

# ECONOMIC DEVELOPMENT

True growth is the ability of a society to transfer increasing amounts of energy and attention from the material side of life to the nonmaterial side and thereby to advance its culture, capacity for compassion, sense of community, and strength of democracy<sup>1</sup>.

- Arnold Toynbee

## I. BACKGROUND

### I.1 Introduction

Economic prosperity and an attractive living environment are the objectives of Newton's economic development. For our economic development strategy to succeed, it must capitalize on Newton's strength as a desirable residential community and as a top-notch business location. Newton thrives when it optimizes the interaction between its residential and commercial constituents. In addition to high quality of the living environment and excellent public services, a community's livability is enhanced by convenient access to shopping, restaurants, work places, entertainment, and cultural activities. Successful businesses serving the local community in the village centers and the growth of more broadly based organizations contributing tax revenues and jobs in commercial corridors and transportation hubs are equally important targets for assuring Newton's future prosperity.

With its 13 distinct villages, Newton has inherited a unique living environment, one that combines predominantly single family houses or low-density multiple dwellings with low-rise commercial centers serving the local communities. Newton has gained strength by offering its residents convenient shopping areas, good access to highways and public transportation, high quality education, and houses of worship. Businesses are attracted to Newton's village centers and commercial corridors for access to a desirable customer base, an educated and able workforce, good transportation linkages, and proximity to other major commercial centers.

The attributes that have attracted new residents to the City have also brought changes to the socio-economic landscape of the City. There is a growing gap between income and housing affordability; long time residents can less afford to live, work and retire in the same community. The income diversity of Newton's population is diminishing. The character of the village centers has changed as rising rents have made it increasingly difficult for small locally oriented businesses to prosper. The lack of available space, high taxes, and the difficulties of the permit process have discouraged some large scale business and office operations from seeking sites along Newton's commercial corridors.

An important challenge for planning Newton's economic future is the need to adapt to change. Newton's economy is closely linked to that of the Greater Boston area and to its neighboring western communities. A shift in the regional economy will inevitably have local impacts – on commuting patterns, housing demand, and the job market. Economic development planning for Newton must recognize the likely changes that will occur and the City must guide these changes to benefit the community.

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<sup>1</sup> Quoted in Eben Fodor, *Better Not Bigger*, New Society Publishers, Gabriola Island, B.C., 1999, page 104.

A “build out” analysis as described in the Land Use element suggests that little land for new residential development remains in Newton. There is still substantial potential in the commercial corridors, at some transportation nodes, and in the air rights over the Massachusetts Turnpike. That research informs our discussion. An important focus of the discussions about Newton’s development strategy is to better understand the changes that have affected Newton, their ties to economic development, and their impact on the quality of life. What kinds of economic stimulus are most appropriate for a community like Newton?

## **I.2. Newton Profile**

Newton Population. Newton’s population has been growing slowly, from 82,600 in 1990 to 83,800 in 2000. During that same time period, median annual household income increased by over 40 percent, from \$60,000 to \$86,000. In the past four years, the growth of household income in Newton appears to have increased further. Of the 351 communities in the state, Newton has the 33<sup>rd</sup> highest median household income. Between 1990 and 2000, income appears to have increased substantially. When compared to other neighboring communities (Table 6-1), the increase is reflective of a regional trend.

Growth in income is mitigated by increase in the cost of goods and services. The consumer price index (CPI) in the Boston-Brockton-Nashua, MA-NH MSA rose from 138.9 in 1990 to 183.6 in 2000 and to 206.5 in November 2003. The 40 percent increase in Newton’s median household income in the ‘90s more than offset the 32 percent increase in the CPI.

