

The League of Women Voters of Winchester urges its members to vote **YES** on Ballot Question #1 on Tuesday, June 22, 2021 from 7 a.m. to 8 p.m. at Winchester High School. A **YES** vote will authorize the Select Board to enter into a land development agreement with Winchester Waterfield MMLLC, or another subsidiary or affiliate of Civico Development, LLC, in substantially the form approved by the Select Board on April 16, 2021.

The League of Women Voters of Winchester supports the “Waterfield Street” housing project<sup>1</sup> as approved by Town Meeting Members on May 3, 2021 given:

- There was due diligence on this development for over three years, and various aspects of the project were approved at the 2018 Spring Town Meeting and 2020 Fall Town Meeting,
- There was extensive opportunity for public review and comment,
- The selection of the developer was the result of a competitive procurement process,
- Civico met all of the town’s goals for this development,
- This development has been endorsed by the Select Board, the Planning Board, the Housing Partnership and the Finance Committee,
- This deal will provide much-needed 40 affordable apartments and 20 market rate apartments; all of the apartments will count towards the Town’s SHI, bringing the Town closer to meeting its 10% requirement under Chapter 40B,
- These affordable units will be deed restricted and therefore affordable for the long term,
- Proximity to the MBTA Commuter Rail Station in Winchester Center makes it an ideal “Smart Growth” development, and
- Contributes to the Town’s goal of being a welcoming and diverse community.

The League of Women Voters has long held positions on affordable housing. By 1969, it had broadened its fair housing position to include support for an adequate supply of housing for people with low or moderate incomes. In 2008, the League supported programs, policies and regulations to address the housing needs of low- and moderate-income families and individuals, including:

- Supporting income eligibility requirements for the purchase and rental of subsidized affordable housing that are adjusted periodically to reflect current economic factors,
- Establishing periodic reviews of income and asset limitations and eligibility requirements,
- Adopting restrictions on affordable rental and ownership housing units so that the units remain affordable in perpetuity, and
- Streamlining permitting procedures for Smart Growth incentive programs.

The Waterfield Lot development meets all of the above League positions on affordable housing.

League of Women Voters of Winchester Steering Committee

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<sup>1</sup> See <https://www.waterfieldfacts.com/> for Frequently Asked Questions including Project Goals