

CHILMARK COMMUNITY WORKSHOP #1: SUMMARY OF RESULTS

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Summary

The purpose of the first of three community workshops in Chilmark was to introduce participants to the Housing Production Plan (HPP) project scope and schedule, to discuss housing needs in the community and Island-wide, and to develop a preliminary housing vision for the community and the Island.

The following themes emerged as residents considered the current housing environment in Chilmark and ideas for the future of housing in their community: preserving town character, encouraging innovation, and increasing population diversity.

In order to preserve the rural, low-density town character and create more affordable housing opportunities in Chilmark, workshop participants thought that innovation will be essential. This innovation may include architectural design, infrastructure treatments, combined with alternative site planning approaches such as co-housing or cluster housing. Such alternative site planning can provide more diversity of housing types (e.g., cottage-style single-family, duplex, small-scale multi-unit), serve a variety of populations including elders, young families, and workers, and preserve the community's scenic beauty, open space, and natural resources.

Workshop Design

The workshop took place in the Chilmark Library on Wednesday, September 21, 2016 from 7-9:30pm. Nineteen people attended. The purpose of the workshop was to engage Chilmark community members in an interactive process that both informs and solicits ideas.

- Information: A presentation gave participants an introduction to the purpose of a Housing Production Plan, affordability criteria, and indicators of housing need.
- Public input: Working in small groups, participants outlined a housing vision for their town and the Island and also identified opportunities and obstacles in the community and the Island to address housing needs.

Methods

The workshop consisted of a presentation and digital group polling as well as small group discussions and other informal exercises. To start, participants placed a pin on a map of Martha's Vineyard to show where they live, and then using post-it notes they answered two questions to create a word cloud, "Describe a quality you like about Chilmark," and "Describe a quality you like about Martha's Vineyard."

Before the consultants' presentation, participants worked in pairs or threesomes to interview each other about how long they have lived on the Vineyard and housing issues.

Consultants Jennifer Goldson and Judi Barrett described the purpose and process of creating a Housing Production Plan and re-enforced the need for community insight and input into the process. The presentation also included preliminary findings from the recently completed draft Housing Needs Assessment, as well as digital group polling.

After the presentation, participants worked for one hour in small groups of 4-8 on three discussion topics. To start, participants discussed the presentation they heard and considered the information together as a group-- What was a surprise to them? What unanswered questions were they left with? Next, the groups developed a vision of their community and the Island with a range of housing options that satisfy the needs of multiple groups and users. What would that look like?

Lastly, groups identified the real-world opportunities and obstacles to achieving this vision. At the close of the workshop, a representative from each table presented some of the ideas their group identified.

Interviews

The interviews consisted of five questions designed to record how long participants have lived on the Vineyard and in this community, and how their housing needs may have changed over that time. In addition, the questions captured participants' ideas about the differences between the Island's and their community's housing needs.

Participants have been living in Chilmark for as few as one year and as many as seventy-one. Most live and have lived in single family homes for the duration. Most participants who noted that their housing needs have changed over time referred to a need to downsize or move to a home without stairs. A few noted a need to accommodate a growing family with a bigger home.

Respondents identified multiple housing needs including affordable housing that will serve diverse populations like young people, workforce and seniors, and a need for more rental housing. Chilmark is set apart by its rural nature, high cost of land and high percentage of seasonal owners. Participants noted the difficulty in increasing density in the town because of high costs and lack of buy-in from community members.

Digital Group Polling

Group polling enables workshop organizers to get a picture of who participants are and what brought them to the workshop. How long have they lived on the Vineyard? How long have they lived in their current homes? Are they homeowners or renters? Year-round or seasonal? Key polling results in Chilmark were as follows.

Lived on the Vineyard

- Fifty-five percent of respondents have lived on the Vineyard for 20 years or more.
- Twenty percent have lived in the Island for 10-20 years.

- Twenty-five percent have lived on the Vineyard from less than one year up to 10 years.