Employment and Workforce. Newton has a highly educated and professional resident workforce of 47,000 people. Sixty three percent of Newton’s adult residents have an associate’s degree or higher. Eighty-six percent of Newton’s employed residents are in the management/professional and sales/office categories (Table 6-2). Many of them work in neighboring communities. More than one in four employed Newton residents work in Newton (Table 6-3). More than 1,000 of them work at home based upon City Clerk’s records, a larger number than commute to Brookline, for example. Most resident workers are employed in neighboring communities (almost 30 percent in Boston).

In 2004 there were about 45,400 jobs located in Newton<sup>2</sup>. The Metropolitan Area Planning Council (MAPC) and CPAC currently project a 4% rise in jobs located in Newton between 2000 and 2030<sup>3</sup>. Jobs in Newton are heavily weighted toward services and trade (Table 6-4). The three largest employers, with over 1,000 employees each, are in the institutional sector. They are Boston College, the City of Newton, and the Newton-Wellesley Hospital (Table 6-5). Manufacturing accounts for less than 5 percent of Newton’s employment.

There are nearly 3,600 businesses in Newton. According to the City Clerk’s office, 1,000 of them are home-based businesses. The unemployment rate in Newton has been low, a low 3.4

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<sup>2</sup> Based upon MA DUA data. Other sources differ significantly.

<sup>3</sup> MAPC figures are from January 31, 2006 release of projections. See the Land Use Element for further discussion of projections.

percent in 2003 versus 5.8 percent for the State (Table 6-6). As a consequence, there is not much pressure for attracting more jobs to the community.

Real Estate. Housing in Newton is expensive. The Boston Globe (6/22/03) reported a 64.3 percent increase in median sales price for single family houses from \$350,000 in 1997 to \$575,000 in 2002, growing more rapidly than the income of families living in Newton. Since 2002, house prices have continued to increase rapidly. According to the 2000 U.S. Census, median house value in Newton of \$416,600 is almost twice that of Boston (Table 6-7). Newton's rental per unit of \$1,095 a month is higher than that in all of its neighboring communities with the exception of Brookline and Watertown, as well as exceeding the State average. Seventy percent of Newton's homes are owner occupied (Table 6-8); only Needham, Wellesley and Weston among neighboring communities have a higher owner occupancy rate.

Newton's assessed valuation of \$14.7 billion is 90 percent residential. Residential real estate tax receipts in FY'03 accounted for approximately 80 percent of total property tax. Newton's FY'04 residential tax rate (\$10.20) is higher than other neighboring cities except Boston, Brookline and Watertown (Table 6-9).

According to the City's Assessing Department, four percent of the approximately 18 square miles of Newton land is classified for commercial use. Commercial tax rates are compared to neighboring communities in Table 6-9. Newton's commercial tax rate of \$19.37 is significantly lower than Boston's \$33.08. Among other abutting communities, Brookline, Needham, Wellesley and Weston all had higher rates, while only Waltham and Watertown among abutting communities have lower ones.

Apart from commercial areas, development is largely taking the form of upgrading or replacing existing residential buildings (Table 6-10). Commercial construction activity, as noted by the types and number of building permits issued, has focused on additions and renovations, rather than new bare ground development. As is the case with older cities, land for new development is limited. The "build-out" analysis suggests, however, as we have noted, that there are still substantial options for commercial property development in Newton's commercial areas. The attractiveness of Newton is documented by high and rapidly increasing real estate values. The commercial real estate sales transactions in the past few years have averaged about \$1.2 million per acre. But high prices, relatively high tax rates, and high rentals have also served to discourage prospective commercial developments.

Land Use and Transportation. Newton's commercial developments are located along east to west corridors of Boylston Street/Route 9, Washington Street, and Needham Street. Additionally, there are commercial clusters in village centers, most noticeably in Newton Centre, Newton Corner, Newtonville, West Newton, Auburndale, Nonantum, and the Highlands. Given the limited developable land, the air rights over the Mass Pike offer an alternative solution – through the potential for air rights development. However, the examples illustrating this potential include the Star Market in Newtonville and the Sheraton Hotel in Newton Corner, date back many years.

