



Zoning & Planning Committee Report

City of Newton **In City Council**

Monday, September 25, 2017

Present: Councilors Hess-Mahan (Chair), Danberg, Albright, Yates, Baker, Sangiolo, Kalis and Leary

Also Present: Councilor Crossley

Planning Board: Scott Wolf (Chair), Peter Doeringer, Sonia Parisca, Barney Heath, Jonathan Yeo

Staff Present: James Freas (Deputy Director, Planning Dept.), Neil Cronin (Senior Planner), Rachel Blatt (Long Range Planner), Katy Holmes (Senior Planner), Amanda Berman (Housing Preservation Planner), Jonah Temple (Assistant City Solicitor), Karyn Dean (Committee Clerk)

#264-17 Zoning amendments to rezone parcels related to school uses

HIS HONOR THE MAYOR requesting that the following residential properties be rezoned to Public Use as they have been acquired by the City for use at the Zervas, Cabot and Pre-School sites:

- 1316 Beacon Street, 1330 Beacon Street and 1338 Beacon Street from SR2 to Public Use
- 23 Parkview Avenue and 15 Walnut Park from MR1 to Public Use

Planning & Development Board Approved 5-0

Action: Hearing Closed; Zoning & Planning Approved 6-0 (Councilors Kalis and Leary not voting)

Note: Councilor Hess-Mahan explained that since this a zoning ordinance change, a public hearing is required. He opened the public hearing.

Neil Cronin, Senior Planner, addressed the Committee. He provided a PowerPoint which is attached. The Beacon Street properties are associated with the Zervas School expansion; Parkview Avenue is the Cabot School expansion; and Walnut Park is the Aquinas College site. The Planning Department believes all properties are appropriate for the Public Use district since they are school and municipally owned. The Law Department requested that these parcels be rezoned for reasons of consistency.

A Committee member asked if these properties would add to the 1.5% area quota. Mr. Freas explained that municipality owned properties are excluded.

The Chair invited public comment and hearing none, the Committee voted unanimously to close the public hearing.

Councilor Albright moved approval and the Committee voted in favor 6-0. The Planning Board voted to close the public hearing and voted approval 5-0. A draft Council Order is attached.

#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]

Action: Zoning & Planning Held 8-0

Note: Barney Heath, Director of Planning explained that the inclusionary zoning ordinance (IZO) has been under consideration and discussion for a while now. Amanda Berman, Housing Development Planner, has been working with Mr. Heath and Mr. Freas on the ordinance since she started in the Planning Department about a month ago. Ms. Berman provided a PowerPoint presentation which is attached. Please refer to it for details on an overview and history of Inclusionary Zoning; why Newton would like to update the ordinance; Newton's increasingly unaffordable housing market; and how to strengthen the ordinance for today's Newton.

Overview and History

Ms. Berman noted that it is important to remember how critical housing, and affordable housing, is to the community's infrastructure. The inclusionary zoning provisions play a role in strengthening and growing Newton's affordable housing stock and updating the ordinance was identified as a priority action in the 2016 Newton Housing Strategy to help address the widening affordable housing gap.

The purpose of IZ is to leverage private development to create affordable housing through the creation of on-site or off-site units, or a payment to the City in-lieu of an actual unit. Newton was an early adopter of IZ policies, dating back to the 1960s. An informal policy was codified in 1977 as the "10% ordinance", targeting low and moderate income households, and tied to the special permit process. However, many units created in the earlier years were not designated as affordable in perpetuity.

The City's current ordinance was adopted in 2003 and increased the percentage of units from 10% to 15%; provided the option for fee-in-lieu for projects with 6 units or less; and allowed for off-site units when the developer partners with a nonprofit developer.

Update of IZ Ordinance

Ms. Berman explained that high-value housing throughout the City has created an extremely unaffordable environment for Newton's current population. Many current residents, particularly lower-income residents, are unaffordably housed, also known as housing cost burdened. This condition occurs when a household pays more than 30% of its monthly income on housing costs, placing greater stress on a household's ability to pay for other critical needs. Households with annual incomes of less than 100% of the area median income (AMI) experience the greatest

prevalence of housing cost burden in Newton. For instance, for households with annual incomes between 30% and 50% AMI, over 80% of renters are housing cost burdened, and close to 80% of homeowners are housing cost burdened.

This factor adds to the issue that Newton's middle-class is shrinking, and so is its workforce. Middle-Class is broadly defined by households with incomes between \$50,000 and \$120,000 (~50% AMI – 120% AMI). In Newton, between 2003 and 2013, there has been a net decline in households earning less than \$125,000 per year. For Newton to compete and attract a strong workforce, we need to create greater affordable housing options for those employees earning less than 120% AMI.

While the City is seeing a decline in workforce-age population and young adults, its senior population is increasing. Additionally, household size is declining (2.77 in 1980 – 2.5 in 2010). Being that the City's housing stock is over 55% single-family homes, few affordable housing options exist for seniors looking to remain in Newton as they downsize, or for smaller households in general. The City's existing housing stock does not match the current need.

Lastly, at 7.5%, Newton's subsidized housing inventory falls short of the state's 10% threshold. To meet the state's 10% requirement per Massachusetts General Law Chapter 40B, the City would need to create over 800 units of affordable housing: $7.5\% = 2,425 \text{ SHI units} / 32,346 \text{ total housing units}$

Increasingly Unaffordable Newton

As previously stated, Newton's housing market is dominated by single-family homes. In 2016, the median sale price for a single-family home in Newton was \$1.1 million. To afford this, a household would have to earn approximately \$200,000 per year, and provide a down payment of approximately \$220,000. An analysis of the income distribution of households in Newton shows that **70%** of all households earn less than \$200,000 per year, and would not be able to afford a median-priced single-family home in the City.

To get a better sense of the for-sale market over the past few months in Newton, staff looked at a number of recent sales of homes throughout the City between June and September and surveyed approximately 20 units per bedroom type. Staff found that out of the 60 or so homes that were assessed, none of the for-sale units were affordable to households with income less than or equal to 120% of the area median income. However, over half of all households in Newton earn less than 120% of the area median income, meaning that between that three-month timeframe there were zero homes priced affordable to these households.

The rental market showed a similar trend. Staff surveyed approximately 20 rental units per bedroom type listed over a 4-day period. Out of the 40 or so units assessed, only 2 were affordable to households with annual incomes less than or equal to 80% of the area median income, which is the typical threshold of what qualifies as affordable housing for low- to moderate-income households. However, approximately one-third of all households in Newton earn less than or equal

to 80% AMI, and are known as low- to moderate-income households. Once again, there is a clear discrepancy between what is affordable to these households, and what is available on the market.

Proposed Changes to Strengthen Ordinance

James Freas explained that the Planning Department has been reading a number of very good reports published on inclusionary zoning, talking to other municipalities, reviewing their newly adopted ordinances, and working with the Law Department as well.

The proposed changes include applying the ordinance to all new residential development including single and two family homes. The emphasis will on on-site development and they will also be looking at changing the scope and percentage of required unit.

James Freas explained that the proposed changes to update the ordinance would more accurately reflect the needs and goals of Newton today. Newton's reduction in its supply of affordable housing and its housing affordability price gap is driven in part by the demolition of existing housing stock and replacement with larger square footage units, which demand, in turn, substantially higher prices.

Increasing the affordability range up to 120% AMI is something that is being considered, which will get to the middle-income, workforce households; gradually increase the percentage of affordable units from 10% up to as high as 20-25% at the upper unit count developments; differentiate between the required number of units and the affordability range between the owner-occupied and rental units recognizing that the cost attendant upon owner-occupancy is more difficult for the lower-income households than for the middle-income households; create three tiers of affordability with the percentage requirement varies within each tier; and provide for a fractional payment-in-lieu option for projects including 1-6 units.

One of the formula proposals staff is looking at would utilize the average cost of residential development on a square foot basis. The payment would be based on the cost of residential construction and be tied to the average size of the unit and project so that the payment goes up as the size of the unit increases. This recognizes that the larger units are more expensive and moves the City away from a diversity of housing values.

Next Steps

Mr. Freas said they will continue to engage with the Zoning & Planning Committee, the Planning Board and members of the development community and others to help staff understand how the numbers relate to actual projects in the City. Planning will then come back Committee with that information and specific ordinance language.

Committee Comments/Questions

The Chair noted that there was a concern about a fee-in-lieu to all development including single and two family homes. The Emerson College issue differentiated between what is a fee and what is a tax. He wanted to be sure this was made clear. The Town of Barnstable charged a fee to everyone and that was struck down by the court. Mr. Freas said they are trying to find a way to characterize

this a development requirement just as open space is a requirement. This represents a value of the City that development contributes towards the need for a diverse and affordable range of housing in the City. The Law Department has been involved and has been incredibly helpful and this is worth exploring.

A Committee member wondered if the requirement might spur developers to create more units in order to offset the cost. Mr. Freas said they will be asking developers to bring pro formas to the table to calculate the project costs with these requirements. Cambridge and Somerville have just adopted new ordinances which their percentage to 20%. Both communities have copious spreadsheets and Newton can use the work they have done to understand how it might affect developments in Newton.

