

# Edgartown Goals & Strategies

## Community Workshop

November 2016

Presented by

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ASSOCIATES INC

# Why are we here tonight?

1. Review Draft Visions

*Did we hear you correctly in September?*

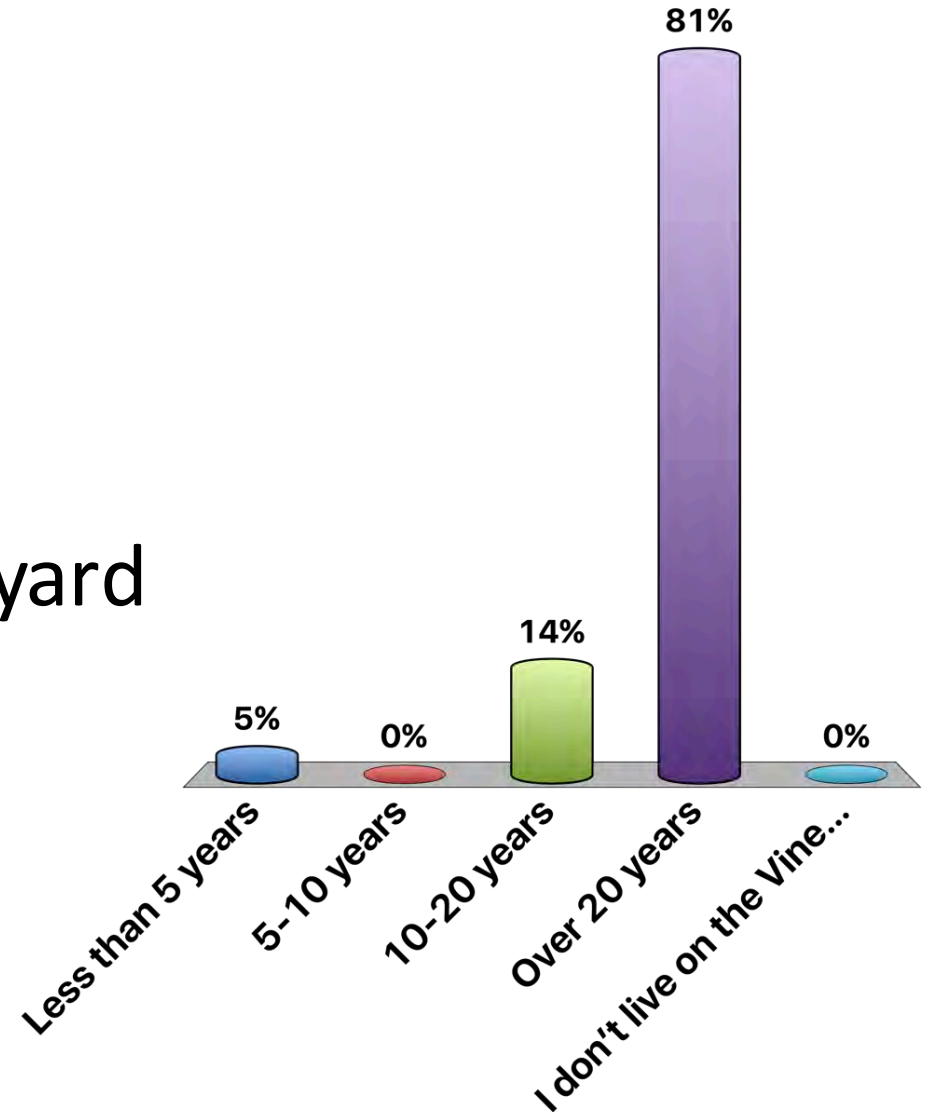
2. Solicit your Feedback on the Draft Goals

