

REVISED CHILMARK VISION

Based on community input at the November 2016 Housing Production Plan workshop
Revised 12/7/16

Chilmark community members envision that in 2027 – a decade from now- the community will retain a strong sense of history and continuity with its past. Its many caring and involved residents will include those that have substantial roots in the community and newcomers. Chilmark's residents will benefit from the diverse and innovative affordable housing options developed over the decade. Residents will continue to value the rural village character, lifestyle of Chilmark, and strong sense of community.

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New small, well-integrated, multi-family developments, which are designed to serve year-round residents including young families, workers, and seniors, will help maintain and increase the diversity of the population in Chilmark. The town will consider varied and innovative affordable housing options for both rental and ownership to address the need. New housing options could be close to the town center (Beetlebung Comer) or in rural areas surrounded by open space and working farms.

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New buildings, clusters, and compounds; converted and enlarged older homes and barns to multi-family buildings, and new accessory apartment housing will be considered as part of the solution to provide year-round apartments or homes at modest prices. Zoning updates will be a key factor to encourage these broader housing options for the community and will accommodate residents of all ages including older adults wishing to downsize.

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The town will continue to foster housing development on town-owned land, acquire developable lots for housing, and actively foster the creation of more diverse housing options through tax incentives, zoning updates, and partnerships with organizations such as the Martha's Vineyard Land Bank.

In addition to housing that is permanently restricted to income-eligible year-round residents, the town will continue to support the provision of middle-income housing in Chilmark. As well, the town will consider participation in Island-wide developments in more cost-effective locations elsewhere. The town will consider that some of the units located regionally in addition to those created locally will count towards the state-required municipal goal of 10%.

Deleted: , the town, through updated zoning, will encourage the conversion of key properties to small multi-family units to respond to the need for seasonal workforce housing.

Martha's Vineyard Draft Goals for Housing Production Plans – revised based on community comments at November 2016 HPP workshops

Prepared by JM Goldson 11/4/16, revised 11/8/16, 12/7/16

Chilmark

<p>Housing Options</p>	<p>Encourage the creation of <u>varied</u> and innovative affordable housing options <u>for both rental and ownership</u> including small, <u>well-integrated</u> multi-family developments. <u>The town will consider varied and innovative affordable housing options for both rental and ownership to address the need.</u></p>	<p>Deleted: diverse</p>
<p>Household Types</p>	<p>Increase year-round housing units to support a variety of household types such as young families, workers, and the <u>seniors wishing to downsize to units with less maintenance requirements</u>, including residents with substantial roots in the community as well as newcomers.</p>	<p>Deleted: rental</p>
<p>Community Character / Smart Growth / Location</p>	<p>Ensure new <u>private</u> housing development is located, designed, and scaled to be sensitive to Chilmark's rural village character. This could include a few small well-designed and <u>well-integrated</u> multi-family housing developments (<u>small buildings or clusters/compounds</u>), <u>converted and enlarged older homes and barns to multi-family buildings</u>, and the addition of accessory apartment housing in <u>existing or new structures encouraged through zoning updates</u>. <u>New housing options could be close to the town center (Beetlebung Corner) or in rural areas surrounded by open space and working farms.</u></p>	<p>Deleted: , small clusters of cohousing with shared services, and conversion of larger older homes to multi-family.</p>
<p>Resources & Capacity</p>	<p><u>Continue to</u> foster development of town-owned land, seek resources to acquire development lots for housing, and actively <u>create</u> more diverse housing options through <u>zoning changes</u>, tax incentives, and partnerships with <u>other towns and</u> organizations,</p>	<p>Deleted: rental</p>
<p>Quantitative / Production</p>	<p>Support the creation of at least 10 low/moderate-income (LMI) units over five years (an average of <u>at least</u> two units per year) that will count on the Subsidized Housing Inventory, particularly rental units affordable to households with extremely low- and very low-income. This rate of LMI housing production would support the town reaching 10% through incremental production (0.5% of year round housing units) by 2036. <u>The Town will consider participation in Island-wide developments in more cost-effective locations elsewhere. The Town will consider that some of the units located regionally in addition to those created locally will count towards the state-required municipal goal of 10%.</u></p>	<p>Deleted: elderly</p>
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		<p>Deleted: Economic Vitality</p>
		<p>Deleted: Encourage conversion of key properties to small multi-family units to respond to the need for seasonal workforce housing to support the Vineyard's economy.</p>
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In addition, support the creation of at least 10 ownership units affordable to households between 80-100% of the area median over five years.³

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³ Note: For Chilmark – despite having needs that could also support creating affordable ownership units for up to 150% AMI (as presented in Sept.), the greater need is for rental LMI units and ownership units between 80-100%AMI. Therefore, we are recommending, through this draft goal, that public resources are focused on these greater needs over the 5-year timeframe of the plan and could be revisited in a subsequent plan.