

Suitable Locations for Future 40B Development in Newton

Project Description:

Newton is a highly affluent community in the Metro-West area of Massachusetts. With a median home value of \$700,000 it is no surprise Newton is falling short on its state mandated 40B quota; only 7% of its housing stock is deemed affordable. Therefore, this project will explore where the necessary future 40B development in the City should be located based on the proximity to several basic amenities; public transportation, schools, open space, hospitals, grocery stores and pharmacies. This will create walkable communities for low-income families eliminating the dependence on cars. Also, it is equally important to have these new developments located in areas with low concentrations of low-income families to create diverse, mixed-income neighborhoods.

Methods:

Data from the US 2000 Census Block Groups was obtained to pull out a series of characteristics showing a range of demographics in the area; the percent of household incomes below \$30,000, the percent of homes valued below \$250,000 and the percent of renters in Newton. In addition, the locations of several basic amenities were mapped. To find the most suitable location for future 40B developments the data displayed in the four maps below were weighted. Locations that have a high percentage of low-income families, renters and homes below \$250,000 were given a low suitability rating. Locations in close proximity to the basic amenities were given a high suitability rating. Combining the factors together displays the most suitable locations for future 40B housing developments.

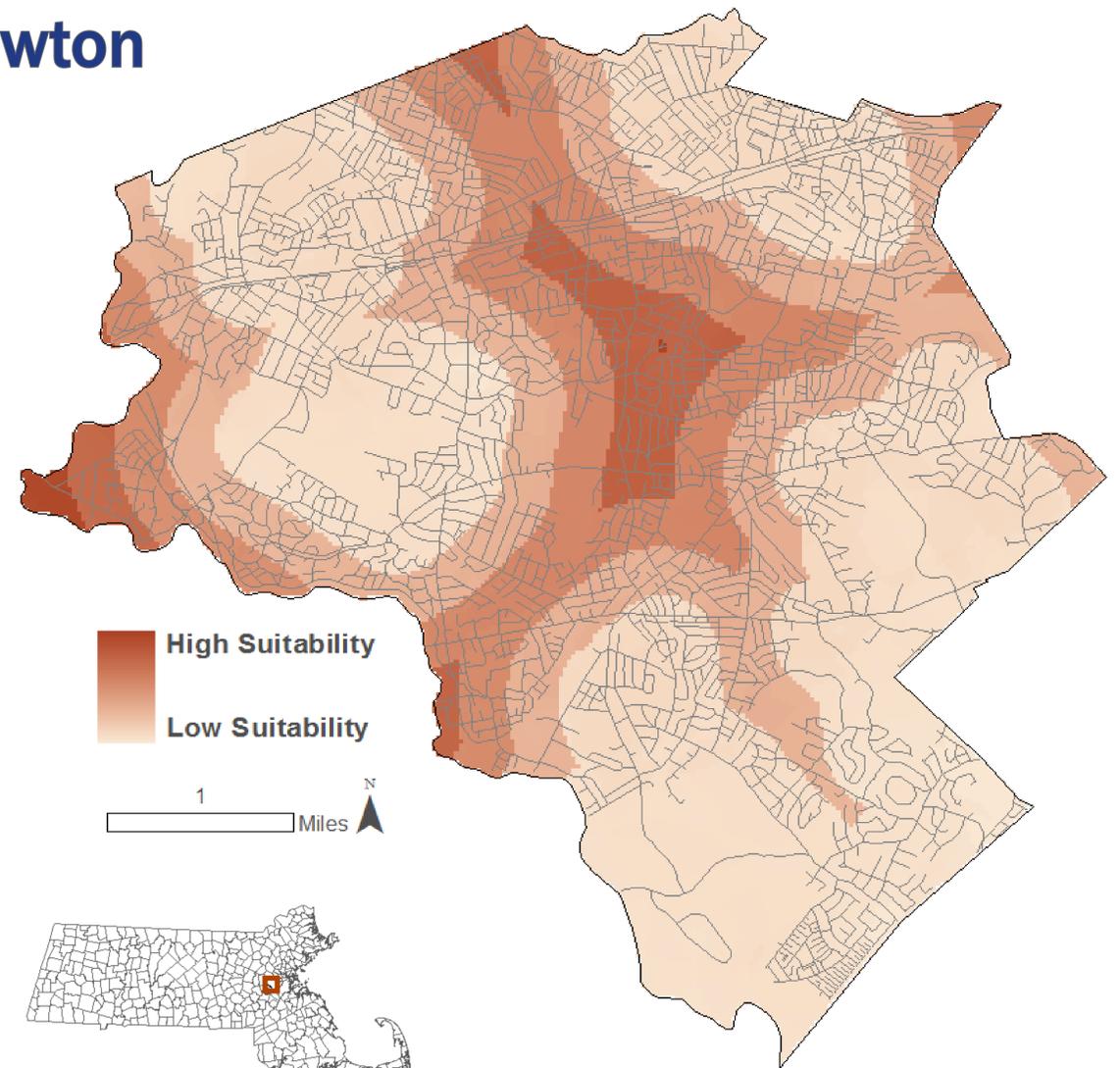
Conclusions:

The map to the right indicates the most suitable locations for 40B developments in the darker tones; the lighter the area the less suitable the location is for 40B housing. From this information future low-income housing developments should be located in the following Newton neighborhoods:

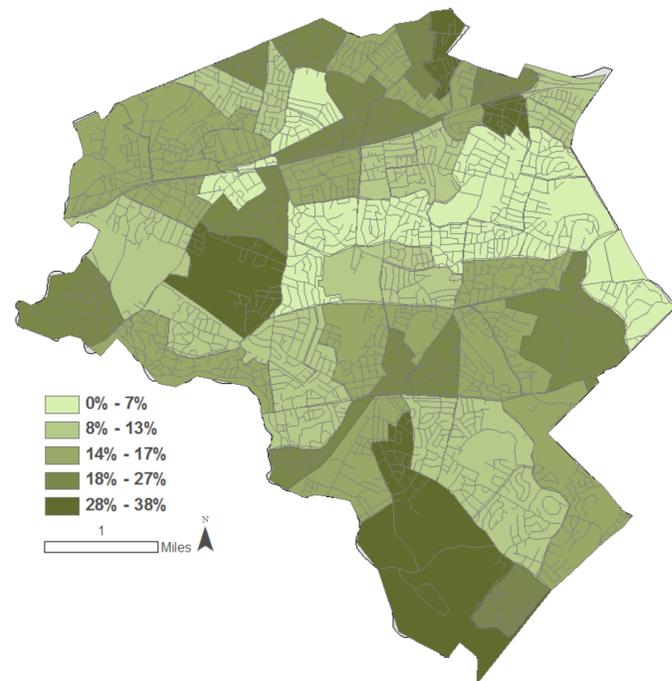
- Newtonville
- Newton Center
- West Newton
- Newton Upper Falls
- Newton Lower Falls

Below are the Newton neighborhoods least suitable for future development:

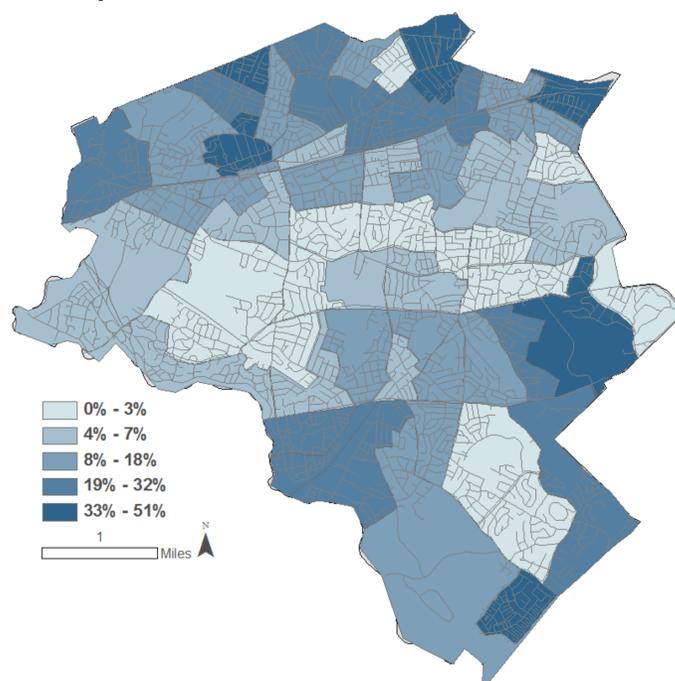
- Oak Hill
- Auburndale
- Waban
- Newton Corner



