Newton Zoning Redesign

Housing for Whom?
Zoning, Affordability, and Fair Housing

12.14.17
Welcome!

6:35  Zoning 101

6:45  Housing for Whom?
      Zoning, Affordability, and Fair Housing

7:20  Q&A

7:30  Table-top Sessions
Zoning 101
Zoning shapes our city. It ensures that buildings and uses of land promote positive outcomes for the community and are consistent with the neighborhood context.

Zoning is the regulation of our built environment: types of buildings, their locations, and their uses.
Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes

The Zoning Map divides the city into districts, each of which represents a different set of land uses and scales of building types.
Central Elements of Zoning

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- The Zoning Ordinance
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- Decision Making Processes

The Zoning Ordinance is the book of rules and regulations for how private property lots are divided, how buildings are constructed on those lots, and how those buildings are used.
Central Elements of Zoning

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- Dimensional Requirements
- Development and Use Standards
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Dimensional Requirements control the dimensions of private property lots and the buildings constructed on them, including: width and depth of properties, height and overall scale or mass of buildings, as well as how far buildings are from the street and from neighboring property lines.
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For each use:
- Define it. State Intent.
- Set standards - Specific application materials, specific site layout standards, specific operations standards
Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes

Who approves? What standards for approval are applied?

City Council  
* e.g. Special Permit
* Zoning Amendments

Zoning Board of Appeals  
* e.g. Variance

Inspectional Services Department  
* e.g. Building Permit

Decision Making Processes for applying the zoning rules are outlined in the ordinance as well.
30-Second History of Zoning in Newton

1922 – First zoning code in Newton
1940 – Introduce lot sizes & setbacks
1953 – Increase required lot sizes
1987 – Major reorganization, and update to commercial zones
2011 – Zoning Reform Group
2015 – Phase One completed
2017 – Phase Two – TODAY!

Current efforts
What is Zoning Redesign?

The Zoning Redesign initiative aims to create a zoning code that is more flexible, predictable, and context-based in order to encourage development/redevelopment within Newton that is in keeping with the city’s celebrated character while directing growth and economic development to the most appropriate areas.
The Pattern Book

The Pattern Book represents several months of effort collecting first-hand data and analysis. We will be collecting comments on this document through December 31.

Complete draft online at: www.courbanize.com/newtonzoning
Zoning Redesign Timeline

- Pattern Book
- Analysis & Ideas Gathering
- Zoning Event Series (Sept 2017-May 2018)
- Drafting the Ordinance
- A New Newton Zoning Ordinance
Zoning is our opportunity to shape the future of Newton
Housing for Whom? Zoning, Affordability, and Fair Housing
Zoning can...

...promote a diversity of housing choices.

...ensure that needed housing development occurs in the appropriate places.
Housing History

- Over the course of your lifetime, what different types of houses (buildings) have you lived in?

- What types of houses do you plan to live in?
Housing Needs: Affordability

Between 2000-2013

+ 4,200
HOUSEHOLDS MAKING $200K OR MORE

- 4,700
HOUSEHOLDS MAKING $125K OR LESS

Loss of Low and Middle Income Households

Between 2000 and 2013 Newton gained 4,200 households earning $200,000 or more, while at the same time losing 4,700 households earning $125,000 or less.

Source: Housing Strategy Report, pg. 12
Between 4,713 and 5,092 lower income households in Newton are housing cost burdened*

*Cost burdened is when a low- or moderate-income household pays more than 30% of its monthly income on housing costs.

Source: Housing Strategy Report, pg. 35
Types of Housing
Out of a total number of 30,856 units, predominantly single family and 2-3 family units are available in Newton. Source: Housing Strategy Report, pg. 19
Housing Needs: Options

Types of Housing Production
Out of a total number of 1,286 units produced, no mixed use housing units were delivered between 2005 to 2014.
Source: Housing Strategy Report, pg.19

RESIDENTIAL DEVELOPMENT BETWEEN 2005-2014, CITY OF NEWTON

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>41.1%</td>
</tr>
<tr>
<td>Condo</td>
<td>23.1%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>0%</td>
</tr>
<tr>
<td>Multifamily Rental</td>
<td>31.0%</td>
</tr>
<tr>
<td>2-3 Family Rental</td>
<td>4.7%</td>
</tr>
</tbody>
</table>

21.3% 2-3 Units
Why does Newton lack diverse housing types given the need?

• Current zoning doesn’t allow OR restricts
  • Lot area per unit
  • Dimensional controls
  • Requires a special permit
• Results in by-right 1-2 family projects and a few large projects by special permit or 40B

The ordinance doesn’t promote innovative solutions
Objectives for Zoning for Housing

- Meet changing housing needs in Newton
- Diversify housing choices
- Encourage creative housing solutions
- Integrate new housing into existing Newton development patterns
- Ensure Newton is an open, diverse and welcoming community in terms of its housing supply.
Zoning for Housing

- Multifamily Zoning:
- Missing Middle:
- Inclusionary Zoning:
Fair Housing

- Fair Housing Act of 1968
  - protects people from discrimination when they are renting, buying, or securing financing for any housing

- An obligation to affirmatively further fair housing
Fair Housing

• Protected classes
  - race
  - color
  - religion
  - national origin
  - disability
  - Age
  - sexual orientation
  - gender identity or expression
  - marital status
  - familial status (families with children under 18 or pregnant women)
  - public assistance (including rental vouchers)
  - genetic information
  - military status
Fair Housing

• Incorporate Fair Housing into the Zoning Purposes

• Recognize the affirmative duty to further fair housing in overall zoning purpose

• For development review procedures, recognize fair housing considerations relative to both how development review is conducted and with regard to development review outcomes
Fair Housing
Proposed Fair Housing Policy

Goal: Incorporate Fair Housing requirements, definitions, and standards into Newton’s Zoning.

