

THE MARTHA'S VINEYARD COMMISSION

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AFFORDABLE HOUSING POLICY

The issue of housing, and in particular the availability of affordable year round housing, is a concern that should be in the minds of all Islanders. Both seasonal and year-round residents of Martha's Vineyard who presently own their own home must rely upon services provided by others who can be classified as "essential workers". Essential workers are generally identified as teachers, policemen and women, governmental employees, health and human service providers, among others.

The legislation that has created the Martha's Vineyard Commission has very clearly indicated that one of the responsibilities of the Commission is to identify any impacts a specific proposal may have upon the availability of housing and in particular the impact upon the supply of low and moderate income housing opportunities. That responsibility so set forth excludes no segment of the developmental world and it is clear that all who propose any form of developmental change bear some responsibility for their impact upon the availability of affordable, year-round housing opportunities.

It is for these reasons that the Martha's Vineyard Commission has developed and set forth an affordable housing policy that is intended to ensure the continuance of a wide variety of opportunities for the provision of affordable housing units for the residents of the Island of Martha's Vineyard.

The policy has been divided into two parts; the first part deals with the relationship of residential developments and affordable housing and the second part addresses the relationship of non-residential developments and affordable housing.

AFFORDABLE HOUSING POLICY
for
RESIDENTIAL DEVELOPMENTS

The Martha's Vineyard Commission, in concert with the mandate contained in sections 14 and 15 of chapter 831 of the Acts of 1977, as amended, that it, (the Commission) consider in its decision making process, the supply of needed low and moderate income housing for Island residents, hereby adopts the following policy:

Any application for a development of Regional Impact (DRI) involving the creation of ten (10) or more lots by division or subdivision, or involving ten (10) or more dwelling units must include, at the discretion of the applicant, either of the following provisions satisfactory to the Commission:

- a. Ten percent (10%) of the buildable lots or dwelling units within such development shall be provided to the Dukes County Regional Housing Authority for the purpose of meeting the needs of low and moderate income residents housing needs. The required affordable housing shall be provided on-site.

The lots or dwelling units so provided shall be exempt from any growth rate provisions established within the town in which they are located as well as being exempt from all covenants established within the development in which they are located.

OR

- b. Twenty percent (20%) of the currently assessed value of the property in question shall be provided to the Dukes County Regional Housing Authority, to be administered by said Authority for the purposes of providing affordable housing to Island residents. The sum to be deposited shall be provided to the Regional Housing Authority within eighteen (18) months of the date of approval of the plan by the local board(s).

The Martha's Vineyard Commission may permit the affordable housing requirement to be met through the provision of off site buildable lots, of equivalent size, only if the applicant provides convincing evidence that the on-site provision of affordable housing lots would not be in the best interest of the MVC Regional Policy Plan nor of this policy.

As used in this policy, the following terms shall have the following meanings:

"buildable" - shall mean a parcel of land complete with an installed well or municipal water hook-up and an approved septic system design or approved municipal sewer hook-up.

"equivalent size" - shall mean a parcel or parcels of land whose acreage when taken in total shall equal the acreage of a parcel or parcels of land that would be dedicated to affordable housing uses if contained within the development. (as example: one 3 acre on-site lot equals 3 one acre lots off-site or 6 half acre lots off-site of any combination thereof)

While the Martha's Vineyard Commission hereby adopts the percentages noted in 'a' and 'b' above, such figures being based on certain studies commissioned by the Commission showing that this requirement is appropriate to meet the needs on the Island for affordable housing, the Commission also recognizes that there may be special circumstances where adjustments to the percentages and deviations from the strict adherence to the policies are appropriate.

PART II

AFFORDABLE HOUSING POLICY for NON-RESIDENTIAL DEVELOPMENTS

The Martha's Vineyard Commission, further, in concert with the mandate contained in Section 14 and 15 of chapter 831 of the Acts of 1977, as amended, hereby adopts the following policy with respect to commercial/retail developments:

- a. for developments of 2,000 square feet up to 3,999 square feet:
\$1,000 for the first 2,000 square feet and \$0.50 per square foot for every square foot over 2,000 square feet.
- b. for developments of 4,000 square feet up to 5,999 square feet:
\$2,000 for the first 4,000 square feet and \$1.00 per square foot for every square foot over 4,000 square feet.
- c. for developments of 6,000 square feet up to 7,999 square feet:
\$4000 for the first 6,000 square feet and \$1.50 per square foot for every square foot over 6,000 square feet.
- d. for developments of 8,000 square feet and greater:
\$7,000 for the first 8,000 square feet and \$2.00 per square foot for every square foot over 8,000 square feet.

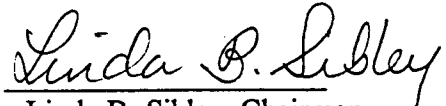
It should be noted that, in addition to the above monetary contribution, any development of regional impact involving the creation of a non-residential development of greater than 2,000 square feet and which displaces, either by demolition of or change of use of, or both, dwelling unit(s) must replace said loss with newly created, year-round affordable replacement unit(s) of comparable size. Such newly created replacement units(s) shall be provided on-site unless, in certain circumstances, the applicant provides convincing evidence that the on-site provisions of new, year-round affordable replacement unit(s) would not be in the best interest of the MVC Regional Policy Plan nor of this policy.

The Martha's Vineyard Commission recognizes the unique nature of developments occurring at the Martha's Vineyard Airport, including but not limited to characteristically greater building sizes, residential zoning prohibitions, and County Airport residential use restrictions. The Martha's Vineyard Commission hereby adopts the following policy with respect to developments of regional impact proposed to be located at the Martha's Vineyard Airport:

Any development of regional impact greater than 2,000 square feet proposed to be located at the Martha's Vineyard Airport, shall provide to the Dukes County Regional Housing Authority, a monetary contribution equal to 30% (thirty per cent) of the sum that would be provided if the development were proposed for a location other than at the Martha's Vineyard Airport.

While the Martha's Vineyard Commission hereby adopts the provisions of both the Residential and Non-Residential aspects of this policy, such provisions being based on information and data supplied by legal counsel, and by other certain studies prepared by the Commission staff showing that these requirements are appropriated to meet the needs of Island residents for affordable, year-round housing, the Commission also recognizes that there may be special circumstances where adjustments to these figures and deviations from the strict adherence to the policies are appropriate.

By Vote of the Commission



Linda B. Sibley, Chairman
Martha's Vineyard Commission

May 21, 1998
Date