The Chair suggested a severability clause in this ordinance. He did not want the whole ordinance negated if one provision were struck down.

It was asked what the inclusionary zoning funds would go to. Mr. Freas said those funds are split between the City and the Newton Housing Authority and is used for construction of new affordable housing units. The Councilor asked if the funds could be used for a homebuyers assistance or rental assistance. Mr. Freas said it was something to consider. The Councilor would also like consideration of a Municipal Housing Trust Fund.

The housing strategy called for 800 units of housing which would include any affordable unit but also any unit in a project that includes 20-25% affordable rental units. The currently permitted project for Riverside would require 15%.

A Councilor asked to find out what the potential rents at Austin Street and Washington Place to determine if people who currently live here would be able to qualify to buy or rent there. She was supposing that people who live here who want to downsize would probably not qualify for the affordable rate, or the market rate. She would like that data. Mr. Freas said he would look into that. Mr. Heath said they are looking to create a rental category for that in-between group which is generally those between 80% AMI and 120% AMI.

A Committee member noted that Newton has a long history of inclusionary zoning. He noted that there are many seniors who want to stay in their homes and they need various types of assistance which may include financial help and social services. He also asked that the Planning Department reach out to non-profit developers such as South Middlesex Opportunity Council and Metro Boston Housing.

A Councilor asked about "linkage". Mr. Freas said that is generally a payment from commercial development towards affordable housing, which Cambridge has.

Mr. Freas also noted that the literature recommends that a lookback provision be included in the ordinance. For example, Cambridge publishes a report every 5 years to see what the market is currently doing and what the results of the inclusionary zoning have been. Recommendations are made as to whether there should be changes. It is important to strike a balance of creating

affordable housing but not discouraging development. Mr. Freas suggests a similar provision for Newton.

A Committee member was concerned about the legal issues. He explained that inclusionary zoning is built around the grant of something discretionary in return for the benefit conferred. This is an exaction as of right and he thought that was a problem.

Councilor Baker moved hold and the Committee voted in favor unanimously.

amendment for a Shared Parking Pilot Program

DIRECTOR OF PLANNING AND COMMISSIONER OF PUBLIC WORKS requesting amendments to Chapter 30, Zoning Ordinance, to allow for non-accessory parking in accordance with a Shared Parking Pilot Program. [09/11/17 @ 4:28 PM]

Action: **Zoning & Planning Held 8-0**

Note: This item was tabled until after the public hearings on the local historic districts. However, because the hour grew very late, the Committee ultimately voted to hold the item and re-schedule for another meeting.

#136-17 Recommendation to establish a West Newton Historic District

NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in West Newton. [04/26/17 @ 9:34 AM]

Action: **Zoning & Planning Held 8-0**

Note: Councilor Hess-Mahan explained that this is a continuation of public hearings on both the West Newton Local Historic District and the Newton Highlands Local Historic District. Both items will be discussed jointly. He noted that this is an iterative process on purpose to get the most input as possible from staff, Committee members and residents.

Katy Hax Holmes presented the results of the survey which was sent to all homeowners in both proposed districts. The memo with results is attached and also includes various options to the Local Historic Districts as proposed.

The Chair explained that the Committee will not be voting on the proposals this evening.

Audio of the public hearing may be found at:

<http://www.newtonma.gov/civicax/filebank/documents/85085/09-25-17%20ZAP%20PH.MP3>

Committee Comments/Questions

It was asked if any of the options would require a new study to be conducted. Ms. Holmes explained that the only option that would require a new study, would be a local historic district

which provides an opt-out option for homeowners. Any of the proposed options would be at the initiative of the current or perhaps a new grassroots group. The options were presented as informational. A Councilor asked why there was not an additional option to simply deny the creation of an LHD, particularly for West Newton, since the opposition was so resounding. Ms. Holmes replied that was an assumed option. The Chair noted that there is also the option for the proponents to withdraw their petition, without prejudice.

A Committee member asked about the geographic distribution of the opposition votes for both LHDs. Ms. Holmes said that data is currently being mapped by the GIS Department. A Councilor asked that the National Historic Districts within the current boundaries be identified on the map as well. Maps could be made available to anyone who would like to see them. The Chair asked that the addresses and names of homeowners not be included on the maps. This is in response to concerns he has heard from residents.

A Councilor stated that she was under the impression that it was recommended to the proponents that a few hundred properties be included within the boundaries. Ms. Holmes said that the initial discussions with the proponents were based on the Planning Department's past experience with establishing LHDs wherein the district must be contiguous. It came to light, however, through the review process with the Massachusetts Historical Commission (MHC), that they are now accepting districts with an opt-out feature for properties within district boundaries. This would provide for people to opt-in as well. Also, if a smaller district were established, it could later be amended for expansion.

A Councilor was surprised that the MHC is now allowing an opt-out option. Ms. Holmes stated that MHC just approved an LHD with an opt-out option for the Town of Duxbury. This is unusual, but it was approved and the minutes of that meeting are on the MHC website. Ms. Holmes also noted that the MHC has a broad review of proposed LHDs and it relies on the locality to come up with the districts it thinks are the most workable. And, MHC is evolving so that more flexible options can be incorporated into proposals. It was asked if other states have an opt-out option. Ms. Holmes did not have that information.

A smaller district would not require any additional report or approval by the MHC as long as the properties are all within the previously approved boundaries. A Councilor felt a theoretically viable option would be to have smaller areas that include Federal Register Districts, such as an "Annie Cobb" or "Lincoln Street" district.

Councilors asked about the landmark ordinance and Conservation Districts. Ms. Holmes explained that the Newton Historical Commission administers the local landmark ordinance. If a homeowner wants their own property identified as an individual Chapter 40C district, however, they would have to come to the City Council, after review by the Newton Historical Commission.

A Neighborhood Conservation District is comprised of regulatory measures that are developed by the community. It would have a review body that could decide which changes to the exterior of a

home or property would come under review and also provide exclusions. Newton does not have an ordinance allowing Neighborhood Conservation Districts so it would have to go through a legislative process first to create one and adopt the statute. Councilor Crossley asked for more information about Conservation Districts.

Scott Wolf, Chair of the Planning Board, asked if a group of owners could form a “Homeowner’s Association” with private restrictive covenants on their own homes that could last for a period of time, without any legislative involvement. Ms. Holmes said that could be done. A Councilor noted that some of those restrictions are found in new developments, and while they could be done as proposed by Mr. Wolf, it might be challenging. Sonia Parisca, Planning Board member said perhaps there could be some incentives for people to opt-in to a Conservation District such as discounts on building permits or tax exemptions. Ms. Holmes said there are building codes and tax codes that have authority and would be tricky to navigate. The most critical element in each Conservation District is having property owners who want to do this and want to work towards a particular goal.

It was asked if there was a requirement in Chapter 40C for a percentage of property owner support to establish an LHD. Ms. Holmes explained that there is no such provision in 40C and the decision is entirely up to the community. A Committee member was disturbed that these other options were being discussed since it was clear from those that returned surveys, that the LHD is not a desirable proposal. There is also no minimum number of properties required (above one) to create and LHD.

A Committee member asked if surveys were done in other established LHDs. Councilor Sangiolo recalled that for Auburndale, the resident groups conducted the survey, not the City. She did not remember the number of responses. It was asked if the glitch in getting the survey out to all the residents in the Newton Highlands LHD might have been a factor in the lower response rate. Ms. Holmes explained that the mailing went out with a number of residents reporting they did not receive the survey. The mailing was re-sent to all those who did not receive it and confirmed that the second mailing was received. The Chair noted that Ms. Holmes followed up as much as possible to get the highest response rate.

A Councilor asked about the requirements for historic review of a home for teardown without an LHD in place. She said this could be answered at a later date.

Public Comment

The Chair invited public comment. He explained that representatives from the proposed West Newton LHD opposition group asked for time to speak as well as representatives from the proponents and opponent group from the proposed Newton Highlands LHD.

Newton Highlands

Dan Powdermaker thanked the Committee, the Planning Department and all others who worked on the survey. The survey results showed what the opposition group’s own canvassing of the

neighborhood showed. Their canvassing reported broad-based opposition, which he believes is in excess of 55%. About 145 residents in the affected district came forward to identify themselves as opposed to the proposal. He believed there would have been more if they could have gotten to all affected households. Mr. Powdermaker provided a PowerPoint which is attached to this report.

The group did not feel the LHD was needed or wanted.; it would require review for almost all exterior improvements; the neighborhood does not have a teardown issue; it is waste of planning staff time and limited funds; and zoning can be used to address the bigger issues.

He noted that there is a shared viewpoint with the proponents of the LHD that the neighborhood is beautiful and people are proud of their homes. The developers that have come in to restore houses have been respectful and used history as a good guide and they expect that trend to continue. Context matters as well. The new Zervas School is modern and an abutting house was renovated in a modern design, but that is not happening in the Highlands. He had heard that one of the driving forces of forming the Auburndale LHD was because there were many Lasell College buildings in the area and there was some fear about what might happen with those. In Chestnut Hill, there was an issue with Boston College as well. There is not such threat in Newton Highlands.

