



Memorandum

To: Barney S. Heath, Director of Planning and Development;
Jennifer Caira, Deputy Director

From: Councilor Pam Wright

CC: City Council

Re: Housing Pipeline

Date: January 30, 2023

On Monday, January 23, 2023, I stated that since 2020 there are over 3,500 new units that have been approved or are in the pipeline. Approved units were permitted either through the special permit process in Land Use or as comprehensive permits issued by the Zoning Board of Appeals as a chapter 40B project. The pipeline units are projects at which preliminary discussions have been held with the Councilors of the appropriate ward or in development review team (DRT) meetings with the Planning Department. **These numbers are accurate and supported by the Planning Department's own data.**

On June 24, 2022, Deputy Director Caira provided housing data to the City Council (the relevant portion of her report for total housing is included at the end of this memorandum). In her report, she stated that 2,306 units had been approved but had yet to be constructed and 206 units were pending approval. This is a total of 2,512 new units.

The table below was presented in Director Caira's email.

FUTURE CONSTRUCTION

Approved but not yet constructed (non-congregate housing only)					
Address	Studio	1 bed	2 bed	3 bed	Total
283 Melrose	0	6	10	0	16
432 Cherry				3	3
15-21 Lexington	4	13	7	0	24
280 Newtonville		8	10		18
Northland	80	360	320	40	800
956 Walnut				7	7
1149-1151 Walnut	8	10	7		25
15 Riverdale	20	87	74	23	204
160 Stanton Avenue		59	10		69
264 Pearl				3	3
20 Kinmonth	0	13	9	2	24
Riverside	27	291	208	24	550
Dunstan East	19	165	85	33	302
Opus (333 Nahanton)		68	106		174
1114 Beacon	0	16	17	1	34
967-969 Washington		1	27		28
145 Warren			4	1	5
383 Boylston/50 Jackson				12	12
1092-1094 Chestnut Street					4
667 Boylston				4	4
Total	158	1,097	894	153	2,306
Percent of Total	7%	48%	39%	7%	100%

Pending Approval (non-congregate housing only)					
Address	Studio	1 bed	2 bed	3 bed	Total
304 Walnut	2	16	9		27
1314 Washington	0	21	23	6	50
34 Crafts	0	85	44	0	129
Total	2	122	76	6	206

The Planning Department's June data only included projects that had been approved or were significantly along in the approval process as of June 2022. There are at least an additional 1,135 units under active consideration or have been approved that were not included in Ms. Caira's list, as shown below (approved projects are highlighted in yellow). Please note that this is not an all-inclusive list, and it omits a number of projects, especially smaller ones. Furthermore, to be conservative, I used 1,000 units in my talking points, not 1,135 units since some of these projects may still change.

In discussion with city or councilors

Address	Total units	status
24 Wilson Cir	5	approved
528 Boylston (Route 9) 40B	244	40B
63-65 Broadway	3	approved
Santander Bank 1314 Washington St (50 units were pending in previous list)		approved
106 River St	9	approved
416-418 Langley	6	approved
300 Elliot St	4	DRT
340 River	6	DRT
189 Adams	18	councilors
290 Watertown	5	UDC
136-144 Hancock (Walker)	16	approved
20 Shawmut park	3	DRT
Newton Centre -Citizens/Langley Pl	42	councilors
162 Lowell	3	DRT
Maguire Ct	173	councilors
194 Adams	5	councilors
120 Norwood	4	approved
1 Jackson St	6	approved
California St	12	councilors
72-80 Ober St	4	DRT
Charlemont 40B (by Northland)	410	40B
34 Crafts (105 plus 52 assisted living)		approved
50 Highland Ave.	4	approved
West Newton Armory	43	40B
20 Clinton St	4	councilors
71 Comm Ave	6	LU
Dudley Rd (75-125 units)	100	city
Total	1135	

NOTES:

- “LU” project is in land use for review.
- “DRT” project went through the development review team to verify it’s a viable project. I’ve only included small projects since these typically get approved and have less issues.
- “40B” projects are not reviewed by the city council but the ZBA, Zoning Board of Appeals, who have minimal oversight.
- “Councilors” means the project with drawings were presented to the councilors of the ward and/or neighborhood. For bigger projects, they may be shaped here for a quicker land use approval.
- “City” is the Dudley Road property sale, and the chosen developer will design 75 to 125 units. I used the average.

But these additional units are not the only ones under active consideration. There are at least 466 more units that I have not included in my list because these projects are in preliminary stages and further down the timeline:

Location	units
WN cinema - 3 properties	150+
793-821 Washington St	50
41 Washington St	16
Dunstan West	250

Furthermore, there are likely to be several other significant projects in the city in the next few years, including the following:

- The Star Market lot on Commonwealth Avenue in Auburndale (2.8 acres), was recently sold for \$25,000,000 to a developer.
- 1650 Washington Street (the 1.9 acre Chetwynde site) is for sale.
- 112 apartments at 129 North Street (Albemarle Gardens), a 4.4 acre site, just sold for \$30,000,000 and may likely be redeveloped with much greater density.

To conclude, the numbers I cited at the Zoning and Planning Committee meeting are very conservative. If we do nothing else regarding our zoning code, in the next few years we are likely to see an increase of at least 4,000 – 5,000 units of housing since 2020 – a fifteen percent increase. Of course, this would be before any additional development that is likely because of the new MBTA Communities Act.

Note 1: Number of units in 2020: 33,054 per Ms. Caira's email on 6/24/22 Housing Data for City Council used in housing calculation increase percentage. Chart is copied below.

City of Newton Housing Snapshot

Last updated: 06/21/22*

*Approved and Pending numbers updated

Housing Units

Housing Units *							
	Single Family	Condominium Units	Two Family Units	Three Family Units	Apartment Units	Accessory Apts	Total Housing Units
2010	17,210	4,391	5,890	888	3,535	3	31,917
2015	17,214	4,705	5,692	864	3,899	18	32,392
2020	17,184	5,235	5,386	819	4,328	102	33,054
Approved**		58			2,286		
Pending**		0			206		

Apartment Units by Bedroom						
	Efficiency Units	Studio Units	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Four Bedroom Units
2010	10	122	1,693	1,427	243	40
2015	12	131	1,875	1,567	268	46
2020	12	150	2,010	1,808	298	50
Approved	0	158	1,097	894	137	0
Pending	0	2	122	76	6	0

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

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

** Approved and Pending numbers represents Special Permits that have been approved by or filed with the City Council and Comprehensive Permits that have been approved by or filed with the Zoning Board of Appeals. Approved housing units are expected to be phased in over a period.