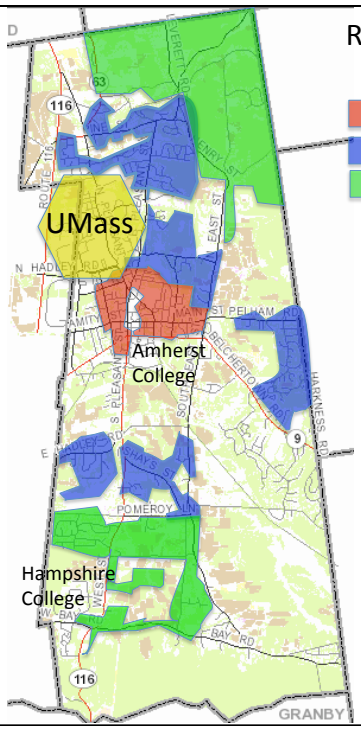
## Family Neighborhoods in Amherst: An Endangered Species?

1. Dramatic increase in conversions from family use to commercial rentals
2. Consequences of unsupervised student rentals for neighborhoods

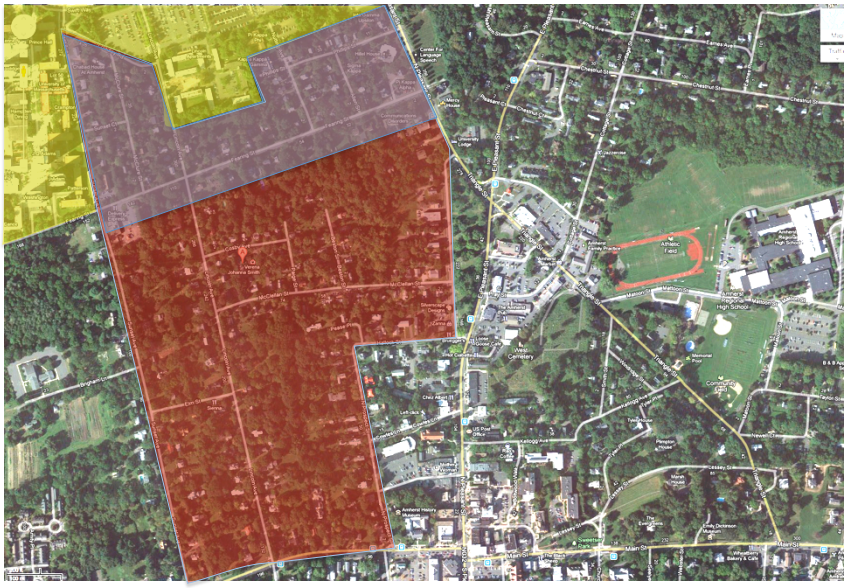
11/26/12 Amherst TM
Rolf Karlstrom
Precinct 10

## Residential Districts at Particular Risk:

- RG: residential general
- RN: residential neighborhood
- RO: residential outlying



## Case Study: Fearing Street Neighborhood (Sunset to North Pleasant)



**Map Prepared for 321 Lincoln ZBA Hearing 5/25/12 (request to remove owner occupancy requirement )**

- 31 Owner Occupied
- 11 Non-Owner Occupied
- 2 Fraternity/Sorority houses

31/44 = 70% Owner Occupied

Conclusions:

1) The neighborhood is predominantly owner-occupied family houses

2) The ZBA recognized that <u>owner occupancy</u> is key to stability of neighborhoods. WHY?