1. Zoning Ordinance Purpose Statement
2. Development review process purpose statements.
3. Waivers for ramps or other accessibility features
4. Update regulations for group homes
### Zoning for Housing

#### Multifamily Zoning:

Homes close to jobs, transit, and amenities
- Diverse housing types
- Meet needs of Newton residents
- Environmental sustainability
- Designed to fit context

#### Missing Middle:


#### Inclusionary Zoning:


Multi-Family Zoning
Multi-Family Zoning

West Hartford, CT
Multi-Family Zoning
Multi-Family Zoning Policies

Goal: Direct multi-family and mixed use development to transit and job oriented locations through zoning.

1. Lower lot area per unit requirements and adjust dimensional requirements.
2. Address transportation demand.
3. Provide clear guidance as to City’s objectives
4. Establish baseline zoning for future master planning efforts to build from.
Zoning for Housing

Fair Housing

Multifamily Zoning:
Homes close to jobs, transit, and amenities
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- Meet needs of Newton residents
- Environmental sustainability
- Designed to fit context

Inclusionary Zoning:

Missing Middle:
Creating opportunities for diverse housing types
- Small – Medium scale
- Match scale of neighborhood context
The “Missing Middle” Building Types

The Housing Options “In-Between”
The “Missing Middle” Building Types

Newton, MA

The Triple-Decker
The “Missing Middle” Building Types

Concord, MA
The “Missing Middle” Building Types

Newton, MA

The Multi-family Mansion

Newton, MA
The “Missing Middle” Building Types
The “Missing Middle” Building Types

Brookline, MA

Courtyard Apartments
“Missing Middle” Building Type Policies

Goal: In the right locations, permit a range of neighborhood scaled, multi-family building types.

1. Allow the right building types in the right places.

2. Base the approval process on the type and location of the building ranging from by-right to design review with public input.
Zoning for Housing

**Multifamily Zoning:**
Homes close to jobs, transit, and amenities
- Diverse housing types
- Meet needs of Newton residents
- Environmental sustainability
- Designed to fit context

**Missing Middle:**
Creating opportunities for diverse housing types
- Small – Medium scale
- Match scale of neighborhood context

**Inclusionary Zoning:**
Creating more affordable units
- Financing from private sector
- Range of affordability
- High quality units
- Affordable and market rates integrated
Inclusionary Zoning

- Newton one of the first Massachusetts communities with Inclusionary Zoning
- Harness private market to create affordable units
- Newton Leads 2040: Housing Strategy
Inclusionary Zoning

- Objectives:
  - Create more units
  - Clarify existing ordinance

- Ordinance in drafting stage
  - Preliminary presentations to ZAP
  - Read draft online
Proposed Inclusionary Zoning Policy

Goal: Strengthen the ordinance to better meet the vast and diverse housing needs of Newton today

1. All residential projects with 4+ new units
2. Require 15% - 25% affordable units, depending on project size
3. Extend affordability to include middle income
4. Cash payment for fractional units with funds directed to the creation of low income affordable housing.
Zoning & Housing

Fair Housing
Affirmatively furthering fair housing

Multi-Family Zoning
Homes close to jobs, transit, and amenities

Missing Middle
Creating opportunities for diverse housing types

Inclusionary Zoning
Creating more affordable units

What did you like?
What did you not like?
What did we miss?
How should we refine these proposals?
Stay involved

We’ve only scratched the surface today. Participate in future events and online at:

www.courbanize.com/newtonzoning
City of Newton Zoning Redesign
Event Series: September 2017 - May 2018

Location: Newton Free Library, 330 Homer Street, Druker Auditorium*
Time: 6:30 p.m. - 8:00 p.m.*
RSVP online at www.courbanize.com/newtonzoning

Wednesday, September 27th
Think Globally, Act Locally: Zoning for a Sustainable Newton

Thursday, October 19th
Newton’s Advantage: Zoning and Economic Development

Thursday, December 14th
Housing for Whom? Zoning, Affordability, and Fair Housing

Thursday, February 15th
Tapping the Creative Economy: Zoning, Arts, and Artisans

Thursday, April 12th
What’s the Process? How Stuff Gets Built in Newton

Thursday, March 15th
Building Shape, Size, and Form in Neighborhoods and Village Centers

Thursday, May 10th
A New Zoning Map for Newton

*All the events will be held at this location and time. The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton’s ADA/Sec.504 Coordinator, Jill Fairley, at least two business days in advance of the meeting; jfairley@newtonma.gov or 617-796-1253. The city’s TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.
Thank You!