*Set direction for five years*

3. Solicit your ideas for potential strategies for more in-depth consideration in this planning process

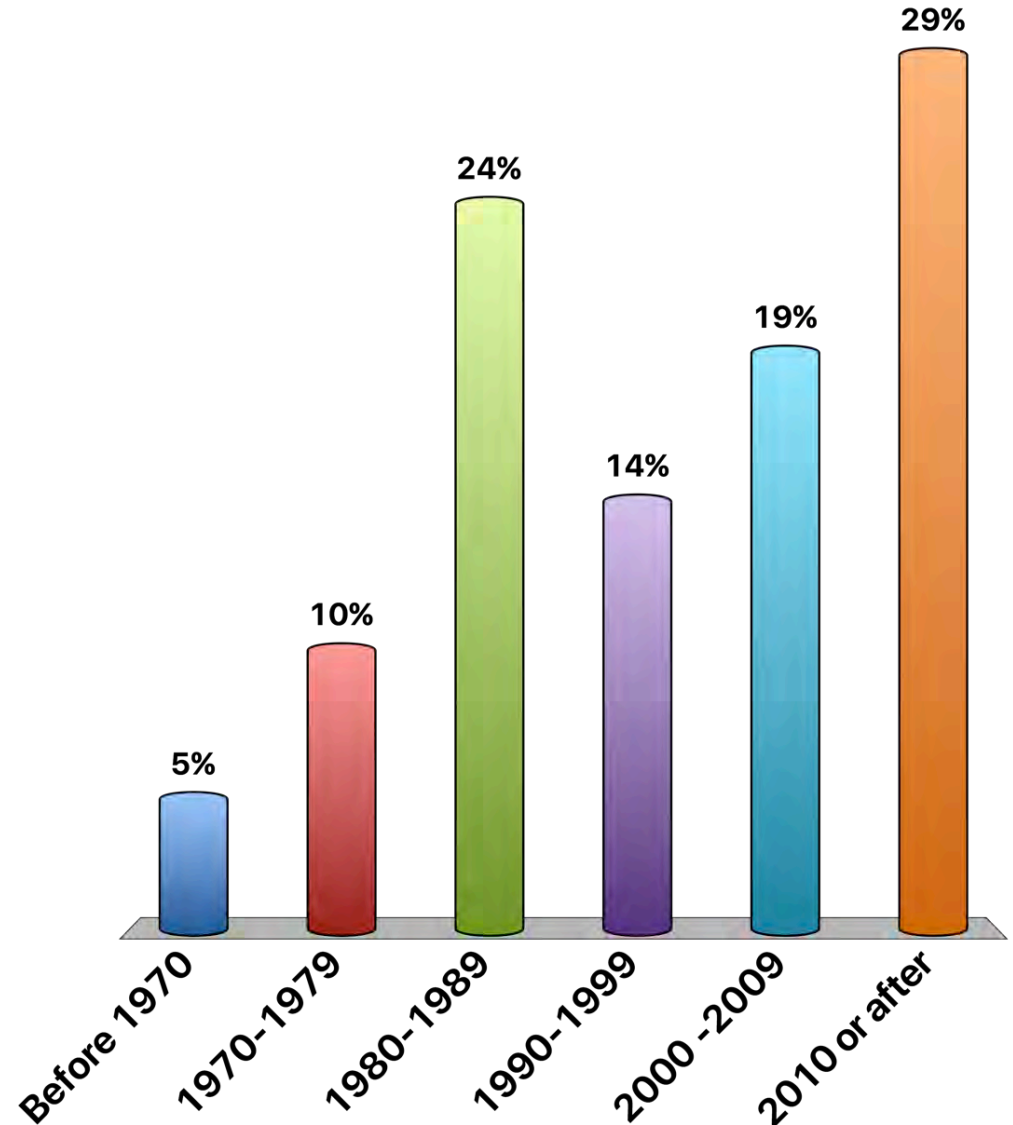
# How long have you lived on the Vineyard?

