

April 30, 2026

Mellela Marx  
Precinct 12

RE: ARTICLE 55

Dear Fellow Town Meeting Members:

Many new or proposed developments in the MBTA overlay district with tall multi-unit buildings, no setbacks and minimal parking, are being allowed because of loose interpretations of the minimum affordable unit requirements. This article simply seeks to clarify the existing bylaw language, so that it is not interpreted in a manner that reduces the number of affordable units required.

In order to be granted bonus floors under the MBTA Act, developers must have at least 22.5% of all units be affordable for 1-floor bonus (25% for 2-floor bonus). The bylaw clearly states that fractional units should be rounded up when calculating how many units are required to be affordable. This ensures that, consistent with the existing bylaw, if the town of Arlington awards bonuses to build additional floors, we are getting at least the minimum number of affordable units required to achieve those bonuses.

Please vote "YES" on Article 55 to clarify rounding up requirements in order to make sure we are getting the maximum number of affordable units possible in exchange for granting bonus floors.