The City is well served by road infrastructure including the Mass Pike and Route 128, and public transportation including three commuter rail stops and six green line "T" stops. There is public

concern with the service level of some primary arterial routes, such as Beacon Street in Newton Centre and Needham Street, and the impact of future growth to aggravate the traffic problem.

### **I.3. Stakeholders**

Planning the economic development of a residential city like Newton raises some challenging questions about the stakeholders in the community and their priorities.

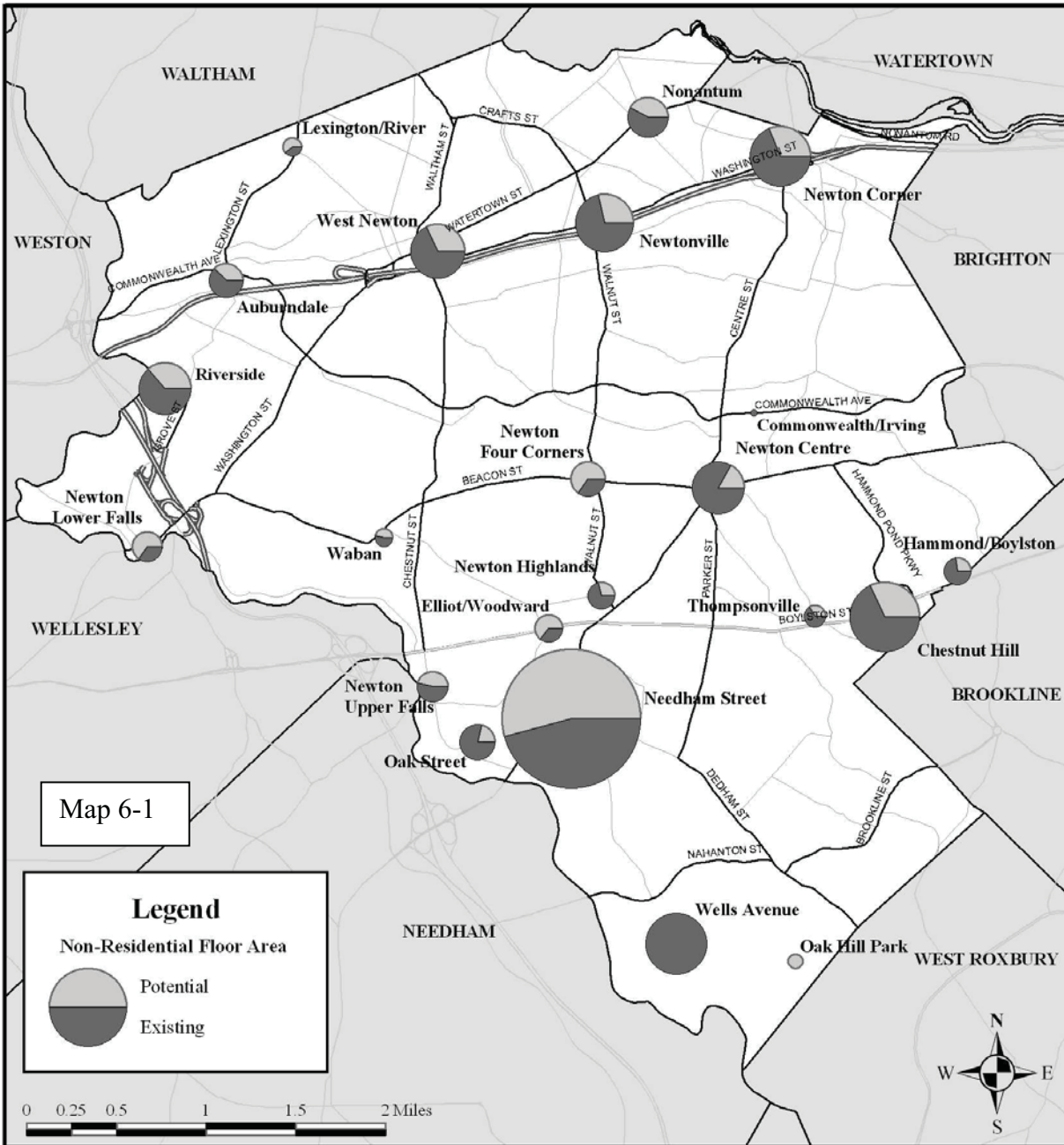
In view of Newton's strength as a residential community, we must keep our eye clearly on the priorities related to the qualities of Newton's living environment. Homeowners in Newton have paid premium prices for their homes and pay high real estate taxes in order to take advantage of Newton's qualities as a residential location. They are concerned with preserving Newton as a prime residential community, maximizing the "garden city" aspects, and other urban amenities. They seek a high level of urban and educational services. They are concerned with traffic and parking and may oppose dense residential and commercial developments. In a suburban city like Newton, acceptance of economic development initiatives is likely only if they are not perceived to impact adversely on the residential quality of the community.