- A. Less than 5 years
- B. 5-10 years
- C. 10-20 years
- D. Over 20 years
- E. I don't live on the Vineyard



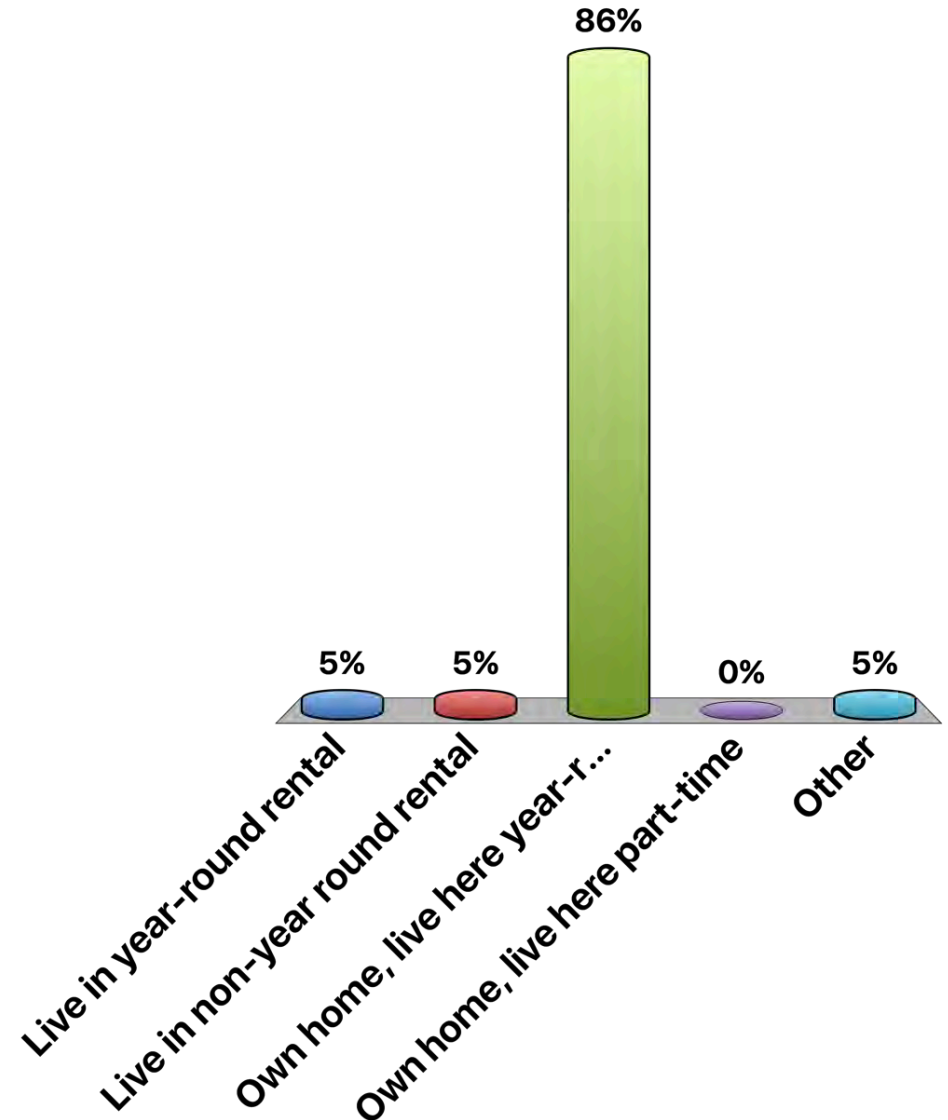
# When did you move into your current home?

- A. Before 1970
- B. 1970-1979
- C. 1980-1989
- D. 1990-1999
- E. 2000 -2009
- F. 2010 or after



