



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

MEMORANDUM

DATE: January 11, 2022
TO: City Council
FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Amanda Berman, Director of Housing and Community Development
RE: Housing Snapshot

The Planning Department, with support from the Assessing Department, has put together a snapshot of housing in Newton (see attached). This snapshot is not meant to be an official housing count; however, it is meant to give a sense of the number and types of housing that are both existing and have been recently approved by the City Council or Zoning Board of Appeals, but not yet constructed.

The housing snapshot includes the total number of housing units broken down by housing type (single family, two family, three family, condo, apartment and accessory apartment), the total number of apartment units broken down by number of bedrooms, and the total number of deed-restricted affordable rental and ownership units at or below 80% of area median income (AMI) and those between 81% and 110% AMI. The units that are listed as affordable up to 80% AMI have not been further broken down by actual AMI and represent a wide range of affordability levels.

The affordable housing data reflects the actual deed-restricted housing units and does not represent the number of housing units on the City's subsidized housing inventory (SHI). The SHI is used to determine the City's progress towards the Chapter 40B safe harbor and includes market rate units which count towards the SHI when at least 20% of the units in a development are affordable at 50% AMI or at least 25% of units are affordable at 80% AMI. More information on the City's safe harbor status can be found in [this memo from January 2021](#). This information will be updated in the coming months as additional housing information is released from the 2020 Census.

The approved housing units represent multifamily developments that have received a Special Permit or Comprehensive permit but have not yet been constructed or occupied. These units include larger developments such as Northland, Riverside, and Dunstan East and will likely be phased in over the next five plus years. The pending housing units represent applications for new

multifamily developments that have been filed with the City Council or Zoning Board of Appeals.

The housing snapshot (attached) will be updated by Planning and can also be found online [here](#) under “Housing Data”. Changes to the numbers of single family, condo, two family, and three family units are expected to be relatively minor. Updated data on the number of existing apartment buildings will next be available from Assessing in July 2022.

Newton Public Schools also conducts an annual analysis of school enrollment from various housing types and projects out expected enrollment from future developments. The December 2021 report can be found [here](#). The report includes:

- Enrollment Trends figures and text starting on Page 5
- Housing Section (including real estate sales) is on Pages 7-11
- Appendix F (Table 15) is Estimated Enrollment of Existing and Proposed Residential Development
- Appendix F (Table 16) is Actual Enrollment for Existing Complexes

The City is also tracking building demolition trends based on information from Inspectional Services. This activity has remained (see figure attached) relatively constant at about 100 per year (about 0.4% per year) over the past decade. The 2021 total was 107, including a limited number of commercial properties. Upcoming phases of the new “NewGov” on-line system will allow for improved real-time tracking of building and demolition permitting activity.

Release of detailed 2020 Census information during 2022 will allow the City to prepare additional analyses of demographic, housing and other patterns for the City as a whole and by neighborhoods.

City of Newton Housing Snapshot

Last updated: 01/04/22

Housing Units

Housing Units*							
	Single Family	Condominium Units	Two Family Units	Three Family Units	Apartment Units	Accessory Apts	Total Housing Units
2010	17,210	4,391	5,890	888	3,535	3	31,917
2015	17,214	4,705	5,692	864	3,899	18	32,392
2020	17,184	5,235	5,386	819	4,328	102	33,054
Approved**		38			2,286		
Pending**		0			12		

Apartment Units by Bedroom						
	Efficiency Units	Studio Units	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Four Bedroom Units
2010	10	122	1,693	1,427	243	40
2015	12	131	1,875	1,567	268	46
2020	12	150	2,010	1,808	298	50
Approved	0	158	1,097	894	137	0
Pending	0	0	0	0	12	0

Sources: Existing housing units and apartment units by bedroom are provided by the Assessing Department, accessory apartments are provided by the Inspectional Services Department, and approved/pending and affordable housing data are provided by the Planning Department.

* Two- and three-family units represent the total number of units, not the number of buildings. For example, one two family building contains two units. The number of two- and three-family units have decreased over time, which is likely due largely to the conversion to condos, not demolition of those units. Apartment units represent the total number of apartments, not apartment buildings. And properties assessed as "mixed-use" have been added to the single family units as those are primarily how Assessing classifies home businesses. Housing units do not include beds in nursing homes, assisted living facilities, congregate homes and dormitories.

