

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.

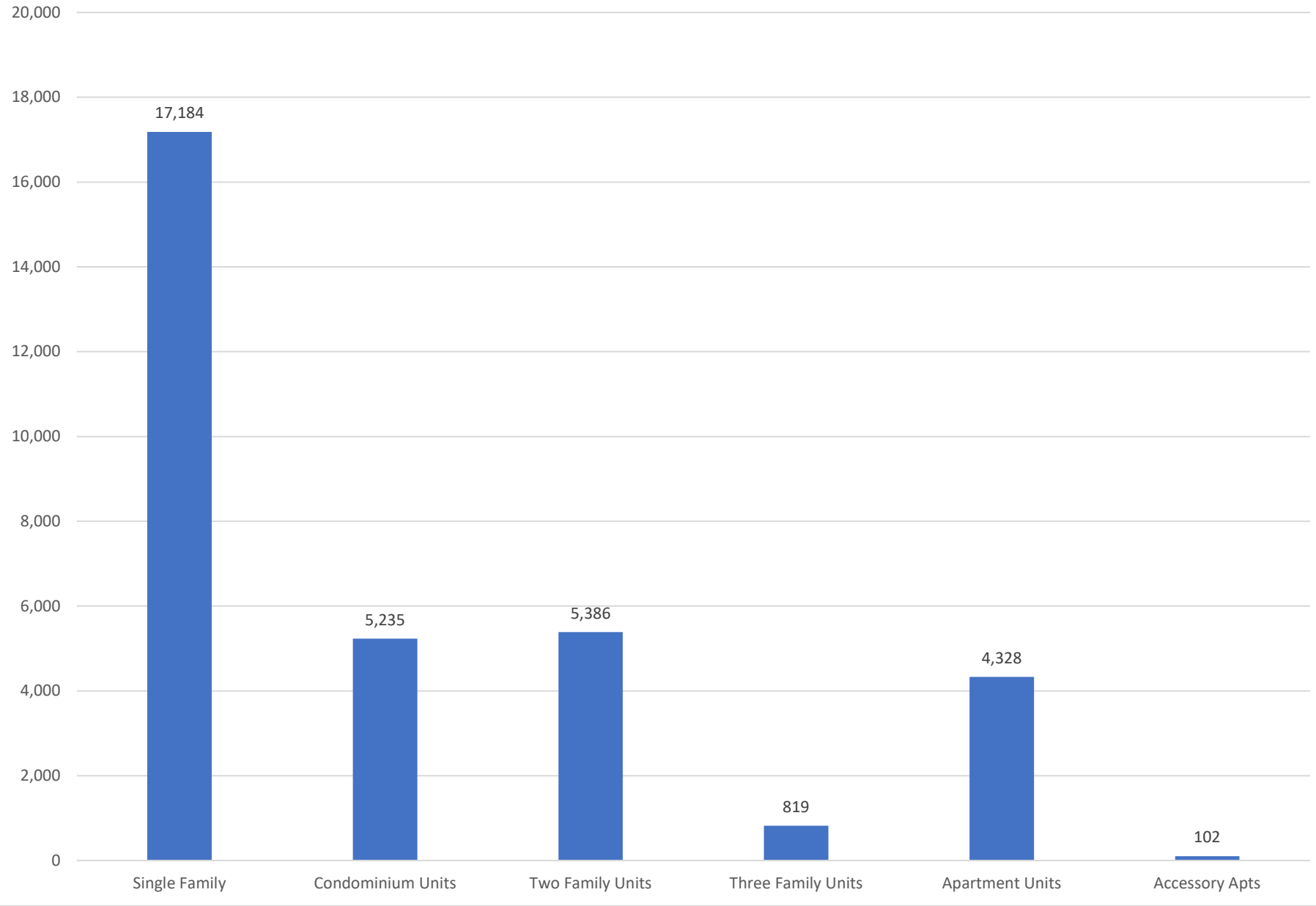
** Approved and Pending numbers represents Special Permits that have been approved by or filed with the City Council and Comprehensive Permits that have been approved by or filed with the Zoning Board of Appeals. Approved housing units are expected to be phased in over a period of 5+ years.