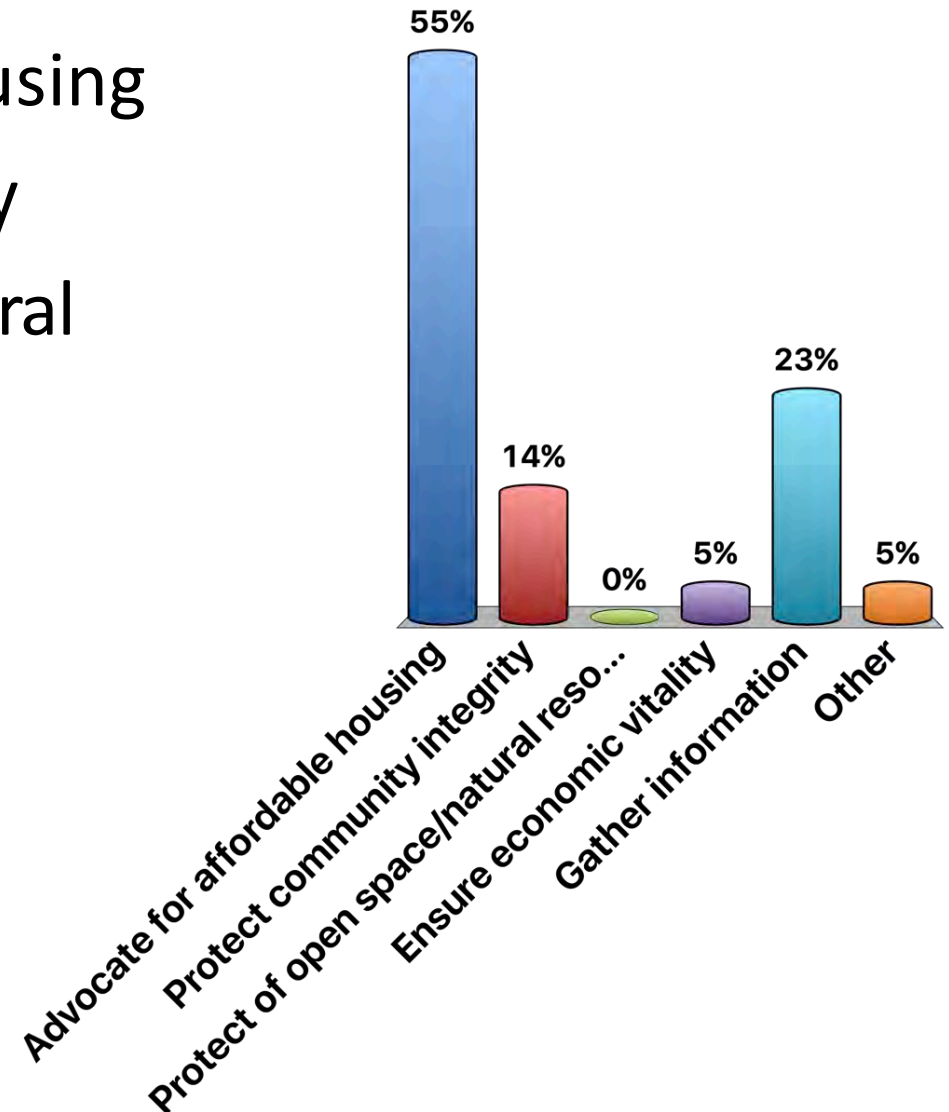
# Do you . . .

- A. Live in year-round rental
- B. Live in non-year round rental
- C. Own home, live here year-round
- D. Own home, live here part-time
- E. Other



# What is your primary purpose for being here tonight?

- A. Advocate for affordable housing
- B. Protect community integrity
- C. Protect of open space/natural resources
- D. Ensure economic vitality
- E. Gather information
- F. Other



**WHAT DID WE LEARN AT THE  
SEPTEMBER WORKSHOP?**





## All Island Planning Board Housing Survey

All six Island Towns are developing Housing Production Plans to help address the Vineyard's Housing Crisis. You can help shape the zoning and housing policies your town will use to create housing people can afford by taking this brief 5 minute survey. This will provide us information about your housing needs and your priorities and concerns about housing issues.

### 1. Have you been able to find the housing situation you need?

- I am happy with my housing situation.
- I need a year round rental
- I need a more affordable year round rental
- I need a larger year round rental
- I want to own but there is nothing in my price range
- I own a home and want to downsize but there is nothing in my price range
- Other

**Did you participate yet?**

# ONLINE SURVEY

# Survey – Preliminary Results

- 550 respondents (11/12/16) – most lived on Vineyard 20+ years and 33% renters
- Need year-round/more affordable/larger rental: **54%** total renters
- Top priorities to solve Island's housing challenges (goals):
  1. Housing for households earning less than \$50K (owners + renters)
  2. Starter homes for young families (owners + renters)
  3. Creating affordable housing for elders (owners)
  3. Housing for households earning between \$50K and \$100K (renters)

# ... con't Survey – Preliminary Results

Top Favored Strategies		
Strategies	Owners	Renters
Allowing the addition of guest houses and accessory apartments	1	1
Creating dormitory/youth hostel type housing for seasonal workers	2	
Taxing seasonal home rentals to create an affordable housing fund		2
Allowing multi-family housing to be built in specifically designated parts of town	3	3
Allowing conversion of existing homes into two family or multi-family housing	4	4

# **DRAFT GOALS**

Goal = a desired state of affairs to which planned effort is directed

Strengthen the economic vitality of local commercial areas by encouraging development of mixed-use residential/commercial properties.

