



Zoning & Planning Committee Agenda

City of Newton **In City Council**

Monday, January 11, 2016

7:45 PM
Room 205

Items Scheduled for Discussion:

- #170-15** **Discussion of HUD settlement relative to creating 9-12 affordable units**
ALD. HESS-MAHAN, JOHNSON, CROSSLEY AND ALBRIGHT requesting a discussion relative to the HUD Settlement with Supporters of Engine 6, the Fair Housing Center of Greater Boston and the Disability Law Center in conjunction with the Law and Planning Departments, to explain the settlement and possible implications for the Zoning Board of Appeals and the Board of Aldermen in terms of the City's obligation to identify sites and facilitate the creation of, and issue permits for, affordable housing for 9-12 chronically homeless persons in Newton. [07/06/15 @ 4:18 PM]
- #9-16** **Nomination of Episcopal Parish of the Messiah building for Landmark Designation**
COUNCILOR SANGIOLO requesting the City Council nominate the building currently housing the Episcopal Parish of the Messiah, located at 1900 Commonwealth Avenue in Auburndale for Landmark Designation. [12/24/15 @ 9:40 AM]
Recommended for No Action Necessary by Docketer

Discussion: **Housing Strategy Roundtable**
In conjunction with the Planning Department, the Zoning and Planning Committee will be hosting a roundtable discussion for City Councilors on Housing in Newton as part of the on-going Housing Strategy work. The discussion will focus on the results of the November 22nd Housing Locations Workshop and issues and opportunities around the location of new homes in Newton. The City's consultant team from RKG and Sasaki will facilitate the conversation.

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.*

Items Not Scheduled for Discussion at this meeting:

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #288-15 Submittal by the Mayor of the FY17 Capital Improvement Plan**
HIS HONOR THE MAYOR submitting the FY 2017-FY 2021 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter. [10/01/15 @ 1:53 PM]
- #195-15(3) Request to acquire land at 300 Hammond Pond Parkway**
ALD. ALBRIGHT, BAKER, BLAZAR, BROUSAL-GLASER, CICCONE, COTE, CROSSLEY, DANBERG, FULLER, GENTILE, HESS-MAHAN, JOHNSON, KALIS, LAPPIN, LEARY, LAREDO, LENNON, LIPOF, NORTON, RICE, SANGIOLO, SCHWARTZ, AND YATES requesting that, in order to preserve the conservation and recreation values of the land, and to protect existing adjacent public open spaces, the Board of Aldermen vote to acquire for the City of Newton either the undeveloped portion of the land at 300 Hammond Pond Parkway or a conservation restriction on such land. [10/23/15 @ 2:55 PM]
- #110-15 Discussion of The Smart Growth Zoning Overlay District Act in Newton**
HIS HONOR THE MAYOR requesting discussion of The Smart Growth Zoning Overlay District Act M.G.L. Chapter 40R and its potential application in Newton. [04/24/15 @ 2:38 PM]
- #109-15 Zoning amendment for inclusionary housing provisions from 15% to 20%**
HIS HONOR THE MAYOR requesting consideration of changes to the inclusionary housing provisions of the Zoning Ordinance to increase the required percentage of affordable units to 20% with the additional 5% set aside for middle income households. [04/24/15 @ 2:38 PM]
- #107-15 Discussion of middle income housing supportive of City employees**
HIS HONOR THE MAYOR requesting discussion of approaches to create middle income housing as a means of allowing City of Newton employees the opportunity to live in the community in which they work. [04/24/15 @ 2:38 PM]
- #108-15 Zoning amendment for accessory apartments supportive of seniors**
HIS HONOR THE MAYOR requesting consideration of changes to the Zoning Ordinance that would facilitate the creation of accessory apartment units, supportive of Newton's seniors. [04/24/15 @ 2:38 PM]
- #61-10 Discussion relative to bringing existing accessory apartment into compliance**
ALD. CICCONE, SWISTON, LINSKY, CROSSLEY AND HESS-MAHAN requesting a discussion relative to various solutions for bringing existing accessory and other apartments that may not meet the legal provisions and requirements of **Chapter 30** into compliance. [02/23/10 @ 2:48 PM]

REFERRED TO ZONING & PLANNING, LAND USE AND FINANCE COMMITTEES

Qualification of affordable units on Comm Ave, Pearl and Eddy Streets

- #104-15** ALD. JOHNSON, LAREDO, AND GENTILE requesting a report from the Planning Department with the following information: How many of the affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street qualify to be included on the State's Subsidized Housing Inventory List. If a property is not currently on the list, what can be done to make it eligible. [04/09/15 @ 12:00 PM]

#86-15 **Discussion and review of CDBG fund expenditures and citywide goals**

ALD. CROSSLEY, ALBRIGHT, HESS-MAHAN, & JOHNSON requesting a review and discussion of Community Development Block Grant expenditures and past years' accounting to assess progress in meeting citywide program goals as adopted in the consolidated plan, including creating and sustaining affordable housing, as well as facilities improvements in approved neighborhood districts. [03/30/15 @ 6:02 PM]

#427-13 **Discussion of CDBG, HOME and ESG funds and fair housing**

ALD. HESS-MAHAN requesting discussion and periodic updates of steps the City of Newton is taking to ensure that its implementation of the Consolidated Plan, Annual Action Plan and Citizen Participation Plan and use of CDBG, HOME and ESG funds comply with federal and state fair housing and anti-discrimination laws and regulations, and its duty to affirmatively further fair housing. [12/06/13 @ 9:51 AM]

#308-12 **Discussion of policies relative to CDBG fund expenditures**

ALD. HESS-MAHAN & ALBRIGHT requesting a discussion with the Mayor's office and the Planning & Development Department of policies, procedures, and criteria relating to determinations concerning expenditures of Community Development Block Grant (CDBG) funds. [10/09/12 @ 3:59 PM]

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

#315-14 **Ordinance amendment for procurement requirements for non-profits**

ALD. HESS-MAHAN, ALBRIGHT, CROSSLEY AND DANBERG proposing an amendment to Chapter 2 of the City of Newton Ordinances setting forth requirements for procurement of materials and services by non-governmental recipients of federal, state or local funds administered by the City, such as CDBG and CPA funds. In order to encourage non-profit and other private organizations to participate in affordable housing, cultural and other public-private collaborations, such procurement requirements should accommodate the needs of non-governmental recipients for flexibility given the multiple public and private sources of funds necessary for any project by not placing undue or unreasonable burdens on them. [08/04/14 @ 5:08 PM] Finance voted NAN

- #222-13(2) Zoning amendment to regulate front facing garages in residential zones**
THE ZONING AND PLANNING COMMITTEE proposing to amend **Chapter 30**, City of Newton Zoning Ordinances, to regulate the dimensions and setbacks of front facing garages in residential zoning districts. [08/03/15 @ 10:15 AM]
- #445-14 Update from Newton Fair Housing Committee on housing opportunities**
ALD. SANGIOLO requesting an update with members of the Newton Fair Housing Committee on the status of housing opportunities in the City of Newton. [11/13/14 @ 2:03 PM]
- #168-15 Discussion of Metropolitan Area Planning Council's Wells Avenue Market Study**
THE NEWTON-NEEDHAM CHAMBER OF COMMERCE requesting a discussion of the Metropolitan Area Planning Council's 2015 Wells Avenue Market Study. [07/06/15 @ 5:34 PM]
- #95-15 Discussion to consider mix of uses at Wells Avenue Office Park**
ALD. CROSSLEY, JOHNSON, LEARY, HESS-MAHAN, DANBERG, ALBRIGHT AND BLAZAR requesting a discussion with the Planning Department to consider the mix of uses in the Wells Avenue Office Park, with and without a second egress to the site, pursuant to the recent MAPC study recommending a strategic introduction of retail and restaurant uses to attract and sustain healthy commercial uses, and some number of residential units sufficient to support an economically viable and vibrant mixed use environment. [04/13/15 @ 2:46 PM]
- #169-15 Zoning amendment to require new lot standards after demolition**
LD. SANGIOLO requesting a zoning amendment which would require any residential structures in Single Residence or Multi Residence zoning districts built after the demolition of an existing structure conform to new lot standards. [07/02/15 @ 3:20 PM]
- #447-14 Proposing an ordinance to require building plans with demolition applications**
ALD. SANGIOLO proposing an ordinance requiring the submission of building plans with applications for full or partial demolitions. [11/13/14 @ 2:03 PM]
- #266-14 Request to restart demolition delay time period with transfer of ownership**
ALD. BLAZAR, YATES AND DANBERG requesting:
1. to amend Section 22-50 to require that in the event there is a transfer of legal or beneficial ownership of a preferably preserved property during the demolition delay period, the full demolition delay period will restart from the date of the transfer of ownership;
 2. and further requesting to amend Section 22-50 to require that in the event a transfer of legal or beneficial ownership of a preferably preserved property occurs after the expiration of a demolition delay period but prior to the

issuance of a demolition permit, no demolition permit shall issue until the new owner complies with the procedures of Section 22-50(c)(5). [7/07/14 @ 12:35 PM]

#265-14 Request to increase several time periods for demolition delays

ALD. BLAZAR, YATES AND DANBERG requesting:

1. to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days;
2. to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days;
3. to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months;
3. and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months. [7/07/14 @ 12:35 PM]

#238-14 Request for development of Housing Production Plan

ALD. SANGIOLO requesting the Executive Department and Planning Department work with the Board of Aldermen to develop a Housing Production Plan in accordance with 760 CMR 56.03(4) and guidelines adopted by the Department of Housing and Community Development as soon as possible. [06/09/14 @ 11:55 AM]

#140-14 Zoning amendment for lodging house ordinance

ALD. CROSSLEY AND HESS-MAHAN requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to include a "lodging house" ordinance to promulgate rules requiring annual fire, safety and health inspections and licensing of buildings providing single room occupancy and/or congregate living arrangements. [04/04/14 @ 6:29 PM]

#429-13 Zoning amendment for Congregate Living Facility parking requirements

ALD. HESS-MAHAN requesting repeal and/or amendment of Zoning Ordinances **Section 30-1**, Definitions, 30-8(b)(2), Special Permits in Single Family Residential Districts, and 30-10(d)(4), Number of Parking Stalls, concerning "Congregate Living Facility", as required by federal and state anti-discrimination and fair housing laws and regulations. [12/06/13 @ 9:51 AM]

#129-13 Zoning amendment for special permits for attached dwellings

ALD. HESS-MAHAN proposing to amend and/or clarify definition and provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, **Chapter 30-1, 30-8(b)(13) and 30-9(b)(5)**. [05/25/13 @ 5:14 PM]

