

Local preference for Postmark Square, 136 Haven Street

The population of Reading is 25,000, up 4.2% since 2000 ([www.housing.ma](http://www.housing.ma.gov)), the Massachusetts Housing Data Portal). Total households in Reading (all those living in one housing unit) increased by 6.9%, between 2000 and 2010, an increase from 8700 to 9300. Total households in Reading are projected to increase by 1,700 through 2030, an increase of 18 percent from 2010. However, the average household size decreased from 2.71 in 2000, to 2.64 in 2010, and is projected to be 2.41 in 2030. As a result, housing preferences are projected to change, as younger householders and seniors opt for smaller, multi-family units.

One way to measure whether or not a town is on track to meet future demand is to compare recent permitting activity to future projected demand. If annual permitting for multi-family housing units is historically lower than projected annual demand, this indicates a need to increase the rate of multi-family permitting in the future. From 2000 to 2012, Reading permitted 0 multi-family housing units annually. By comparison, Reading faces an annual projected demand of 40 multi-family units.

136 Haven Street will be a 5- story mixed-use building, located on the former Post Office properties. The first floor will be retail, with 50 condominium units above. Ten units will be affordable, 4 one bedroom, and 6 two bedroom.

For this project, Reading would like to reserve 70%, or 7 of the 10 affordable homeownership units for applicants who demonstrate a connection to Reading. Any person or household who qualifies under the local preference shall have equal consideration in the Local Pool, and will also be eligible in the General Pool. The local preferences include:

1. Current residents: A household in which one or more members is living in the town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration listing.
2. Municipal Employees: Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.
3. Employees of Local Businesses: Employees of businesses located in the municipality.
4. Households with children attending the locality's schools, such as METCO students

The Town is committed to providing equal access to all applicants. In the event that the pool of applicants with a local preference does not include at least 27% of households who have one or more member who is a minority as defined in the application, the other eligible minority applicants will be included in the lottery for the local preference units. The number of minority applicants needed in order to meet or exceed 27% will be determined, and then eligible minority applicants will be included from the general pool through a minority pre-lottery.

The Town of Reading would like to offer more affordable opportunities to Reading residents, and thus requests that 7 units be reserved for local preference for the Postmark project.