasibility Study: \$20,000
- Orchard Signage (Find Your Way to the Orchard!): \$2,500
- Arlington Friends of Drama Building and Energy Upgrades and Repairs: \$187,750
- Document Digitization of Cyrus Dallin Papers: \$71,880
- Foot of the Rocks Battlefield Memorial: \$112,000
- Jason Russell House, Preservation Continued: \$73,573
- Town Hall Envelope Preservation, Phase 1 (Town Hall Clock Tower): \$228,144

Expenditures by CPA Program Area



PERMANENT TOWN BUILDING COMMITTEE

The Permanent Town Building Committee (PTBC) was established by the 1969 Town Meeting to oversee the design and construction of new buildings and major renovations for Town of Arlington properties. Please note that the Arlington High School building project is overseen by its own dedicated committee, and not by the PTBC. The PTBC is comprised of five registered voter members, appointed jointly by the chairs of the Select Board, Finance Committee, and School Committee, a representative of the School Committee and in addition the Town Manager, Superintendent of Schools, and Facilities Director or their designees.

Activities in 2023

While many pandemic-related factors in construction – supply chain issues, labor costs, materials and fuel costs, etc. – subsided somewhat in 2023, the challenges of renovating older and historic Town buildings loomed large throughout the year. The PTBC continued to oversee the completion of two important projects for the Town within the approved budgets and without further delay.

Central School (renovation)

Architect:	Sterling Associates
Owners Project Manager:	The Vertex
Companies	
Construction Manager:	Kronenberger & Sons
Restoration	
Project Budget:	
Construction:	\$ 6,878,273
Soft Costs*:	\$ 1,676,727
Total:	\$ 8,555,000

* soft costs include architecture, engineering, contingency, furniture, etc.

Funding History:

Initial Design:	\$ 400,000	2017
Town Meeting Article 34 5/3/2017 205-1		
Additional Planning and Design:	\$ 100,000	2018
Town Meeting Article 30 4/25/2018 207-1-2		
Construction:	\$ 8,055,000	2019
Town Meeting Article 58 5/8/2019 198-14		
Total:	\$ 8,555,000	

The renovation of the lower floors of the Central School, which was built in 1894 as the Arlington High School and is listed in the National Register of Historic Places, began in May 2020. An earlier renovation of the 3rd and 4th floors, housing the Arlington Center for the Arts, was completed a few years earlier. The current renovation serves the Council on Aging, the Senior Association, the Department of Health and Human Ser-

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VICES including Veteran's Services, and a wide variety of senior-oriented programs and services. The original schedule for the renovations was approximately twelve months, from May 2020 to May 2021, but for the reasons noted above, the schedule extended well beyond the planned ending date.

As of the writing of this report, the building is in full use and the project is in the final stages of the close-out phase. The following paragraph is from last year's report, but its recommendations still bear consideration:

Following this renovation project, the Town may consider future projects to address the remaining areas of this historic building that need attention. In particular, the building envelope including windows and brickwork may need restoration, upgrades or replacements. While these improvements are outside of the scope of the current project, they may be necessary to ensure that the building is energy efficient and structurally sound and will continue to serve the Town into the future.



Maple Street main entrance – new sign, entry, canopy



Library – ground floor.

Department of Public Works / Town Yard (renovation and new construction)

Architect:	Weston & Sampson
Owner's Project Manager:	Sydney Project Management
Construction Manager:	Commodore Builders
Project Budget:	
Construction:	\$ 40,068,197
Soft Costs:	\$ 7,052,027
Total:	\$ 47,120,224
* soft costs include architecture, engineering, contingency, furniture, etc.	

Funding History:

Initial Design:	\$ 1,050,000	2016
Town Meeting Article 36 5/16/2016 193-4		
Additional Planning and Design:	\$ 1,253,754	2018
Special Town Meeting Article 7 12/5/2018 180-9		
Construction:	\$ 29,900,000	2019
Town Meeting Article 58 5/8/2019 198-14		
Supplemental Funding 1:	\$ 8,900,000	2020
Special Town Meeting Article 23 11/30/2020 237-9		
Supplemental Funding 2:	\$ 5,416,470	2021
Town Meeting Article 56 5/17/2021 228-7		
Supplemental Funding 3:	\$ 300,000	
Funding from TOA Storm Sewer Rehab Account		
Supplemental Funding 4:	\$ 300,000	
Funding from TOA DPW Operating Account		
Total:	\$ 47,120,224	

As of the end of 2023, this construction project is entering its final phases. Building A renovations (the historic building on Grove Street) have been completed. Building B renovations (the building adjacent to Building A) are well underway, and the connector between Buildings A and B will move ahead shortly. Building C (vehicle storage) is essentially completed. Building D renovations (also vehicle storage, with a tall, peaked roof) are in-process and proceeding well despite the discovery of challenging latent conditions requiring additional remediation efforts. The Salt Shed is fully complete and filled with materials for the coming winter. And finally, the new Building E is open and occupied by Public Works and Inspectional Services staff.

