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# CITY OF NEWTON, MASSACHUSETTS

## Fair Housing Committee

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### NEWTON ZONING PROPOSALS FOR FAIR HOUSING

November 14, 2017

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Mayor

Barney Heath  
Director of  
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Malcolm Lucas  
Housing Planner

*Members*

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The Newton Fair Housing Committee is a citizen advisory board whose mission is to promote and support the City's efforts to be a diverse and welcoming community with housing choices and opportunities for all, free from housing discrimination. Among its activities, the Committee provides education, outreach, and publicity on fair housing issues, and it advises City officials and staff on fair housing considerations.

For purposes of the coming December Zoning Redesign meeting which includes fair housing, the Committee has prepared for discussion the following list of possible zoning proposals that would support fair housing.

### ZONING PROPOSALS FOR FAIR HOUSING

The following are some future Newton Zoning ordinance items that would support fair housing.

- Revise provisions in order to reduce development costs and raise the rate of housing growth:
  - Narrow the kinds and locations of housing development that require special permits, enabling more new housing units to be built by right;
  - Allow higher housing densities by:
    - having more areas where multi-family housing is allowed, and
    - lower the lot area required per dwelling unit and other dimensional regulations, especially where current regulations are significantly inconsistent with the existing housing.

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- Give incentives for those housing developments:
    - that go beyond the required share of its housing units being affordable,
    - that go beyond meeting accessibility standards,
    - that provide “visitability” for units not required to be fully accessible.
  
  - Map allowable residential densities to reflect locations within or near to business, mixed use, manufacturing districts, and other major concentrations of employment and public transportation.
  
  - Require large developments (perhaps 20 or more units) to include some three bedroom units and offer incentives for inclusion of such units in smaller developments.
  
  - Address the potential need for zoning waivers or modifications for group homes or for persons with disabilities.
  
  - Address building requirements that may have the effect of limiting multifamily construction to only townhouses without first floor accessibility.
  
  - In all amendments, be sensitive to the City’s duty as a HUD fund recipient to “affirmatively further fair housing” to overcome patterns of segregation and foster inclusive communities providing equal access to opportunities.
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