Mr. Powdermaker said the group is very open to working with the proponents to achieve common goals. Also, Zoning Reform and Design Review and advice would be beneficial. One of the benefits of being in an LHD is that homeowners can get advice from the City professionals on renovations. It would be wonderful if that were available for anybody to be able to do that. He would help organize that effort in his neighborhood and that could have a positive effect.

The group is not against the Planning Department suggestions except for forming a smaller LHD within the boundaries. They did not believe there was support for that suggestion through the district. He is disappointed that the Committee will not be voting against this tonight, but regards the withdrawal of the petition by the proponents as an appropriate option as well.

He noted that despite the time and concern that was put into this process, it has been positive in many ways. They have met many neighbors, heard their concerns on both sides, met many City professionals and Councilors and they hope good relationships with continue.

Bob Burke said he was representing the study group that worked on the research, forms, preparation, leafleting and public meeting for the proposed Newton Highlands LHD. The initiative began at a Newton Highlands Area Council Meeting in 2014. It was part of a broader area council agenda called Envisioning Newton Highlands. The group wanted to preserve and protect the historic resources of the Highlands, not just the homes, but the village neighborhoods and square. The study group was formed in 2014 and launched in a public meeting that spring. There were four large public meetings. The study group worked on the boundaries and worked on the study and proposal. It was then submitted to the NHC, which approved it in 2016 and send it on the MHC this year.

Most that worked on the core project live within the district. The architects in the group felt the other existing mechanisms simply could not adequately address historic preservation, and appropriate development to accommodate population growth and economic diversity while maintaining a long treasured, historic village. He had spoken to Dan Powdermaker at length about this and their goals are very much the same.

Mr. Burke said the group can look at other ways to achieve their goals including proposing a smaller district. They would like to work with those opposed to see if they can achieve shared goals. There are no enemies and he considers them all friends with the best interest of the Highlands in mind. The study group realizes there is not enough support as proposed so they ask the Committee to vote No Action Necessary on this item. They would like time to review their other options as proposed in the Planning Memo. As it turns out, they did come to understand the issues and concerns of the opponents.

The following resident spoke in favor of the proposed Newton Highland LHD:

Srdjan Nedeljkovic, 5 Bellingham Street

The following residents spoke in favor of BOTH proposed LHDs:

Thomas Grieser, 258 Mill Street

Kathleen Kouril Grieser 259 Mill Street

Julia Malakie, 50 Murray Road

The following residents spoke in opposition to the proposed Newton Highlands LHD:

Phil Evans, 1057 Walnut Street

Mark Strangio, 38 Bowdoin Street

Lisa Monahan 1105 Walnut Street

Hank Goldman 19 Hyde Street

Rob Olson, 23 Lakewood Road

Richard Osterberg, 291 Lake Avenue

Jay Walter, 83 Pembroke Street

Tony Hurley, 16 Hyde Street

Arman Chitchian, 143 Lincoln Street

Annie Wright, 56 Bowdoin Street

Patrick Moriarty, 9 Hillside Road

Ed Levy, 18 Bowdoin Street

Katy Anderon, 14 Bowdoin Street

Ray Lewis, 17 Norman Road

Peter Tamm, 24 Norman Road

West Newton

Melora Balson, 276 Highland Street thanked friends and neighbors on both sides of the issue, the Zoning & Planning Committee, City Council and the great staff at City Hall. She is involved with the group opposed to creating the West Newton LHD. She said the process has been close to perfect.

The proponents tackled an issue about which they felt passionately and did it in a thorough, open and transparent process, had informative meetings and formed a website. Most of all, they produced a study report which is a gift to the neighborhood. The history they compiled of the people who settled the beautiful neighborhood as well as the history of the buildings is a wonderful document. It would be wonderful for anyone in the neighborhood to have a copy of it.

The opponents also feel good about their process. There were countless meetings and conversations with neighborhoods and set up a website. They met with the proponents to review the content of their website to make sure any disagreements were over opinion and not fact. They maintained their commitment to respecting the opinions of any neighbors who were proponents by making sure they tracked people and no longer reached out to anyone who had shared they were proponents.

The City stewarded the process with professionalism. Along with the integrity of the staff, Councilors sat with representatives on both sides to hear thoughts and to get input on where the neighbors might come out on all of this. When representatives of the opposition group claimed they were speaking for a large number of their numbers, the City met that claim with skepticism. The summer survey served as a fair and impartial way of learning whether their claims were correct and that information can be used to move forward. That means taking action to accept that the neighborhood has spoken, has overwhelmingly stated that an LHD is not the right mechanism, and recommend that West Newton not have an LHD.

Neighbors all agree that they live in a beautiful, historic neighborhood. Those opposed to the LHD believe that this type of blunt instrument is not needed because the market is working. There have only been 9 houses torn down within the boundaries of the proposed LHD within the last 50 years. There has also been an investment of \$69M in homes within the proposed LHD in the last 15 years. They have been lovingly restored with neighbors as respectful stewards of the past while making updates that work today.

This has been a remarkable showing in civic engagement. The number of people who have never spent any significant time on an issue of local governance and are now engaged in a new way is wonderful.

Bob Fox, 25 Fountain Street said the staff did a wonderful job reaching out to all the homes and accepted surveys even after the deadline. The City felt that everyone who had a voice deserved to have that voice heard and the group appreciated that. The group was not surprised with the result of the survey as it was about the same as what they presented earlier in the summer.

In June, this group looked at the distribution of those who were in opposition, and it was broad and spread out. There are three national register districts within the proposed LHD; West Newton has 73 homes; the Day estate has 6 homes; Putnam district has 22 homes; and a proposed Howland District included 15 homes. The opposition response rate for all of those was the same as for the overall number of households in the proposed LHD. Finding a smaller LHD where majority support

could be assembled does not seem possible. He would like the staff to look at their data within those four areas to find the percentage of support and opposition. That would give them an idea if there could be a smaller configuration assembled amongst those.

The opt-out option, as quoted from the Planning Memo in June “would negate the intent of the ordinance which is to preserve and identify historic areas and ensure changes of structures inside the boundary are historically appropriate and consistent with each other.” Mr. Fox said this has not changed and is not an attractive option.

On Neighborhood Conservation Districts, the Planning Memo also stated that “A draft study report is still required, and volunteer efforts are needed. Gaining consensus on scope of the NCD could be ungainly with no state statute under which to work. There is no enabling legislation per se, so there is no state involvement in review or for consultation.” Cambridge’s NCD more closely followed Chapter 40C and the Brookline consultant on their NCDs said that as well in their report on their website. The NCD by-law in Brookline is 28 pages long because it had to be created from start to finish as there are no guidelines or enabling legislation.

When Lexington created its NCD, they decided 75% of residents within the boundary had to be in support of the proposed boundaries. If 25% of property owners were against the boundaries, then the boundary would be redrawn or the proposal withdrawn.

The neighborhood is close knit and they are all remaining friends. The hope is the City Council will bring this item to a vote before the end of the term. The Zoning & Planning Committee and Planning Department need to spend their time on Zoning Reform. The neighbors in West Newton can contribute to those efforts as well in the public meetings that are to come in the future on zoning redesign.

No residents spoke in favor of the West Newton LHD.

The following resident spoke in opposition to the West Newton LHD

Henry Vara, 350 Chestnut Street

A Committee member asked the Planning Committee to consider an option that is between a citywide delay of demolition of properties and a full-fledged historic district. Perhaps that is a district that requires more review or a longer demolition delay. The opt-out model would require a new study and seems unfair for everyone to go through. It also doesn’t seem like a viable option because the advantage of an LHD is knowing that everyone is under the same level of review and has to make the same investment, which makes it more comfortable and fair for everyone. The challenge is that zoning is a blunt instrument that does not speak to how properties change. He felt the LHD in Chestnut Hill has been very valuable.

A Councilor noted that there may not be much FAR left on lots in Newton Highlands which is why there have not been many changes. The same may or may not be true for West Newton Hill so this is something that should be looked into. That data might help people feel better about the future.

A Councilor said the work that has been done for both proposals was tremendous and she felt getting a copy of the work to each member of the neighborhoods is a wonderful idea, as was suggested. In addition, the review of development standards and how they should in apply in individual neighborhoods could be a good tool.

The Chair noted that the Committee would not be voting this evening because the results of the survey were just distributed a few days ago. He did receive some questions and requests for time for further analysis of the results by several involved residents. He would like to give the proponents time to weigh their options but intends to vote this out before the end of the term.

Procedurally, the Chair explained that a vote of No Action Necessary would require a one-year waiting period before the item could be re-docketed. If Denial were voted, then it would require a two-year waiting period. These time periods are waived if a majority of the City Council votes to accept it to the docket. The item can be refiled before the time period if the petition is substantially different. If the petitioners were to withdraw, the Committee and Council would vote to accept the withdrawal without prejudice and there would be no time restriction on resubmitting a petition.