The project was originally planned to be completed in the fall of 2023. However, due to numerous delays in 2022 and 2023, the PTBC now anticipates that the project will be completed in the spring of 2024. The project delays are attributable to a number of factors: newly discovered latent conditions, such as below-ground structures that required remediation and removal, poor or non-performance issues related to certain subcontractors, such as site work and miscellaneous metals, and poor performance of materials, such as windows in Buildings A and E. There will be a financial cost to these delays, but the PTBC is committed to limiting the

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Town's financial exposure as much as possible. The PTBC anticipates that Building E will earn LEED Silver Certification.



Site overview – Bldg A (on Grove Street), Bldg B (left side), Bldg C (right side).



Aerial view of Building D.



New Building E on Grove Street.



Vehicle storage in renovated Building C.



Brickwork and capstone renovations on Building D.



Deteriorating lintels to be repaired or replaced on Building D.



Exposed columns to be repaired and filled on Building D.

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ZONING BOARD OF APPEALS

In 2023 the Zoning Board of Appeals are prescribed in Massachusetts General Law, Chapter 40A, The Zoning Act, and also, as further clarified by the Town Zoning Bylaws, heard and rendered decisions on for thirty-eight (38) petitions. Since its inception in 1946 the Zoning Board of Appeals has heard and rendered decisions on over 3,700 appeals. Petitions heard by the Board include Variances, Special Permits, Appeals of the Decision of the Building Inspector, and Comprehensive Permits (Chapter 40B).

The Zoning Board of Appeals is comprised of five (5) regular members consisting of The Chair, four (4) appointees, and two (2) associate members. For a decision to be granted, the vote of the five (5) members of the Board must carry a supermajority or a simple majority, depending on the petition.

Petitions Heard by the ZBA	
Petitions Variance	5
Applications for a Special Permit	29
Appeals of the Building Inspector Decisions	2
Ammendments to Special Permits	0
Comprehensive Permits	2
Comprehensive Permit Hearing	17
Total Petitions filed with the clerk	45
Total Continued Hearings	19
Total Petitions withdrawn	8
Total Petitions sent to the ARB	7

All hearings are open to the public and are generally held on the second (2nd) and fourth (4th) Tuesday of each month, as needed. The meetings were formerly held in the conference room located on the second (2nd) floor of the Town Hall Annex and are now via Zoom links found on the Zoning Board of Appeals website at arlingtonma.gov/zba. All hearings are advertised for two (2) consecutive weeks and posted on the Town Clerk's Bulletin Board at least three (3) weeks prior to the hearing date. Hearings are posted on the Town website and abutters to the property are notified.

To receive ZBA Agendas by email, subscribe online at arlingtonma.gov/emailsubscriptions. The Rules and Regulations of the Zoning Board of Appeals are on file in the Office of the Town clerk and in the Zoning Board of Appeals Office at 51 Grove Street, Arlington, MA.



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

ARLINGTON HOUSING AUHTORITY

The Arlington Housing Authority (AHA) is proud of its distinction as the single largest provider of affordable housing in Arlington.

Our mission is to provide adequate, affordable and safe housing to low, very-low and extremely low-income families from the Town of Arlington and surrounding communities through collaborative partnerships with community agencies while managing Housing Authority finances in a fiscally responsible manner.

The Arlington Housing Authority manages 1,154 housing units and provides housing to over 1,500 residents and program participants. The AHA housing portfolio includes 520 units for the elderly and those with a disability under the age of 60 years old at Drake Village, Chestnut Manor, Cusack Terrace, Hauser Building, Mystic Gardens, and Winslow Towers; 179 units of family housing at Menotomy Manor, ten of which are handicapped accessible wheel chair units; the Donnelly House for 13 developmentally challenged residents; and 427 Housing Choice Vouchers that help participants live in privately-owned dwellings throughout the community.

The Arlington Housing Authority currently has active tenants associations at Cusack Terrace and Winslow Towers. The presidents of these tenants associations hold monthly meetings with their residents in accordance with their bylaws. They also represent the residents of their developments at monthly meetings with AHA management. Through these meetings and others, tenant associations are able to advocate for their fellow residents in order that the AHA can better understand the needs of its resident population.