Moved to Current Home

- Twenty-nine percent of respondents moved into their current homes before 1979.
- Thirty-eight percent moved into their current homes between 1980 and 2009.
- Thirty-three percent moved into their current homes since 2010.

Own/Rent

- Ninety percent of participants own their own homes and live in them year-round.
- Ten percent of respondents chose “Other.”

Primary Reason for Attending Workshop

- Fifty-seven percent responded that they attended in order to advocate for affordable housing.
- Twenty-three percent, were there to gather information.
- Ten percent attended in order to protect community integrity.
- Five percent were there to ensure the community’s economic vitality.
- Five percent were there to protect open space.

Small Group Discussions

Participants worked in groups of four to eight on three discussion topics. To start, groups considered the information they heard in the presentation (Part A). What surprised them? What questions did they have after the presentation? The second discussion topic (Part B) asked participants to formulate a “perfect-world” vision of housing in their community and the Island as a whole. Finally, in Part C, groups considered what real world opportunities and obstacles exist to help or hinder their vision coming to fruition.

Part A – Debriefing

After the presentation, participants expressed surprise at the number of their neighbors who are very low income earners and those who are spending 50% of their income on housing costs. Who are these neighbors? Chilmark’s housing cost burdened residents and the number of very low income earners are hidden populations. Participants also expressed concern about protecting Chilmark’s character while increasing the town’s SHI numbers. As in other Island communities, the cost of single family homes and the percentage of seasonal homes are both high and these numbers came as a surprise to participants.

Part B - Visioning

Chilmark

Participants noted that Chilmark’s housing stock does a poor job meeting the needs of residents. Most notably, housing does not serve a variety of populations well, such as the elderly, young families, and workers. Many of the visions that groups discussed included increasing diversity, from ethnic and age diversity to family and housing types. Groups

envisioned small clusters of housing that would serve a variety of populations and needs, like co-housing, communes, or housing compound with shared services. Increased density through development of multi-unit housing or renovation of large homes into multi-unit buildings was also proposed.

Participants imagined building on town-owned land and using creative tax incentives, zoning changes, and partnerships with organizations like the Land Bank. Some other ideas included campers for seniors and building adjacent to a working farm to both take advantage of the farm products and to reduce friction with neighbors. Finally, participants expressed a desire to ensure that housing be permanently restricted to those who are income eligible and year-round residents.

Island-Wide

Participants indicated that the Island's current housing stock meets the needs of the population poorly - one table indicated poorly to fairly. Comments noted that the Island is losing teachers, doctors, and administrators due to lack of housing and that there is a primary need for rental housing. In addition, participants commented that there is a need for housing for elderly, summer workers, and homeless people.

Participants imagined an Island with scattered site affordable rental and ownership housing across the island that takes into account the nature of each town's character and development. In participants' visions the Island has more senior housing, more apartment buildings in appropriate locations, tiny houses, artist live/work spaces, barge housing for seasonal work force, and homes for people who work on the Island, such as plumbers and electricians. Participants noted that there is more opportunity for higher density in Down-Island towns and that Chilmark couldn't handle density like other towns could.

Part C - Opportunities and Obstacles

Chilmark

Participants expressed a desire to protect Chilmark's special small-town character and wondered how higher density housing development can fit into or enhance the town's character. The town needs to identify large lots which could support more housing and capitalize on resident's goodwill about improving Chilmark's housing situation. The zoning board is also positively inclined towards housing development. This goodwill can be directed toward developing creative solutions like mobile tiny homes, seasonal houseboats, or an architecture competition of innovative design.

Obstacles that participants identified included infrastructure constraints, the high price of land, zoning constraints though this can be changed. In addition, participants noted that there will likely be resistance from some residents, particularly seasonal, or NIMBY-ism. One group expressed concern about how the town's affordable housing needs can fit into a vision or planning strategy for the town. Is 10% the right number? Does that address the town's needs?