## Correlating nuisance/disturbance calls with ownership

APD Call Records on Individual Duplexes
Sunset Pleasant Neighborhood
Source: APD Records Bureau, Joy Jolie

### Owner Occupied Duplex

| Year MM DD Time | Reason | Action | Call # |
|---|---|---|---|
| 2012 10 12 2337 | Suspicious | Warning Issued | 12-19098 |
| 2011 09 16 2147 | Liquor Law Violation | Arrest(s) - Adult | 11-17024 |
| 2010 02 08 0143 | Suspicious Motor Vehicle | Arrest(s) - Adult | 10-2066 |
| 2009 05 24 1004 | Stolen M V | Incident Report - Police | 09-9537 |
| 2008 10 18 2249 | Liquor Law Violation | Arrest(s) - Adult | 08-19848 |
| 2008 05 10 1326 | Vandalism | Incident Report - Police | 08-9013 |
| 2008 01 02 1822 | B & E | Incident Report - Police | 08-91 |
| 2006 04 02 0503 | Robbery | Incident Report - Police | 06-5206 |

3 problem calls <u>in 6 years</u>
0.5 calls/year

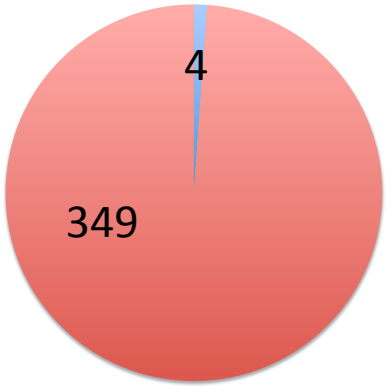
40 Calls, including 23 noise complaints, <u>in 2 years</u>
> 20 calls/year

### Non-Owner Occupied Duplex

| Year MM DD Time | Reason | Action | Call # |
|---|---|---|---|
| 2012 09 07 1452 | Community Policing | Services Rendered | 12-16339 |
| 2012 09 05 2024 | Noise Complaint | CALL CANCELLED | 12-16167 |
| 2012 07 14 2223 | Noise Complaint | Warning Issued | 12-12852 |
| 2012 07 13 2227 | Noise Complaint | Gone On Arrival | 12-12794 |
| 2012 06 22 2118 | Noise Complaint | Warning Issued | 12-11591 |
| 2012 06 22 2032 | Noise Complaint | Warning Issued | 12-11588 |
| 2012 05 05 2043 | Noise Complaint | Warning Issued | 12-8731 |
| 2012 04 15 1849 | Noise Complaint | Warning Issued | 12-7104 |
| 2012 02 10 2019 | Noise Complaint | Warning Issued | 12-2557 |
| 2012 01 25 1522 | Still Alarm | Incident Report - Fire | 12-1367 |
| 2011 09 05 0406 | Noise Complaint | Warning Issued | 11-16036 |
| 2011 07 29 0153 | Noise Complaint | Gone On Arrival | 11-13720 |
| 2011 07 22 0142 | Noise Complaint | Warning Issued | 11-13275 |
| 2011 07 21 0059 | Community Policing | Services Rendered | 11-13206 |
| 2011 07 18 1931 | Follow Up | Services Rendered | 11-13085 |
| 2011 07 15 2347 | Noise Complaint | Gone On Arrival | 11-12925 |
| 2011 07 04 0208 | Noise Complaint | Warning Issued | 11-12218 |
| 2011 04 30 1733 | Noise Complaint | Warning Issued | 11-8210 |
| 2011 04 30 1636 | Noise Complaint | Gone On Arrival | 11-8195 |
| 2011 04 20 1723 | Emergency Medical Service | Incident Report - E M S | 11-7428 |
| 2011 03 30 1637 | Summons Service | Service Made | 11-5897 |
| 2011 03 30 1610 | Summons Service | No Service Made | 11-5895 |
| 2011 03 29 1157 | Summons Service | No Service Made | 11-5820 |
| 2011 03 26 1847 | Summons Service | No Service Made | 11-5661 |
| 2011 03 22 0851 | Summons Service | No Service Made | 11-5334 |
| 2011 03 21 2018 | Security Check | No Service Made | 11-5314 |
| 2011 03 16 1631 | Summons Service | No Service Made | 11-5036 |
| 2011 03 14 1723 | Summons Service | No Service Made | 11-4929 |
| 2011 03 14 1101 | Summons Service | No Service Made | 11-4915 |
| 2010 12 11 0015 | Noise Complaint | Arrest(s) - Adult | 10-22517 |
| 2010 09 02 2124 | Noise Complaint | Warning Issued | 10-14873 |
| 2010 06 22 1713 | Noise Complaint | Warning Issued | 10-14227 |
| 2010 06 23 2207 | Noise Complaint | Warning Issued | 10-10837 |
| 2010 06 04 2035 | Noise Complaint | Gone On Arrival | 10-9838 |
| 2010 05 26 2223 | Noise Complaint | Warning Issued | 10-9296 |
| 2010 05 26 2222 | Still Alarm | Incident Report - Fire | 10-9295 |
| 2010 05 17 1729 | Noise Complaint | Investigated | 10-8748 |
| 2010 05 15 2237 | Noise Complaint | Warning Issued | 10-8644 |
| 2010 04 10 1221 | Assist Business/Agency | Services Rendered | 10-6134 |
| 2010 03 07 1136 | Community Policing | Services Rendered | 10-3997 |