# What are the draft goals based on?

- September workshop participants' feedback and the resulting draft vision statements
- Housing needs assessment findings
- State requirements for the Housing Production Plans

# DHCD 760 CMR 56 Regulations: HPP Goals

- Mix of types of housing, consistent with local and regional needs and feasible (e.g., economic, physical, political feasibility)
- Including rental, homeownership, and other occupancy arrangements
- for families, individuals, persons with special needs, and the elderly
- Numerical goal for annual housing production by at least 0.5% during every year included in the HPP, until the overall percentage exceeds 10%

# Types of Goals

Two sets of goals - **Island wide** and **Town**

1. Housing Options
2. Household Types
3. Economic Vitality
4. Community Character
5. Resources & Capacity
6. Numerical Production



# Draft **Island-wide** Goal #1- Housing Options

- Increase housing options with more **alternatives to conventional single-family houses**, especially **year-round rental** options,
- to provide greater opportunities for residents of **all ages and income levels** to live on the Island year-round and help sustain the Vineyard as a welcoming, supportive, and unique place.
- *Such alternative year-round housing options could include:*
  - *accessory dwelling units*
  - *duplexes*
  - *multi-family apartments*
  - *cohousing*
  - *tiny/micro houses*
  - *micro-apartment units*
  - *cottage-style houses on small lots*
  - *top-of-shop/mixed-use housing*

# Draft **Island-wide** Goal #2 – Household Types

- Expand **year-round affordable** and **market-rate** housing options to support housing needs for people of all ages and household compositions, including **families, seniors, young singles and couples, and people with disabilities**
- and to provide permanent supportive housing options for families and individuals **experiencing or at-risk of homelessness.**
- *This includes creating more **year-round rental** units, with supportive services as needed, that are affordable to **extremely low- and very low-income households.***
- *In addition, this includes housing options that **support aging** on the Island including **smaller units** for older adults looking to downsize, service-enriched independent and assisted living facilities, as well as multi-generational housing.*

# Draft **Island-wide** Goal #3 – Economic Vitality

- Encourage the creation of more **year-round** and **seasonal workforce housing**, which are both important to support the Vineyard's regional economy.
- In particular, encourage creation of workforce housing options including **dormitory-style housing** for seasonal employees
- and **year-round rental and ownership** housing affordable to **low/moderate** and **middle-income** households.

# Draft **Island-wide** Goal #4 – Community Character

- Direct **new housing growth** to reinforce and enhance each community's unique identity and character.
- In **Up-Island towns**, provide housing options that preserve the rural small-town feel and scenic vistas and enhance town and village centers.
- In **Down-Island towns**, which have greater infrastructure and services, foster well-designed and **carefully located multi-family** apartments in keeping with neighborhood character and historic integrity as well as other alternative housing types.

# Draft **Island-wide** Goal #5 – Resources & Capacity

- Embrace **Island-wide solutions** to address the Vineyard's housing needs with **collaborative efforts**
- that include **cost-sharing** to support **services** and **infrastructure** needed to create new housing.
- In addition, work **collaboratively** to create expanded resources and capacity to support the creation of **affordable year-round rental** housing on the Island.

# Draft **Town** Goal #1 – Housing Options

- Increase the **diversity** of new **year-round** housing types, including:
  - affordable year-round rental and ownership housing, mostly smaller in scale
  - cohousing
  - townhouses,
  - duplexes,
  - guest houses
  - tiny/micro house communities
  - condominiums
  - multi-family apartments

# Draft **Town** Goal #2 – Household Types

- Expand housing choice to support a variety of household types including:
  - young families, young Islanders returning home, year-round and seasonal workers, seniors, people with disabilities
  - as well as extremely low-income households including individuals and families experiencing or at risk of homelessness.
- These new housing options should provide options for seniors to stay in the community as they age and should include the development of a senior-living facility that provides independent and assisted living options.