Councilor Yates moved to hold both LHD items. The Committee voted to hold the items and continue the public hearings. The Planning Board also voted to hold the items and continue their public hearings as well.

#104-17 Recommendation to establish a Newton Highlands Historic District
NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in Newton Highlands. [04/10/17 @ 10:45AM]

Action: Zoning & Planning Held 8-0

Note: See note above.

#288-17 Mayor's re-appointment of Jane Ives to the Economic Development Comm
JANE IVES, 34 Lucille Place, Newton Upper Falls, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2019. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]

Action: Zoning & Planning Approved 8-0

- #289-17 Mayor's re-appointment of Stephen Feller to the Economic Development Comm**
STEPHEN FELLER, 104 Harvard Street, Newtonville, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
Action: Zoning & Planning Approved 8-0
- #290-17 Mayor's re-appointment of Howard Barnstone to the Econ Development Comm**
HOWARD BARNSTONE, 26 Brackett Road, Newton, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
Action: Zoning & Planning Approved 8-0
- #291-17 Mayor's re-appointment of Joyce Plotkin to the Economic Development Comm**
JOYCE PLOTKIN, 250 Hammond Pond Parkway, Chestnut Hill, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
Action: Zoning & Planning Approved 8-0
- #292-17 Mayor's re-appointment of Philip Plottel to the Economic Development Comm**
PHILIP PLOTTEL, 50 Roslyn Road, Waban, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2019. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
Action: Zoning & Planning Approved 8-0
- #293-17 Mayor's re-appointment of Peter Kai Jung Lew to the Econ Development Comm**
PETER KAI JUNG LEW, 61 West Pine Street, Auburndale, re-appointed as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire October 30, 2020. (60 DAYS 11/17/17) [09/08/17 @ 9:11 AM]
Action: Zoning & Planning Approved 8-0

Respectfully Submitted,

Ted Hess-Mahan, Chair

Department of Planning and Development



PETITION #264-17

TO REZONE FIVE PARCELS ASSOCIATED
WITH THE SCHOOL UPDATE AND
EXPANSION PROGRAM

SEPTEMBER 25, 2017

Requested Rezoning



- Rezone the following land on Beacon Street from Single Residence 2 to Public Use:
 - 1316 Beacon (Section 54, Block 22, Lot 68);
 - 1330 Beacon (Section 54, Block 13, Lot 02); and
 - 1338 Beacon (Section 54, Block 13, Lot 01).
- Rezone 23 Parkview Avenue (Section 22, Block 08, Lot 07) from Multi Residence 1 to Public Use.
- Rezone 15 Walnut Park (Section 12, Block 03, Lot 4AQ) from Multi Residence 1 to Public Use.