#446-14 Discussion with Commission on Disability regarding the City’s ADA compliance

ALD. SANGIOLO requesting a discussion with the Commission on Disability regarding the status of City compliance with ADA regulations. [11/13/14 @ 2:03 PM]

REFERRED TO ZONING & PLANNING, LAND USE & FINANCE COMMITTEES

#273-12 Request to restructure and increase of fees for various permits

ALD. CROSSLEY & HESS-MAHAN requesting a restructuring and increase in fees for permits charged by the Inspectional Services Department and fees charged by the Planning Department and City Clerk to assure that fees are both sufficient to fund related services provided and simple to administer. [09/10/12 @ 1:17 PM]
Finance and Land Use voted NAN

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

#257-12 Review of fees in Chapter 17 and Chapter 20

RECODIFICATION COMMITTEE recommending (1) review of the Fees, Civil Fines/Non-Criminal Disposition contained in Chapter 17 LICENSING AND PERMITS GENERALLY and Chapter 20 CIVIL FINES/NON-CRIMINAL DISPOSITION CIVIL FINES to ensure they are in accordance with what is being charged and (2) review of the acceptance of G.L. c. 40 §22F, accepted on July 9, 2001, which allows certain municipal boards and officers to fix reasonable fees for the issuance of certain licenses, permits, or certificates.
Finance voted NAN

#391-09 Zoning amendment to allow payments-in-lieu of parking spaces: special permits

ALD. DANBERG, MANSFIELD, VANCE AND HESS-MAHAN requesting an amendment to **§30-19** to allow payments-in-lieu of providing required off-street parking spaces when parking spaces are waived as part of a special permit application.
[09/09/09 @ 3:53 PM]

ZONING REFORM – PHASE 2 ITEMS

#80-13 Updates on the zoning reform project

THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]

#81-13 Request for naturally affordable compact housing opportunities

DIRECTOR OF PLANNING & DEVELOPMENT on behalf of the Newton Housing Partnership requesting consideration of naturally affordable compact housing opportunities in MR1 zones. [02/22/13 @ 1:13 PM]

- #264-13 Zoning amendment to develop residential districts for small lots**
ALD. YATES requesting that the Zoning Reform Group or its successor consider amending City of Newton Zoning Ordinances **Chapter 30** to develop additional residential districts reflecting the small lots in older sections of the City and map changes to bring the zones of more residential sections of the City into conformity with the existing land uses. [08/15/13 @ 12:28 PM]
- #22-15 Zoning amendment to allow rental voucher program re: inclusionary zoning**
ALD. YATES requesting that utilization of the Massachusetts Rental Voucher Program be added as an allowable means of complying with the inclusionary zoning provision in Phase II of Zoning Reform. [01/05/15 @ 9:53 PM]
- #323-14 Zoning amendment to require front-facing front doors in residential zones**
ALD. YATES, NORTON, COTE AND SANGIOLO proposing to amend **Chapter 30** to require that the front doors of single-family homes, two-family homes and other residential structures face the street on which their lots are located. [08/25/14 @ 11:42 AM]
- #64-13 Permitting for conversion of historic barns/carriage houses to accessory apts**
HISTORICAL COMMISSION requesting the creation of an administrative permitting process for converting historic barns and carriage houses into accessory apartments to assist in their preservation.
- #61-10 Discussion relative to bringing existing accessory apartment into compliance**
ALD. CICCONE, SWISTON, LINSKY, CROSSLEY AND HESS-MAHAN requesting a discussion relative to various solutions for bringing existing accessory and other apartments that may not meet the legal provisions and requirements of **Chapter 30** into compliance.
- #164-09(2) Request for amendments to dimensional requirements for accessory apartments**
ALD. HESS-MAHAN requesting that the Planning Department study the dimensional requirements for lot and building size for accessory apartments and make recommendations for possible amendments to those dimensional requirements to the board of Aldermen that are consistent with the Newton Comprehensive Plan.
- #65-13 Zoning amendment to require special permit for major topographic changes**
ALD. YATES, FISCHMAN, KALIS requesting that **Chapter 30** be amended to require a special permit for major topographic changes.]
- #139-14 Zoning amendment to clarify rules for retaining walls**
ALD. ALBRIGHT requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to clarify rules relative to retaining walls.

- #153-11 Zoning amendment for Retail Overlay Districts around village centers**
ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting that **Chapter 30** be amended by adding a new **Sec. 30-14** creating certain Retail Overlay Districts around selected village centers in order to encourage vibrant pedestrian-oriented streetscapes which would allow certain uses at street level, including but not limited to financial institutions, professional offices, and salons, by special permit only and require minimum transparency standards for street-level windows for all commercial uses within the proposed overlay districts.
- #152-10 Zoning amendment to clarify parking requirements for colleges and universities**
ALD. BAKER, FULLER, SCHNIPPER, SHAPIRO, FISCHMAN, YATES AND DANBERG recommending discussion of possible amendments to **Section 30-19** of the City of Newton Ordinances to clarify parking requirements applicable to colleges and universities.
- #142-09(7) Resolution to reconvene Floor Area Ratio working group**
ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of "*Floor area, gross*" for residential structures as it is used in the definition and calculation of "*Floor area ratio*" in **Section 30-1** with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in **Section 30-15(u)** and *Table A* of **Section 30-15(u)**, the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the neighborhood, and is not inconsistent with the City's Comprehensive Plan.
- #404-13 Request for rezoning in Newton Centre**
NATASHA STALLER et al. requesting a revision to the zoning District boundary Lines so as to transfer from Multi-Residence 1 District to a Single Residence 3 District the following properties:
Assessors' parcels SBL nos. 61-037-0004 through 61-037-0013; 61-042-0007 through 61-042-0023; 65-019-0001; 65-019-0007 through 65-019-0012; 65-019-0014 through 65-019-0022; 65-019-0009A; 65-019-0017B and 65-019-0022A. Also requesting transfer from a Single Residence 2 District to a Single Residence 3 District SBL no. 65-019-0015A.

Respectfully Submitted,

Ted Hess-Mahan

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Fair Housing and Equal Opportunity



CONCILIATION AGREEMENT

Under

Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988

And

Voluntary Compliance Agreement

Under

Section 504 of the Rehabilitation Act of 1973 and the Americans With Disabilities Act of 1990

Between

Supporters of Engine 6 (Complainant)

And

Disability Law Center, Inc. (Complainant)

And

Fair Housing Center of Greater Boston (Complainant)

And

City of Newton, Massachusetts (Respondent)

And

Setti Warren, Mayor (Respondent)

Approved by the FHEO Region I Director on behalf of the United States Department of Housing and Urban Development

Case Numbers: 01-14-0098-8 (Title VIII), 01-14-0098-4 (Section 504), 01-14-0098-D (ADA)

A. PARTIESComplainants

Supporters of Engine 6
c/o Frank Laski, Attorney
154 Oliver Road
Waban, Massachusetts 02468

Disability Law Center, Inc.
11 Beacon Street
Suite 925
Boston, Massachusetts 02108

Fair Housing Center of Greater Boston
26 Washington Street
Boston, Massachusetts 02108

Respondents

City of Newton, Massachusetts (“the City”)
c/o Donnalyn Kahn, Solicitor
1000 Commonwealth Avenue
Newton Centre, Massachusetts 02459

Setti Warren, Mayor
1000 Commonwealth Avenue
Newton Centre, Massachusetts 02459

B. STATEMENT OF FACTS

On December 17, 2013, Complainants filed a complaint with the United States Department of Housing and Urban Development (“the Department” or “HUD”) alleging that Respondents violated the Fair Housing Act (“the FHA”) as amended, 42 U.S.C. § 3601 et seq., by their treatment of Metro West Collaborative Development’s proposal to develop supportive housing for the chronically homeless (“the subject matter of the complaint”). Complainants also alleged that Respondents’ actions on the subject matter of the complaint violated Section 504 of the Rehabilitation Act of 1973 (“the Rehabilitation Act”) and Title II of the Americans with Disabilities Act (“the ADA”). Respondents deny the allegations in the complaint and deny discriminating on the basis of disability. HUD has made no findings of any violation of any applicable law by the Respondents.

No Admission of Liability

Complainants and Respondents enter into this Conciliation and Voluntary Compliance Agreement (“Agreement”) solely for the purpose of obtaining administrative closure of this

matter. It is understood that the execution of this Agreement does not constitute an admission by Respondents of any violation of any law, statute, or regulation.

C. TERM OF AGREEMENT

This Agreement shall govern the conduct of the Parties to it for a period of five years from the effective date of the Agreement.

D. EFFECTIVE DATE

The Parties expressly agree that this Agreement constitutes neither a binding contract under state or federal law nor a Conciliation Agreement pursuant to the FHA nor a Voluntary Compliance Agreement pursuant to the Rehabilitation Act or the ADA, unless and until such time as it is signed by the Parties and approved by the Department, through the Region I Director, Fair Housing and Equal Opportunity ("FHEO Director") or her designee.

This Agreement shall become effective and binding on the Parties on the date on which the FHEO Director approves it ("Effective Date").

E. GENERAL PROVISIONS

1. The Parties acknowledge that this Agreement is entered into voluntarily and is in full settlement of all claims set forth in the complaint. No party admits liability or wrongdoing of any nature as a result of entering into this Agreement and the Parties acknowledge that no findings have been made with respect to Complainants' allegations. No party has been coerced, intimidated, threatened, or in any way forced to become a party to this Agreement. The Parties affirm that they have read and fully understand the terms set forth in this Agreement.
2. Each person who signs this Agreement in a representative capacity warrants that his or her execution of this Agreement is duly authorized, executed and delivered by and for the entity for which he or she signs.
3. It is understood that Respondents deny that they have violated the FHA, Section 504 of the Rehabilitation Act, Title II of the ADA, or any other law. This Agreement does not constitute an admission by the Respondents or evidence of a determination by HUD of any violation of the FHA, the Rehabilitation Act, the ADA, or any other law.
4. This Agreement, after the FHEO Director has approved it, is binding upon Complainants, Respondents, and their respective employees, heirs, successors and assigns, and all others in active concert with them.
5. It is understood that, pursuant to Section 810(b)(4) of the FHA, upon approval of this Agreement by the FHEO Director, this Agreement is a public document.
6. No amendment to, modification of, or waiver of any provisions of this Agreement shall be effective unless all of the following conditions are met: (a) all signatories or their successors to

the Agreement are notified in advance and agree to the proposed amendment, modification or waiver; (b) the amendment, modification or waiver is in writing; and (c) the amendment, modification or waiver is approved and signed by the Parties and the FHEO Director. Any such amendment, modification, or waiver shall be effective only in the specific instance and for the specific purpose for which given and will have no effect on other provisions of this Agreement.

