

Proposal: Allow Two Families Everywhere

- **80%** of Arlington's residential land is reserved exclusively for single family homes – nothing else can be built
- We propose allowing two-families to be built by right in these areas; no other changes to heights, setbacks, etc.
- **Four key reasons:**
 1. Addressing a racist legacy
 2. Improving environmental sustainability
 3. Increasing housing choice
 4. Allowing for more affordable homes
- This has already happened in several places around the U.S., but we can be the first in Massachusetts

Single Family Zoning has a Troubled Past

- **1917:** Supreme court rules racially-based zoning unconstitutional
- **1920s:** Towns, as encouraged by the federal government, use single family zoning and other “snob zoning” to continue to exclude the poor, minorities, and other undesirable groups via economic, “race-blind” means
- **1930s-1960s:** Most of Arlington’s single-family stock is built, during which the Fair Housing Association (FHA) is the primary mortgage underwriter. FHA was in the business of providing mortgages to white families and explicitly avoided the “inharmonious mixing of races”

Result: Arlington develops as an overwhelmingly white Town, mostly consisting of single-family homes

Segregationist Intent Was Clear Then

“A Select Location for Single Family Homes in a Refined and Restricted Community” – West Medford

“Arboretum Heights is carefully and suitably restricted to single family homes, with other restrictions to create and maintain an agreeable residential community” – Jamaica Plain

“These homes are situated in a highly restricted residential section....” - Waltham

Headline: “Hot Debate Under Newton Zoning Law - Class Legislation is Charged at Meeting”

A SELECT LOCATION
FOR SINGLE FAMILY HOMES
 In a refined and restricted community
BROOKS ESTATES
WEST MEDFORD
 On Mystic Valley Drive and Grove St.

Arboretum Heights
 Jamaica Plain

Arboretum Heights is located on sunny Green Hill, just five miles from City Hall, Boston, in Jamaica Plain, off Centre Street, just a minute's walk from the Arboreum of the Metropolitan Parkway system. The Winchester Road entrance to Arboretum Heights is just directly opposite the Centre Street gateway to the Arnold Arboreum.

Arboretum Heights towers 205 feet above the sea, affording a wonderful panorama of City, Harbor, and Blue Hills, within a short distance of high schools, grammar schools, private schools, churches and within only a few minutes of the business shopping center of Jamaica Plain.

States, ~~many~~ Elevated buses stop at all four entrances of Arboretum Heights, far being only 100 to any part of greater Boston, Boston's best recreation parks are but a short distance from Arboretum Heights where all may enjoy summer and winter outdoor games and sports.

Arboretum Heights is carefully and suitably restricted to single family homes only, with other restrictions to create and maintain an agreeable residential community.

Plans are now being laid out to grades approved by the City Engineer, and this beautiful tract of 35 acres is now open for inspection.

HOME LOTS AS LOW AS \$700
NEIL McINTOSH

OPEN TODAY

Single Homes
RANGELY ACRES
WALTHAM

FEATURING

- 8-ROOM HOMES
- COMPLETELY INSULATED
- AIR CONDITIONED
- GAS HEAT
- NICELY LANDSCAPED

\$5700-\$6000

DIRECTIONS—Off Main St., half way between Watertown Sq. and Waltham Center; enter on Bancroft Road; tel. WALTHAM 9232.

PAUL LIVOLI
 Developer

GEORGE G. MARQUIS
 Sales Manager

1926

HOT DEBATE UNDER NEWTON ZONING LAW

“Class Legislation” Is Charged at Meeting

NEWTON, Aug 10—A debate over the

... say that Alderman referring the full co I believe in open s promises. the chair ferred ba committee be sustai the term in this b In this b 'speculato veloper.'

...and still is now!



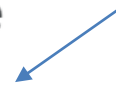
Donald J. Trump ✓

@realDonaldTrump



At the request of many great Americans who live in the Suburbs, and others, I am studying the AFFH housing regulation that is having a devastating impact on these once thriving Suburban areas. Corrupt Joe Biden wants to make them MUCH WORSE. Not fair to homeowners, I may END!