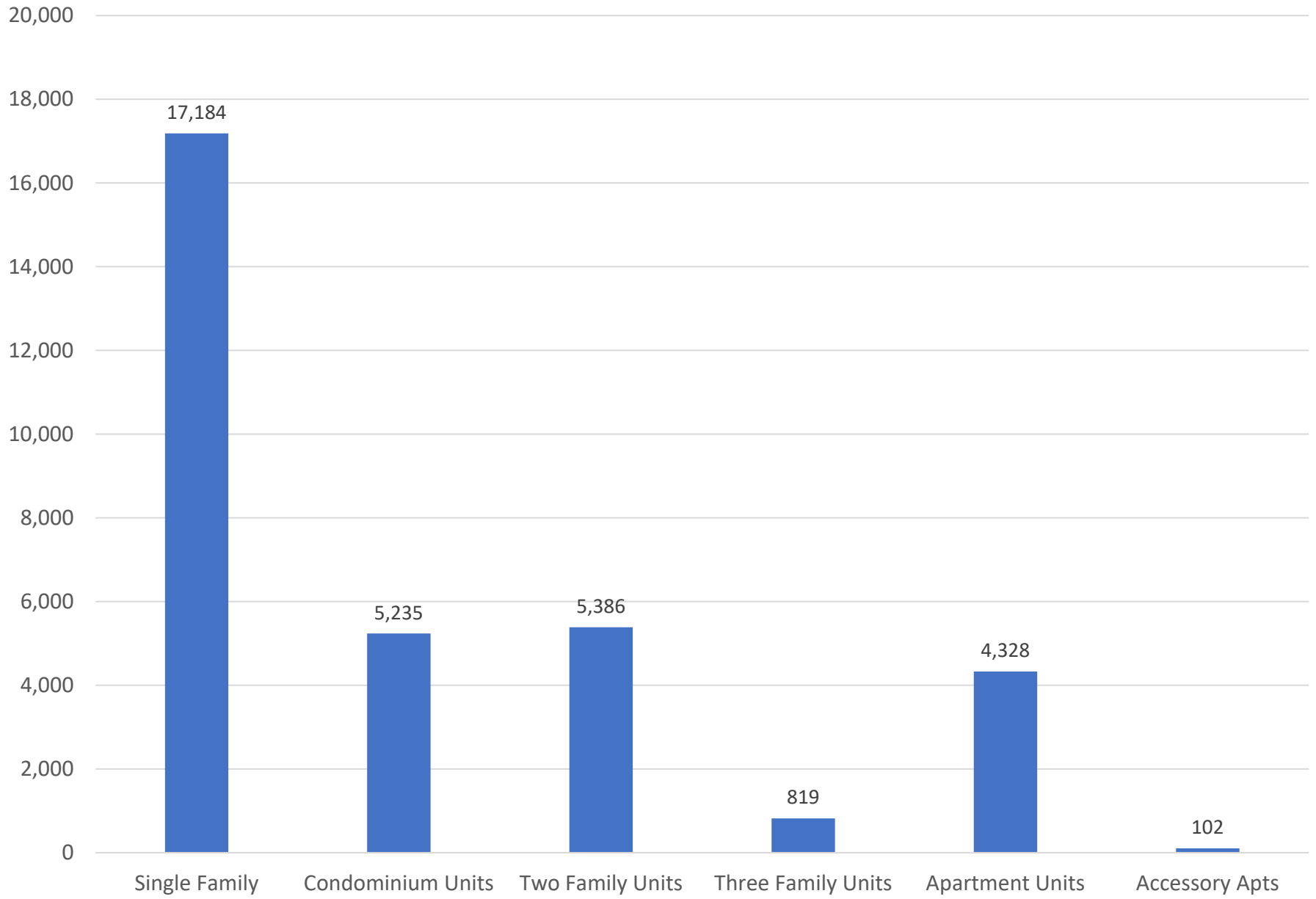
** Approved and Pending numbers represents Special Permits that have been approved by or filed with the City Council and Comprehensive Permits that have been approved by or filed with the Zoning Board of Appeals