7. The Parties agree that this Agreement may be executed by the Parties' signatures of consent on separate pages. The separate pages will be attached to the body of the Agreement to constitute one document. The Parties agree that signature pages received via electronic transmission will be considered official, provided that the original copy of the signature page is forwarded to HUD immediately upon signing of the Agreement. Both the original and any electronically transmitted signature pages will be retained in the official case file.

8. Complainants hereby forever waive, release, and covenant not to sue the Department or Respondents or their respective heirs, executors, assigns, agents, employees, insurers, directors, officers, representatives, successors, and attorneys with regard to any and all claims, damages and injuries of whatever nature, whether presently known or unknown, arising out of the facts alleged in or the same subject matter as HUD Case Numbers 01-14-0098-8, 01-14-0098-4, and 01-14-0098-D, or which could have been filed in any action or suit arising from such facts or subject matter.

9. Respondents hereby forever waive, release, and covenant not to sue the Department or Complainants or their respective heirs, executors, assigns, agents, employees, insurers, directors, officers, representatives, successors, and attorneys with regard to any and all claims, damages and injuries of whatever nature, whether presently known or unknown, arising out of the facts alleged in or the same subject matter as HUD Case Numbers 01-14-0098-8, 01-14-0098-4, and 01-14-0098-D, or which could have been filed in any action or suit arising from such facts or subject matter.

10. HUD hereby forever waives, releases, and covenants not to sue the Respondents or their heirs, executors, assigns, agents, employees, insurers, directors, officers, representatives, successors, and attorneys with regard to any and all claims, damages and injuries of whatever nature, whether presently known or unknown, arising out of the facts alleged in or the same subject matter as HUD Case Numbers 01-14-0098-8, 01-14-0098-4, and 01-14-0098-D, or which could have been filed in any action or suit arising from such facts or subject matter.

11. This Agreement does not in any way limit or restrict the Department's authority to investigate any other complaint involving Respondents within the Department's jurisdiction.

12. Respondents acknowledge that they have an affirmative duty not to discriminate under the FHA, the Rehabilitation Act, and the ADA, and that it is unlawful to retaliate against any person because that person has made a complaint, testified, assisted, or participated in any manner in a proceeding under the FHA, the Rehabilitation Act, and the ADA. Respondents further acknowledge that any subsequent retaliation or discrimination constitutes both a material breach of this Agreement and a statutory and regulatory violation of the FHA, the Rehabilitation Act, and the ADA.

13. If any provision of this Agreement is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of this Agreement, and shall not affect the validity and enforceability of all other provisions of this Agreement.

F. RELIEF IN THE PUBLIC INTEREST

1. The City shall take the following actions to create nine (9) to twelve (12) units of permanent supportive housing suitable for chronically homeless persons with disabilities in Newton within the next five years:

a. The City shall identify at least five (5) sites which may be suitable for nine (9) to twelve (12) affordable housing units for chronically homeless persons with disabilities. The City shall inform HUD and the Complainants of the locations within 12 months of the Effective Date of this Agreement.

b. By December 31, 2015, the City shall hire an expert to advise the City's Planning Department on the most efficient and expedient manner of constructing permanent affordable housing for individuals, including chronically homeless individuals in the City of Newton in locations that will enhance the ability to access supportive services.

c. The City shall utilize the expertise of an entity to provide supportive services for chronically homeless individuals in Newton.

d. The City shall address its efforts to support housing for the disabled and chronically homeless in its Annual Action Plan and Consolidated Annual Performance Evaluation Report for fiscal year 2015. The City shall make housing for the chronically homeless and disabled a priority in its FY 2016-2020 Consolidated Plan.

e. Within sixty (60) days of the Effective Date of the Agreement, the City shall involve one or more of the member organizations of the Brookline-Newton-Waltham-Watertown Continuum of Care to develop an action plan for the funding and construction of nine (9) to twelve (12) units of permanent supportive housing serving chronically homeless persons (as defined in HUD regulations) to be located within the City of Newton. The organization or organizations to develop the plan may consult with the Complainants. The action plan shall be completed within one (1) year of the Effective Date and shall include the identification of at least five (5) potential sites for such housing; recommendations for partnerships among non-profit developers of affordable housing and organizations providing services to chronically homeless households; recommended amounts to be allocated to the payment of predevelopment costs; real estate and supportive services models for the production of such housing (such as new construction on City-owned land, acquisition of scattered site housing, provision of units on a scattered site basis in other multifamily developments within the City, and/or acquisition of existing multifamily housing); identification of any necessary zoning relief and permitting approvals; prototype development and operating budgets; and such other matters as deemed prudent by the organizations developing the plan. The City shall incorporate the plan into the Analysis of Impediments to Fair Housing (or any successor requirement of HUD) and the Strategy for

Ending Homelessness in the Consolidated Plan and Annual Action Plan and shall implement the plan such that nine (9) to twelve (12) units of permanent supportive housing for chronically homeless households are produced and ready for initial occupancy within the term of this Agreement. The costs of developing the plan will likely constitute a Community Development Block Grant eligible activity.

2. The City shall post its fair housing ordinance, Section 12-50, on its website and on its second floor bulletin board in City Hall within sixty (60) days of the Effective Date of this Agreement. During the City's activities for National Community Development Week in 2015, Mayor Warren shall amplify and speak about the importance of fair housing.

3. Within sixty (60) days of the Effective Date of this Agreement, the City shall post on its Planning and Development Department website page information to guide the public and developers on the process for developing affordable housing projects in Newton. The posting must include information on fair housing and the City's obligation to affirmatively further fair housing. For the duration of this Agreement, the City shall have its Planning Department review all applicable projects for their inclusion of fair housing goals and note in writing in all applicable project reviews a statement that "the objectives of the City's Consolidated Plan, including fair housing, have been considered in this review."

4. Within sixty (60) days of the Effective Date of this Agreement, the City's Director of Planning shall provide to the Complainants and HUD a list of City employees who will receive training on fair housing requirements. Complainants may propose that additional City employees receive fair housing training within thirty (30) days of Complainants' receipt of the Director of Planning's list. Such training shall be provided by December 31, 2015.

5. The City shall include in its FY 2016-FY2020 Consolidated Plan its commitment to create nine (9) to twelve (12) units of permanent supportive housing suitable for chronically homeless persons with disabilities in Newton within the next five years, its commitment to hire an expert to advise on supportive housing for the chronically homeless, a copy of the written statement to be included in all applicable Planning Department project reviews, its commitment to the posting of its policy on fair housing on its bulletin board and website, and its commitment to undergo fair housing training. The Parties understand that the Consolidated Plan is created through a transparent public process where the Planning Department creates a plan for the allocation of Community Development Block Grants and related funds based, in part, on needs identified and prioritized by the community. The City agrees to conduct the citizen participation process in accordance with 24 C.F.R. § 91 Subpart B and welcomes the participation of the Complainants in this process.

G. MONITORING

The Department shall determine compliance with the terms of this Agreement. For the duration of this Agreement, Respondents shall retain all records evidencing their compliance with this Agreement. During the term of this Agreement, HUD may review compliance with this Agreement. As part of such review, HUD may conduct inspections, examine witnesses, and copy

pertinent records of Respondents. Respondents agree to provide full cooperation in any monitoring review undertaken by HUD to ensure compliance with this Agreement.

H. REPORTING AND RECORDKEEPING

In addition to any submissions required under 24 C.F.R. Part 91, the City shall provide reports to the Department every ninety (90) days, until the Department provides the City with notice that it has substantially complied with the requirements of this Agreement. The first report shall be due ninety (90) days after the Effective Date of this Agreement. Reports shall provide status updates on each provision in Section F of this Agreement and contain documentation to substantiate the progress reported. Reports shall be submitted to:

Susan M. Forward, Region I Director
United States Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
Thomas P. O'Neil Jr. Federal Building
10 Causeway Street, Room 321
Boston, MA 02222-1092

Or electronically Daniel Weaver, Region I Enforcement Branch Chief at
Daniel.J.Weaver@hud.gov.

With a copy to:

Frank Laski, Attorney
154 Oliver Road
Waban, Massachusetts 02468

I. CONSEQUENCES OF BREACH

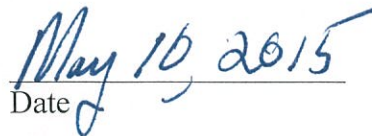
Whenever the Department has reasonable cause to believe that either or both Respondents have materially breached this Agreement, the matter may be referred to the Attorney General of the United States to commence a civil action in the appropriate U.S. District Court pursuant to §§ 810(c) and 814(b)(2) of the FHA.

J. SIGNATURES

WHEREFORE, the Parties hereto have duly executed this Agreement:



Frank Laski, Esq.
Supporters of Engine 6



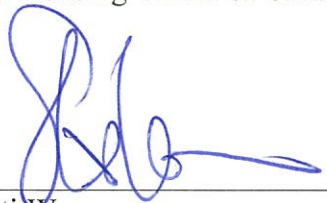
Date


Christine M. Griffin, Esq.
Disability Law Center, Inc.

4/23/15
Date


Robert Terrell
Fair Housing Center of Greater Boston

4/23/15
Date


Setti Warren
Mayor

4/16/15
Date

K. APPROVAL


Susan M. Forward
Region I Director
Office of Fair Housing and Equal Opportunity

5/12/15
Date

memorandum

S A S A K I

date 06 January 2016

to James Freas, Acting Director, City of Newton Planning & Development

cc Kyle Talente, RKG Associates, Inc.
Judi Barrett, RKG Associates, Inc.

from Chris Freda, Sasaki Associates, Inc.

project name Newton Housing Strategy

project # 56047.00

subject Housing Location Selection Workshop Summary

Dear James,

Attached here you'll find a complete summary of Sasaki's findings for the November 22nd, 2015 Housing Location Selection Workshop. This document includes an extensive analysis of the work completed by community participants throughout the day, as well as contributions from RKG Associates and incorporates comments received from the City on 06 January 2016.

Thank you,
Chris Freda

Newton Housing Strategy

Housing Location Selection Workshop Summary

Workshop Summary

On November 22nd, 2015, the City of Newton hosted a public workshop as a component of the 2015/2016 citywide Housing Strategy that focused on engaging community participants in identifying locations across the City of Newton for the installation of new affordable and diverse housing units. The objective of the workshop was to elicit community opinions and preferences on locations, housing typologies, and general principles for increasing the supply of housing in Newton. The workshop was facilitated by RKG Associates and Sasaki Associates with support from the City's planning department. A full description of the workshop's methodology and itinerary is attached here (Appendix A).