Existing Zoning Beacon Street Properties



Existing Zoning - Zervas School

Attachment A



Proposed Zoning Beacon Street Properties



Proposed Zoning - Zervas School

Attachment B



Existing Zoning 23 Parkview Avenue



Existing Zoning - 23 Parkview Ave

Attachment C



Proposed Zoning 23 Parkview Avenue

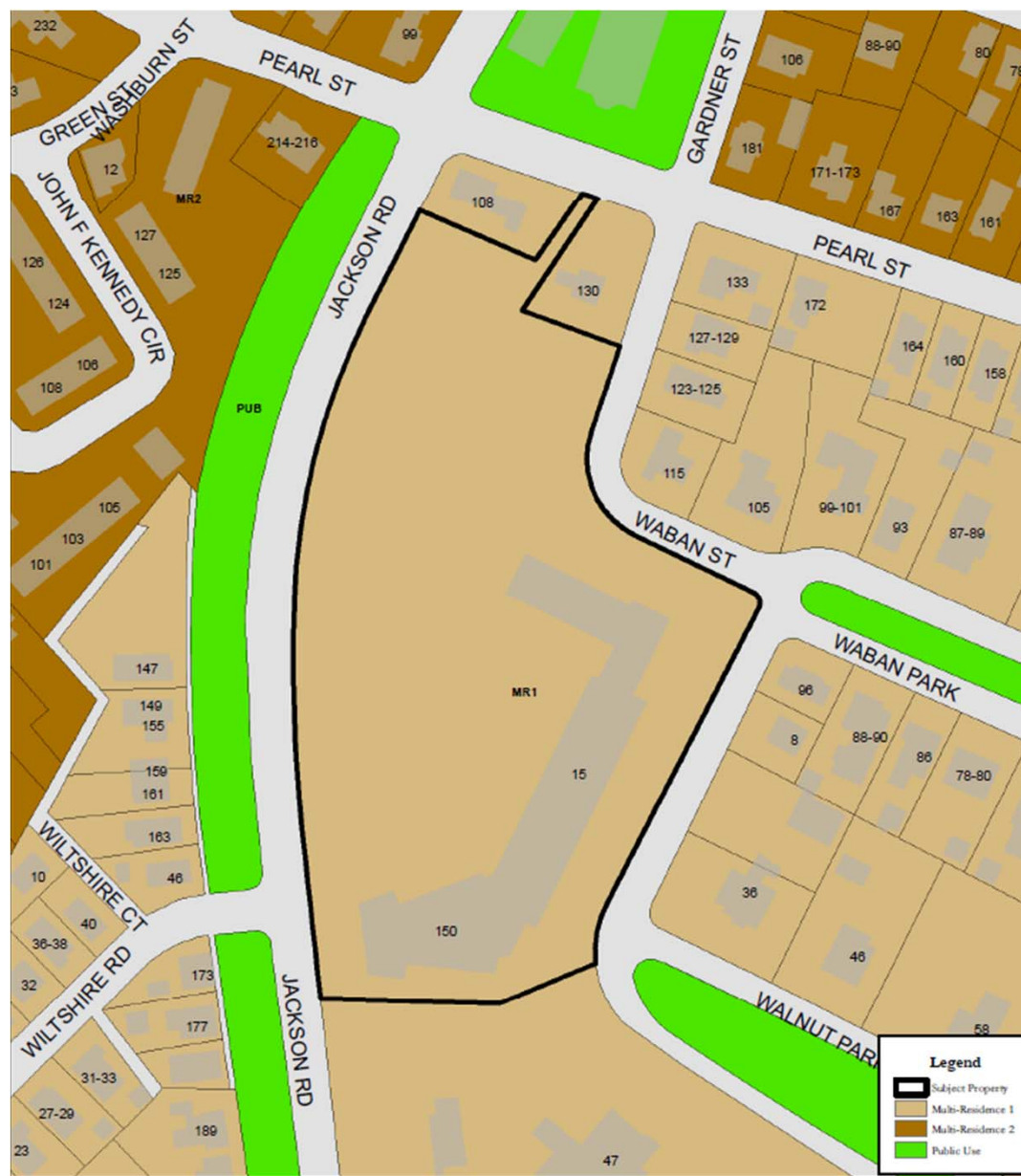


Proposed Zoning - 23 Parkview Ave

Attachment D

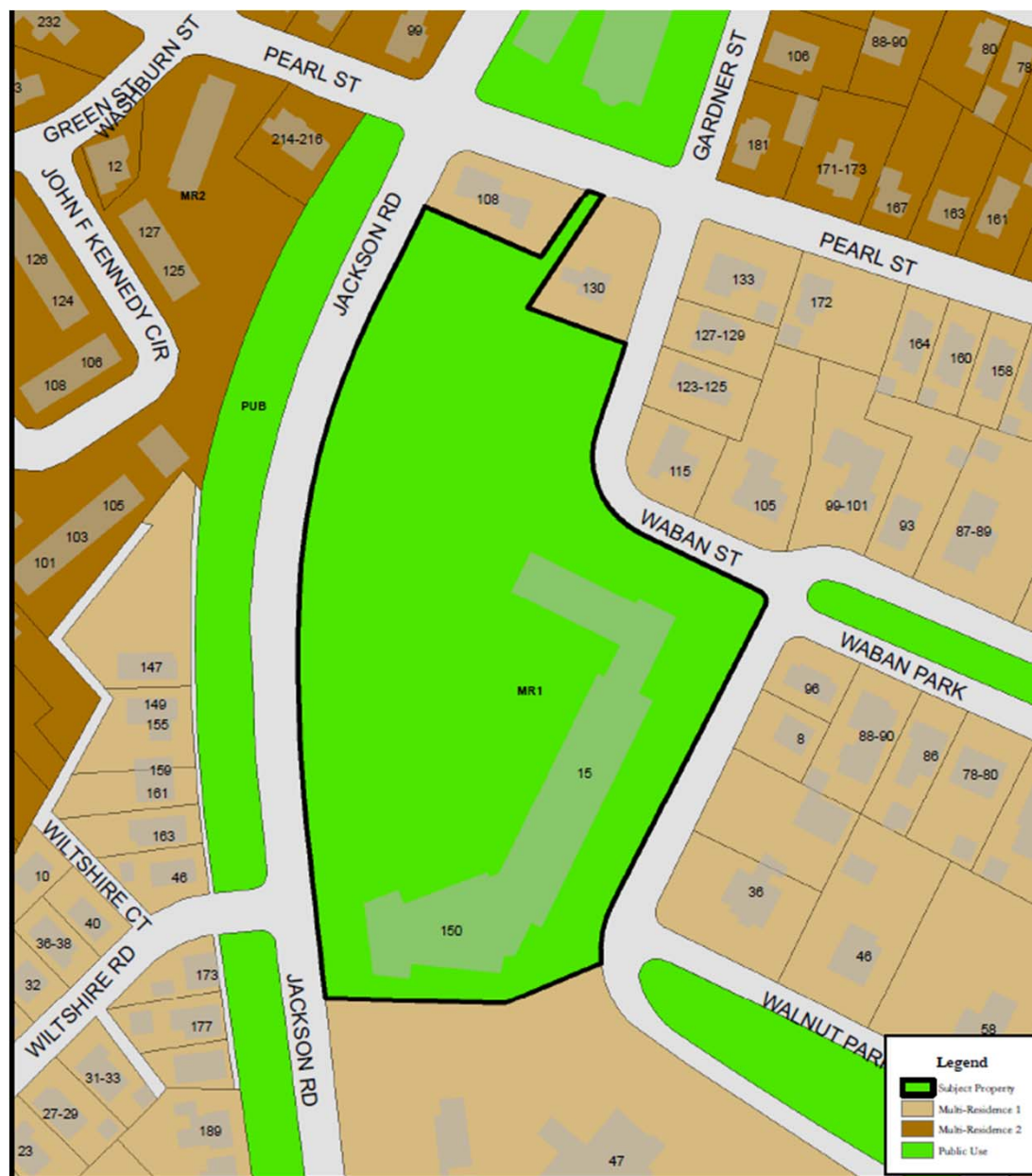


Existing Zoning 15 Walnut Park



Existing Zoning - 15 Walnut Park

Proposed Zoning 15 Walnut Park



Proposed Zoning - 15 Walnut Park

Attachment F



Recommendation



- The proposed rezoning would render the subject parcels consistent with other municipally zoned parcels throughout the City.
- In addition, the intended use of the Walnut Park property, as a school, aligns with the Public Use district.

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO.

October 2, 2017

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON AS FOLLOWS:

Chapter 30 of the Revised Ordinances of Newton, 2012, as amended, be and is hereby amended by amending sheets of plans entitled “City of Newton, Massachusetts, amendments to Zoning Plans, adopted July 21, 1951, and the City of Newton Official Zoning Map as shown and maintained as part of the City’s Geographic Information System (GIS), as amended from time to time, by changing certain boundaries from the present zoning district as described below:

1. Change the following described real estate now located in a Single Residence 2 District to the Public Use District:

<i>Section Block Lot</i>	<i>Address</i>
SBL 540220068	1316 Beacon Street
SBL 540130002	1330 Beacon Street
SBL 540130001	1338 Beacon Street

2. Change the following described real estate now located in a Multi Residence 1 District to the Public Use District:

SBL 220080007	23 Parkview Avenue
SBL 120030004AQ	15 Walnut Park

Approved as to legal form and character:

DONNALYN LYNCH KAHN
City Solicitor

Under Suspension of Rules
Readings Waived and Adopted

EXECUTIVE DEPARTMENT
Approved:

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Zoning and Planning Committee

September 25, 2017

1

SECTION 5.11

INCLUSIONARY ZONING ORDINANCE

***MAKING IT WORK FOR
TODAY'S NEWTON***

Why Are We Here Tonight?

2

“Housing Is Urban Infrastructure”

“Cities Work Only If Housing Works”

One of the priority actions to come out of the
“Newton Leads 2040 Housing Strategy”
was an amendment to the
City’s Inclusionary Zoning Ordinance

Presentation Outline

3

1. Overview and History of Inclusionary Zoning
2. IZ Ordinance Update: Why Now?
3. Newton's Increasingly Unaffordable Housing Market
4. Strengthening the Ordinance for Today's Newton
5. Next Steps

Inclusionary Zoning Ordinance:

Making it Work for Today's Newton

4

Overview and History of Inclusionary Zoning

Overview and History of Inclusionary Zoning

5

What is Inclusionary Zoning?

- Leverages private development to create affordable housing
 - On-Site Units
 - Off-Site Units
 - Payments In-Lieu
- Increasingly popular across the United States
 - More than 500+ municipalities have adopted some type of ordinance
 - Ordinances / policies vary widely by municipality

Overview and History of Inclusionary Zoning

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Inclusionary Zoning in Newton

- City has a leadership history both nationally and across the State
 - Informal policy in 1960s & 1970s negotiated by Alderman
 - Codified in 1977 as “10% Ordinance” (units created under original ordinance were not designated as affordable in perpetuity)
 - Targets low- and moderate income households; current ordinance is consistent with State regulations defining affordability

Overview and History of Inclusionary Zoning

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Inclusionary Zoning in Newton, cont'd

- Current ordinance was Adopted in 2003 when Sec. 30-24(f) was amended:
 - Increased percentage of inclusionary units from 10% to 15%
 - Allowed fee-in-lieu payments for projects with 6 units or less
 - Off-site units allowed when developer partners with a nonprofit

Inclusionary Zoning Ordinance: Making it Work for Today's Newton

8

IZ Ordinance Update: Why Now?

IZ Update: Why Now?

9

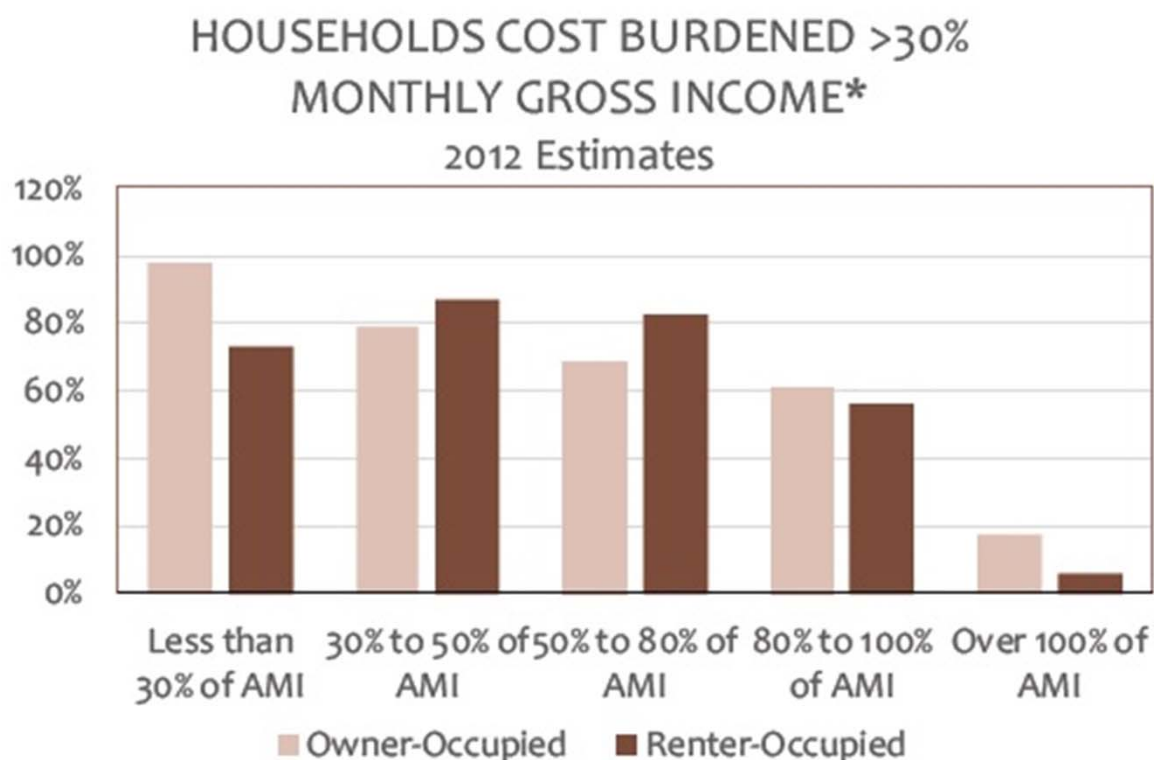
- The City's concentration of high value housing has created an ***extremely unaffordable environment*** for Newton's current population
- Newton's ***Middle-Class is shrinking***, and so is its ***workforce...***
- The City's population is ***aging*** and its ***household size is declining***, but there remains a lack of affordable options for smaller households and senior residents looking to downsize in Newton
- ***At 7.5%***, Newton's Subsidized Housing Inventory (SHI) falls short of the state's 10% threshold

IZ Update: Why Now?

