



## SUBSIDIZED HOUSING INVENTORY STEP BY STEP

Chapter 40B is the Massachusetts Affordable Housing Production Law. The law requires all municipalities to provide affordable housing. The mandate is: 10% of a municipalities' housing stock must be reserved for low or moderate income households earning less than 80% of Area Median Income.

The data used to determine what percent of a community's housing stock is affordable, originates from the US decennial census data. Every 10 years when the census is conducted, one of the many things counted is year-round housing units. In 2010, Lincoln's year-round housing units were tabulated as 2,153 year-round housing units.

$$10\% \text{ of } 2,153 = 215.3$$

Rounded up to 216

Therefore, in 2010, Lincoln needed to have 216 affordable housing units to comply with Chapter 40B. At the time, Lincoln had 236 affordable housing units, a surplus of 30 units, therefore;

$$236 \div 2,153 = 10.96\%$$

Because of DHCD policy: In 2009 when Deaconess was issued a building permit to build what is now The Commons; 30 units of affordable housing were added to the Town's Subsidized Housing Inventory. BUT when the 2010 Census was conducted no one was living at The Commons; therefore the housing units to offset the affordable units were not counted.

If the 30 units at The Commons were NOT added to Lincoln's housing inventory before the 2010 Census then the calculation would have been different because there would have been only 206 affordable housing units.

$$206 \div 2,153 = 9.56\%$$

When a municipality is below 10%; a 40B developer can file a 40B Comprehensive Permit. The permit includes zoning. A 40B has the capacity to take land zoned for single-family housing and use it for multi-family housing. And the permit would allow the buildings to exceed height restrictions and many other local zoning laws that exceed state law. DHCD would allow a 40B developer to build up to 200 units of affordable housing in a town with population the size of Lincoln.

Because of various policies at DHCD; Lincoln has enjoyed the protection afforded to communities whose SHI is in fact over 10%. Mainly no intrusive 40B developers.

Looking forward to the 2020 Census: To project how many year-round housing units Lincoln has we need to start with the 2010 amount of 2,153. We know that since 2010, The Commons is at full capacity: 168 independent living units plus 40 assisted living units count toward year-round housing units = 209 housing units. We also know from averaging new building permits of single family homes and accessory apartments since 2000 that Lincoln adds about 100 new housing units per decade. [Houses torn down and re-built do not count as new].

$$\begin{aligned}2,153 + 209 + 100 &= 2,462 \\10\% \text{ of } 2,462 &= 246.2 \\ \text{Rounded up to } &247 \text{ units}\end{aligned}$$

Lincoln needs to add 10 new affordable housing units each decade to keep pace with new housing units. Since 2010, Lincoln has only added two affordable housing units. Therefore, we have not kept pace with new development.

$$\begin{aligned}238 \div 2,462 &= 9.66\% \\ \text{A deficit of only } &9 \text{ affordable units.}\end{aligned}$$

Unfortunately, if a 40B developer were to file a 40B Comprehensive Permit; DHCD and the Housing Appeals Committee would find that Lincoln's local and regional need for 9 units of affordable housing is compelling enough to enforce a 40B Comprehensive Permit.

Lincoln is one of very few towns in Massachusetts that has not had to accept a "friendly" or hostile 40B Comprehensive Permit.

If we add to the 2020 projection of 2,462 housing units and add another 60 units of housing at Oriole Landing; the year-round housing units for 2020 becomes:

$$\begin{aligned}2,462 + 60 &= 2,522 \\2,522 \times 10\% &= 252.2 \\ \text{Rounded up to } &253\end{aligned}$$

Lincoln will need to have 253 units of affordable housing to meet the 10% requirement.

DHCD policy allows rental developments that designate 25% of their units as affordable, for households that earn less than 80% of Area Median Income, to add all units within the development to their SHI:

$$\begin{aligned}238 + 60 &= 298 \text{ affordable housing units} \\298 \div 2,522 &= 11.81\%\end{aligned}$$

If Lincoln's new housing production remains stable at 100 new housing units per decade, we can project Lincoln's need for affordable housing to meet Chapter 40B's 10% requirement by computing the units in excess of the required 10%.

$$298 - 253 = 45 \text{ units in excess}$$

If Lincoln needs 10 units of affordable housing every decade  
Oriole Landing will provide 4 decades of compliance.