Affordable Housing Units

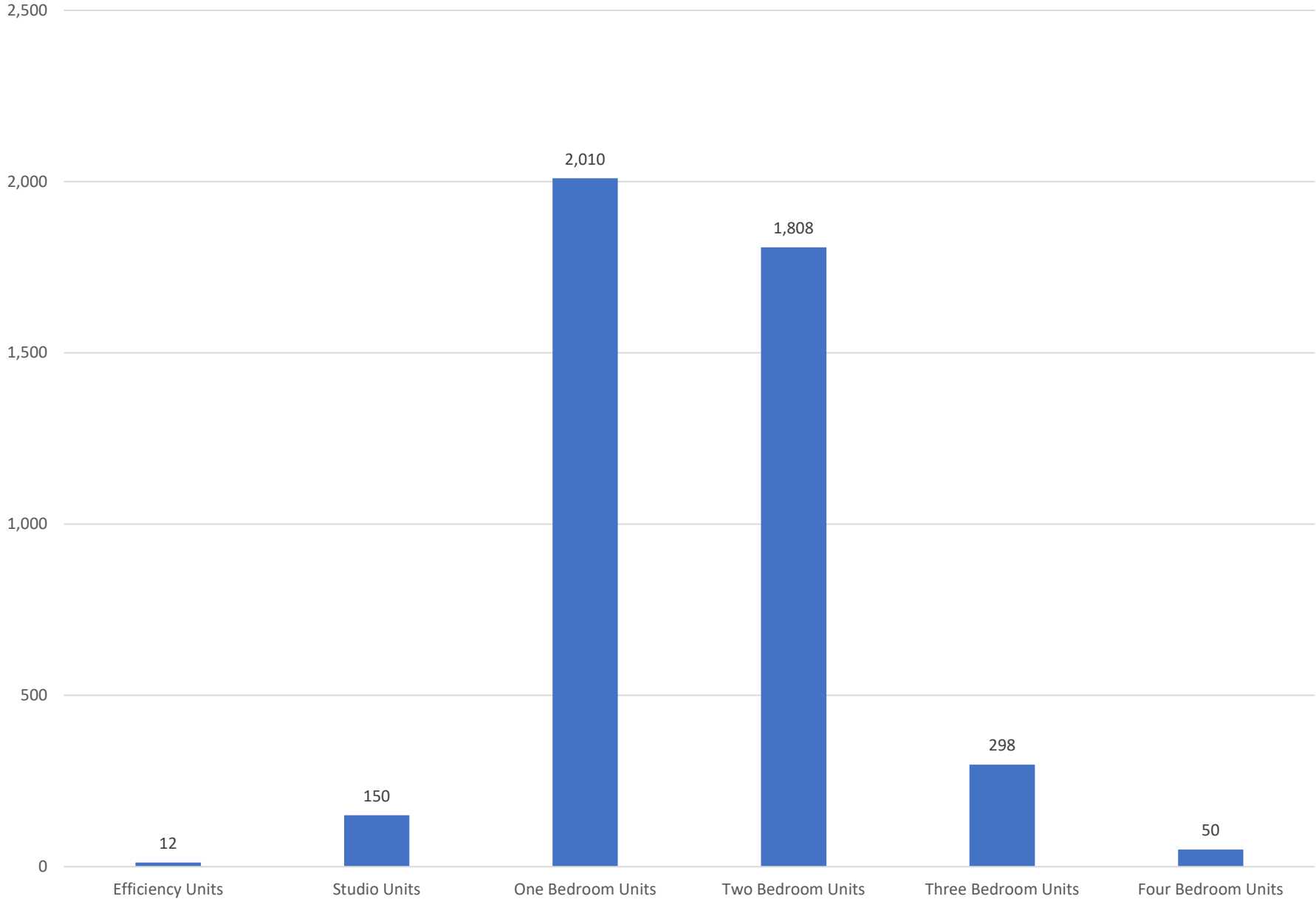
Affordable Housing Units***			
	Ownership Units	Rental Units	Total Affordable Housing Units
Existing			
<80% AMI	56	1,606	1,662
110% AMI	1	14	15
Approved			
<80% AMI	16	372	388
110% AMI	2	47	49
Total	75	2,039	2,114

*** Affordable housing units reflect the actual number of deed restricted units at up to 80% AMI and up to 110% AMI, not the number of units that are eligible for listing on the City's subsidized housing inventory (SHI). The SHI is the number used to determine the City's progress towards the 40B safe harbor of 10% of the year round housing stock. Chapter 40B guidelines state that if at least 25% of units in a rental development are affordable at up to 80% AMI, or if 20% of units are affordable at up to 50% AMI, then all of the units (including the market rate units) count towards the City's SHI. The numbers in this table only reflect the actual deed-restricted affordable units, not the totals that would be eligible for the SHI.