Newton's commercial property owners and business operators are also important stakeholders. Much of Newton's business serves the local market. The objectives of local business owners and residential citizens are closely aligned. The better the residential situation in Newton, the more the attraction of high income residents to Newton, the more money will be spent in local village business centers. In turn, the better the quality, diversity, and appearance of businesses in the village centers, the greater the attractiveness of Newton as a residential community.

The commercial corridors offer different development opportunities than village centers and different objectives may be sought for these areas. Expanding Newton's commercial base would increase contributions toward taxes somewhat more than the cost in additional community services that commercial enterprises require. Any increase in the city's financial resources makes it easier to support current needs and to offset any potential shortfall in the capital budget, as well as to support promising new projects, although as outlined in the Facilities and Services Element<sup>4</sup>, the ability of new development to overcome the City's basic fiscal circumstances is limited. Ultimately, potential development opportunities along the commercial corridors, if well-conceived and shaped, can increase the tax base and provide job and housing opportunities without detracting from the residential communities which they surround.

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<sup>4</sup> See pages 10-8 and 10-9.



# Potential Business Area Development Newton, MA



SOURCE: City of Newton Assessor's Database and Zoning Ordinances

MAP DATE: April 07, 2006  
 COMPREHENSIVE PLANNING ADVISORY COMMITTEE  
 City of Newton, Massachusetts, Mayor - David B. Cohen

## **II. ECONOMIC DEVELOPMENT VISIONS, GOALS, AND OBJECTIVES**

Great value is placed on the residential quality of life in Newton. With appropriate care, economic development need not endanger it. In fact, vibrant business activity in the village centers would enrich the unique quality of life in Newton's communities and selected development along Newton's commercial corridors can augment its income and tax base.

Newton should seek economic growth that best utilizes its educated, able labor pool, a solid extensive infrastructure network, and a high-income consumer market base. This could mean growth of commercial developments and research office parks, and of new low environmental impact industries, such as informatics, biotechnology and health-care and the establishment of increased international business links. It might also suggest expansion toward mid-density residential complexes, typical of large regional village centers.

Newton's economic development prospects are influenced by the increasing concern of citizens over the impact of development on the residential nature of the city and the quality of life it offers. Newton residents are sensitive to potentially adverse impacts of development, particularly traffic--either to local destinations or passing through Newton to other destinations—and, of course, parking. The scarcity and consequent cost of land relative to other similarly located suburbs can also be a limiting factor in the expansion of the city's economic base, especially for larger business operations.

In this context, what do we mean by economic development? A "Rapid Urban Growth" scenario may undermine the unique residential characteristics of the Newton community. A "No Growth" scenario, seeking only the preservation and enhancement of high quality residential environment is likely to be inconsistent with pressures for change, the result of changing population and urban expansion, and the desire to obtain additional tax revenues. The objectives of the Newton community call for flexibility and moderate growth, a "Flexible, Moderate Growth" scenario. Such an approach must take into account the existing trends in Newton's development, seeking growth where it is advantageous, and seeking change where it benefits the community.