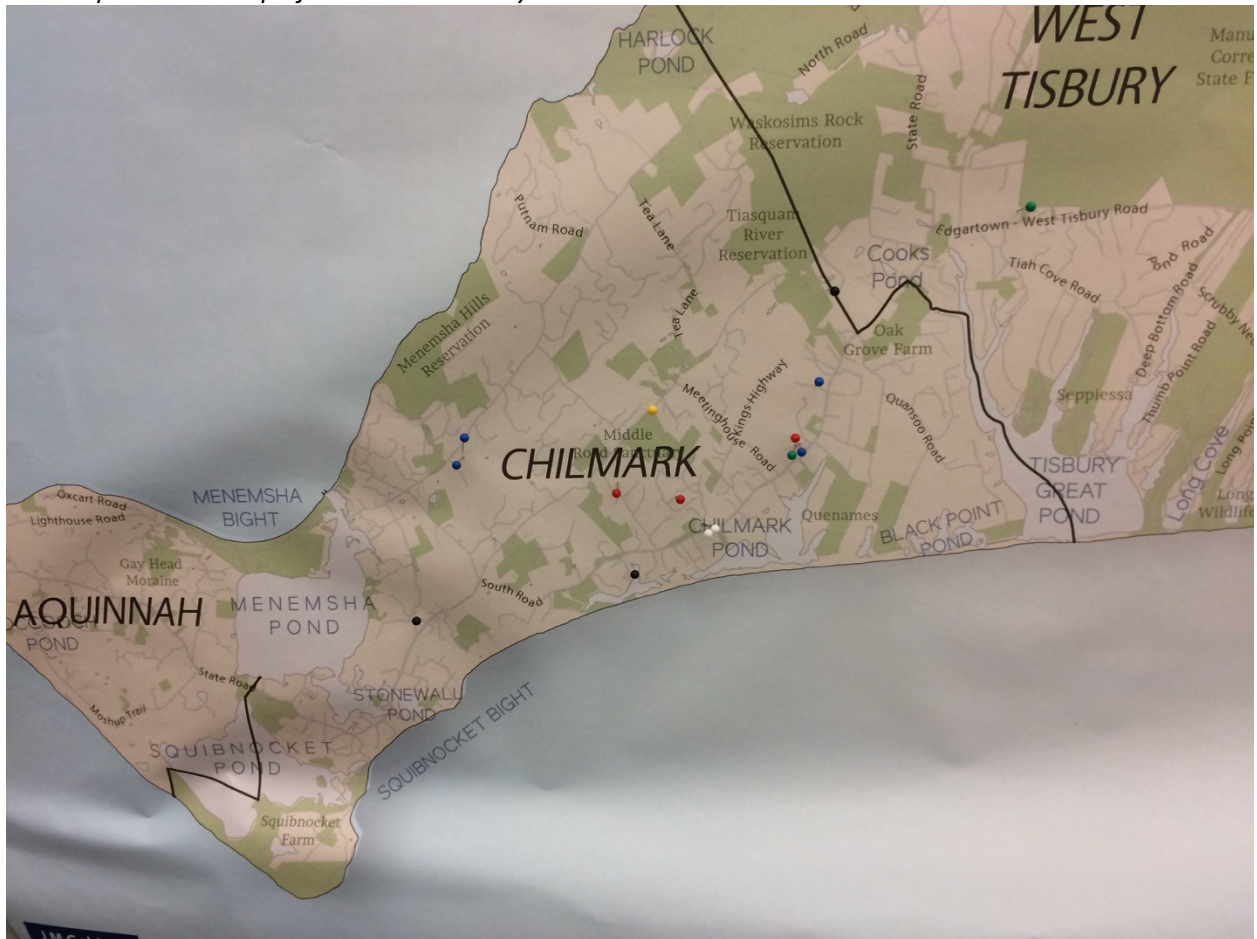
Island-wide

Participants noted Island-wide opportunities to realize the Island-wide vision such as utilizing firehouses/police stations for housing sites, creating an Island-wide housing bank (like the existing Land Bank), Down-Island apartments, more co-housing developments, and to strengthen the organizations already working Island-wide. Some of the obstacles that participants noted include that the towns don't work together, NIMBY, fears, narrow views of affordable housing, and parochial-ness.