The Authority is a quasi-governmental agency created by Arlington's Town Meeting in 1948 that administers these programs sponsored by the State or Federal government. Properties owned by the Authority are exempt from local property taxes, yet the Authority annually pays the maximum payment in lieu of taxes (PILOT) as allowed by state statute.

Year in Review

In 2023, the Arlington Housing Authority continued to foster and expand collaborative partnerships that benefit its residents. The AHA was able to work

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with the Town of Arlington's Council on Aging and the Commonwealth in providing free COVID-19 Test Kits to residents. Additionally, the Council on Aging and Board of Health held flu vaccine clinics this past fall in addition to the normal services they provide our residents.

The AHA is also working with Minuteman Senior Services in applying to the Executive Office of Elder Affairs to expand the Supportive Housing program that currently exists at Drake Village to Chestnut Manor. If selected, Chestnut Manor residents will be provided access to a full-time on-site Minuteman Senior Services' Resident Service Coordinator and other supportive services including onsite activities, congregate meals, resident assessments, community resources, and referrals.

The AHA has continued to adapt to constantly evolving policies and procedures from EOHLC as well as adjusting to ongoing updates to the CHAMP centralized waitlist system as we work to fill units that become vacant. We have also worked to advocate for additional funding opportunities, as well as regulatory changes that will help the AHA and other Housing Authorities better serve its residents, participants, applicants, and staff. Through these opportunities and challenges, the AHA has been able to build on and identify areas in which it will be able to better serve its clients.

During 2023, the Arlington Housing Authority began and completed a number of capital improvement projects that are essential in the preservation and safety of the Authority's public housing portfolio. Many of these projects were completed through collaborative efforts with outside agencies. Following the fire at Chestnut Manor in January 2022, the AHA sought out ways to address potential health and safety concerns while also meeting other local, state and federal goals. In these efforts and through the help of Executive Office of Housing and Livable Communities (EOHLC) staff, we were able to connect with ABCD and Action, Inc through the LEAN program. These initial meetings between the AHA, EOHLC, ABCD, New Ecology and Action, Inc have resulted in several projects that have addressed outstanding capital improvements while also working towards energy efficiency and sustainability goals. Some of those improvements include the installation of over 230 Air Source Heat Pumps at Chestnut Manor and Winslow Towers, window and window slider replacements at Chestnut Manor, window replacements at Cusack Terrace and Drake Village, weatherization work at nearly every AHA development, heating system upgrades at Cusack Terrace, as well as water heating system upgrades at Winslow Towers that are currently in progress. These LEAN projects have not only improved the quality of life for our residents, but they will also have lasting impacts in the years to come because of the millions of dollars saved in capital improvement funding. We are so thankful to all those involved and look forward to continuing to identify ways to improve

energy efficiency, reduce carbon emissions and address sustainability concerns.

Cusack Terrace, 67 Units

8 Summer Street

All resident windows were replaced, weatherization upgrades were completed, and the buildings heating system was upgraded.

Winslow Towers, 132 Units

4 Winslow Street

Projects that were completed include the installation of Air Source Heat Pumps in all resident units and building envelope repairs. There is currently a water heater replacement project in progress that will utilize Air Source Heat Pumps that will provide energy efficiency while replacing the aging system currently in place.

Chestnut Manor, 100 Units

54 Medford Street

All windows and window sliders were replaced this year. Additionally, Air Source Heat Pumps were installed in all resident units and common spaces. These units like the ones at Winslow Towers will not only improve energy efficiency but provide heating and cooling to residents. As a result of these projects, which totaled over \$1.3 million, EOHLC Secretary, Edward Augustus, visited Chestnut Manor in December to view the upgrades as well as learn more about the innovative projects that the LEAN program and the Arlington Housing Authority are working together to complete.

The Federal Pacific Electrical Panel upgrade project is currently in process. All unit panels have already been replaced and the next phase involving the switchgear and transformer will begin in about a year.



Sec. Augustus visits Chesnut Manor.

Drake Village, 72 Units and the Hauser Building, 144 Units

37 Drake Road

This past year, the fire alarm and sprinkler system were upgraded at the Hauser Building and the fire alarm system at the Drake Village Cottages was upgraded. The Federal Pacific Electrical panels at the Drake Village Cottages were replaced and the Federal Pacific

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Electrical panels at the Hauser Building will start being replaced in the new year. The Creative Placemaking site improvement project was completed at Drake Village. The upgrades have resulted in more accessible pathways and connections to the Reservoir, additional sitting areas, a more accessible drop off area at the Hauser Building as well as the planting of over 20 trees and additional plants native to New England.