The workshop was attended by approximately one hundred community members, all of whom were randomly assigned to one of ten participant tables and asked to complete the housing location selection exercise. Participants spent approximately fifteen minutes discussing the workshop's objective and organizing their thinking under a set of agreed upon principles for the siting of new housing in Newton. After reaching consensus on these principles, participants were asked to spend approximately forty-five minutes distributing LEGO blocks (each representing a different housing typology outlined in Appendix B) across a base map representing the City of Newton (Appendix C). The base map graphically identified a number of criteria identified as important to the siting of new units of affordable housing by the planning team and participants were asked to take these criteria into consideration when identifying locations for their LEGO bricks. Participants worked in teams roughly ranging in size from six to ten community members, with each table having a staff member/members from the planning team or the City of Newton facilitating their work and fielding questions. Once their work was complete, each participant table was invited to present their principles and housing distributions to the convened participants. At the completion of the exercise, members of the planning team collected the listed principles and photographed the LEGO distributions of each table. The analysis and key findings below were interpreted from these materials.

Housing Location Principles:

In analyzing the principles drafted by each participant table, several themes were common throughout. The list below summarizes the most common principles in order of their prevalence across participant tables. This list includes written comments made by each table from all workshop materials. Appendix D includes the full compilation of principle statements.

Most Common Principles

- Allow accessory apartments (by-right) (with appropriate regulation)
- New housing should be built in close proximity to transit
- New housing construction is appropriate in village centers
- New units should be accessible for seniors and those with disabilities (single-level units/elevators)
- Green/open space should be preserved
- Transit service in the Oak Hill neighborhood should be improved
- New housing should be built in close proximity to retail/services
- Avoid/minimize tearing down existing housing stock
- New housing should be made available for families at a range of income levels
- New housing should be made available for families/people at different stages of life
- More multifamily housing should be built

Housing Location Selection Exercise: Observations and Trends

Several trends emerged in the analysis of the LEGO distributions of each participant table. After photographing each of the completed maps, the planning team was able to digitally combine the maps and overlay all ten tables' LEGO distributions atop a clean base map (Appendix E-1). This technique allows the planning team to call out certain trends and areas of consensus among participant tables. Summarized below are some of the key findings from across all ten participant tables.

New construction in village centers

Generally speaking, participants were comfortable with the idea of new multifamily and townhouse construction/conversion in the village centers. The single family typology was almost universally considered to be not appropriate within these denser mixed use areas.

Multifamily along major roadways and transit lines

The combined LEGO distribution map shows a clear interest in the siting of new multifamily typologies—particularly of the larger apartment/condominium scale—along Route 9 and Interstate 90. Some of this is preferred on the eastern edge of the city, in the Chestnut Hill mall area and Newton Center and in close proximity to other multifamily projects, and some on the westernmost edges of the city, surrounding the Riverside green line station and around the Auburndale neighborhood. Community participants also placed a great deal of the multifamily typologies (orange and blue bricks) within walkable distances of transit, with a particular interest in the MBTA green line and the commuter rail line. Most of these bricks were clustered within or around village centers, with a several following transit lines between village centers as well.

Accessory apartments throughout the city

Most of the participant tables expressed an interest in accessory apartments either by-right or through permitting, with a few stipulating a preference for strong architectural standards and zoning guidelines. For the most part, accessory apartments—represented by the single family typology (yellow bricks)—were scattered across the city, with the greatest concentrations occurring outside village centers and throughout the lower density neighborhoods.

Maintaining the density and character of neighborhoods

In both the principles and the LEGO distributions, it was made clear that the majority of participants wanted to maintain the density and character of neighborhoods as they exist. The greatest distributions of multifamily typologies occurred in the village centers and in neighborhoods where large-scale developments already exists, while the smaller-scale neighborhoods between village centers saw small-scale single family typologies distributed almost exclusively.

New housing sited near retail and services (grocery stores, schools, shopping, etc.)

Community participants made clear that they preferred new housing to be built in close proximity to retail and services. Several participant tables noted on their base maps and in their principles that greater grocery store access was important to them. Some neighborhoods—particularly in the south—were called out specifically as needing more grocery stores.

Infill development where possible

In several instances, the placement of smaller-scale housing typologies was meant to signify the construction of appropriately-scaled new development within existing neighborhoods. This took on the form of accessory units, single-to-multifamily conversions, and new construction.

Housing Location Selection Exercise: Placement by Typology

Participants were instructed to use at least one of each of the four housing typologies when distributing LEGO bricks across the city map. A full breakdown of the housing typology distributions by participant table is provided in Appendix F. Summarized below are the key findings associated with the distribution of each of the four typologies across the ten participant tables.

Single Family (yellow bricks)

The single family typology accounted for 24% of the total number of studs and was most evidently distributed across the lower density neighborhoods of Newton. Smaller-scale, older communities are largely composed of this typology already and have less redevelopment/growth potential, as they are already largely built-out. Several participant tables stated in their principles and notes that they intended to suggest the creation of accessory apartments with the single family LEGO bricks. The distribution of these units throughout the city was relatively uniform, as can be seen in Appendix E-2.

Multifamily - 2-4 Units (orange bricks)

The multifamily (2-4 units) typology accounted for 25% of the total number of studs and was widely distributed throughout the city. In denser areas, such as village centers, the use of this typology was often used to suggest the construction/conversion of residential units above existing retail spaces, while in the smaller-scale neighborhoods, notes often suggested that community participants preferred the conversion of existing family homes into small-scale multifamily units. This typology tended to be more prevalent within and just outside of village centers. The distribution of these units throughout the city can be seen in Appendix E-3.

Townhouse (red bricks)

The townhouse typology was the least popular of the four provided to participants (as a measure of stud count), representing only 15% of the studs deployed across the ten participant tables. When it was used, it was primarily focused in and around village centers. As this typology is the only one that did not present options for the conversion/reuse of an existing structure, and therefore necessitated the development of new housing product, some participants/tables may have considered it a less favorable option. Additionally, as this typology is defined by a more vertical orientation of living space (typically without elevators), it may have been seen unfavorably by those who listed accessibility for seniors and the disabled among their highest priorities. In analyzing where this typology was deployed, it is clear that community participants preferred to see it built near commercial areas, village centers, transit lines, and major roadways. Clusters of townhouse bricks show up in Newton Upper Falls, Newton Center, and Auburndale in particular, and a concentration was placed along Interstate 90. The distribution of these units throughout the city can be seen in Appendix E-4.

Multifamily - Apartment/Condo (blue bricks)

The multifamily (apartment/condo) typology was the most popular of the typologies (as a measure of stud count), representing 36% of the total number of studs distributed across the ten participant tables. Some tables mentioned in notes on their base maps that they would have used more blue bricks had they been provided. Most participant tables concentrated the blue multifamily LEGO bricks in village centers and along major transit lines and roadways, such as the green line, the commuter rail line, Route 9 and Interstate 90. This suggests a clear interest in the development of denser products in areas of the city that have are more accustomed to and equipped to handle greater concentrations of residents. The distribution of these units throughout the city can be seen in Appendix E-5.

Conclusions & Next Steps

The intent of this community workshop was to elicit feedback on the preferred location and typologies of new housing to be constructed in the City of Newton in the near future. Over the course of three and a half hours, participants engaged in colorful and passionate dialogue around the future of their city and how to accommodate its growing and changing needs. Each table included a mix of opinions, preferences, and visions for how the addition of new housing in Newton should be handled (with some

believing the city should encourage the development of none), providing the planning team with diverse feedback to consider for the ultimate housing site recommendations. Moving forward, all of the findings summarized above will be reflected on, and incorporated into the next stages of work. All summary materials, including the participant maps and principles will be posted to the project website for community review and comment.

Appendices

Appendix A : Housing Locations Public Workshop Methodology - November 22, 2015

Appendix B: Housing Typology Menus

Appendix C: Housing Location Selection Workshop Base Map

Appendix D: Participant Principles Summary

Appendix E-1: All Typology Combined Distribution Map

Appendix E-2: Single Family Typology Combined Distribution Map

Appendix E-3: Multifamily (2-4 Units) Typology Combined Distribution Map

Appendix E-4: Townhouse Typology Combined Distribution Map

Appendix E-5: Multifamily (Apartment/Condo) Typology Combined Distribution Map

Appendix F: Total Typologies Placement Breakdown by Participant Table

memorandum

date 17 November 2015

to James Freas, Acting Director, Department of Planning, Newton MA

cc Judi Barrett, RKG Associates, Inc.
Kyle Talente, RKG Associates, Inc.

from Chris Freda & Fred Merrill, Sasaki Associates, Inc.

project name Newton Housing Strategy

project # 56047.00

subject Housing Locations Public Workshop Methodology - November 22, 2015

OVERVIEW

The purpose of the Housing Strategy Location Selection Workshop is to engage the Newton community in identifying preferred locations for the development of affordable and diverse housing units within the next five years. Through presentations from the consultant team (RKG & Sasaki) and a hands-on location selection exercise (see II. Housing Location Selection Exercise Methodology), participants will be walked through the opportunities, challenges, and constraints of developing new housing in Newton while providing valuable feedback to the City on what types of housing they would like to see built and in which locations. Participants will be presented with a menu of housing typologies to consider as well as a map outlining development opportunities and constraints as determined by a methodology outlined in section III: Housing Location Selection Criteria.

Set-up & Staff Orientation (11:30AM-1PM)

I. WORKSHOP AGENDA & STRUCTURE (1:00PM – 4:30PM)

1. Welcome & Table Assignment (1:00PM, 15 minutes)

Participants are greeted at the door, asked to sign in, and randomly assigned a nametag with a table number on it. Random assignment is designed to ensure a mix of opinions and perspectives at each participant table.