Unaffordable Environment for Newton's Current Population

10

Between 4,713 and 5,092 lower-income households in Newton cannot afford the home they live in, and are considered ***housing cost burdened***



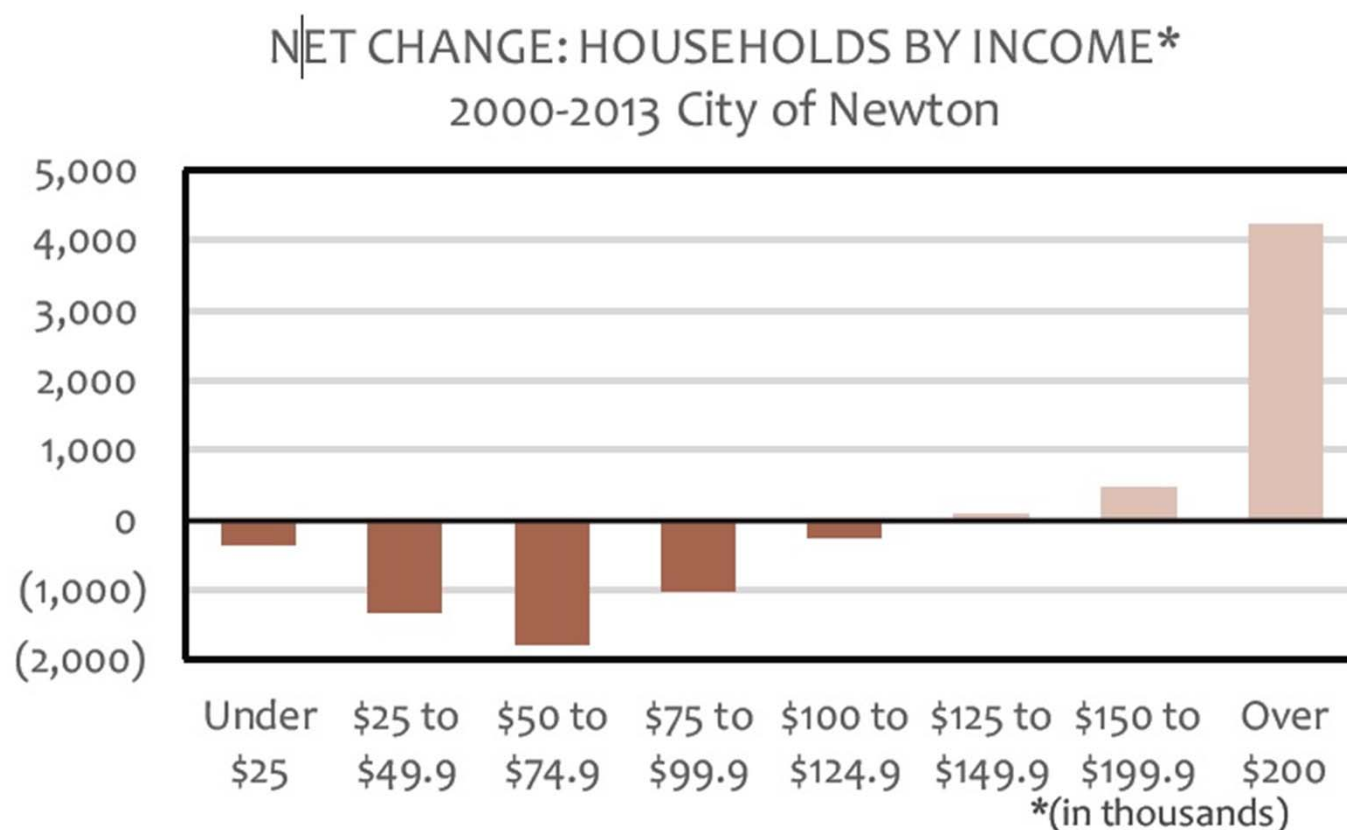
Source: Newton Housing Strategy, June 2016

IZ Update: Why Now?

The Shrinking Middle-Class

11

A shrinking middle-class = a shrinking workforce
“Affordable Housing is where essential jobs go to sleep at night.”



Source: Newton Housing Strategy, June 2016; David A. Smith, RECAP Real Estate Advisors, April 2015

IZ Update: Why Now?

Newton's Aging Population and Shrinking HH Size

12

There is a lack of affordable housing options for smaller households and residents seeking to downsize



Source: Newton Housing Strategy, June 2016

IZ Update: Why Now?

Striving to Meet Our 10% SHI Requirement

13

According to MGL Chapter 40B, subsidized housing units (SHI) should represent 10% of all housing units in Newton

➤ Newton's Current SHI: **7.5%**

**Additional SHI
Units Needed:**



**Over 800 units needed
to get to 10%!**

Inclusionary Zoning Ordinance: Making it Work for Today's Newton

14

Newton's Increasingly Unaffordable Housing Market

An Increasingly Unaffordable Newton: Newton's For-Sale Market

15

- **70%** of Newton households cannot afford a median-priced single-family home in Newton

*Household Income
Required to Buy*

\$1.1 mil

MEDIAN SALE PRICE FOR A
SINGLE FAMILY
HOME IN NEWTON IN 2016

Buying a Home in
Newton Requires

\$202,247
ANNUAL INCOME

+

\$220,000
DOWN PAYMENT

An Increasingly Unaffordable Newton:

Newton's For-Sale Market

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Recent Home Sales In Newton, Sept. 2017			
Number of Bedrooms	HH Size	Avg. Sale Price*	Maximum Sales Price (120% AMI)
2 Bedrooms	3	\$693,275	\$348,250
3 Bedrooms	4	\$915,737	\$387,250
4 Bedrooms	5	\$1,187,548	\$424,750

- # of for-sale units affordable to households with incomes $\leq 120\%$ AMI: **ZERO**
- % of Newton households with incomes $\leq 120\%$ AMI: **Over 51%**

Source: Zillow.com, 9/11/17; assessment of ~20 units per bedroom type, recent sales between 6/1/17 - 9/11/17

An Increasingly Unaffordable Newton: Newton's Rental Market

17

Market Rents In Newton, Sept. 2017			
Number of Bedrooms	HH Size	Avg. Rent (Listing Price)	Maximum Affordable Rent (80% AMI)
2 Bedrooms	3	\$3,486	\$1,759
3 Bedrooms	4	\$4,012	\$1,954

- # of units affordable to households with incomes $\leq 80\%$ AMI:
2 out of 40 (5%)
- % of Newton households with incomes $\leq 80\%$ AMI:
Approx. one-third

Inclusionary Zoning Ordinance: Making it Work for Today's Newton

18

Strengthening the Ordinance for Today's Newton

Strengthening the Ordinance for Today's Newton

19

Proposed Changes to IZ Ordinance:

1. Apply to all new residential development, including single- and two-family homes
2. Expand the definition of affordability and percentage of inclusionary units
3. Redefine requirements and calculation for fractional payments in-lieu
4. Discourage off-site development
5. Revise elder housing with services requirements

Strengthening the Ordinance for Today's Newton

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Change #1:

Apply ordinance to all new residential development, including single- and two-family homes

Current ordinance: Applies to residential development requiring special permit with three or more housing units

Strengthening the Ordinance for Today's Newton

22

Change #3:

**Redefine requirements and calculation for
fractional payments-in-lieu**

Tier Level	1-6 new units	
	Rental	Owner
Tier 1, up to 50% AMI	Fractional payment option (10%); or 1 unit	
Tier 2, 51%-80% AMI		
Tier 3, 81%-120% AMI		
Total		

Strengthening the Ordinance for Today's Newton

23

- **Redefine requirements and calculation for fractional payments in-lieu**
 - For projects with 1-6 new units: option for payment in-lieu of development of on-site unit
 - Testing a formula that utilizes the average cost of residential development per square foot in Newton, coupled with the average size of the proposed unit(s) to be created
 - Fractional unit formula would also be used for larger projects (7-plus units) where the required number of inclusionary units results in a fraction less than 0.5

Inclusionary Zoning Ordinance: Making it Work for Today's Newton

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Next Steps

Zoning and Planning Committee

September 25, 2017

25

THANK YOU

City of Newton, MA
2017 Income Limits Summary

FY 2017 Income Limits Summary - Newton, MA						
Income Level	Household Size					
	1	2	3	4	5	6
50% AMI	\$36,200	\$41,400	\$46,550	\$51,700	\$55,850	\$60,000
80% AMI	\$54,750	\$62,550	\$70,350	\$78,150	\$84,450	\$90,700
100% AMI	\$72,400	\$82,800	\$93,100	\$103,400	\$111,700	\$120,000
120% AMI	\$86,880	\$99,360	\$111,720	\$124,080	\$134,040	\$144,000



Setti D. Warren
Mayor

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

#136-17 and #104-17

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

Barney Heath
Director

MEMORANDUM

DATE: September 22, 2017

TO: Councilor Ted Hess-Mahan, Chairman
Members of the Zoning and Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
James Freas, Deputy Director
Katy Hax Holmes, Chief of Preservation Planning

RE: **##104-17 Recommendation to establish a Newton Highlands Historic District**
NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in Newton Highlands.

##136-17 Recommendation to establish a West Newton Historic District
NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in West Newton.