## **III. STRATEGY**

"Flexible Moderate Growth" for Newton means a continuing focus on residential and village centers. It means that we seek to enhance the urban amenities that make Newton such a favorable place to live. It means adapting the community to the needs of its changing population. It calls for single family or low-rise multiple housing development in residential areas, a mixture of housing and commercial development in the village centers, and more dense development, that may reflect urban trends and that may reduce tax burdens, in the commercial corridors. Such a pattern would build flexibly on the existing framework, maximizing its benefit for its stakeholders and minimizing the adverse impacts of increasing urbanization.

## **IV. WHAT TO DO ABOUT ECONOMIC DEVELOPMENT: AN ACTION PROGRAM**

A “Flexible Moderate Growth” economic development program for Newton involves preservation of Newton’s residential amenities, strengthening of business in Newton’s village centers, and promotion of commercial development along Newton’s commercial corridors. The classification and identity of these areas is discussed in the “Land Use” element.

### **IV.1. Village Center Development**

- Plan the renewal of village centers, aiming to provide vibrant attractive village centers serving the adjacent residential communities.
- Improve parking in the village centers. Explore conducting focused or comprehensive parking studies to assess the need for parking spaces in particular locations as may be appropriate.
- Consider the designation of overlay districts to regulate land use in village centers.
- Encourage mixed use in the village centers by promoting housing above retail. Increasing density allowing mixed-use development in the village centers would increase the population within walking distance and as a result would likely expand the available range of goods and services offered there. It would also increase the stock of affordable housing located close to employment centers and public transportation.
- Attract people into the village centers at off hours by developing cultural facilities focused on the local community—small theaters, art galleries, etc.—and maintaining local parks with improved facilities such as public gardens, outdoor cafes, band stands, tennis courts etc.
- Partner between commercial property owners and the City’s various departments to promote a mix of businesses responsive to the needs of the residents.
- Work closely with the Chamber of Commerce and encourage the establishment of neighborhood business associations to address broader business concerns and to organize and promote local events and festivals.

### **IV.2. Commercial Corridor and Business Node Development**

- Encourage appropriate development of presently underdeveloped areas such as Riverside and the Massachusetts Turnpike air rights, when such development appears to be feasible.
- Provide incentives for development of office centers and low impact research, publishing, financial, and management operations along commercial corridors and nodes.
- Review zoning regulations to encourage appropriate mixed, residential and commercial uses in the commercial corridors. Mid-density residential construction—including for seniors or assisted living facilities—may offer economic and social advantages so long as its siting can

effectively integrate commercial and residential uses. The mixed-use approach will call for cooperation between potential builders, property owners and urban planners.

- Provide incentives for businesses which relate well to the kind of city we seek to be in terms of scale, markets served, and jobs offered as well as not exacerbating traffic concerns.
- Seek construction of large retail businesses drawing from a wide market area only when there is a positive balance of fiscal, environmental and economic benefits given the location involved.
- Develop cultural facilities, likely to operate at other than peak business hours, that focus on a broader local community—theaters, concert halls, etc.

### **IV.3. Business Development Assistance**

- Provide incentives for small business development in the village centers. A program seeking to develop a variety of high quality retail businesses to meet the needs of the local community would be optimal. (Participation in the State of Massachusetts’ DIF program could provide the funding to build appropriate infrastructure and parking facilities.)
- As more businesses utilize the Internet as part of their business plan, support the development of advanced broadband communication throughout Newton. This may include WiFi technology in village centers.
- Facilitate the provision of technical assistance to businesses through collaboration with other economic development organizations.
- In line with the goals of the City’s community development programs, encourage employment opportunities for Newton residents of low-moderate income.
- Undertake planning and improve working relationships in collaboration with local non-for-profits including colleges, universities, health care, and religious institutions.
- Maintain Newton’s academic and specialized secondary school educational programs to train workers for local business.