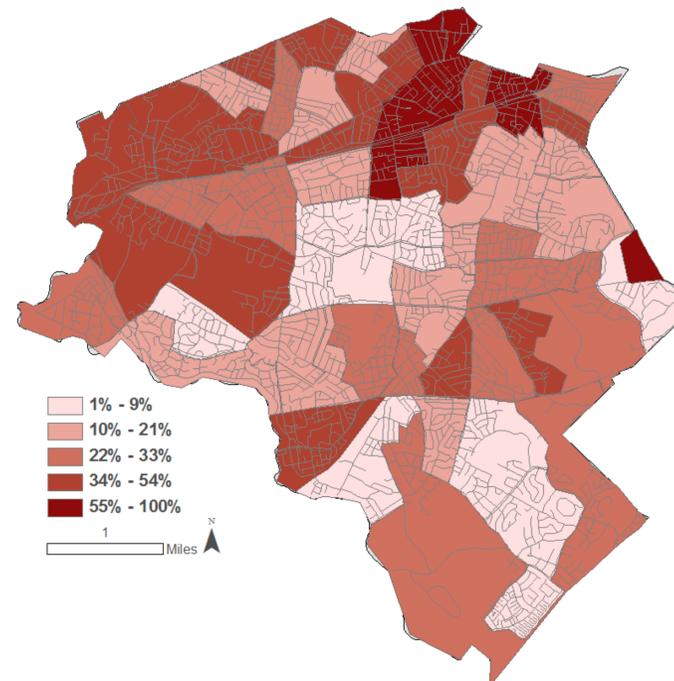
Suitable Locations for Development



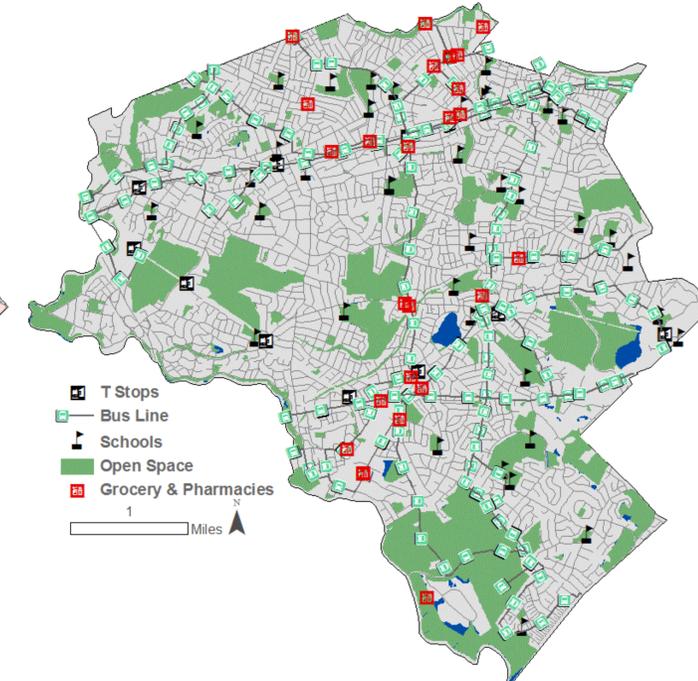
Newton Household Incomes Below \$30k
Source: 2000 Census Block Group Data



Newton Homes Valued Below \$250K
Source: 2000 Census Block Group Data



Percent of Renters in Newton
Source: 2000 Census Block Group Data



Location of Basic Amenities in Newton
Source: MassGIS & Reference USA