

FUTURE NEED FEWER THAN 20 UNITS

LOCAL PLANNING HANDBOOK

HOW-TO

Completing a narrative instead of guiding land for Future Need allocations fewer than 20 units in a comprehensive plan.

Cities and townships expecting sewer-serviced household growth must explicitly guide future land uses in their comprehensive plan updates to accommodate for the share, or allocation of Future Affordable Housing Need (Future Need) for their community. Future Affordable Housing Need for the 2031-2040 decade has been calculated within three bands of affordability; for households with area median income (AMI) at or below 30% AMI, 31-50% AMI, and 51-60% AMI. You can find your Future Need on your local [Community Page](#).

However, cities and townships with a Future Need less than 20 may describe how they will develop those units in their comprehensive plan in-lieu of guiding future land uses for affordable housing.



DESCRIBING MEETING YOUR ALLOCATED FUTURE NEED

A community with a Future Need allocation of fewer than 20 units for the 2031-2040 decade may use alternative strategies, besides guiding land, to ensure their community meets the housing needs of future residents.

Instead of identifying future residential land uses and specific acres for potential affordable housing development, these communities may provide a narrative response stating how Future Need will be addressed within their Comprehensive Plan. The narrative needs to include specific actions that will be taken to supply the units allocated in their 2031-2040 Future Need.

For example:

Little Valley must plan to accommodate four affordable housing units; three at 30% AMI or less, and one at 31-50% AMI to meet the Future Need allocation for the 2031-2040 planning decade.

The City will meet the need for these four units through the Market Plaza development which is expected to begin development in 2032 and will have 35 market rate units, 10 units at 31-50% AMI and 5 units at 30% AMI or less.

FIND YOUR FUTURE NEED ON YOUR LOCAL COMMUNITY PAGE

Visit your local [Community Page](#) to review your local allocation of future affordable housing need.

FOR MORE INFORMATION

Refer to the [Projected Housing Needs](#) instructions to read more about how projected housing needs are discussed and summarized in a narrative as a part of the housing element.

Visit the [Local Planning Handbook](#) to learn more about comprehensive plan requirements.

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