### **IV.4. Residential Development and Improvements**

- Review residential zoning with a view to optimizing residential land use, smoothing the transitional areas between residential and commercial areas, and providing additional opportunities for affordable housing, as discussed in the “Housing” element.
- Improve urban amenities, i.e. sidewalks, parks, and related public services. Where appropriate create paths to provide a pedestrian link between the residences and the village centers.

- Encourage the expansion of facilities suited to meet the needs of Newton’s changing population.

#### **IV.5. General Planning**

- With the advice and assistance of the Economic Development Commission, consider appointing a supplementary committee on economic priorities and performance to help make proposals for change as may be appropriate.
- Engage in an ongoing planning process, considering the layout of Newton as a whole and visualizing broad plans for the optimal urban structure of its centers and commercial corridors, as outlined in the “Excellence in Place-Making” element of this *Plan*.
- Make a citywide effort to explore and raise funds from outside sources (federal, state, and private) for redevelopment planning and construction.
- In addition to enhanced funding from regular sources, explore means through which more adequate funding for the city’s Planning Department can be obtained through fees, grants, or other supplements to the tax levy.
- Further streamline the process of applying for and receiving building permits and other city approvals for construction, going beyond the start which has been made, as outlined in the “Excellence in Place-Making” element of this *Plan*.
- Examine the possibility of having materials and computer modeling prepared that would facilitate efforts of the City staff to provide estimates of the fiscal and economic impacts of development decisions.

#### **V. CONCLUSION**

Newton’s planners and decision makers must put heavy emphasis on Newton’s residential character but must not lose sight of the important role of business in serving the community and in providing helpful job opportunities and tax revenues. Smaller scale commercial and residential development at moderate densities should be encouraged in the village centers to provide a focus for the local communities. Promotion of economic development should also focus on large-scale operations that can contribute to jobs, services, and the tax base, so long as they do not impinge on the high quality residential character of the community.

Table 6-1

**Median Household Income**

Community	1990 Median HH Income	2000 Median HH Income	% Change 1990 to 2000
Newton	\$59,719	\$86,052	+44.09%
Boston	\$29,180	\$39,629	+35.81%
Brookline	\$45,598	\$66,711	+46.30%
Cambridge	\$33,140	\$47,979	+44.78%
Needham	\$60,357	\$88,079	+45.93%
Waltham	\$38,514	\$54,010	+40.23%
Watertown	\$43,490	\$59,764	+37.42%
Wellesley	\$79,111	\$113,686	+43.70%
Weston	\$95,134	\$153,918	+61.79%
Massachusetts	\$36,952	\$50,502	+36.67%

Source: 2000 U.S. Census

Table 6-2

**Occupation of Employed Newton Residents\***

(\*defined as 16 years and over)

Occupation	No. of Residents	Percent
Management, Professional & Related	29,419	65.3%
Service	3,531	7.8%
Sales & Office	9,468	21.0%
Farming, Fishing & Forestry	24	0.1%
Construction, Extraction & Maintenance	1,111	2.5%
Production, Transportation, & Material Moving	1,465	3.3%
Total	45,018	100.0%

Source: U.S. Census, 2000

Table 6-3

**Worker Destinations**

Residence	Top 15 Destinations	Count	% of Total
Newton	Boston	12,917	29.7%
	Newton	11,925	27.4%
	Cambridge	2,984	6.9%
	Waltham	2,011	4.6%
	Brookline	1,075	2.5%
	Wellesley	903	2.1%
	Framingham	803	1.8%
	Needham	801	1.8%
	Watertown	630	1.5%
	Burlington	523	1.2%
	Natick	486	1.1%
	Quincy	440	1.0%
	Bedford	338	0.8%
	Marlborough	323	0.7%
	Malden	291	0.7%

