

Arlington Town Meeting — Substitute Motion

ARTICLE NO. [55]

Dated: [4/23/2026]

I, [Aram Hollman], do hereby submit the following Substitute Motion under Article [55]

Original motion, amended:

Admin. clarification to Bonus Provisions for Multi-Family Development:

To see if the Town will vote to amend and Section 5.8.4.E(2) Bonuses of the Zoning Bylaw to clarify and strengthen language specific to the calculation of the number of affordable units that must be constructed in order to qualify for the 1-floor and 2-floor bonus provisions of this section in either of the MBMF overlay districts.

Text of section 5.8.4.E(2) of the Zoning Bylaw, as amended by adding bold, underlined language:

(2) In the MBMF Overlay District, one additional story may be added if the total percentage of affordable units exceeds the requirements in Section 8.2.3 Requirements of this Bylaw for a total of at least 22.5% of all units. **In determining the total number of affordable units required, calculation of a fractional unit shall be rounded up to the next whole number, to ensure that at least 22.5% of all units are affordable.** In the MBMF Overlay District for properties facing Massachusetts Avenue, a second additional story may be added if the total percentage of affordable units exceeds the requirements in Section 8.2.3 Requirements of this Bylaw for a total of at least 25% of all units. **In determining the total number of affordable units required, calculation of a fractional unit shall be rounded up to the next whole number, to ensure that at least 25% of all units are affordable.**

Voted: Following a hearing, on 3/25/2026 (?), the Redevelopment Board voted No Action.

Comment:

Have requested that Article 55 be taken off the Consent Agenda and considered by Town Meeting.

Respectfully submitted,



Aram Hollman, Precinct 6

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Date Voted: _____

Action Taken: _____