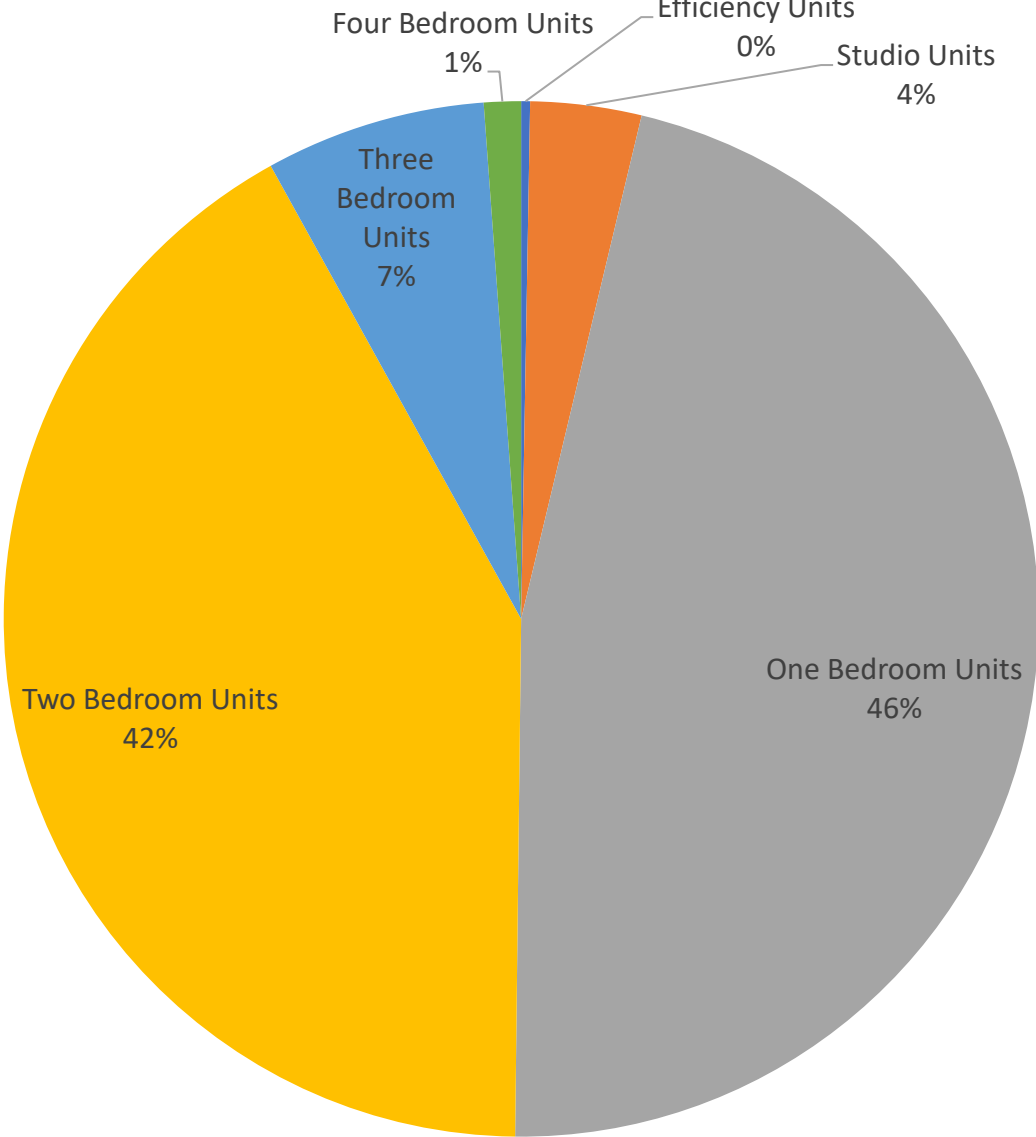
Existing Housing Units by Type (2020)