Additionally, the door replacement project at the Cottages will begin work in the next month and the roof replacement project at the Hauser Building will begin in early Spring. We are also in the planning stages to replace the parking lot and roadway at Drake Village, which will provide safer access for residents and the community that utilize Drake to get between the Bikeway, Reservoir and Mass. Ave.

Menotomy Manor, 179 Units Fremont Court

The Arlington Housing Authority completed a Deep Energy Retrofit feasibility study that included the replacement of windows at Menotomy Manor. The AHA is currently moving forward with the design of the window replacement and envelope repair portion of the larger Deep Energy Retrofit. The AHA is working with EOHLIC, Rocky Mountain Institute, MassSave and other agencies to secure additional funding for the rest of the project. Once completed, the Deep Energy Retrofit will result in these buildings being carbon neutral and potentially passive house certified. The AHA anticipates construction for window phase of the project to begin in the early summer of 2024.

The AHA also completed a weatherization project to add and replace insulation at Menotomy Manor. Additionally, the AHA was able to add parking spaces for residents and complete a snow guard project for the Life Skills Center roof.

998 Mass. Ave. Special Needs Housing

The elevator lift was replaced this past year. A project to complete the first-floor bathroom renovation is currently in the design phases and once completed will make that bathroom ADA accessible for residents of the Donnelly House.

New Development at 54 Medford Street Special Needs Housing

The AHA is currently in the design phase for the creation of a new special needs housing development in front of Chestnut Manor off Medford Street.

Community Partnerships

The AHA continues to seek out and build upon our partnerships with community service program providers.

Minuteman Senior Services has been very successful at our Drake Village location by providing services to our seniors on site and at our other developments as well as administering the meals on wheels program out of the Hauser Building kitchen. Through the continued efforts made by Minuteman Senior Services and its vendors, the quality of life of our residents has improved. We are hopeful that we will be able to expand this program to Chestnut Manor.

The partnership between the AHA and the Arlington Police Department has continued to have a positive effect on the residents and neighbors of Menotomy Manor. The AHA has seen significant decreases in crime and expanded services to the area since its inception. APD has also provided training for senior housing residents about elderly scams and identity theft. Additionally, the AHA has been collaborating with the fire prevention team at Arlington Fire Department to bring fire prevention and safety training sessions to the developments. It has resulted in residents better understanding protocols and steps they can take to reduce the risk of fires.

The Board of Health and Council on Aging provide essential supports to our residents in a normal year through their Social Workers as well as through blood pressure clinics, flu clinics and more. Throughout COVID-19, they ensured our residents had sufficient resources, access to the flu vaccine and other medical resources like testing kits..

The AHA enjoyed working with APD again on National Night Out. We also enjoyed celebrating our 75th anniversary with our residents at our annual cookouts held at each senior development. We also enjoyed returning to Town Day and look forward to participating in years to come. The AHA also held its annual holiday event for Menotomy Manor residents and looks forward to working with Santa, APD, AFD, Toys for Tots, Arlington Elks, Park Ave Congregational Church and others.

There were also collaborative events and services that resulted from partnerships between the AHA and Arlington DEI, AYCC, Fidelity House, Boys & Girls Club, Arlington Parks & Rec, Council on Aging, Family Access, Plants for a Purpose, Arlington EATs, Food Link, Arlington Veterans Services, the Bedford VA and others. We are thankful to all of these agencies and look forward to building on these relationships and creating new ones that will improve the quality of life for our residents.

The Arlington Housing Authority is also proud to have received the MassNAHRO Outstanding Agency Award for the Operation Success program. Operation Success Learning Center offers free academic assistance to middle and high school students living in the Menotomy Manor. It is staffed by volunteer teachers from Arlington Public Schools and is currently run by Kim Serra and Janet Maguire.



AHA receives award for Operation Success.

The AHA is proud of its new partnerships and programs as well as its existing ones. They have made a major impact on supplementing AHA efforts, as well as helping residents age in place and move towards self-sufficiency.

The Community Work Program (CWP) sponsored by the Middlesex Sheriff's Office. Under the supervision of correctional personnel, inmates assisted the AHA maintenance staff in its spring and fall cleanup efforts as well as in other projects that benefit residents and improve building aesthetics.

The Fidelity House includes afternoon programs in our Menotomy Manor Development that provides transportation for children, as well as free memberships and financial assistance to make summer programs more attainable for families and their children. This program has been extremely successful, with many residents participating.

The award-winning evening program, Operation Success, has been a major factor in improving student grades by providing homework help and guidance for the residents of Menotomy Manor.