Affordable Housing Units

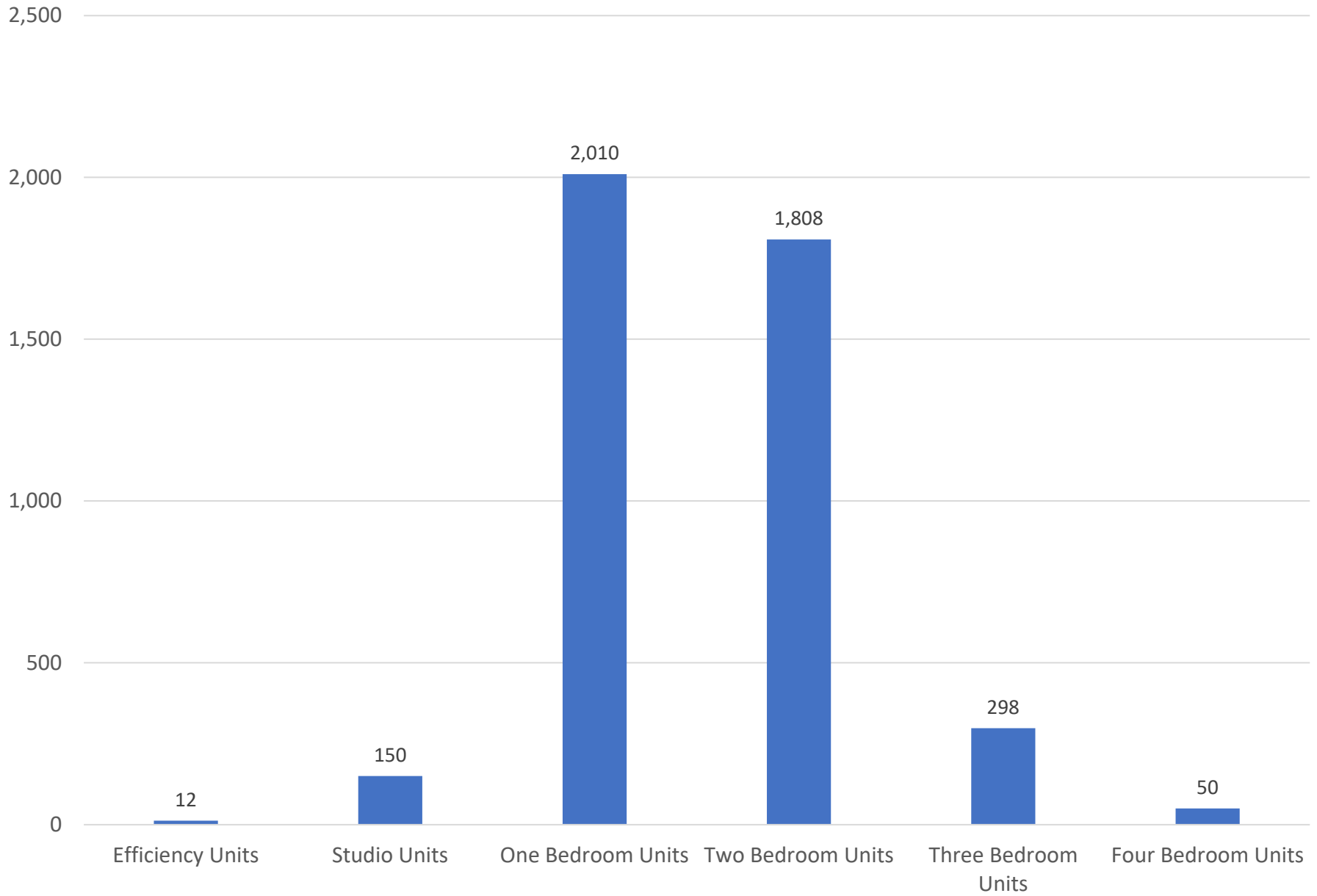
Affordable Housing Units***			
	Ownership Units	Rental Units	Total Affordable Housing Units
Existing			
<80% AMI	56	1,606	1,662
110% AMI	1	14	15
Approved			
<80% AMI	14	372	386
110% AMI	2	47	49
Total	73	2,039	2,112