Source: 2000 U.S. Census

Table 6-4

**Employment and Wages in Newton**

Year	Total Annual Payroll	Avg Annual Wage	Establishments	Total	Agr/ For/ Fish	Govt	Const	Manuf	TCPU	Trade	FIRE	Services
1985	955,261,500	19,241	3,033	49,647	307	2,894	2,624	7,174	1,354	13,968	2,390	18,936
1986	1,028,411,000	21,231	3,241	48,439	345	3,062	2,800	6,748	1,432	12,863	2,364	18,802
1987	1,137,596,375	23,921	3,356	47,555	487	3,091	2,971	7,025	1,583	12,901	2,558	16,940
1988	1,271,435,625	26,166	3,411	48,591	520	3,016	3,164	7,012	1,675	12,717	2,875	17,612
1989	1,307,515,704	26,763	3,380	48,855	554	2,824	2,457	6,800	1,648	12,948	2,496	19,126
1990	1,254,736,828	28,012	3,366	44,793	489	2,679	2,036	4,920	1,453	11,379	2,544	19,292
1991	1,220,387,315	29,310	3,277	41,637	427	2,553	1,588	4,223	1,397	10,566	2,155	18,727
1992	1,275,168,116	30,752	3,167	41,466	338	2,539	1,462	3,973	1,280	10,311	2,182	19,380
1993	1,311,881,823	31,762	3,353	41,304	356	2,552	1,867	3,866	733	10,289	2,229	19,411
1994	1,392,397,141	33,194	3,489	41,947	270	2,606	1,793	3,819	838	10,281	2,358	19,981
1995	1,441,229,208	34,520	3,592	41,750	259	2,804	1,667	2,986	771	10,074	2,262	20,926
1996	1,561,123,796	35,555	3,656	43,907	260	3,045	1,840	2,762	745	10,548	2,278	22,427
1997	1,658,863,829	36,925	3,538	44,925	Conf	3,116	1,983	2,853	804	10,521	2,384	22,971
1998	1,923,515,393	40,787	3,668	47,160	323	3,166	1,865	3,085	1,009	10,494	2,547	24,669
1999	2,039,435,391	42,711	3,666	47,750	337	2,952	2,072	3,692	969	10,596	2,501	24,629
2000	2,185,408,582	45,430	3,608	48,105	410	3,118	2,301	3,392	954	10,610	2,480	24,838
2001	2,311,521,792	48,095	3,583	48,062	434	3,247	2,000	3,113	859	10,635	2,567	25,205

Source: Massachusetts Division of Unemployment Assistance

Table 6-5  
**Newton's Largest Employers**

1000+ employees	Boston College City of Newton Newton Wellesley Hospital
250-999 employees	Wholefoods Education Development Center H. C. Starck Inc. Marriott Corporation Reed Business Information
100-249 employees	Aspect Medical Systems CCS Companies Bertucci's Brick Oven Pizzeria Bloomingdale's Mt. Ida College Clarks Companies N.A. EMC Corporation Fessenden School Fraser Engineering Co. Harmon Law Office HRPT Properties Trust Intra Net Inc. ITT Industries Cannon-CNK Switch Products Jewish Community Center Lasell College Learning Prep School Medsource Technologies M.J. Flaherty Company New England Cable News Newton Healthcare Center Novacel Shaw's Supermarket Solomon Schechter Day School Stone Institute

Source: City of Newton Planning and Development Department (2003)