2. Housing Strategy Introduction & Progress Update (1:15PM, 25 minutes)

- 1.1 Purpose of the Housing Strategy (15 minutes) (Mayor Setti Warren)
- 1.2 Market needs assessment overview (10 minutes) (RKG)

3. Workshop Objective & Itinerary (1:40PM, 10 minutes)

Outline the goals of the workshop and explain how the end products will be used to inform the final plan (Sasaki)

4. Content & Housing Location Criteria Overview (1:50 PM, 15 minutes)

Overview of base maps and informational maps provided to each participant table, including methodology behind base map layers and their relevance to affordable housing location selection. (Sasaki)

5. Housing Location Selection Exercise (2:05PM, 80 minutes)

- 5.1 Introduction to the exercise, explanation of housing typology menu + Q&A (20 minutes) (Sasaki)
- 5.2 Group discussion around priorities, each group lists on a pad of paper what their priorities are in identifying locations for housing (15 minutes)
- 5.3 Individual team work (45 minutes) (All staff serve as guides)

Break + photograph each team's map (3:25PM, 10 minutes)

6. Housing Location Selection Team Presentations (3:35PM, 30 minutes) (Participants)**7. Open Discussion/Q&A (4:05PM, 20 minutes) (Sasaki & RKG)****8. Closing & Next Steps (4:25PM, 5 minutes) (RKG)****II. HOUSING LOCATION SELECTION EXERCISE METHODOLOGY**

Participants in the housing location selection exercise will be tasked with identifying locations throughout the City of Newton where new units of affordable and diverse housing could be built over the next five years. The goal of the exercise is to identify locations for the development of affordable housing that the community considers to be priorities. This feedback will serve to inform the consultant team's recommendations for specific site locations in later stages of the housing strategy.

To assist the community participants in visualizing the distribution of housing throughout the city, each table will be provided with a base map of the city (detailed below and attached), and a collection of LEGO bricks representing different housing typologies. For the purposes of clarity and consistency, each of the four housing typologies (single family, multifamily 2-4 units, townhouse, and multifamily apartments/condos) will be represented by a color and LEGO size of its own (across participant tables). To ensure that each table is siting an adequate number of housing units across the City, each table will be asked to distribute a minimum number of LEGO "studs" (the protruding circular connectors atop each LEGO piece). This mandate will produce a common quantity of housing units sited across the participant tables while allowing each participant table to include and distribute whatever makeup of typologies they desire.

In an effort to accomplish the City's goal of eliciting insightful feedback from the community, the exercise will be organized under a set of rules, including the following:

- A minimum of 300 LEGO studs (final number TBD) must be placed on each map. Studs do not directly translate into a specific number of units, but rather signify a percentage of the yet-to-be-determined total affordable housing target number. If 300 studs are

sited across the city, each stud equals 1/3 of a percentage point of the total distribution of affordable housing.

- A maximum number of each color/brick type will be given to each participant table (see diagram below) to ensure a variety of housing typologies are used.
- At least one brick of each housing typology must be used.
- Adjacency and stacking of LEGOs is permitted to signify greater density at a particular location.
- Marking-up maps with pens/markers is permitted to add notes/comments/clarifications.

Anatomy of a LEGO



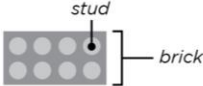
**2-stud
brick (1x2)**



**4-stud square
brick (2x2)**



**4-stud linear
brick (1x4)**



**8-stud brick
(2x4)**

Methodology: Typologies defined by color and size, distribution by stud

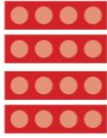
Each table is tasked with distributing 300 studs. This means four times as many single family bricks will be needed to equal one multifamily brick, always. This alludes to a conversation of density without expressly involving it in the exercise.



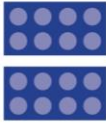
Single Family
All yellow 2-stud bricks are single family. Each table is given a total of 70 yellow bricks



Multifamily (2-4 units)
All orange 4-stud square bricks are multifamily (2-4 units). Each table is given a total of 50 orange bricks



Townhouse
All red 4-stud linear bricks are townhouse. Each table is given a total of 50 red bricks



Multifamily (apt/condo)
All blue 8-stud bricks are multifamily (apt/condo). Each table is given a total of 20 blue bricks

III. HOUSING LOCATION SELECTION CRITERIA

Participants will be given a large-format base map featuring the City of Newton in the context of surrounding municipalities, major infrastructure such as roadways and rail lines, major public open spaces, and major bodies of water in and around the City. Additional layers will be visible on the map to assist participants in understanding the varied opportunities and constraints relevant to the siting of new affordable housing units throughout the city. These layers will include the following.

- Commuter Rail and MBTA stations/stops (MBTA)
- MBTA local and express bus routes (MBTA)
- Zones within a 10-minute walk of bus routes and rail stations/stops (Sasaki)
- Major commercial/retail zones (Newton GIS)
- Vacant parcels (Newton GIS)
- Locations of existing grocery stores with 10-minute walk circles (Sasaki)

Additionally, each table of participants will be provided with small-format city-wide maps identifying the following:

- Existing land uses (Newton GIS)
- Existing zoning (Newton GIS)
- Single-family residential parcels with areas greater than 0.5 acres
- Redevelopment potential (score based on assessed utilization of parcels) (TBD)

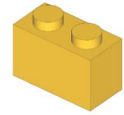
SUPPLIES

- LEGOs (per participant table): 70 (yellow) 1x2 bricks, 50 (orange) 2x2 bricks, 50 (red) 1x4 bricks, 20 (blue) 2x4 bricks
- Base map (one per table)
- Typologies boards (4, one per typology)
- Supplemental maps packet (one per table)
 - City of Newton Zoning
 - City of Newton Land Uses
 - Single family residential lots >0.5 AC
 - Existing multifamily lots (4+ units)
 - Residential (MF) projects approved/under construction
- Pad of large-format sticky paper (one per table)
- Sign pens (one multicolored box per table)
- Nametags (assigned a table number)
- Sign-in sheets (name, town, village, email)
- Pens (several boxes)
- Post-it notes
- Camera
- Laptop
- Projector and screen
- Ziplock bags (LEGOs)
- Easels (4, if typology menus are printed as boards)

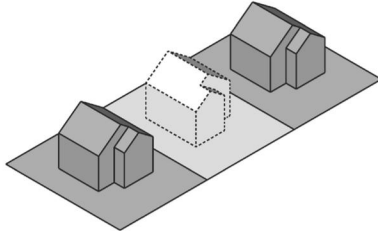
FOLLOW-UP

The City of Newton will photograph all participant table maps and priorities lists and upload them to the Newton Housing Strategy mySidewalk page for public review and comment.

TYOLOGY 1: SINGLE FAMILY



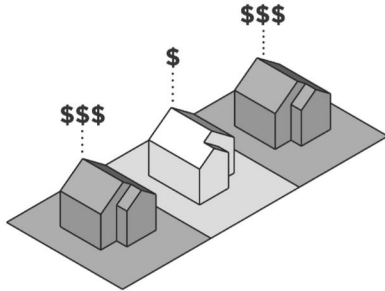
1.1 NEW CONSTRUCTION



Single family residential units are the most prevalent form of housing in Newton today, and account for a great deal of the new residential construction around the city. This type of development is available to communities that have undeveloped lots available for construction—a rapidly shrinking condition in a city that is largely built out. This option is also available for vacant lots currently zoned for uses other than residential (following a rezoning effort) and new construction opportunities can be expanded by allowing the development of substandard lots (as identified by the city) specifically for affordable housing.



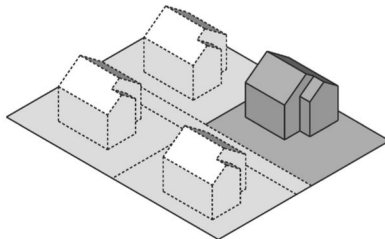
1.2 MARKET TO AFFORDABLE CONVERSION



Conversion of market-rate single family housing into affordable product can happen in a variety of ways. One way includes the sale of the property to a non-profit housing developer or community development corporation, which could make the unit available as an affordable rental unit. The City of Newton could help ease stress on housing affordability and ensure housing diversity citywide with more comprehensive education programs and outreach efforts to provide renters and lessors with the knowledge and tools they need to navigate the rental market.



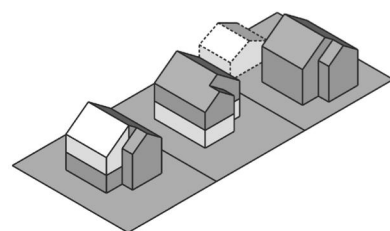
1.3 SUBDIVISION OF LARGE LOTS



In a number of Newton's communities, single family residential units are on very large lots, creating a less efficient density for a growing city. In some areas, the subdivision of these large lots to allow for the construction of new single family residential units is a good strategy to increase the housing supply while utilizing existing city infrastructure. There are a number of financial incentives to existing landowners to explore this option while creating more available product to ease the pressure in the housing market.



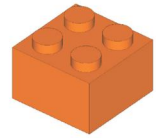
1.4 ACCESSORY APARTMENTS



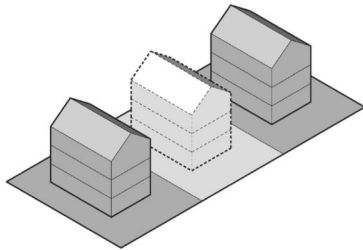
Accessory apartments are a popular solution for increasing the supply of housing in communities struggling to keep up with demand and for families looking to maximize the value of their homes. These lots allow an additional unit to be added to a single family property. Accessory units often host family members (e.g. multi-generational families), but with minor changes to zoning codes, they can be rented on the open market as well. These units can be either distinct areas within the same structure as the main unit or separate/detached spaces such as guest houses and above-garage units.



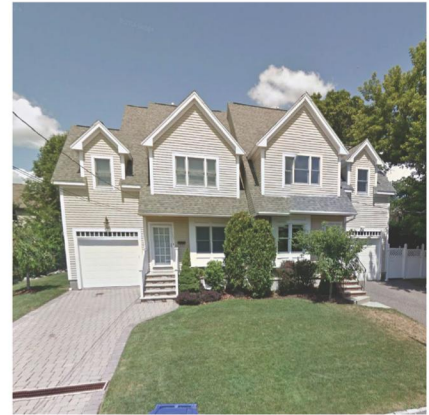
TYOLOGY 2: DUPLEX & MULTIFAMILY (3-4 UNITS)



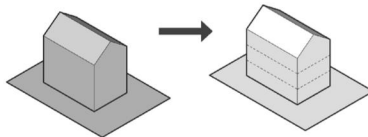
2.1 NEW CONSTRUCTION



As Newton has little additional land available for new residential construction, incorporating a greater density of units on available lots is a good strategy for maximizing land value and the net benefit of new construction. Typologies such as duplexes and small apartment buildings incorporating multiple residential units in single family-scale structures are appropriate for many of the smaller-scale neighborhoods around the city.



