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

Residential Districts at Particular Risk:

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

UMass
Amherst College
Hampshire College
Case Study: Fearing Street Neighborhood (Sunset to North Pleasant)

Conclusions:

1) The neighborhood is predominantly owner-occupied family houses

2) The ZBA recognized that owner occupancy 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

<table>
<thead>
<tr>
<th>Year</th>
<th>BBB Time</th>
<th>Reason</th>
<th>Action</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>01/08/12</td>
<td>Noise</td>
<td>Requested</td>
<td>Sunset Pleasant</td>
</tr>
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3 problem calls in 6 years
0.5 calls/year

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

Non-Owner Occupied Duplex

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

Nuisance/Disturbance Calls for 21 Duplexes in our Neighborhood

APD “Nuisance” Calls (2-5 yrs)

- Owner Occupied
- Non Owner Occupied

349 Calls

4 Calls

Conclusions For Our Neighborhood:
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- No owner occupied rental is a problem
Unsupervised Commercial Rentals: Holdings and Recent Conversions by 3 Landlords

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

 Owner A (Lexington, MA)
 - Knight Properties LLC
 - 18 Piece Chicopee LLC (2006)
 - Good 'Ol Dave's LLC (2007)
 - Belchertown Rd. Partners LLC (2009)
 - Railroad Street Partners LLC (2012)
 - Berkshire Terr. Partners LLC (2013)
 - East Pleasant St Partners LLC (2012)

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

 Owner C (Amherst, MA)
 - East Pleasant St Partners LLC (2012)

Data Source: town property cards and state LLC records

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

"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
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.*