Table 6-6

**Labor Force, Employment & Unemployment**

Year	Laborforce	Employ.	Unemploy.	Unemploy. Rate	Statewide Rate
1983	46,293	44,363	1,930	4.2%	6.9%
1984	47,945	46,553	1,392	2.9%	4.8%
1985	48,030	46,877	1,153	2.4%	3.9%
1986	48,488	47,365	1,124	2.3%	3.8%
1987	48,641	47,695	945	1.9%	3.2%
1988	48,094	47,230	864	1.8%	3.3%
1989	48,237	47,214	1,023	2.1%	4.0%
1990	47,976	46,393	1,583	3.3%	6.0%
1991	46,651	44,421	2,230	4.8%	9.1%
1992	47,017	44,732	2,285	4.9%	8.6%
1993	47,586	45,841	1,745	3.7%	6.9%
1994	48,274	46,743	1,531	3.2%	6.0%
1995	45,408	43,956	1,452	3.2%	5.4%
1996	45,476	44,495	981	2.2%	4.3%
1997	46,955	45,889	1,066	2.3%	4.0%
1998	47,016	46,219	797	1.7%	3.3%
1999	46,905	46,124	781	1.7%	3.2%
2000	46,460	45,834	626	1.3%	2.6%
2001	48,628	47,484	1,144	2.4%	3.7%
2002	49,367	47,637	1,730	3.5%	5.3%
2003	47,938	46,307	1,631	3.4%	5.8%

Source: Massachusetts Division of Unemployment Assistance

Table 6-7

**House Values and Rents in Massachusetts Communities (Year 2000)**

Community	Median House Value (owner occupied units)	Median Rent Asked	Difference from Newton
Newton	\$416,600	\$1,095	\$0/\$0
Boston	\$210,100	\$725	-\$206,500 / -\$370
Brookline	\$395,300	\$1,256	-\$21,300 / +\$161
Cambridge	\$331,600	\$1,084	-\$85,000 / -\$11
Needham	\$380,700	\$825	-\$35,900 / -\$270
Waltham	\$246,400	\$957	-\$170,200 / -\$138
Watertown	\$270,600	\$1,261	-\$146,000 / +\$166
Wellesley	\$548,100	\$923	+\$131,500 / -\$172
Weston	\$739,200	\$780	+\$322,600 / -\$315
Massachusetts	\$182,800	\$578	-\$233,800 / -\$517

Source: 2000 U.S. Census

Table 6-8

**Home Ownership in Massachusetts Communities (Year 2000)**

Community	Total # of Housing Units	# Owner Occupied	% Owner Occupied
Newton	31,201	21,703	70%
Boston	239,528	77,209	32%
Brookline	25,573	11,553	45%
Cambridge	42,615	13,735	32%
Needham	10,612	8,584	81%
Waltham	23,207	10,670	46%
Watertown	14,629	6,886	47%
Wellesley	8,594	7,140	83%
Weston	3,825	3,203	84%

Source: 2000 U.S. Census

Table 6-9

**FY '04 Tax Rates in Massachusetts Communities**

Community	Comm. Tax Rate	Resid. Tax Rate	Diff. From Newton
Newton	\$19.37	\$10.20	\$0.00 / \$0.00
Boston	\$33.08	\$10.15	+\$13.71 / -\$0.05
Brookline	\$17.26	\$10.63	-\$2.11 / +\$0.43
Cambridge	\$19.08	\$7.63	-\$0.29 / -\$2.57
Needham	\$18.56	\$9.45	-\$0.81 / -\$0.75
Waltham	\$26.31	\$9.20	+\$6.94 / -\$1.00
Watertown	\$19.90	\$10.35	+\$0.53 / +\$0.15
Wellesley	\$8.56	\$8.56	-\$10.81 / -\$1.64
Weston	\$9.67	\$9.67	-\$9.70 / -\$0.53

Source: City of Newton Planning and Development Department (2004)

Table 6-10

**Building Permits Issued**

Year	Residential		Commercial		Total
	New Construction	Addition/ Renovation	New Construction	Addition/ Renovation	
2002	61	1673	5	277	2016
2001	48	1524	1	273	1846
2000	42	1656	3	296	1997
1999	75	1717	5	280	2077
1998	58	1349	8	282	1697

Source: City of Newton Inspectional Services Department