APPENDIX I: WELCOMING EXERCISES

MAP

Place a pin on the map of the Island where you live



Workshop participants were primarily residents of Chilmark, especially residing in the southern section of town. One participant indicated residing in West Tisbury.

WORD CLOUDS

Describe a quality you like about Chilmark

- Sense of history and continuity
- Beauty everywhere
- Caring and involved residents
- Quiet winter
- Beauty of the landscape, peace and quiet
- Rural and community
- Sense of community
- Beautiful landscape
- Beautiful landscape, the people, the rural lifestyle, the beaches
- Childhood home

Describe a quality you like about Martha's Vineyard

- Mystical landscape
- Open land, conservation-minded residents
- Diversity of people and landscape
- The balance of busy summers and quiet winters
- The diversity of the towns, the land and water, the people, the art
- Diversity of community and towns,
- Variety of communities, climate, perspectives, character of towns, character of landscape
- It's a great place to raise children and a great place to grow old

APPENDIX II: INTERVIEWS

1. Find a partner
2. Ask you partner the following questions and record their answers.

	Respondent
1. How long have you lived on the Vineyard? This town?	22 part-time, 14 YR
2. What types of housing have you lived in on the Vineyard?	Single family; guest house
3. Have your housing needs changed over time? If so, how?	Change from Island shuffle, rented 1980-2002 to full time
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Affordable housing for young and elders
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Lack of compromise/flexibility in Chilmark
	Respondent
1. How long have you lived on the Vineyard? This town?	55 years part time, 1 YR
2. What types of housing have you lived in on the Vineyard?	Single family; guest house
3. Have your housing needs changed over time? If so, how?	No
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Affordable housing for young people
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Lack of land
	Respondent
1. How long have you lived on the Vineyard? This town?	32/12
2. What types of housing have you lived in on the Vineyard?	Guesthouse rental; single family
3. Have your housing needs changed over time? If so, how?	Escalating rental costs became unsupportable
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Chilmark housing is more scarce and our environment more fragile
5. What differences, if any, do you see between housing issues in your community and Island-wide?	
	Respondent
1. How long have you lived on the Vineyard? This town?	20 years
2. What types of housing have you lived in on the Vineyard?	Single family

3. Have your housing needs changed over time? If so, how?	Yes. Small house big family to bigger house and new child. Now empty nesters
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Need more rental housing, affordable housing, homeless shelters, planned communities close to town. High density clusters builds community. spread all over=isolation, lack of community
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Less affordable housing in Chilmark than higher pop. towns. Higher percentage of unused winter/off season housing
	Respondent
1. How long have you lived on the Vineyard? This town?	On and off since birth
2. What types of housing have you lived in on the Vineyard?	Single family; garage apartment
3. Have your housing needs changed over time? If so, how?	Being single=more flexible + lack of security
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Housing for non-homeowners- impossible to afford to live here unless you have a professional high paying job which impacts quality of life. Big gap (social impact) between homeowners and non-homeowners. Massive private home construction with huge houses that are empty with little or no connection to community so they are divested from being part of the solution
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Chilmark is a privileged oasis of space compared to down – Island. Rural village character makes it special so density is antithetical so affordable solutions needs to be customized to help preserve character of Island towns
	Respondent
1. How long have you lived on the Vineyard? This town?	33 years