*** Affordable housing units reflect the actual number of deed restricted units at up to 80% AMI and up to 110% AMI, not the number of units that are eligible for listing on the City's subsidized housing inventory (SHI). The SHI is the number used to determine the City's progress towards the 40B safe harbor of 10% of the year round housing stock. Chapter 40B guidelines state that if at least 25% of units in a rental development are affordable at up to 80% AMI, or if 20% of units are affordable at up to 50% AMI, then all of the units (including the market rate units) count towards the City's SHI. The numbers in this table only reflect the actual deed-restricted affordable units, not the totals that would be eligible for the SHI.

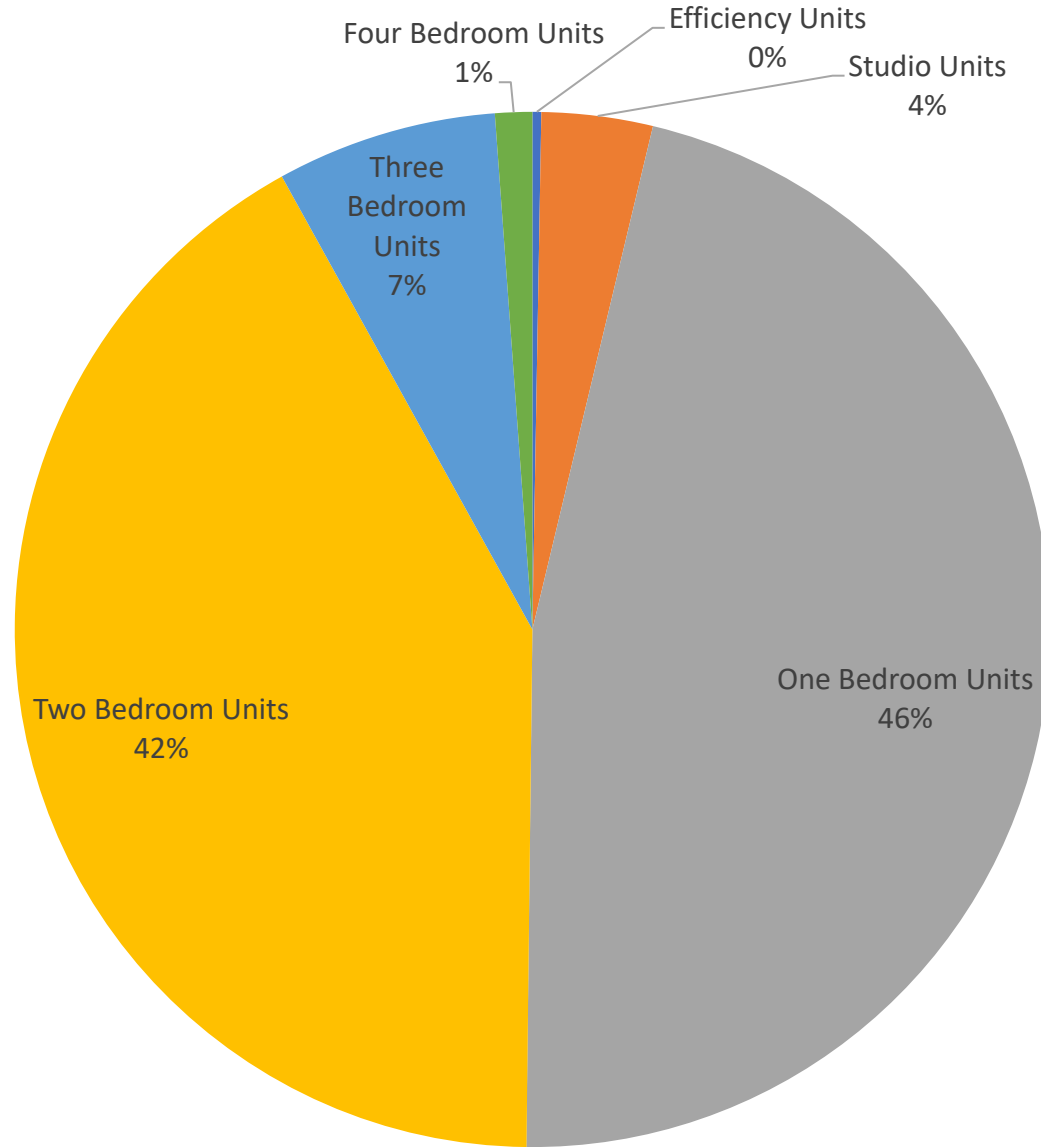
Existing Housing Units by Type (2020)