## Nuisance/Disturbance Calls for 21 Duplexes in our Neighborhood

**APD "Nuisance" Calls (2-5 yrs)**



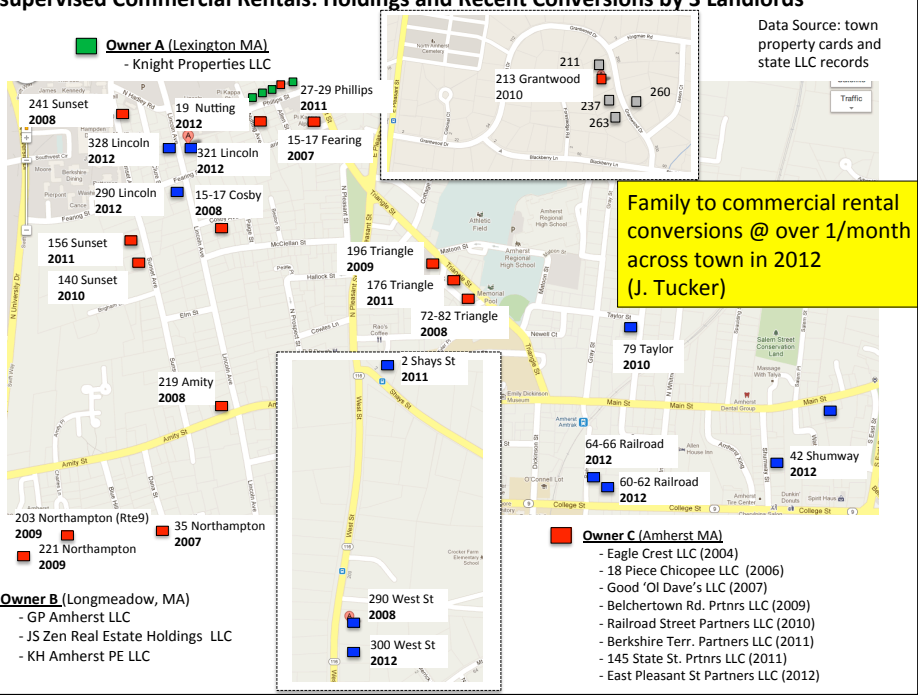

Owner Occupied

Non Owner Occupied

Conclusions For Our Neighborhood:
- Every problem rental property is non-owner occupied
- No owner occupied rental is a problem

