

PLANNING FOR A MORE EQUITABLE, SUSTAINABLE & AFFORDABLE ARLINGTON

Please Support Articles 15 & 16!

- **Article 16. Petition to Increase Affordability (Citizen's Petition).**
 - Increases the Town's Inclusionary Zoning requirement for the provision of affordable housing from 15% to 20% for projects over 20 units.
 - In **existing multi-family and commercial districts**, additional density would be allowed to accommodate more affordable homes beyond the inclusionary requirement.
 - Only 7% of town land would be impacted (Zoning Districts R4-7 and B's).
 - Over 85% of Arlington is in Zoning Districts R0, R1 & R2. Properties in these districts WILL NOT BE AFFECTED.
 - Another 7% of Arlington land is zoned Open Space, PUD, Industrial or Transportation.
- **Article 15. Accessory Dwelling Units.** Allows single-family homeowners to add an **accessory unit within the existing footprint** (no additions or new structures allowed) if the main home is **owner-occupied** and the accessory unit has a **long-term lease (No Airbnb)**.

The Product of a Public Process

- Article 16 received unanimous support from the ARB after multiple hearings and public meetings, as well as amendments in response to public comment and citizen input.
- Article 15 is an improved version of an ADU bylaw proposed in 2012 and is updated to respond to community concerns about that proposal.
- The zoning proposals are an outgrowth of the **Arlington Master Plan**, which called for significant revisions to encourage mixed-use development, increased affordability and housing diversity.
- The Master Plan was the product of a **multi-year process** kicked off in 2012 and was approved by Town Meeting four years ago in 2015.

A Necessary Change for Arlington's Future

- Only 5.6% of Arlington's housing stock counts as affordable for the purposes of 40B.
- Art. 16 would create permanent (99 year), legally-protected affordability for a more diverse Arlington, moving the Town toward 40B compliance. (
- Supported by the Arlington Chamber of Commerce because it will create more foot traffic to support our retail and small businesses.
- More housing and commercial development means more tax revenue for the town.

What Does Affordable Mean?

- Eligibility for rental homes would be limited to households earning not more than 60% Area Median Income. This translates to about \$58,000 per year for a family of three.

Maintains Local Control

- **Each and every new proposed project will have a hearing on community impacts where members of the public can comment, just as with projects requiring Special Permits under existing law.**
- Every single-family house looking to carve out an ADU ("granny unit") will need a Special Permit and public hearing.
- Existing bylaws already require the ARB to consider community impacts, including things like design, shadows, parking, impermeability/stormwater runoff, etc., before issuing a Special Permit.

Increases Shadow Protections

The ARB voted to recommend increased shadow protection by requiring a shadow study from an applicant to prove a negligible impact on abutters before permitting increased height.

For more information, visit:

WEBSITE: Equitable Arlington <https://equitable-arlington.org/>

EMAIL: Info@Equitable-Arlington.org

TOWN LINKS:

* Public Hearings Slide Deck <https://www.arlingtonma.gov/home/showdocument?id=45921>, especially p. 8

* Arlington Redevelopment Board report (issued 4/8/19) to Town Meeting which outlines the reason for the Board's votes on zoning related warrant articles: <https://www.arlingtonma.gov/home/showdocument?id=45954>

* Arlington Master Plan, as approved by Town Meeting, 2015: <https://www.arlingtonma.gov/home/showdocument?id=24289>