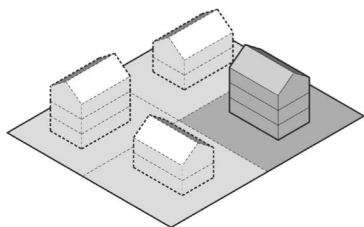
2.2 SINGLE TO MULTIFAMILY CONVERSION



New residential units can be added within the envelope of existing residential structures throughout the city by converting existing single family homes into duplexes, apartments, or condominiums. This kind of reconstruction allows larger homes to maintain their architectural style and scale while accommodating more families and this also creates the potential for homeowners to monetize their property by renting or selling additional units.



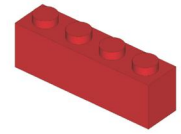
2.3 SUBDIVISION OF LARGE LOTS



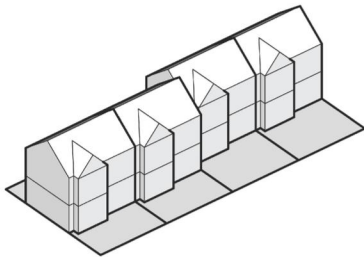
Many homes throughout the city—particularly in the older neighborhoods of Newton—sit atop residential lots that are far larger than average and far larger than may be necessary or desirable for existing homeowners. If the site conditions are right, some of these homeowners could choose to subdivide their property into multiple smaller lots that can be sold and developed into additional residential units of similar size and scale as those around it. Building out these new units as multifamily properties would help maximize the development potential of qualifying sites and contribute several new units to the city's residential stock.



TYPOLGY 3: TOWNHOUSE



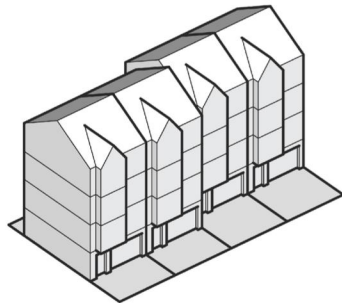
3.1 TWO-LEVEL ATTACHED



This townhouse style is a good way to introduce a denser typology into a smaller scale residential neighborhood. Two-level townhouses take advantage of a higher density by stringing several units together along a street, while maintaining a small-neighborhood character. This typology is common around New England communities and allows for a diverse range of buyers and renters to access communities that might otherwise prove to be inaccessible. These small townhouses are popular options for young families and as starter homes.



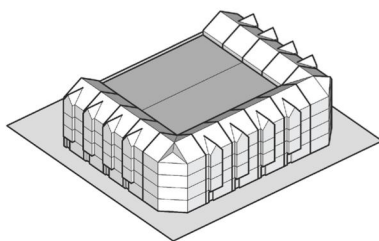
3.2 THREE/FOUR-LEVEL ATTACHED



Larger-scale townhouse styles accommodate larger families or multiple units stacked vertically. Often these units incorporate garages into the ground floor (front or back), and move primary living spaces to the second floor. This typology is often attractive for families as it can provide ample living space and outdoor space. This typology can also be attractive to seniors as some models incorporate elevators into the design for accessing upper floors and the typology provides close proximity to neighbors.



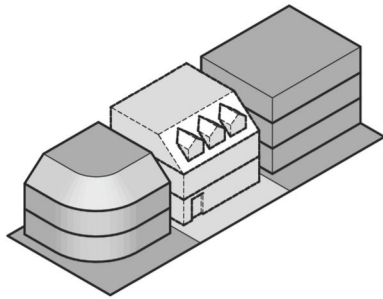
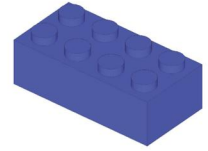
3.3 GARAGE WRAP/COMBINATION



When identifying sites for denser residential development in communities like Newton, the garage wrap townhouse typology is a good model for negotiating the small-scale feel of the existing urban fabric with the need to maximize development potential. This typology allows the street frontage of a development site to be lined with townhouse entries or retail, while hiding necessary parking garages behind the residential units. In areas demanding much denser development, this model can be combined with a multifamily typology pushed back from the street as depicted to the right.

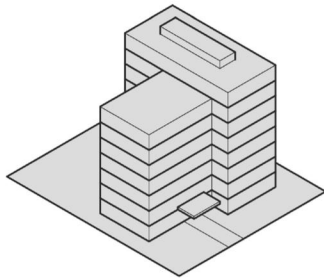


TYOLOGY 4: MULTIFAMILY (APT/CONDO)



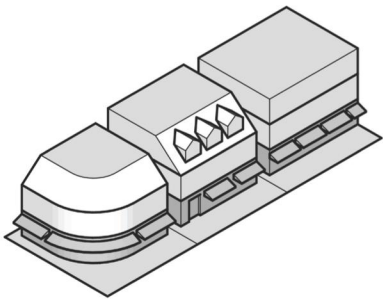
4.1 LOW-RISE INFILL

Low-rise residential buildings are designed to fit within neighborhoods that are largely built-out at a smaller scale. While the definition varies based on the community in question, low-rise generally implies 3-4 stories or an overall building height no greater than 50 feet. A small building of this style can offer as few as 6 apartment/condominium units while a larger building can offer dozens. These projects are well-suited for infill/redevelopment sites in and around village centers. Development of smaller projects can often utilize street/surface parking while larger buildings may require the construction of a parking garage.



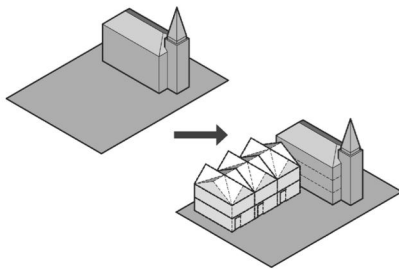
4.2 MID-RISE NEW CONSTRUCTION

Mid-rise residential construction within a city like Newton is typically understood as buildings between 5-10 stories with heights up to 120 feet. Modern buildings of this kind usually incorporate features such as parking garages, ground-floor retail, and on-site amenities for residents such as recreation spaces and fitness centers. This typology provides a very efficient density of residential units and is typically appropriate for underdeveloped areas of the city and areas closely adjacent to transit and commercial uses.



4.3 MIXED USE

Mixed use development is good for the health and vibrancy of neighborhoods and can take on a variety of forms. Mixed use development areas typically attempt to allow residential, commercial, retail, and civic uses to exist in close proximity—minimizing the need to drive short distances and maximizing pedestrian and bicycle accessibility. These projects allow a diverse range of users to experience and activate a site at varying times of the day. Benefits also include maximizing the use and benefit of associated elements such as parking and open space, as well as complementary uses such as adjacent retail and neighborhood services.

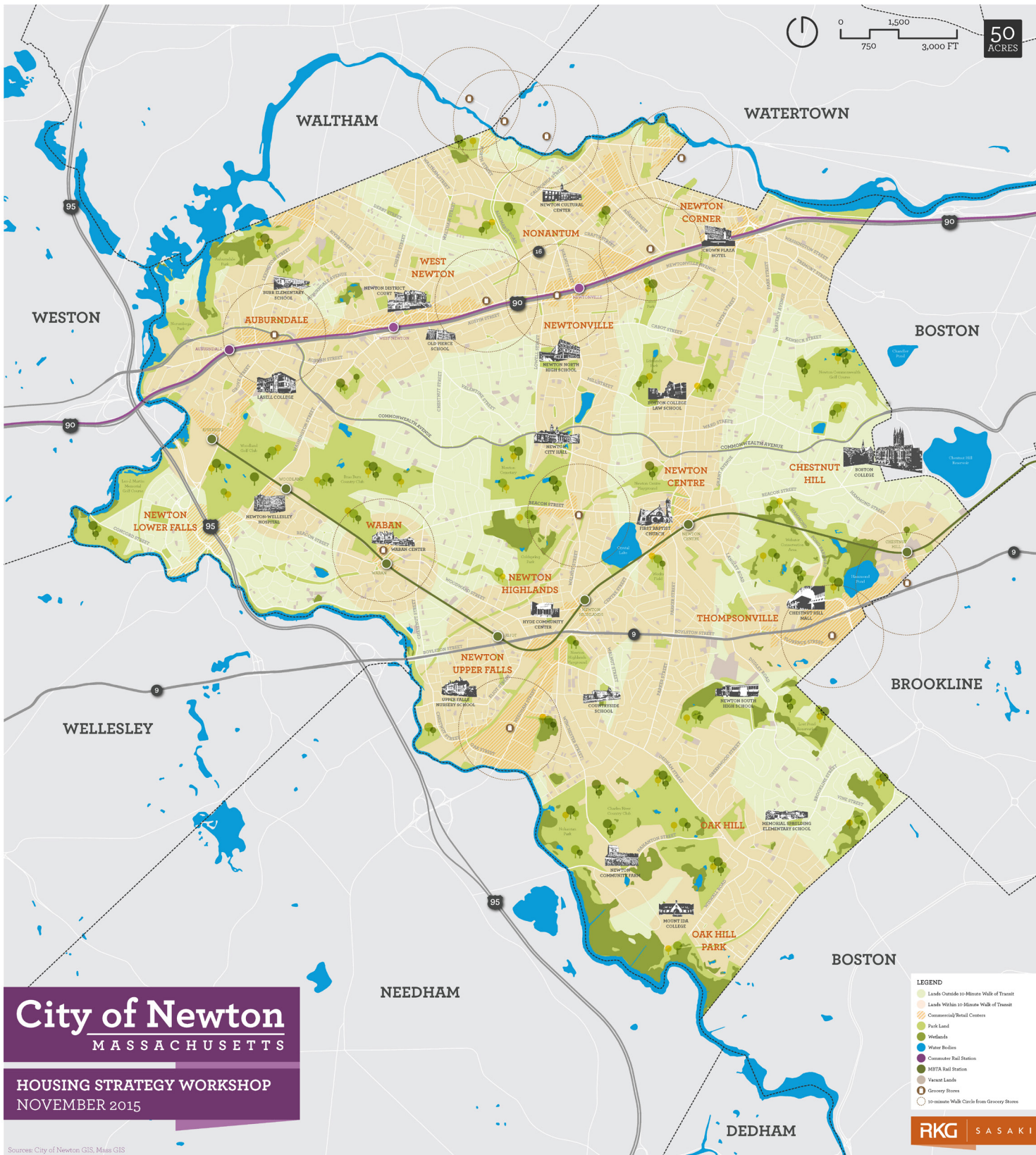


4.4 RENOVATION/CONVERSION

Cities like Newton benefit greatly from a wide range of historic development typologies of great architectural character. When these historical structures reach the end of their life programmatically, there are significant opportunities to maintain the structures and renovate them to accommodate multifamily housing. Examples of buildings that have successfully undergone this transition locally include public schools, mill buildings, hospitals, churches, and commercial buildings. This type of renovation both preserves architecturally interesting structures for the benefit of the community and provides a unique setting for residents.