## Unsupervised Commercial Rentals: Holdings and Recent Conversions by 3 Landlords

Data Source: town property cards and state LLC records

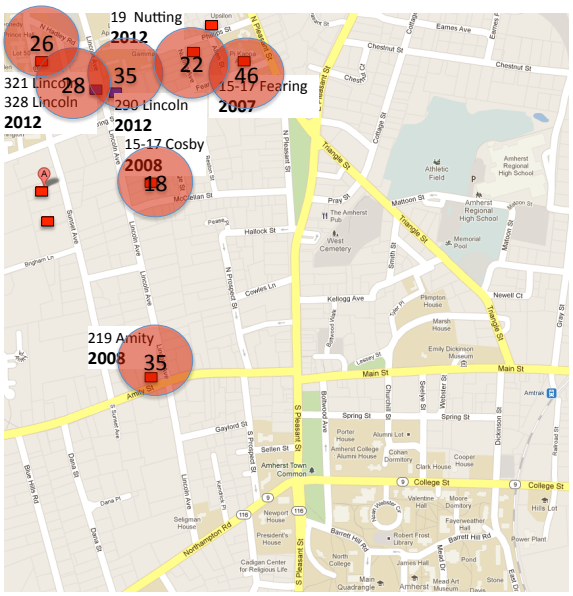



Family to commercial rental conversions @ over 1/month across town in 2012 (J. Tucker)

**Owner B** (Longmeadow, MA)
- GP Amherst LLC
- JS Zen Real Estate Holdings LLC
- KH Amherst PE LLC

**Owner C** (Amherst MA)
- Eagle Crest LLC (2004)
- 18 Piece Chicopee LLC (2006)
- Good 'Ol Dave's LLC (2007)
- Belchertown Rd. Prtnrs LLC (2009)
- Railroad Street Partners LLC (2010)
- Berkshire Terr. Partners LLC (2011)
- 145 State St. Prtnrs LLC (2011)
- East Pleasant St Partners LLC (2012)

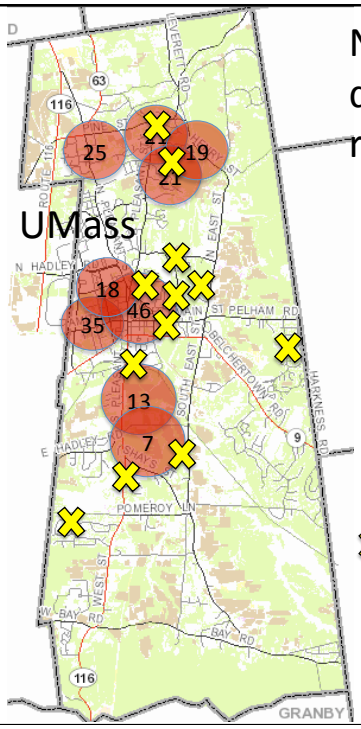
"Nuisance/disturbance" calls on selected non-owner occupied rentals




The spread of unsupervised rentals is having major impacts on neighbors and neighborhoods:

**Nuisance houses reduce quality of life**

**HUGE BURDEN on abutting residents**




## Numbers of nuisance/ disturbance calls for a few rentals across town

TM Packet:
Conversions of Owner Occupied to Non-Owner Occupied (Amherst Assessors Office)

| | |
|---|---|
| 2009 | 8 |
| 2010 | 10 |
| 2011 | 13 |
| 2012 | 20 (27 Projected) |

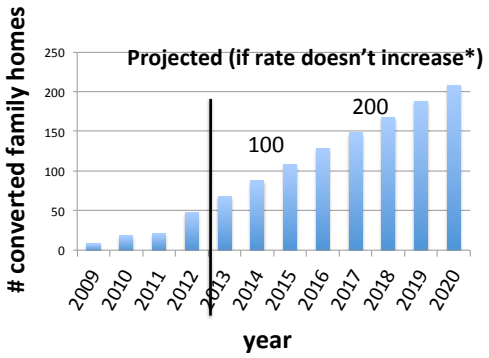
**Some of these conversions from 2011/2012**

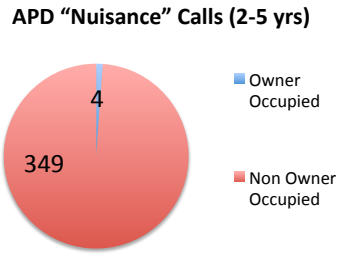
These purchases are most commonly conversions of family homes to commercial rentals

## TM can now consider these 2 phenomena.

1) Family dwellings increasingly are being converted to commercial rentals (~20/yr).

2) Owner occupied rentals are not nuisance houses.




*Conversion rates tend to increase in college towns, leading to the loss of family neighborhoods.