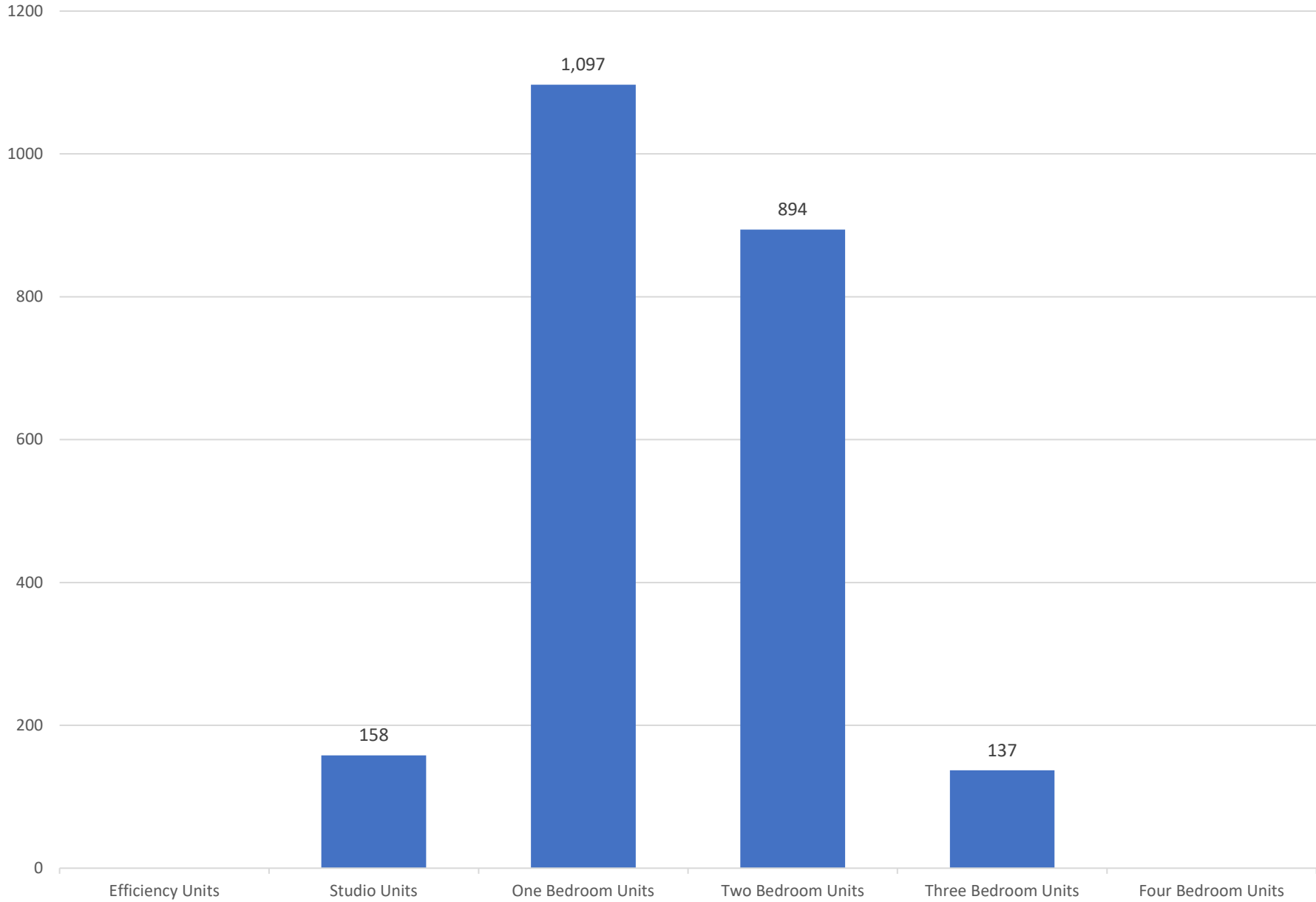
Existing Apartment Units by Bedroom (2020)