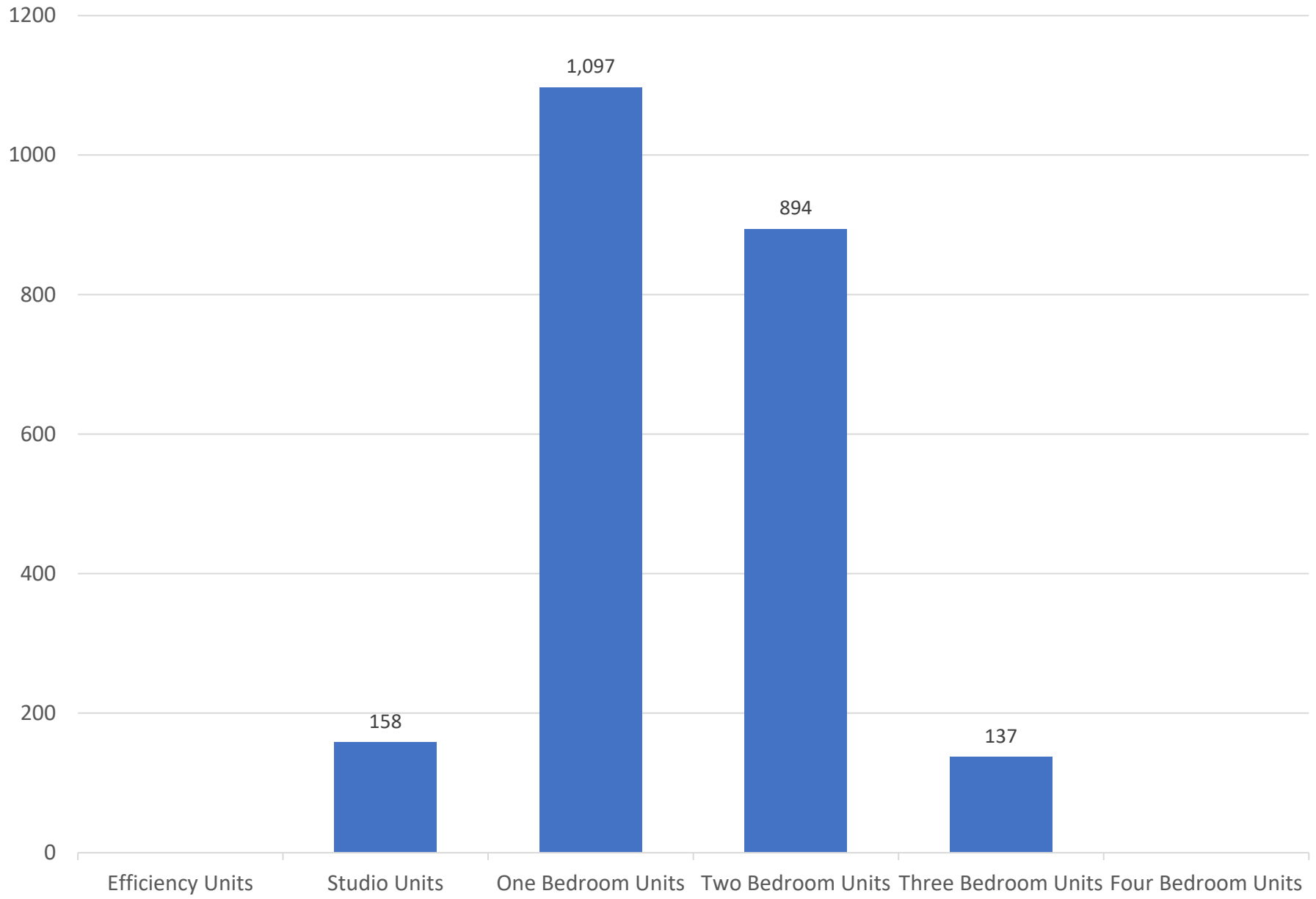
Existing Apartment Units by Bedroom (2020)