## Draft **Town** Goal #3 – Economic Vitality

- Foster the creation of dormitory/barrack style housing and rooming/boarding houses to provide temporary homes for seasonal workers to help provide more year-round housing choices in the existing housing stock and strengthen the community's economic and social health.



# Draft **Town** Goal #4 – Community Character

- Ensure that new development is attractively designed with sensitivity to the historic, small-town character of the community and encourage the conversion of seasonal homes to year round units as well as new development on key larger and smaller infill properties.

# Draft **Town** Goal #5 – Resources & Capacity

- Expand local and regional funding sources to help support creation of affordable housing.

# Numerical Production Goal for Edgartown

- LMI = Low/moderate income
- **Minimum** required by state regulations for your town:
  - at least **50** LMI units over five years - average of 10 per year (0.5%)
  - 100 LMI units over five year – average of 20 per year (1%)
- Meeting 0.5% in any calendar year (with state-approved HPP) would provide 1-year “safe harbor”/state certification
- Need total of 196 LMI units per c.40B
- Have 89 units (4.5%) currently – need 107 more to reach 10%

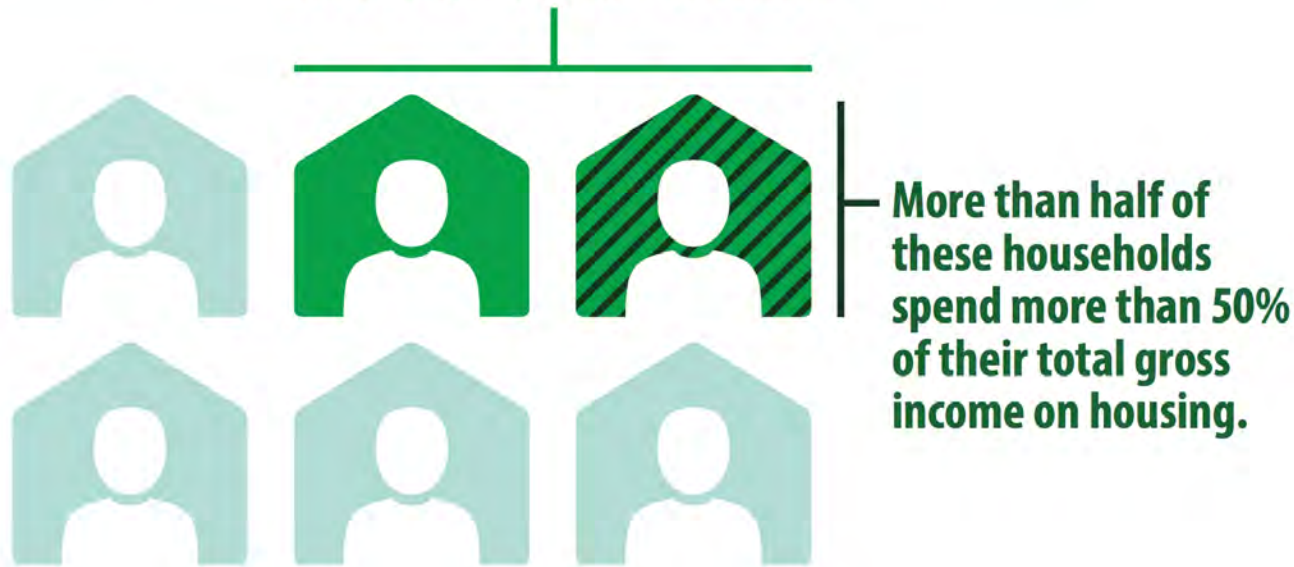


LMI limits (80% Area Median Income) - vary by household size

# Edgartown's local housing needs are greater than 40B goal

- Edgartown's LMI households (HH): **465**
- Cost burdened LMI HH (*spending >30% of income on housing*): **315**
- Severely cost burdened LMI HH (*spending >50% of income on housing*): **245**
- 80-100% AMI households with cost burden: **175**