MEETING DATE: September 25, 2017

CC: City Council
Planning and Development Board
Donnalyn Kahn, City Solicitor

Public hearings were held by the Zoning and Planning Committee on May 8th and June 12th of this year to hear proposals by two ad hoc committees to establish new local historic districts (LHD) in the villages of Newton Highlands and West Newton. Both hearings were continued until this Fall. In the interim, the Planning and Development Department mailed a survey form to every owner of property proposed for inclusion in both LHD boundaries. Survey responses were collected all summer by the Planning Department, up to and including Labor Day weekend. Tallies for both surveys are summarized below.

Newton Highlands: Two-hundred eighty (280) surveys were mailed to owners of property located inside the proposed LHD boundary. One hundred fifty five (155) surveys were returned. Of these, 86 households voted against the proposed LHD, and 57 households voted for it. Seven households were split for/against, and five were returned with the vote left blank:

Total surveys mailed:	280
Total surveys returned:	155 (55% response rate)
Voted in support of a Newton Highlands LHD:	57 (37%)
Voted against a Newton Highlands LHD:	86 (55%)
Split vote in the same household:	7
Blank/Undecided/Do not care	5

West Newton: Three-hundred thirty four (334) surveys were mailed to owners of property located inside the proposed LHD boundary. Two-hundred thirty four (234) surveys were returned. Of these, 164 households voted against the proposed LHD. Sixty (60) households voted for it. Five households were split for/against, and five surveys were returned with the vote left blank.

Total surveys mailed:	334
Total surveys returned:	234 (70% response rate)
Voted in support of a West Newton LHD:	60 (26%)
Voted against a West Newton LHD:	164 (70%)
Split vote in the same household:	5
Blank survey returned:	5

Under Chapter 40C, there are three critical factors that are necessary to the establishment of local historic districts:

1) Evidence of intact historically significant architectural neighborhoods and settings

A detailed analysis, prepared by the Planning Department, of the support for these two proposed LHDs by the Newton Historical Commission and the Massachusetts Historical Commission was provided for the May 8th and June 12th ZAP hearings. In summary, both Commissions voted that the intact clusters of architecturally and historically significant structures in these two villages met the minimum criteria under Chapter 40C for the establishment of local historic districts in West Newton and Newton Highlands.

The Planning Department would like to take this opportunity to recognize and laud the volunteer time dedicated to holding community meetings, tours, info sessions, going door to door with flyers, and conducting invaluable research and photo documentation on hundreds of historic properties in Newton. The City is grateful for this work and will continue to consult it for many years to come.

2) Community support for the proposed LHD and boundary

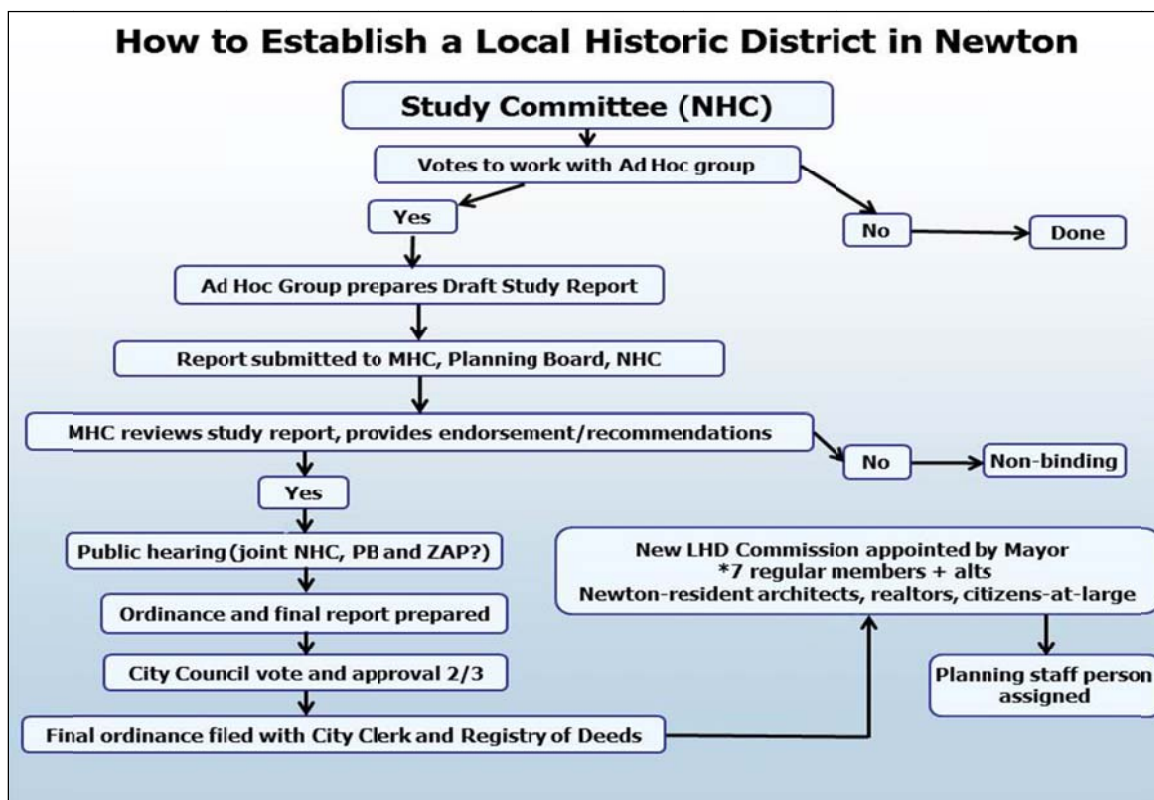
Public hearings on the two proposed LHDs were conducted by the Zoning and Planning Committee on May 8th and June 12th, during which property owners voiced their concerns and/or support for the proposed historic districts. The Planning Department subsequently mailed a survey form to all owners of property located inside the proposed LHDs to assess their interest in being included in the proposed LHD. Enclosed with this survey was an FAQ sheet to help answer questions about what it means to own property in an LHD, as well as summarizing the legal basis for creating one. The results of the survey were tallied at the end of the summer, with the final results outlined above. It is clear that a majority of property owners in both proposed LHD boundaries do not support inclusion in a local historic district.

3) Support by City Council

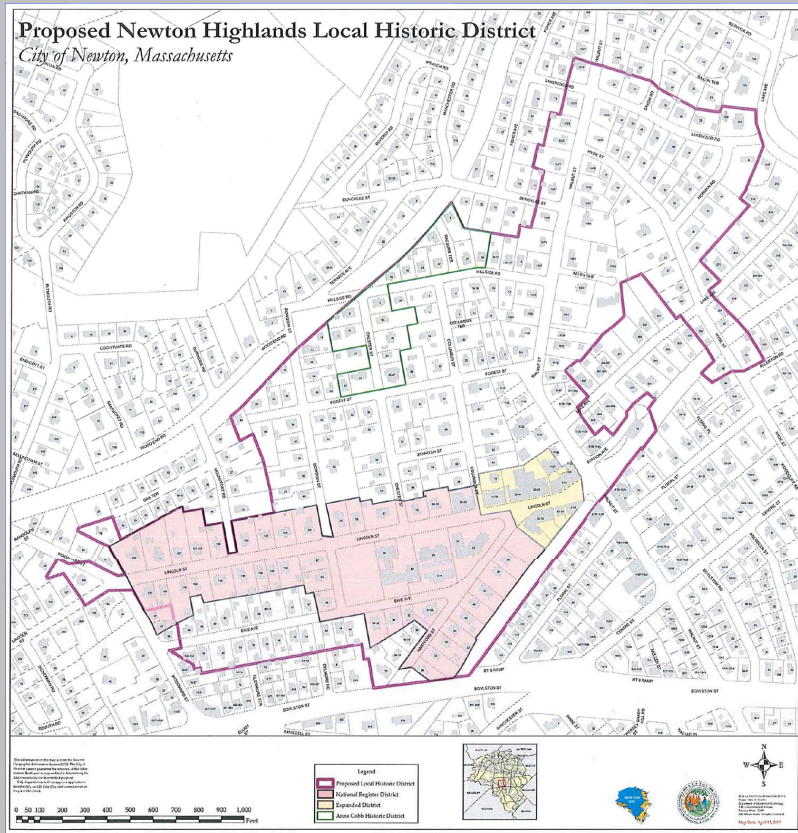
The City Council is tasked with deciding whether the local historic districts as identified in Newton Highlands and West Newton meet the criteria under Chapter 40C for the neighborhoods in which they are proposed. Both proposed districts contain the requisite historic material, but clearly lack a majority of community support. The Planning Department recommends that the Council consider the following five options:

- A) Review significantly smaller LHDs in both neighborhoods, where a majority of owner support can be assembled and documented;
- B) Encourage preparation of new study reports for local historic districts that allow an opt-out option;
- C) Approve individual local historic districts, whereby owners obtain city council approval for Chapter 40C protection of their own properties;
- D) Create Neighborhood Conservation Districts, whereby protections for historic properties may be determined by owners and do not strictly adhere to Chapter 40C;
- E) Encourage the use of Preservation Restrictions and Easements on historic properties when owners are interested in preserving properties in perpetuity.

