

Objective - to encourage opportunities for residents to “age in community” by the development of Senior Housing that is walkable, readily served by public transportation, and located in close proximity to establishments providing needed goods and service; In addition, these developments should provide healthy, safe, and socially stimulating environments designed in accordance with "universal design" principles while minimizing service costs. Multi-generational and mixed income senior housing opportunities will similarly be encouraged.

The Amherst Industrial Development Agency (AIDA) will follow the County-Wide IDA Eligibility Policy – Market Rate Senior Housing. To standardize the evaluation process the AIDA has developed a scoring system for the nine criteria listed at the end of the County policy. Points have been allocated to each of the criteria along with an explanation of how a project would qualify for the points. A total of 100 points are available and a project would need 86 points to qualify for incentives.

1. If the project has received written support from the city, town or village government in which it is located;
Qualifies if project has written support from the host municipality. (1 point)
2. The location of the project with particular emphasis on if the project is located within the town, village or city center or within a recognized hamlet.
Qualifies if project is located in areas shown on the Qualifying Activity Center Locations Map (4 points)
3. If the project is consistent with the applicable municipal master plan.
Qualifies if the project is deemed consistent with the applicable Town or Village Comprehensive Plan. (20 points)
4. If the project advances efforts to create walkable neighborhoods and communities for seniors in proximity to important local amenities and services.
Qualifies if the project location meets a minimum definition of walk-ability such as a Walk Score rating of "Somewhat Walkable" or higher or a Transit Score rating of "Good Transit" or higher as defined by Walkscore.com or some comparable classification system. (20 points)
5. If an independent market study shows a significant unmet need in the local community or specific neighborhood where seniors are unable to find appropriate housing opportunities.
Qualifies if project is located in an area where there is a need identified in an independent market study (such as the one sponsored by the Town of Amherst). (4 points)
6. If the project is located in areas of the Community where there are significant local resident populations that are at or below the median income level as defined by a 1- 5 mile radius of the project site.
Qualifies if median income level within 1 – 5 mile radius of the project site is at or below median income level of host municipality. (1 point)

7. If the project provides amenities that are attractive to seniors and differentiates the project from standard market rate housing apartments including but not limited to:
- Community rooms, including social/recreational activities
 - In facility senior specific services and amenities
 - Senior oriented fixtures and safety amenities (hand-rails, ramps, elevators, safety devices etc.)
 - Security, call systems
 - On site medical services.
- Qualifies if project follows the goals of “Universal Design” during design and construction. (20 points)*
8. Impediments to the ability to conventionally finance the project and the project’s rate of return.
- Qualifies if project is impeded by physical or environmental site conditions or rent caps dictated by the target residents. (12 points)*
9. The project is targeted at and will be at least 50% occupied by senior citizens whose income is at or below 60 to 80% of the median income for Erie County.
- Qualifies if project will be at least 50% occupied by senior citizens whose income is at or below 80% of the median income of the host municipality. (18 points)*