Appendix C: Housing Location Selection Workshop Base Map



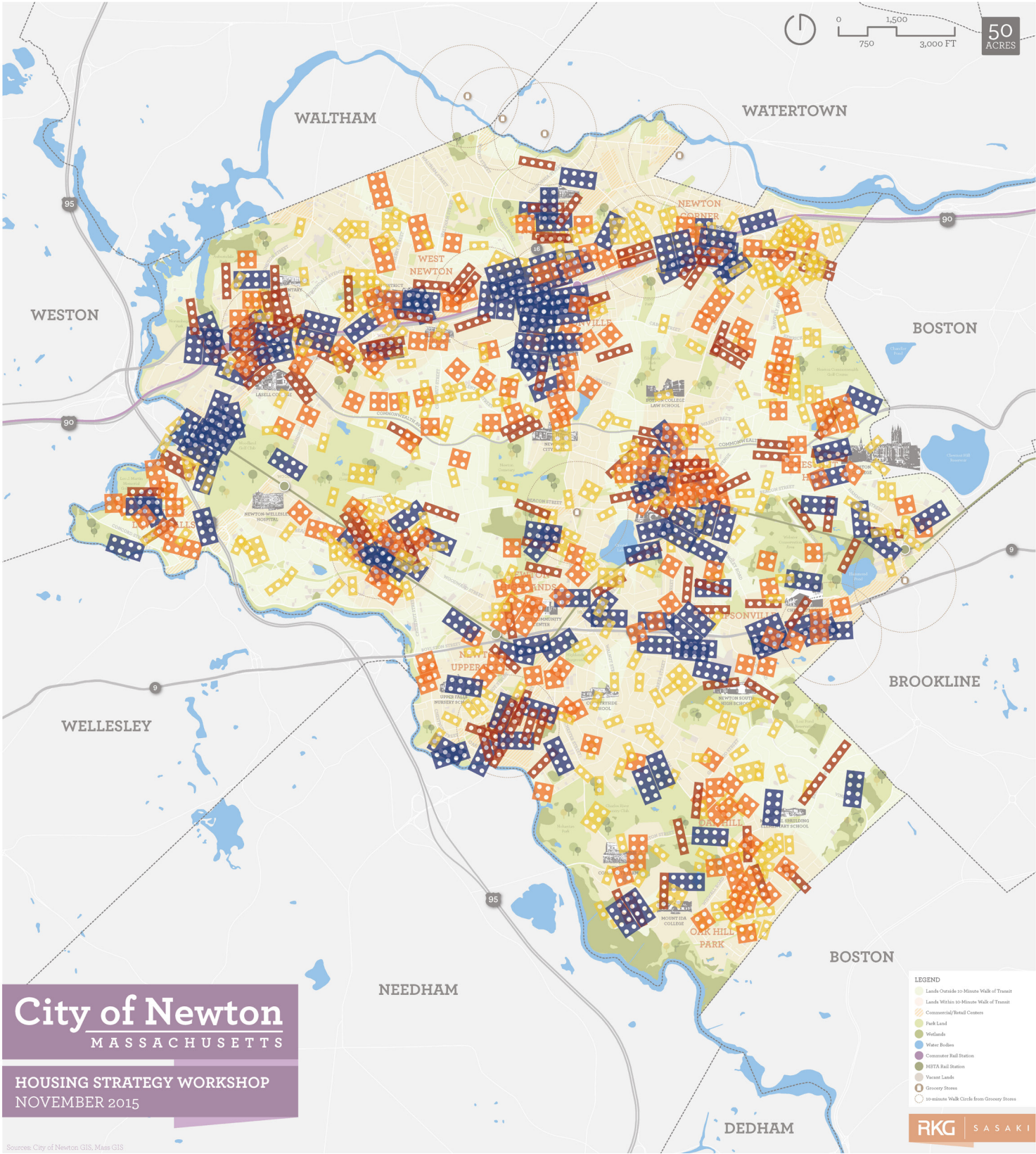
Appendix D: Participant Principles Summary

Trends

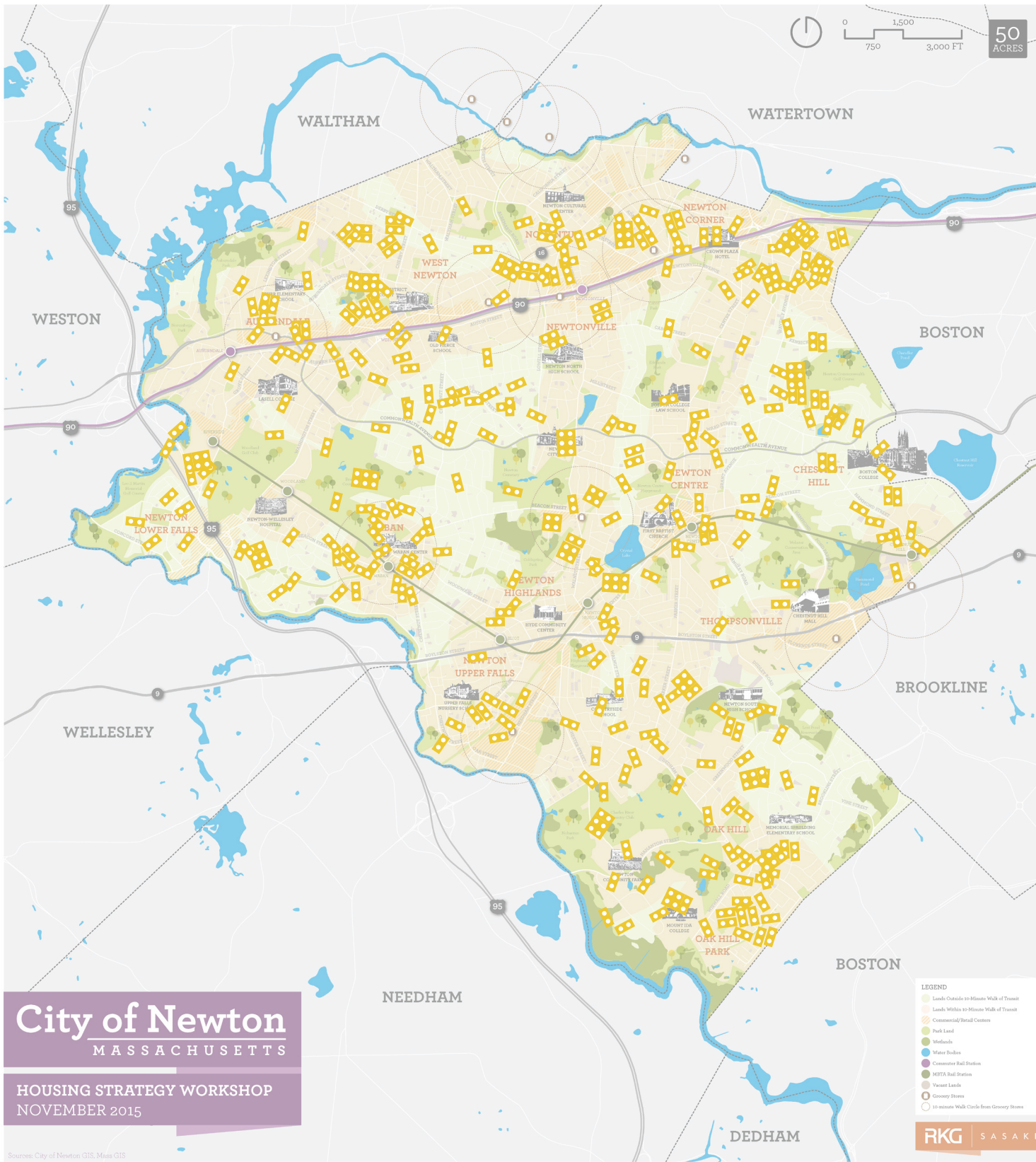
Accessory apartments	8
New housing in close proximity to transit	6
New building in village centers	5
Single-level units/accessibility of units for seniors and those with disabilities	4
Preserve green/open space	4
Oak Hill needs better transit service	4
Proximity to retail/services	3
Avoid/minimize tear-downs	3
A range of housing for a range of incomes	3
More multifamily	3
Zoning is important	2
Housing for young people/families	2
Walkability	2
Multifamily housing along Route 9	2
Preserve character of villages	2
Reuse of buildings for housing	2
Higher density of existing uses	2

[illegible]

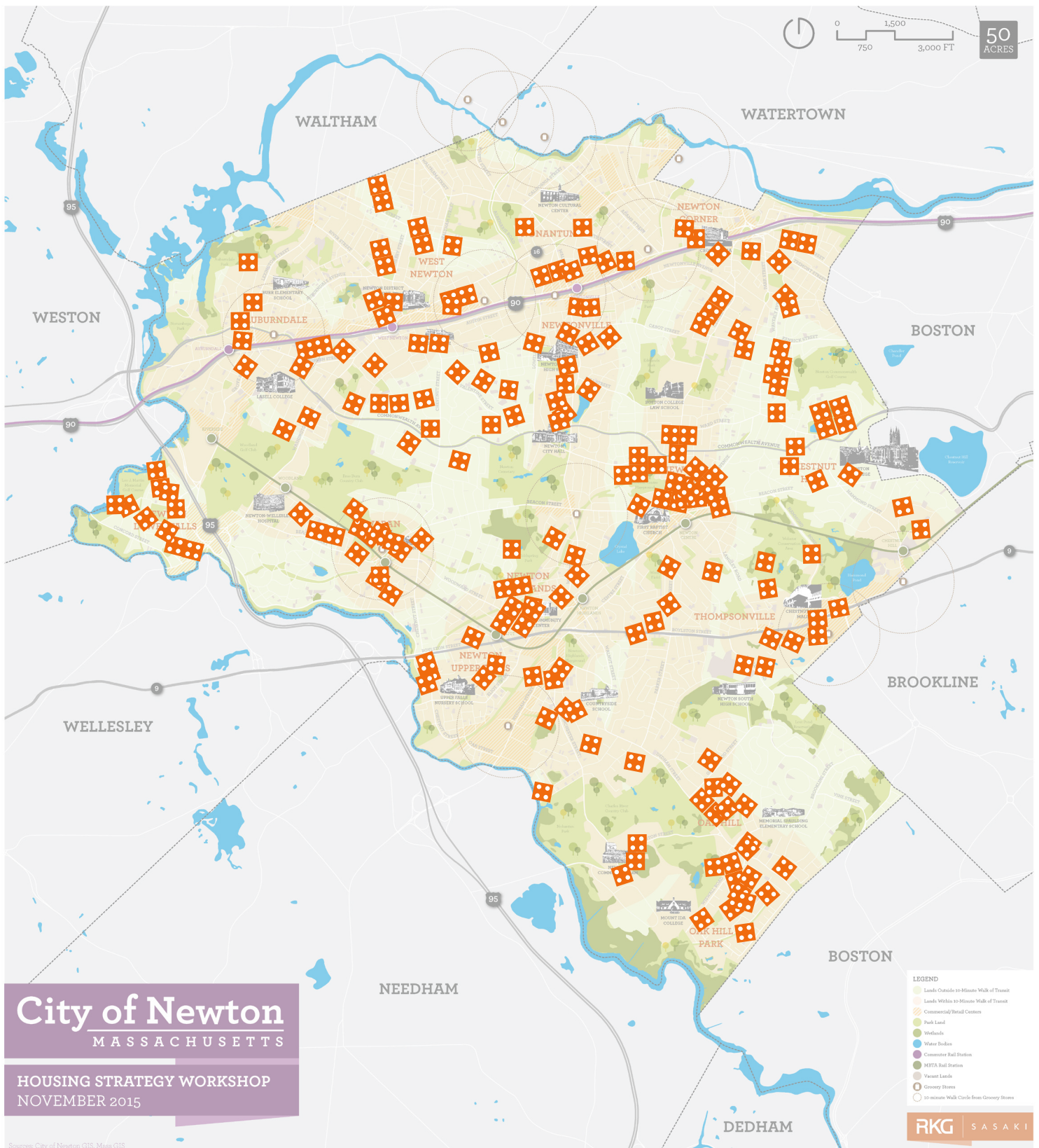
Appendix E-1: All Typology Combined Distribution Map



