

TO: Symmes Advisory Committee, Arlington Redevelopment Board, VHB  
FROM: Symmes Residential Working Group  
DATE: 1/2/03

---

The Symmes Residential Working Group met on 12/17/02 to review the latest plans for Symmes. There were 10 people attending the meeting, representing both the neighbors and affordable housing advocates. Following are our comments and priorities.

1. **Family housing first.** It is our highest priority to see mixed income family housing at Symmes. We do not oppose luxury housing, retirement housing, or elderly public housing, so long as the plan includes a minimum of 50 to 75 units of mixed income family housing. Family housing, by definition, has 2 or more bedrooms.
2. **Affordability.** We liked the high percentage of affordability (35% to 40%) of the “mixed income” housing. We also would like to see some affordability in whatever other forms of housing are built, including assisted living, retirement, or other elderly housing, but excluding luxury housing. Overall we would like to see 25% of all residential units on the site affordable. Of those affordable units, there can be a segment (10%) that are affordable to a middle income household, that could sell in the \$200,000 to \$250,000 range. (Moderate income prices should be around \$150,000, and low income closer to \$100,000).
3. **Scale and design.** The committee favors the plan with open space at the top (Alternative 3), and would also support a small amount of residential development abutting the neighborhood at the top, of a density, scale, and design not conflicting with that of the neighborhood. At first glance, we do not object to putting family housing along Summer Street.
4. **Down the line.** At the point where an rfp is developed for the residential development, we request that extra credit be give to a developer with affordable housing experience. Further, we would like the rfp to reflect the availability of subsidy funds to any developer who can exceed the minimum affordability requirements, as well as extra credit for additional affordability.