2. What types of housing have you lived in on the Vineyard?	Single family
3. Have your housing needs changed over time? If so, how?	Yes, needed one floor living and smaller
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Housing for older people who are scaling down
5. What differences, if any, do you see between housing issues in your community and Island-wide?	More older people with fewer kids in schools. Loss of demand for general/family services
	Respondent
1. How long have you lived on the Vineyard? This town?	6 years
2. What types of housing have you lived in on the Vineyard?	Single family
3. Have your housing needs changed over time? If so, how?	No
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	NA
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Cost of land, lack of town center with amenities
	Respondent
1. How long have you lived on the Vineyard? This town?	3 years
2. What types of housing have you lived in on the Vineyard?	Single family
3. Have your housing needs changed over time? If so, how?	No
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Affordability for young people
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Chilmark prices are too high
	Respondent
1. How long have you lived on the Vineyard? This town?	2 years
2. What types of housing have you lived in on the Vineyard?	Single family
3. Have your housing needs changed over time? If so, how?	Need house with one floor
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Kids need a home, need workers
5. What differences, if any, do you see between housing issues in your community and Island-wide?	More high price housing and less affordable

	Respondent
1. How long have you lived on the Vineyard? This town?	72/71
2. What types of housing have you lived in on the Vineyard?	Single family
3. Have your housing needs changed over time? If so, how?	NA
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	NA
5. What differences, if any, do you see between housing issues in your community and Island-wide?	NA

APPENDIX III: SMALL GROUP DISCUSSIONS

Working in groups of 4-8, participants discussed the following topics.

PART A: INTRODUCTIONS AND DEBRIEFING (15 MINUTES)

I. What is your name and how long have you lived in the Island? (15 minutes)	
Table A:	<ul style="list-style-type: none"> • Sam, 25 years • Jane, 2 years • Chaz, 45 years • Jessica, 6 years
Table B:	<ul style="list-style-type: none"> • Sarah, 20 • Marie, 33 • Jed, 3 • Annie, 54 • Jessie, 10
Table C:	<ul style="list-style-type: none"> • Linda, 14 • Candy, 65 • Michelle, 32 • Lee, 34 • Peter, 55 yrs. seasonal, 1+ YR
Table D:	<ul style="list-style-type: none"> • Sally, 72 • Bill, 34 • Ann, 35 • Chris, 70 • Mark, 14

2. What was the most important thing you heard about your community's and the Island's housing needs in the presentation tonight?	
Table A:	<ul style="list-style-type: none"> • Need for extremely low income rental units
Table B:	<ul style="list-style-type: none"> • Affordability gap, incomes vs housing costs-VLI and ELI need most help • Island-wide affordability gap • Need for encouraging economic and social diversity • The pressures of seasonal market on year-round housing
Table C:	<ul style="list-style-type: none"> • How much people are spending (and numbers are probably low) • How many low-income people • Goal to reach 40B, how to get there seems unclear • Seasonal influence
Table D:	<ul style="list-style-type: none"> • Number of low/moderate households is declining • Lots of young people leaving, few under 34 HHs • 40% of households spend more than 50% on housing • 80% homes are seasonal

3. What surprised you most about what you heard in the presentation?	
Table A:	<ul style="list-style-type: none"> • Average housing cost

	<ul style="list-style-type: none"> Surprise at 42% of people spending more than half of income on housing (maybe not accurate?) (Shadow economy-not declaring all income?)
Table B:	<ul style="list-style-type: none"> Median cost of housing \$1.8M 40B income qualifiers are too low for Vineyard cost of living
Table C:	<ul style="list-style-type: none"> Numbers-high % very low income Demographic projection- losing working age population
Table D:	<ul style="list-style-type: none"> Emphasis on Commonwealth's goal of 10% officially affordable See answer to Q2

4. What unanswered questions do you have now?	
Table A:	<ul style="list-style-type: none"> What are ways to create other SHI units other than building new? How will our current housing strategies in Chilmark impact our SHI deficit? (youth lots/homesite housing, accessory apts)
Table B:	<ul style="list-style-type: none"> Community housing vs. affordable housing Define housing "needs" as far as Chilmark is concerned-balance of community feel vs. affordable housing
Table C:	<ul style="list-style-type: none"> models for controlling seasonal ownership? Models for creating opportunities? How to keep the balance
Table D:	<ul style="list-style-type: none"> Is Chilmark obligated to do anything if it adopts an HPP? Would DHCD give Chilmark credit in achieving its housing inventory goal in another town if Chilmark pays its share of construction and service costs (schools)? How do we do this and respect the town's character and environment? More info on replacement of modest year-round homes with bigger more expensive seasonal ones Housing values and other data broken out for year-round homes

PART B: DEFINING ISSUES AND VISIONING (25 MINUTES)

Martha's Vineyard communities need a variety of year-round housing options to provide genuine housing choice to residents and to strengthen both the individual communities and the Island as a whole.

