

ARTICLE 5, Inclusionary Zoning (Petition)

Amherst Housing Stock Projections of Amherst's SHI Affordability

Petition Article 5 is in part a response to concern that, without near-term amendment of Amherst's inclusionary zoning to 'capture' ongoing projects, the percentage of Amherst's affordable housing stock might drop below 10%, making Amherst vulnerable to unfriendly Comprehensive Permit applications. Current and projected trends for housing development in Amherst do not support that concern.

The Mass. Dept. of Community Housing and Development (DHCD) maintains records on the number of affordable housing units in any community certified by the state as eligible to be listed on the Subsidized Housing Inventory (SHI). The SHI figure is used to determine whether a community has met the state's standard of providing 10% affordable housing. Communities that fall below 10% affordable housing can become vulnerable to "unfriendly" Comprehensive Permit applications for housing projects that include a minimum of 25% affordable units, which may be able to override local zoning requirements.

DHCD calculates the SHI percentage for each community annually, by comparing the number of certified affordable housing units in that community to the most recent decennial U.S. federal census count for total housing units. DHCD does not update the "total housing unit" count figure between census counts, so the current number of affordable units, which may increase, is always being compared to the last U.S. census count for total housing units, which does not increase until the next U.S. census is conducted.

The following table projects housing growth for the period between 2010 and 2020, based on the rates of actual growth in both market rate and affordable housing experienced by Amherst between January 2010 and October 2014. As can be seen below, if current rates of market rate and affordable housing production continue at this pace, more than 10% of Amherst's housing will still be affordable in 2020.

	<u>Total Units</u>	<u>Market Rate Housing Units</u>	<u>SHI-certified Affordable Units</u>
Housing units as of 2010*	9,621	8,588	1,033 (10.74%)
Units built since January 2010	658	607	51
Average units/year since Jan. 2010	171	158	13
Ten year projections [†]	1,710	1,580	130
Projected 2020 housing totals	11,331	10,168	1,163 (10.26%)

* From the 2010 U.S. Census and DHCD.

[†] Assumes the average rates of market rate and affordable housing production experienced between January 2010 and October 2014 will continue between October 2014 and January 2020.

From: Malloy, Nathaniel
Sent: Thursday, October 16, 2014 12:45 PM
To: Ziomek, David; Tucker, Jonathan; Brestrup, Christine
Subject: RE: Inclusionary and 40B (Prep for Town Meeting)

All,

Please find attached a spreadsheet showing Amherst's SHI as of January 2014 and how new development could impact the percent of affordable units. Also included as new development is a "miscellaneous" 200 units, which represents the number of units produced between the 2000 and 2010 Census. Obviously, the current projects are adding more units at a much faster pace than in the recent past, but are not of a scale to dramatically change the Town's SHI.

The denominator in the SHI is based on the decennial census and will not be updated again until after 2020. The numerator, affordable units, will be updated as unit are added by DHCD. In the spreadsheet the number of affordable units assumes that all 204 units from Rolling Green continue to count as affordable units (we have strong indication that this is likely) and that no other affordable units currently counted fall off the inventory. Thanks.

Sincerely,

Nathaniel Malloy
Community Development Planner
Town of Amherst
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	total units	affordable units	% affordable
SHI (1/28/2014)	9621	1033	10.74%
New developments (since 2010)			
Green Leaves Condominiums	100		
Belchertown Rd-Habitat for Humanity	1	1	
Olympia Oaks	42	42	
Trolley Barn	4		
Olympia place	75		
Kendrick Place	36		
Amherst Office park	17		
Presidential Apt	52	6	
Hawthorne-Habitat for Humanity	2	2	
One East Pleasant	78		
Miscellaneous (Increase b/n 2000 and 2010 Census)	200		
<i>SubTotals</i>	607	51	8.40%
<i>Totals</i>	10228	1084	10.60%