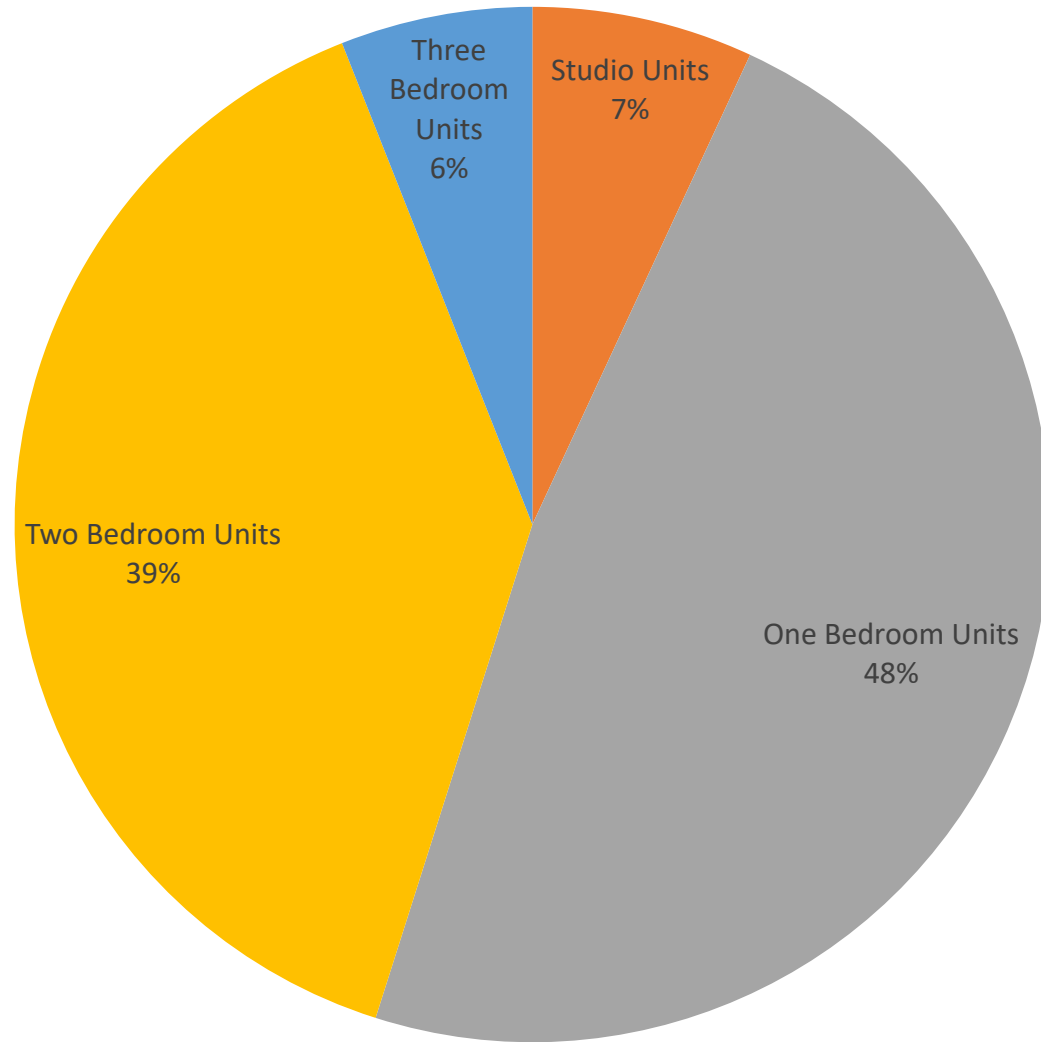
Existing Apartment Units by Bedroom (2020)



Approved Apartment Units by Bedroom



Approved Apartment Units by Bedroom



Demo Permits

Year	Total
2013	92
2014	95
2015	106
2016	98
2017	99
2018	101
2019	97
2020	99
2021	107