**Close to a third of all year-round households in Edgartown have low/moderate income.**



Source: 2009-2013 ACS, CHAS data

# Considerations when setting Numerical Production Goal

- Could consider setting a higher goal for LMI units – local and regional housing needs support higher production
- Could also consider other types of units that wouldn't count towards the 40B 10% goal such as middle-income housing units
- In 2015, your town issued permits for a total of 49 new residential units (including 36 single family). **Issue: how many are driven by seasonal demand?**

Judi Barrett, RKG Associates

# **STRATEGIES**

# Goals v. Strategies

- There's a point in every planning effort when the participants want to stop talking about "what is" and focus on the when/where/what of "what should be"
- Good energy!
- December meetings will be devoted to HPP *strategies*
- Tonight, focus on *goals* and begin to think about strategies

# Goals v. Strategies

- Goal: a desired state of affairs to which planned effort is directed
- Strategies: Aligning what you do and how you do it with your desired state of affairs
- For municipalities, most powerful tools are regulatory, capacity, and financial
- In November, let's be clear about the desired state of affairs – be conscious of what you ask for!
- In December, you'll get to put your actions where your mouth is (so to speak).



# How Goals Can Lead to Strategies: Examples

- Goal: Increase the diversity of new year-round housing types, including affordable year-round rental and ownership housing, mostly smaller in scale . . .
- Potential Strategies – some steps you could take
  - R-20: Consider 2-family dwellings by right with an affordability restriction on one unit
  - R-20: Consider small-scale multifamily buildings by special permit with 25% of units subject to an affordability restriction (and eligible to “count” under Chapter 40B)
  - R-60: Allow accessory dwellings by right – on “level playing field” with guest house

# How Goals Can Lead to Strategies: Examples

- Goal: Increase the diversity of new year-round housing types, including affordable year-round rental and ownership housing, mostly smaller in scale . . .
- Potential Strategies – some steps you could take
  - R-5: Allow accessory dwellings by right, subject to design standards
  - B-1: Multifamily units in commercial buildings
  - Reach out to/actively solicit Chapter 40B comprehensive permit proposals

# How Goals Lead to Strategies: Example

- Goal: Expand housing choice to support a variety of household types including young families, young Islanders returning home, year-round and seasonal workers, seniors, people with disabilities . . .
- Potential Strategies – some steps you could take
  - Tax incentives to allow accessory structures as year-round rentals for lower-income people
  - Transfer tax (fee!) on seasonal housing transactions – source of funding for affordable housing construction and operating subsidies
  - CPA, other funds to support creation of group homes

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# **INTRODUCTION TO EXERCISE: SMALL GROUP DISCUSSIONS**

# A good discussion

1. Listen to others & respect all points of view
2. Adhere to time limits (brevity will be critical)
3. Everyone speaks once before anyone speaks twice
4. Agreement is not necessary

# INTRODUCTION: SMALL DISCUSSION GROUP EXERCISE

## Objectives

*Work together to discuss draft housing goals both Island-wide and town goals. Brainstorm strategies to help achieve these goals.*

## Use of Results

*Help the project team to:*

- *revise draft goals*
- *design workshop #3 to consider strategies to incorporate into draft HPP*



# Brainstorming

- Produce ideas **quickly** without considering their value
- Emphasis is on **quantity** not quality
- **No criticism** of ideas (your own or anyone else's)
- Feel free to **let imaginations wander** and contribute freely without worrying about what others think
- Recorder writes down **EVERY CONTRIBUTION**
- Participants are encouraged to **build on other's ideas**
- Sometimes an idea that may seem silly at first will trigger another idea that turns out to be very valuable!

# EXERCISE DESIGN AND SCHEDULE

Two Parts – 30 minutes each:

- 1) Island-wide
- 2) Town

Instructions:

- 1) List any concerns about goals
- 2) Discuss Town's numerical production goal
- 3) Brainstorm strategy ideas for further exploration

Group leader at each table

Need volunteer clerk to record discussion

Close with brief presentations from each group leader