AFFH = Affirmatively
Furthering Fair Housing



9:20 PM · Jun 30, 2020



82.5K



38.8K people are Tweeting about this

“[Democrats want] to **eliminate single-family zoning**, bringing who knows into your suburbs, so your communities will be unsafe and your housing values will go down.” – Trump, July 2020

Other Advantages

Two Family Zoning is Better for the Environment

- Smaller homes in shared structures have a lower carbon footprint per person than an equivalent single-family homes (carpooling vs. driving by yourself)
- If we don't provide housing here in Arlington, people will be forced further out and have longer commutes = increased emissions

Two Family Zoning Increases Housing Choice

- Single family homes aren't suitable for everyone at all stages in their lives; some people can't afford it, while others may want to downsize but stay in Town. We need more (and more diverse) housing choice

Two Family Zoning Improves Affordability

- Homes will still get torn down; do we want them replaced with a big single family, or a big duplex?
- Replacing a single family with a two family doubles the housing stock (and increases the tax revenue); the impacts are spread out across Town

Addresses Key Issues of “Article 16”

No issues with height and shadows

- Not changing dimensional regulations – just allowed uses

Impacts are spread out

- Not just along Mass Ave; the new housing is spread out across 61% of the Town’s area

Displacement

- Developing Mass Ave drew concern over renter displacement
- This change impacts single family homes, 95% of which are owner-occupied

Any Change is Going to Be Gradual

- Currently, we have 27 teardowns a year on average over the last 10 years. We’d expect this regulation to double that pace, so ~54 per year, still small in a town with over 40,000 people

Bonus: A Tour of Arlington's Non-Conforming Homes in Single Family Districts

(Two Family Homes are Already Here)

Summer St.



163-165, 159-161 Summer St.
Two family homes



463-465, 459-461 Summer St.
Two family homes

Westminster Ave



58-58 Westminster Ave (Gray House)
Two-family tucked in between several single-family

Park Ave



172-174 Park Ave (two family)
176 Park Ave (condominums)



176 Park Ave (condominums)
Single family (conforming) house on right

Hillside Ave

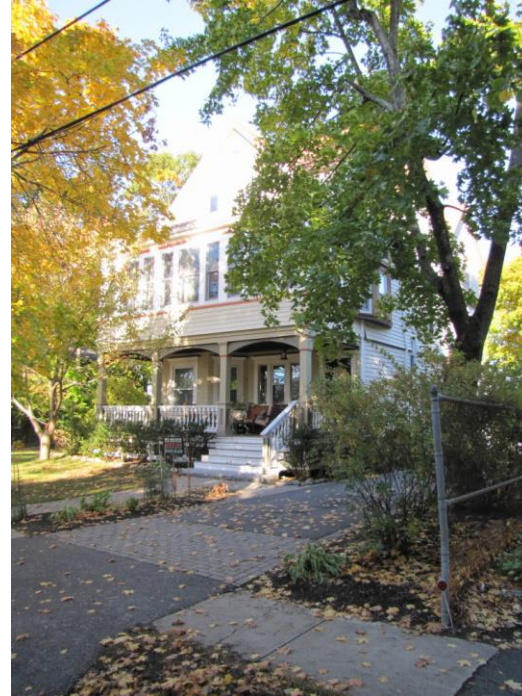


49-51, 45 Hillside Ave
Each has a pair of condominiums

Wachusett Ave



13-15 Wachusett Ave
Condominiums



12 Wachusett Ave
Two-family

Newport St.



13-15 Newport St
(Condominiums)
11 Newport St. (two-family)



11, 5-7 Newport St.
Two-family,
condominiums

Mt. Vernon St.



62-64 Mt. Vernon
(condominums)
66-68 Mt. Vernon (two-family)



72 Mt. Vernon St.
Three
condominums

Irving St.



9 Irving St.
Two
condominiums

Jason St.



37-39 Jason St.
Two-family



30-32 Jason St.
Two-family

Jason St. (cont.)



122, 124 Jason St., Two-family

Pleasant St



141-143, 137-139 Pleasant St.
Condominiums

Thank you!

(Prepared by Ben Rudick and Steve Revilak)