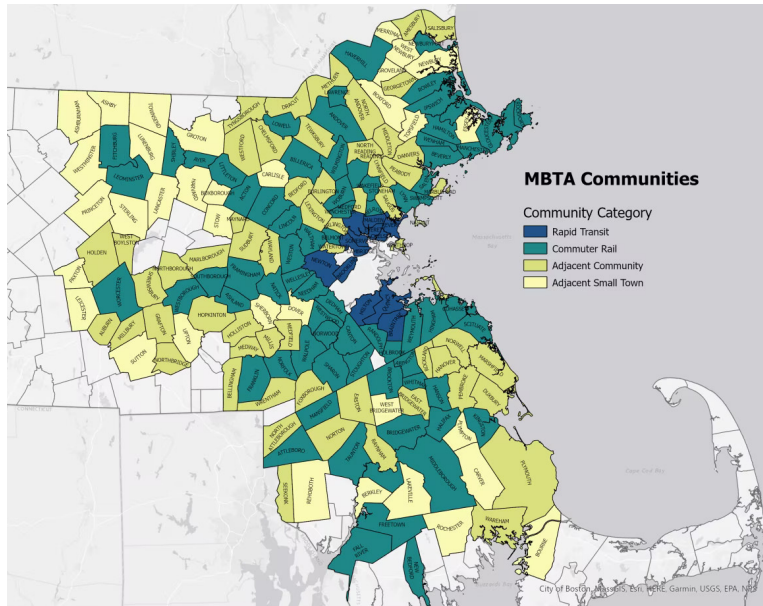


VCOD Meets State Law Requirements

MBTA Communities - Village Center Overlay District (VCOD)



(Credit: DHCD)

Community	Minimum Multi-Family Unit Capacity
Cambridge	13,477
Worcester	12,642
Quincy	11,752
Somerville	9,067
Newton	8,330
Brookline	6,990
Malden	6,930
Lowell	6,522
Medford	6,443
Revere	6,135

(Credit: DHCD)

Newton, one of 177 MBTA communities, must adopt zoning by December 31, 2023 which provides zoning capacity for a minimum of 8,330 multi-family units (multi-family is defined as 3 or more units on a site). The law does not require that

these units be built, just that the zoning allows for them to be built by-right and without a special permit. An MBTA community is one that is within a half-mile of MBTA T line stations or Commuter Rail stations. If adopted, the village center overlay district (VCOD) zoning brings Newton into compliance with state law at just the right time.

MBTA Communities Law Requirements

Requirement	Metric (min.)	VCOD Compliant
Newton's Unit Capacity	8,330 units	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	YES
% of District within Station Area	90%	YES
Aggregate Gross Density	15 units/acre	YES

Terms Defined

Unit Capacity: Newton must create one zone that allows for 8,330 multi-family units. The law requires amending zoning, but it does not require construction of any units.

% of District within Station Area: Multi-family units must be located no more than 0.5 miles from a Commuter Rail or Green Line station to count towards compliance.

Total Land Area and Aggregate Gross Density: As a Rapid Transit community, the minimum land area for the zone is 50 acres with a minimum density of 15 units / acre