Flowchart of LHD Creation Process:



A Brief (!) View of Affected Newton Highlands Homeowners Opposed to LHD



September 25, 2017
Zoning & Planning Committee

Thank you!

Brenda Noel & Dean Fairchild
Chris & Martine Bennett
Benny & Leann Shamash
Phil & Jenny Evans
Arnold Freedman
Les Brail & Cindy Spier
Joseph A. Jarrell
Lisa Monahan & Andy Levine
May Chiu
Dan & Carla Powdermaker
Kate Langdon
Caterina Betancourt & Pedro Arboleda
Jonathan Baring-Gould
Katy & Matt Anderson, Mary Ellen Langan
Arman Chitchian
Maya Arad
Rachel Segall & Tony Hurley
Ray Lewis & Kathy Sillman
Julie Tishler & Edgard Levy
Ronda Kidwell
Susan Opdyke & Henry Goldman
Townsend & Ann Barker
Kristin F. Butcher
Rob Olson
Isabelle Stutley
Peter & Carrie Tamm
Jackie & Stan Fleischman
Abby Cohen
Linda & Richard Osterberg
Phil and Valerie Vu
Jill Becker
Carol & David Amidon

Rebecca Diamonstein
Peter Hajjar & Kathy Callahan
Marc & Jamie Strangio
Timothy J. Maines & Delora K. Schneider
Laura Gross & Charles Delheim
Pamela & Michael Pistiner
Leonard Rabinow and Marie-Laure Samson,
Abby & Guy Rordorf
Gail Carpenter & Stephen Grossberg
Liza Hunter & Jamie Haywood
John Seferiadis
Heather Friedman & Will Caldicott
Caroline Genco
Robert & Laurie Cleveland
Helenann & Stephen Wright
Will & Alix Aguilera
Edith & Justin Knight
John & Katie Gaines
Joy Reichling
Michael & Svetlanan Levin
Philip Emmanuel & George Emmanuel
Kristin & Ed Holson
Mark & Joanne Hooker
Janice Giglio
Ingrid Larson & Bill Lynch
Leon & Leslie Rozowsky
Danielle Boudreau & Patrick Moriarty
Stephen & Patricia DiNisco
Amy Greene
Diane Shufro, Matthew Shuster
Gideon Argov & Alexandra Fuchs
Megan Hergueter

Why are we opposed?

- **NHLHD: not needed, not wanted**
- **Design review process for almost all improvements**
- **Highlands is better than it has been in 40 years without a LHD**
- **\$ required for more planning staff is not good use of limited \$**
- **Teardowns - an issue in our neighborhood?**
- **Zoning is the mechanism to address the big issues**

Shared Viewpoint



151 - 153 Lincoln Street



**173
Lincoln
Street**



Shared Viewpoint



66 Forest Street



95 Lincoln Street (2003)

**Newton Highlands
Respect for History**

*A house comes
back to life!*



95 Lincoln Street (2009)



1895 Queen Anne Victorian



43 Hillside (2012)

**Newton Highlands
Respect for History**

*A process of
incremental change*



43 Hillside (2016)



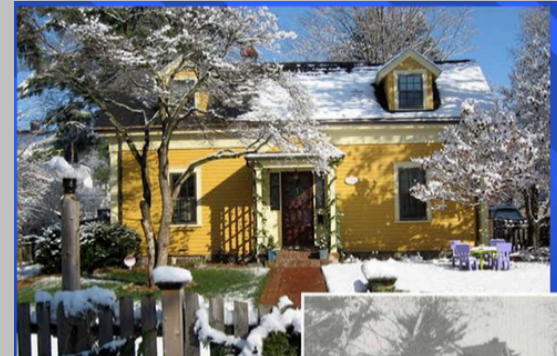
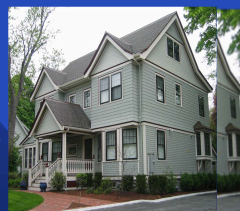
119 Lincoln Street (2003)

**Newton Highlands
Respect for History**

*An exercise in historical
restoration*



119 Lincoln Street (2009)



**22 Hyde Street
1848-1851**



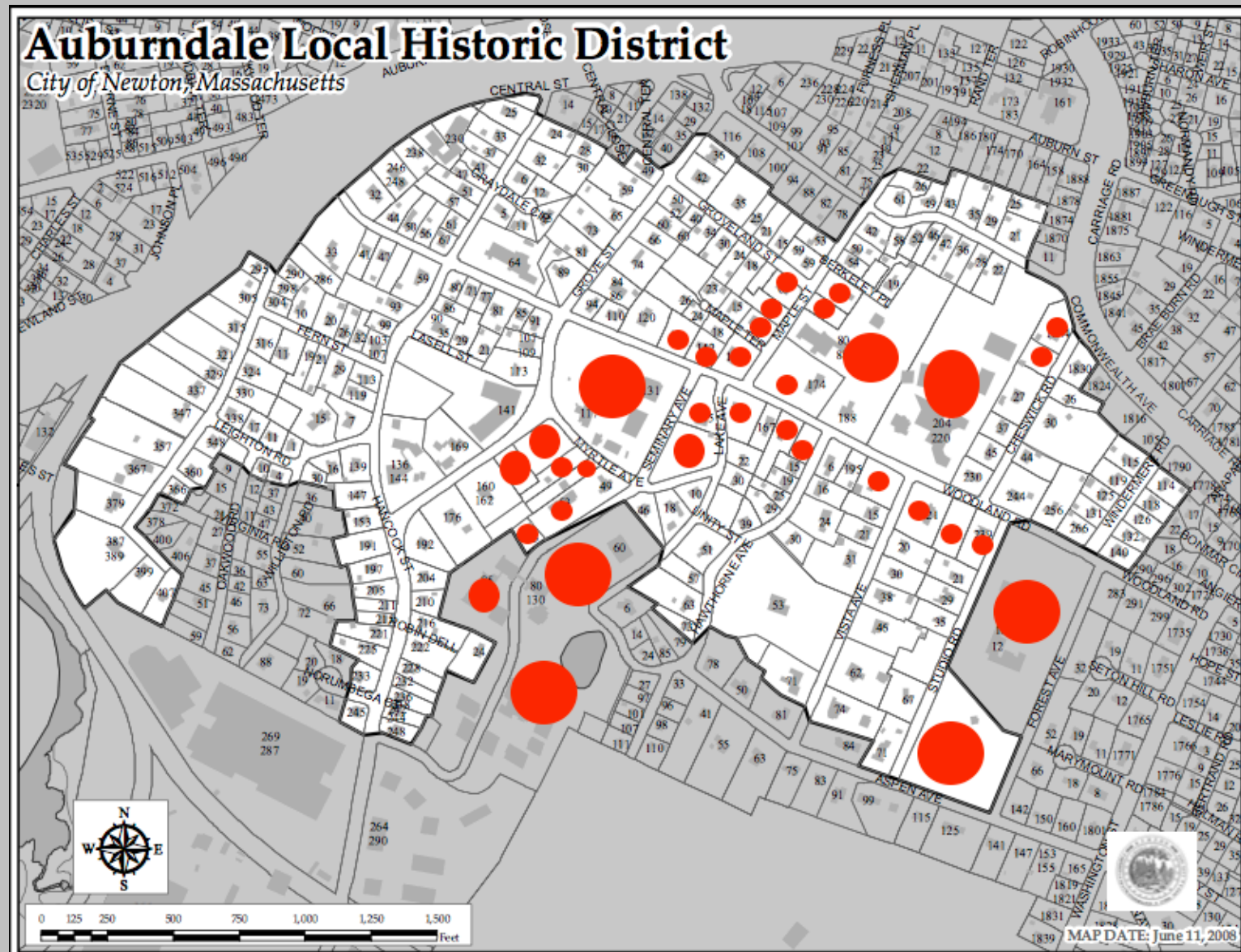
Context matters



- Beethoven and Beacon
- New Zervas across the street



Context matters



Next Steps

- **Open to working with LHD Proponents on a number of way to achieve common goals**

- Zoning Reform – Context Sensitive
- Design Review/Advice

- **Planning Department Suggestions**

~~A) Review significantly smaller LHDs in both neighborhoods, where a majority of owner support can be assembled and documented;~~

B) Encourage preparation of new study reports for local historic districts that allow an opt-out option;

C) Approve individual local historic districts, whereby owners obtain city council approval for Chapter 40C protection of their own properties;

D) Create Neighborhood Conservation Districts, whereby protections for historic properties may be determined by owners and do not strictly adhere to Chapter 40C;

E) Encourage the use of Preservation Restrictions and Easements on historic properties when owners are interested in preserving properties in perpetuity.

Our Hope

- **Committee votes tonight – Final Action desired**

- NHLHD clearly does not have strong support required
- Residents are anxious
- Want to get back to their lives
- Help on City's more important priorities
- Enable the neighborhood to come together and collaborate on areas where we agree
- Enable those who are concerned with teardowns, FAR, etc. to focus on Zoning Reform

Positives



Thank You