I. How well does your community's current housing stock meet the needs of the population? Poor? Fair? Well? Why.	
Table A:	<ul style="list-style-type: none"> Poor. Lots of people want to live here and cannot
Table B:	<ul style="list-style-type: none"> Poor to fair. Underserves a large portion of year-round population No housing for elderly, young singles or young families
Table C:	<ul style="list-style-type: none"> Poor/fair. Homeowner vs renter Division of seasonal vs year-round
Table D:	<ul style="list-style-type: none"> Fair. Most people are probably well housed and happy but there is a significant number who face serious housing challenges The people whose needs weren't met have moved out If "population" includes workers, need not being met

2. Using perfect-world thinking, imagine that your community had a variety of housing options for a range of incomes, ages, lifestyles, family sizes and needs. What would that be like? What would that look like?

Table A:	<ul style="list-style-type: none"> • Co-housing, rental units, clustered and low-income • Not an apartment building • Abuts working farm to avoid conflict with neighbors • Commune-style • Seasonal workforce housing
Table B:	<ul style="list-style-type: none"> • More than 400 sq. ft. extra apt • School, fire station buildings should include some housing • Combine projects, zoning adjustment • Compromise/negotiate with land bank, conservation, transparency in transactions • Town buy more lots • Multi-generational housing-cluster, diverse • Devt like Middle Line Rd • Opportunity for architectural innovation • Town owned property
Table C:	<ul style="list-style-type: none"> • More multi-unit dwellings on large residential properties • Allow people to split houses into multifamily • Elderly housing campers • Accessory units=400 sq. ft. • Island-wide ability to apply to all town housing • Cultural/ethnic diversity • Ok for communities to offer preference to indiv/families who can demonstrate personal/prof/community investment in the Island
Table D:	<ul style="list-style-type: none"> • Variety of population-elderly, young families • Housing compounds-multifamily-higher density in appropriate places maybe with communal services • Only works if it serves year-round people already here, must ensure it doesn't end up as seasonal + for higher income people, must be permanently income restricted and year-round • Also, seasonal workforce multi-unit housing e.g. Menemsha Inn

3. How well does the Island's current housing stock meet the needs of the population? Poor? Fair? Well? Why?

Table A:	<ul style="list-style-type: none"> • What is waitlist for DCRHA? long probably. • Losing teachers, doctors, administrators due to lack of housing, need rental stock
Table B:	<ul style="list-style-type: none"> • Poor to fair. Differs greatly from town to town
Table C:	<ul style="list-style-type: none"> • Poor. Affordability gap • Need elderly housing in every town • Need housing for summer workers • Need shelter for homeless people
Table D:	<ul style="list-style-type: none"> • Poor. OB and other Down-Island towns are supplying housing that benefits Chilmark • Many people on Island are poorly housed

4. Imagine that the Island had a variety of housing options for a range of incomes, ages, lifestyles, family sizes and needs. What would that be like? What would that look like?

