

## How Many Single-Family Homes COULD + COULDN'T BE Converted into Multifamily Homes in Newton?

- There are close to 17,000 single family homes in Newton.
- 3 factors drive one's ability to convert a property:
  - **Lot size.**
  - **Scope of the modifications:** Very minor for health/safety or greater with additions put on prior to conversion increasing the size of the house by up to 25%.
  - **Basic size of units:** Standard: avg. 1,200 sf or All Affordable or All Sustainable: avg. 900 sf
- **Note:** The information presented here only looks at conversion of existing homes. The current draft would only allow new construction to have 2 units in 70% of the residential lots of the city (R1 & R2) and another 23% of the lots could have 3 units but only with a special permit. (R3)
- People make many different choices. The chart below looks at a mid-range scenario. If half of the single-family houses had additions put on and were built to meet sustainability guidelines. Then, one-third of the houses could not be made into a two family and less than 300 houses could be converted to 6 units.
- For context and to get a sense of the scale of change, one could look at what happened in 2019. There were only 7 single family homes converted to two family and about 250 homes had major or gut renovations. If the rules made it easier to convert to a multifamily, some of those 250 homes may have been converted in the process of major renovations. (ISD Building Permits)

How Many Single-Family Homes COULD BE Converted into a Multifamily Home		
	Number of Homes Large Enough	Percent of Homes Large Enough
Two Family	11,109	65%
Three Family	4,914	29%
4 Family	2,144	13%
5 Family	953	6%
6 Family	294	2.5%
How Many Single-Family Homes COULDN'T BE Converted into a Multifamily Home		
Single Family	5,854	35%

- Additional square footage added for required health and safety measures to meet the building code: 200 sf for a 3 family; 300 sf for a 4 family; 400 sf for a 5 family; and 500 sf for a 6 family.
- **Standard Units:** Average of 1,200 sf per unit – a house would need to be at least 2,400 sf to convert to 2 units and more than 7,700 sf for 6 units. **All Affordable or Sustainable Units:** Average of 900 sf per unit – a house would need to be at least 1,800 sf to convert to 2 units and more than 5,900 sf for 6 units.

## How Many Single-Family Homes COULD + COULDN'T BE Converted into Multifamily Homes in Newton? (Additional Detail)

- If everyone decided to only make changes for health and safety and do a standard conversion, then over half the single family homes could not be made into a two family and only 50 houses could be converted to 6 units.
- On the other hand, if everyone decided to put on additions and make the house either all affordable or sustainable, then close to 90% of the homes could be made into two families and only about 500 houses could be converted to 6 units.
- However, neither of those scenarios would actually happen, as people make different choices. A mid-range scenario is shown above.

<b>How Many Single-Family Homes COULD BE or COULDN'T BE Converted into a Multifamily Home</b>					
	Only changes to meet health and safety regulations. *			Rear and/or side additions** added before conversion plus health and safety changes. *	
<b>Standard Units: 1,200 SF avg. size</b>					
	Number of Homes Large Enough	Percent of Homes Large Enough		Number of Homes Large Enough	Percent of Homes Large Enough
Two Family	7,325	43%		10,950	65%
Three Family	1,950	11%		4,020	24%
4 Family	552	3%		1,496	9%
5 Family	165	1.0%		536	3.2%
6 Family	52	0.3%		207	1.2%
Single Family Only	9,638	57%		6,013	35%
<b>All Affordable or Sustainable Units: 900 SF avg. size</b>					
Two Family	11,995	71%		14,893	88%
Three Family	4,623	27%		7,877	46%
4 Family	1,771	10%		3,736	22%
5 Family	669	4%		1,740	10%
6 Family	266	1.6%		536	5%
Single Family Only	4,968	29%		2,070	12%

\*Additional square footage added for required health and safety measures to meet the building code: 200 sf for a 3 family; 300 sf for a 4 family; 400 sf for a 5 family; and 500 sf for a 6 family.

**Standard Units:** Average of 1,200 sf per unit – a house would need to be at least 2,400 sf to convert to 2 units; 3,800 sf for 3 units; 5,100 sf for 4 units; 6,400 sf for 5 units; and more than 7,700 sf for 6 units.

**All Affordable or Sustainable Units:** Average of 900 sf per unit – a house would need to be at least 1,800 sf to convert to 2 units; 2,900 sf for 3 units; 3,900 sf for 4 units; 4,900 sf for 5 units; and more than 5,900 sf for 6 units.

\*\* Rear and side additions can add an additional 25% of the current residential area to the house.