



# MARTHA'S VINEYARD HOUSING FUTURE

Workshop participants envision that in 2027 Martha's Vineyard will still be treasured by residents and visitors for its pristine natural landscapes, unsurpassed scenic views, historic charm, and unique mix of communities with the feeling of both town and country. Island residents will continue to form a multi-faceted, diverse community with an easy, friendly vibe and strong, community-minded spirit. Residents will continue to value the Vineyard's relaxed pace and peaceful lifestyle, quality schools, opportunities to enjoy nature, and the Island as an isolated safe-haven with easy access to the world beyond. Increased housing options will 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.



Workshop participants hope that the Island communities will embrace Island-wide solutions to address the Vineyard's housing needs and that collaborative efforts will include cost-sharing to support the services and infrastructure needed to create new housing - schools, wastewater treatment, drinking water supply, roads, as well as environmental and water quality protection. Affordable housing and diverse housing options will be scattered throughout all communities, but in different forms to reinforce and enhance each community's unique identity and character. In addition, dormitory-style housing will be provided in key locations to house seasonal employees, which will help to increase the availability of year-round housing on the Island, while supporting the Vineyard's important tourism economy.

Community members hope that Up-Island towns will provide housing options that preserve the rural small-town feel and scenic vistas through alternative site planning including clustered, cohousing, and tiny/micro houses. In addition, the Up-Island towns will foster creative conversion of large older homes to multi-family apartments, creation of more accessory apartments, and expansion of Aquinah's town center and West Tisbury's village centers with small-scale mixed-use and residential development.

Community members hope that Down-Island towns, which have greater infrastructure and services, will embrace well-designed and carefully located multi-family apartments in keeping with neighborhood character and historic integrity of the community, as well as duplexes, accessory apartments,

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and mixed-use "top-of-the-shop" developments to enhance the vibrancy and health of commercial areas.

In addition, as the Island population is expected to continue to age, regional efforts will help create housing options to 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 options.

The community hopes that, by working together, the Island can successfully lobby for the establishment of a Vineyard Housing Bank (modeled after the Martha's Vineyard Land Bank), or develop some other revenue stream, that will generate funds to primarily support the creation of affordable year-round rental housing on the Island. In addition, the Island communities will work together to pool local Community Preservation Act funds to create affordable year-round rental housing on the Island.