Table A:	<ul style="list-style-type: none"> Scattered sites that provide rental +ownership options across the Island MUST take into account nature of each town Barge housing for seasonal workforce Elder housing should be down-Island to use amenities
Table B:	<ul style="list-style-type: none"> More senior housing More seasonal help More apt buildings like in Tisbury
Table C:	<ul style="list-style-type: none"> Artist housing/live and work space Tiny houses Houses for people who work on houses-plumbers, electricians, caretakers, etc. How far can housing expansion go before acceptable density is reached?
Table D:	<ul style="list-style-type: none"> Same as Chilmark vision but working together with other towns to put housing in most cost-effective locations often down-island where land is cheaper and services are available. We need to look at cost sharing so Chilmark pays its fair share of infrastructure and town services projects like Island co-housing More help to allow older people to stay home, a way for another person/family to live on the property

5. Describe any differences and similarities from what you saw for your community and for the Island.

Table A:	<ul style="list-style-type: none"> Chilmark can't handle density like other towns can (infrastructure and rural character)
Table B:	<ul style="list-style-type: none"> More oppty's for high density down-Island
Table C:	<ul style="list-style-type: none"> Similar
Table D:	NA

PART C: OPPORTUNITIES AND OBSTACLES (20 MINUTES)

We know that it is not easy to address housing issues—especially in a place with such a fragile environment, infrastructure limitations, and common public misconceptions. You know your communities best—what could work and what would never fly. With this in mind...

Using real-world thinking, what are some of the opportunities and obstacles to realizing the perfect-world envisioned in Part B above? Both in your community and Island-wide?

Table A	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> Lots of good will to improve housing situation Lots of big lots left in exchange for special permit for larger house, could we ask for a homesite lot? Incentives. 	<ul style="list-style-type: none"> Lack of land Neighbor dismay Zoning (remediable) Existing infrastructure (which we are not keen to change) Mindset

Island-wide	<ul style="list-style-type: none"> • Everyone knows there is a need • A lot of interest in action 	<ul style="list-style-type: none"> • We can't work together among towns • Why is there not another co-housing development and what would it take to make that kind of affordable housing?
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Table B	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • Assets-take stock of open space • IMBY • Houseboats • Tiny homes • Mobile tiny houses in town property • Zoning board=friendly to housing planning 	<ul style="list-style-type: none"> • NIMBY • tension between seasonal homeowners and year-round community • Affordable housing efforts must adhere to town priorities • Fear of changing character versus inclusion • 10% is a realistic goal because of community profile? • People value the historic under populated nature of the town
Island-wide	<ul style="list-style-type: none"> • SAME • Firehouse/police 	<ul style="list-style-type: none"> • SAME

Table C	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • New housing at new fire station • ID large properties and look for a chance to buy a piece • Housing bank like the land bank 	<ul style="list-style-type: none"> • Low caps for re-sale of youth lots • Zoning by-laws work against AH • Funding-for town purchase of land need housing bank
Island-wide	<ul style="list-style-type: none"> • Island-wide housing bank • Re-create down-Island apts • More shared space 	<ul style="list-style-type: none"> • Too narrow a view of what housing needs to be

Table D	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • Chilmark owns land on Peaked Hill • Friendly 40Bs in partnership with private or non-profits could be powerful tool in creating housing forms 	<ul style="list-style-type: none"> • Lack of infrastructure, transportation • High cost of land due to pressure from seasonal residents • Community resistance to higher density • Limited availability of town land • Zoning doesn't facilitate • Tax policies favor McMansions • There is so much demand for high price housing here that the market alone cannot deal with this, the normal laws of supply and demand don't apply, we

		could build another thousand homes + they'd just end up being starter castles, they MUST be restricted
Island-wide	<ul style="list-style-type: none"> • Work together with all towns • Strengthen organizations working Island-wide 	<ul style="list-style-type: none"> • Parochial-ness of Chilmark-getting people to agree to Island-wide solutions

Bonus question: Can you think of any realistic/feasible ways to overcome any of the obstacles your group identifies?

- We can change existing zoning by-laws
- We can educate people who own large tracts of land on the importance of this issue
- Work more collaboratively with other towns
- Advocate for clustered housing similar to Island Co-housing that could be within the character of Chilmark
- "Housing bank"
- Affordable housing by-law change
- alternative strategies/concepts of housing
- Encourage architectural innovation design competition