The Lamplight Women's Literacy Center is an ESL program run by Lisa Chiulli Lay. It provides adult residents at Menotomy Manor the opportunity to attend beginner and intermediate English classes.

Women's Money Matters is a new financial literacy program that is available to women at all of the AHA properties.

Family Access is a program for children up to 9 years old. It provides programs and supports for families and children to help them navigate and work towards developmental benchmarks.

The Arlington Center for the Arts is a new program that provides classes and activities for residents at Cusack Terrace and Winslow Towers.

The Giving Tree is another new program at Drake Village that provides activities and classes for residents.

The AHA also entered into a new partnership with Minuteman Senior Services to bring the SHINE program to its residents. This program provides residents with assistance navigating Medicare and other related health insurance processes to ensure they have the

medical coverage they need.

Organizations from the local community including Saint Vincent de Paul, Arlington Elks, Knights of Columbus, Housing Corporation of Arlington, High Rock Church, Calvery Baptist Church, Park Ave Congregational Church, Saint Agnes, Toys for Tots, Food Link, and Arlington EATs and others have continued to provide important services and products for residents including rental assistance, food, clothing, gifts during the holidays, and other essential supplies. We are grateful to them and their volunteers.

The Arlington Housing Authority Board would like to thank all our partners for their hard work, and we look forward to many new and exciting ideas being put into action in the coming year.

Challenges Ahead

A continuing challenge for the AHA and state-aided public housing industry is the demand and need of funding for capital improvements and day to day operations. While the AHA applies for all funding opportunities available, and utilizes 100% of the funds received, there is still a great deficit in the funding needed to ensure optimal quality of life for our residents.

EOHLC provided the AHA with \$905,841 in its annual Formula Funding for 2023. Formula Funding is provided to fund capital improvements at Local Housing Authorities. This funding, which is provided for the AHA's entire public housing portfolio, is not enough to fund all high priority capital needs of its aging buildings as well as meet ADA and other needs expected by residents. To address gaps in funding needs, the AHA routinely applies for funding through outside sources including but not limited to CPA, CDBG, and other special funding sources through EOHLC. The AHA has also made efforts to work with ABCD and Action, Inc to complete projects through the LEAN program.

The majority of the AHA's limited operating budget comes from the rent receipts generated from family and senior public housing tenants. These funds are used to fund staff positions, expenses associated with office and maintenance operations as well as extraordinary expenses which fund the replacement of vehicles, machinery, tools, and other items essential to AHA operations. The average monthly rent and state subsidy for our largest types of public housing, Ch. 200 (Menotomy Manor) and Ch. 667 (Chestnut Manor, Cusack Terrace, Drake Village, Mystic Gardens, and Winslow Towers), are as follows:

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Ch. 200 Family Housing (179 Units)	
2023 Average Monthly Rent Per Household	State Subsidy
\$712.54	\$122.96 per month/per household

Ch. 667 Elderly & Non-Elderly Disabled Housing (520 Units)	
2023 Average Monthly Rent Per Household	State Subsidy
\$460.67	\$49.80 per month/per household

Total - Ch. 667 + Ch. 200 + Ch. 705 (700 Units)	
2023 Average Total Monthly Rent	Total Monthly State Subsidy
\$367,656.50	\$47,952.08

*Because Arlington is on a centralized wait list, the Housing Choice Voucher wait list is extremely long; therefore, only Arlington residents and those employed in Arlington are listed for this program.

Acknowledgments

The Arlington Housing Authority would like to thank all its employees for their dedication throughout the year.

Administrative Services

The Authority continues to be a member of the centralized waitlist at www.affordablehousing.com. The list is open to all prospective applicants daily. Arlington residents are given a preference. The AHA's website, www.arlingtonhousing.org, provides valuable information to those wishing to learn more about the AHA and its programs. Applications for housing can be completed through online links, downloaded from our website or picked up at the main office.

Wait Lists

Through EOHLIC's state-aided public housing waiting list, Common Housing Application for Massachusetts Public-Housing (CHAMP), applicants can submit and self-manage their applications and upload other necessary documents through the CHAMP on-line portal from a computer, smartphone, or tablet and apply for available public housing across the Commonwealth.

The current number of applicants on each of our program waitlists are as follows.

Stated-Aided Elderly/Handicap One Bedroom Units
Total: 8,577 applicants

State-Aided Family Two- and Three-Bedroom Units
Total: 30,017 applicants

Massachusetts Rental Voucher Program Waitlist
Total: 14,060 applicants

Housing Choice Voucher (Section 8) Wait List
Arlington Applicants: *442