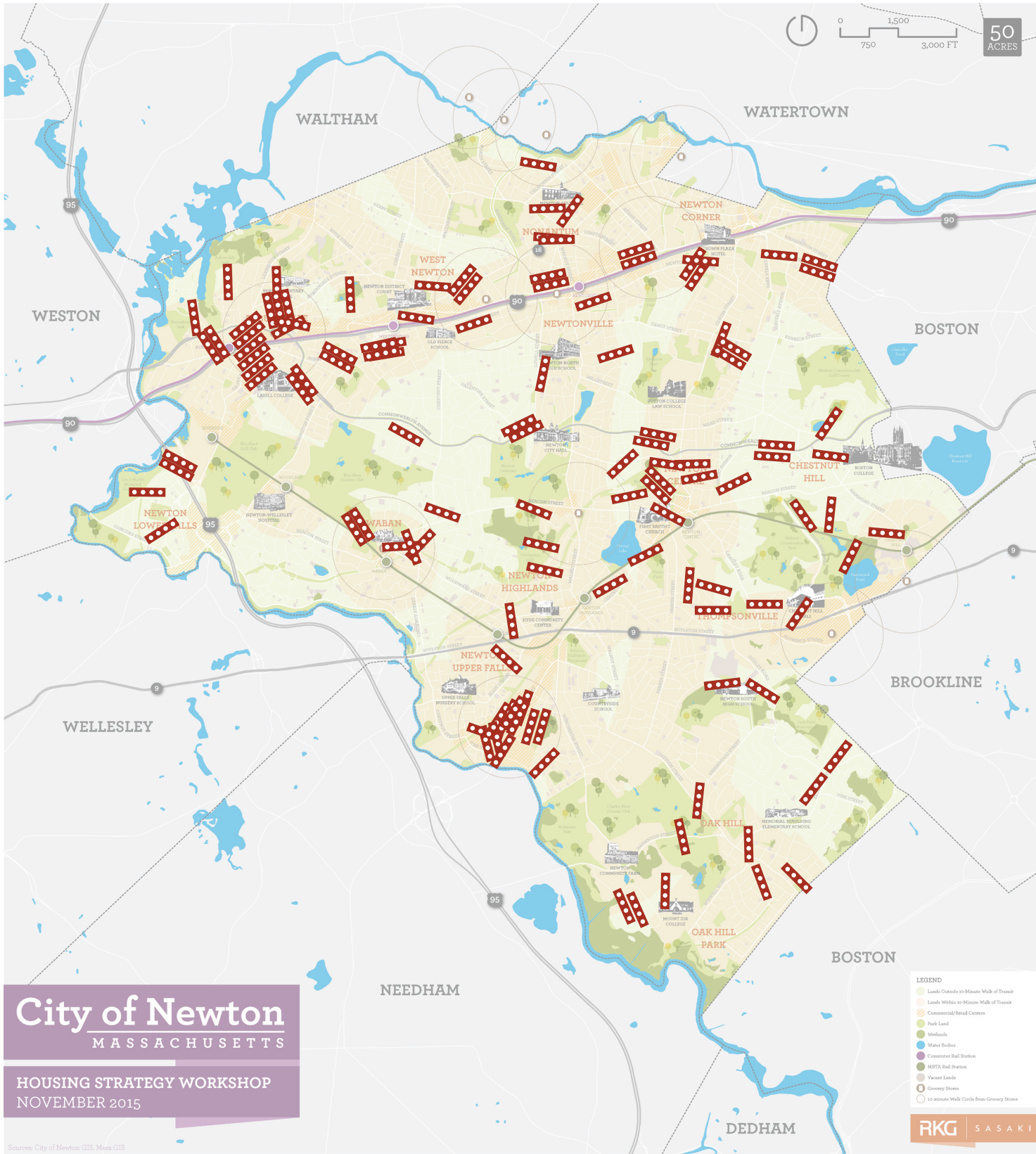
Appendix E-2: Single Family Typology Combined Distribution Map



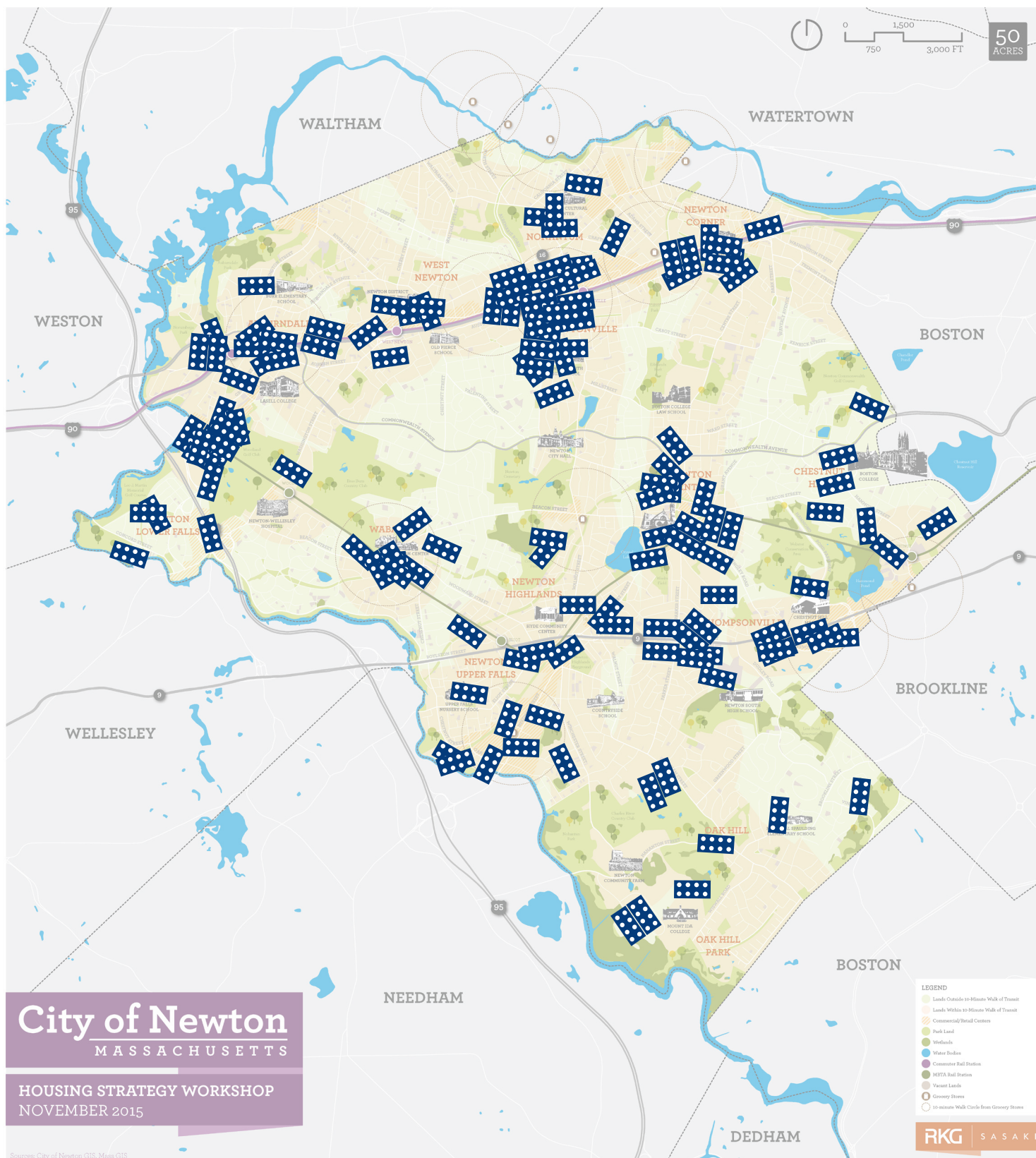
Appendix E-3: Multifamily (2-4 Units) Combined Distribution Map



Appendix E-4: Townhouse Typology Combined Distribution Map



Appendix E-5: Multifamily (Apt/Condo) Typology Combined Distribution Map



Appendix F: Total Typologies Placement Breakdown by Participant Table

Nov. 22 Workshop - LEGO Distribution (by studs)

Table	Single Family	Multifamily (2-4 Units)	Townhouse	Multifamily (Apt/Condo)	Total
Table 1	40	108	84	160	392
Table 2	118	88	64	160	408
Table 3	140	76	32	104	352
Table 4	60	80	60	152	352
Table 5	140	104	72	104	420
Table 6	88	52	8	104	260
Table 7	20	88	38	128	252
Table 8	68	56	48	120	292
Table 9	28	44	32	88	192
Table 10	72	160	44	48	344
Total	780	816	480	1,168	3,244
	24%	25%	15%	36%	