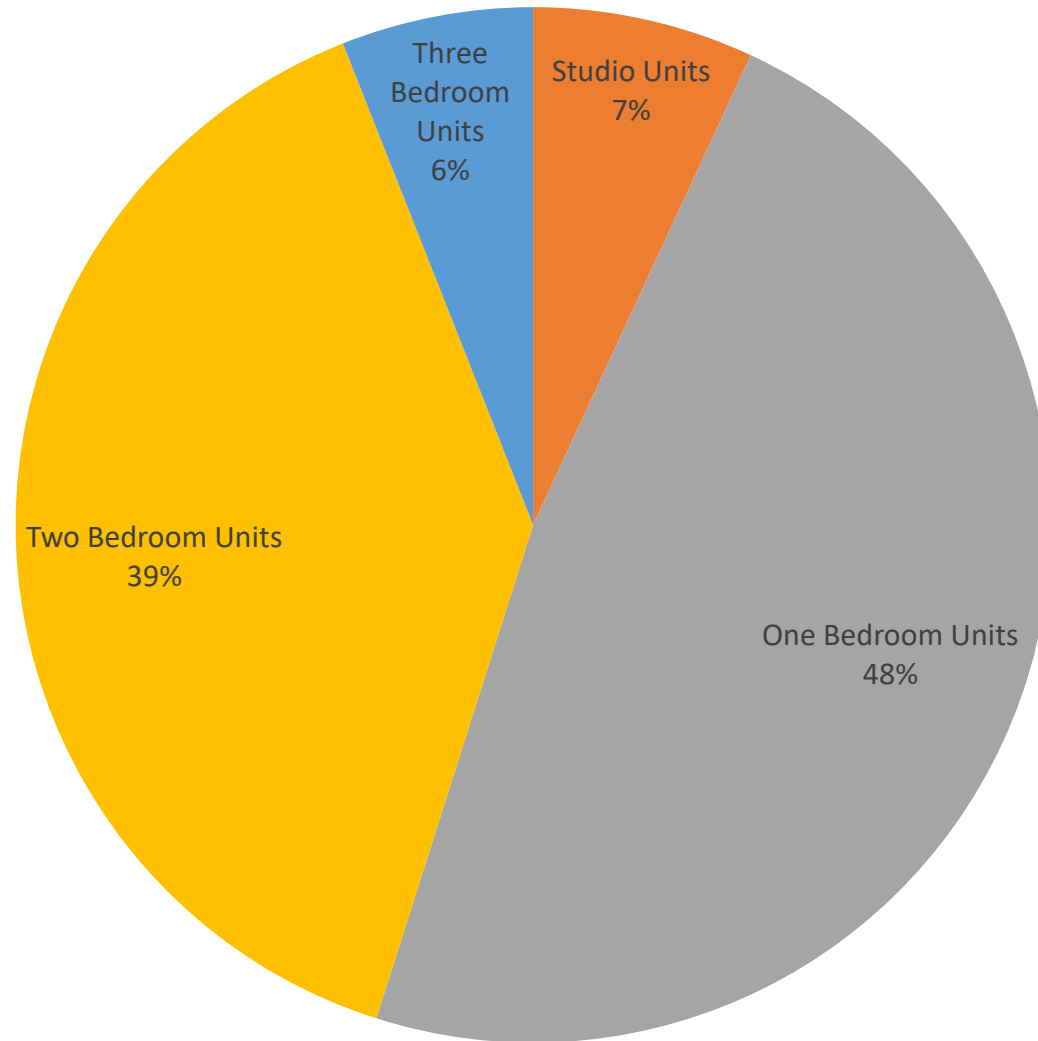
Existing Apartment Units by Bedroom (2020)



Approved Apartment Units by Bedroom



Approved Apartment Units by Bedroom



Congregate Beds

Congregate Beds*				
	Nursing Home Beds	Rooming House Beds	Assisted Living Beds	Dorm Rooms
2010	637	44	426	
2015	637	83	426	
2020	549	83	594	2317
Approved**	0	0	0	
Pending**	0	0	204	

*Not included in housing units