

Tisbury Goals & Strategies

Community Workshop

November 2016

Presented by

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Why are we here tonight?

1. Review Draft Visions

Did we hear you correctly in September?

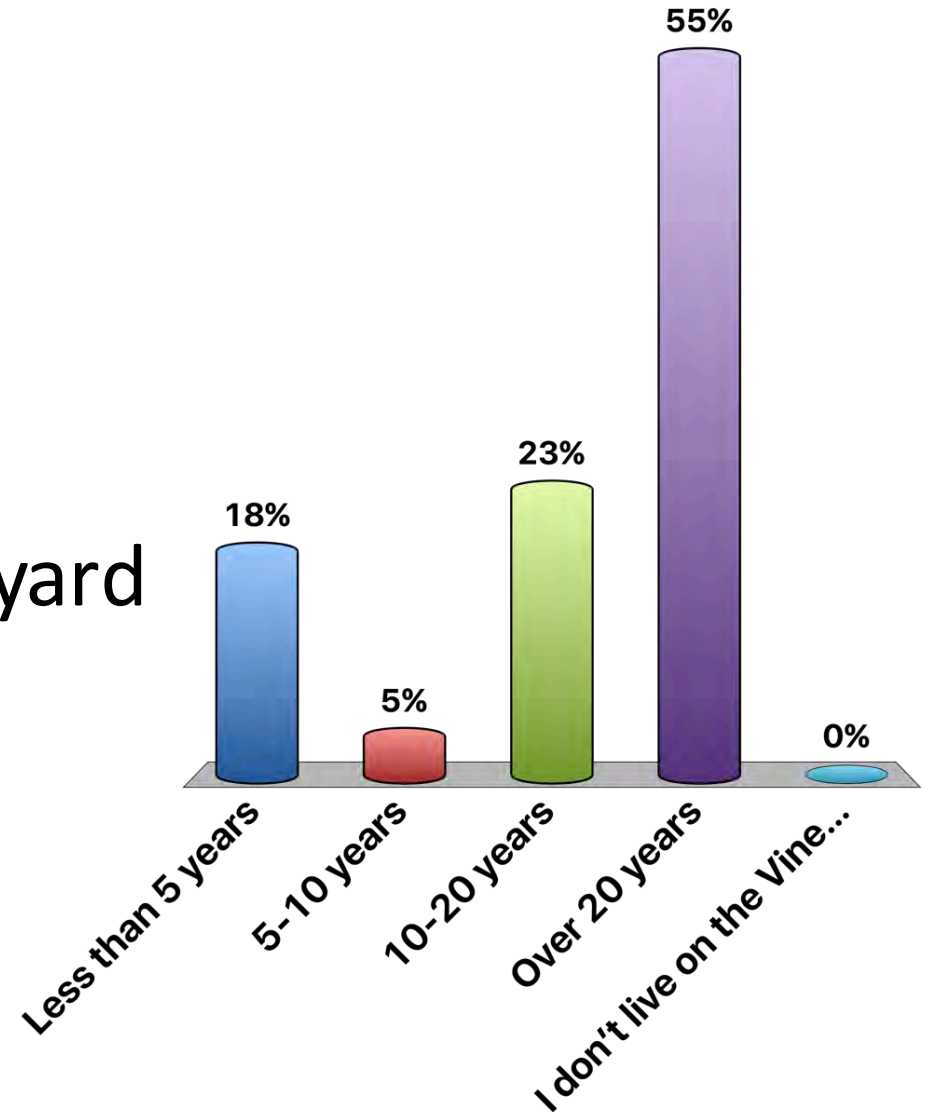
2. Solicit your Feedback on the Draft Goals

Set direction for five years

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

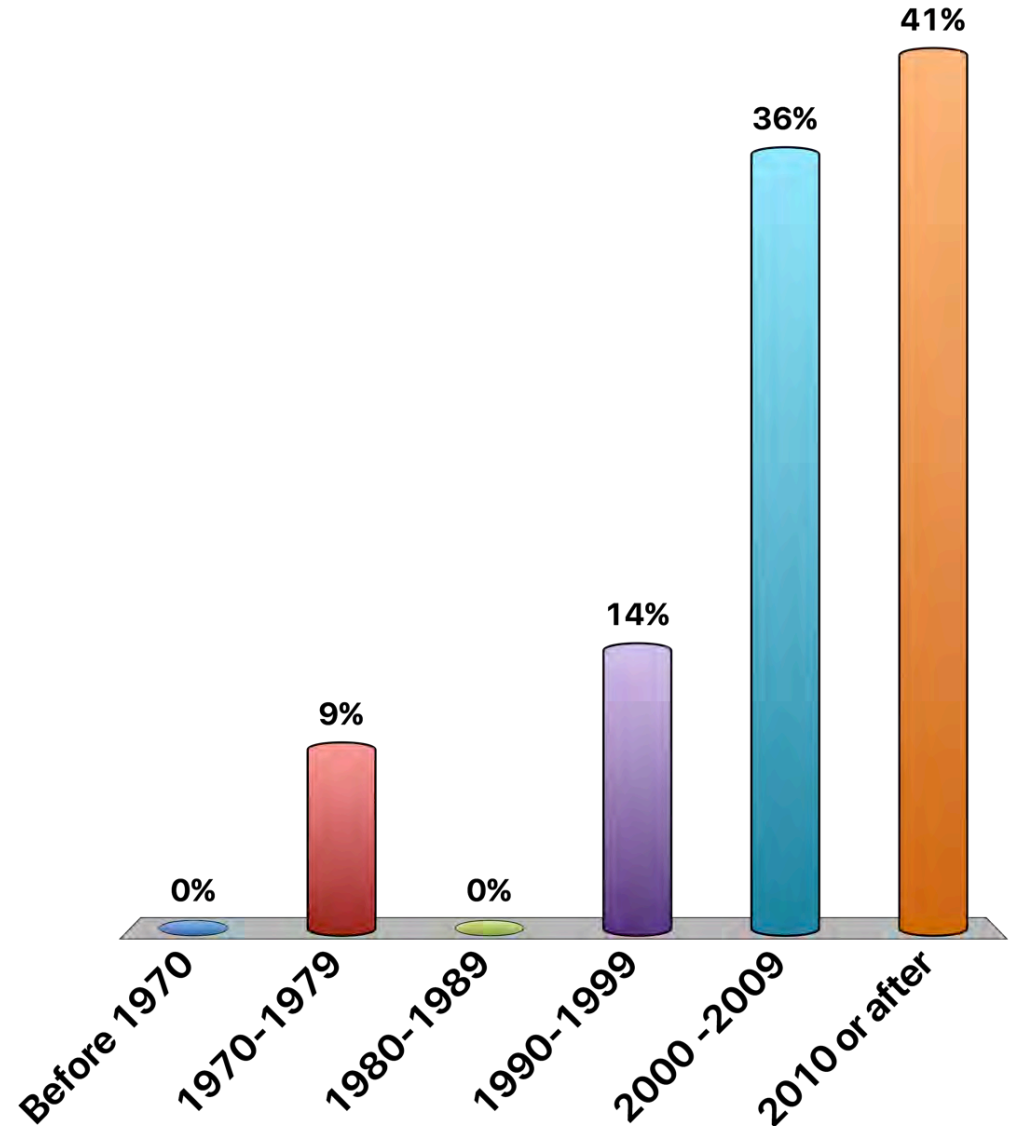
How long have you lived on the Vineyard?

- 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



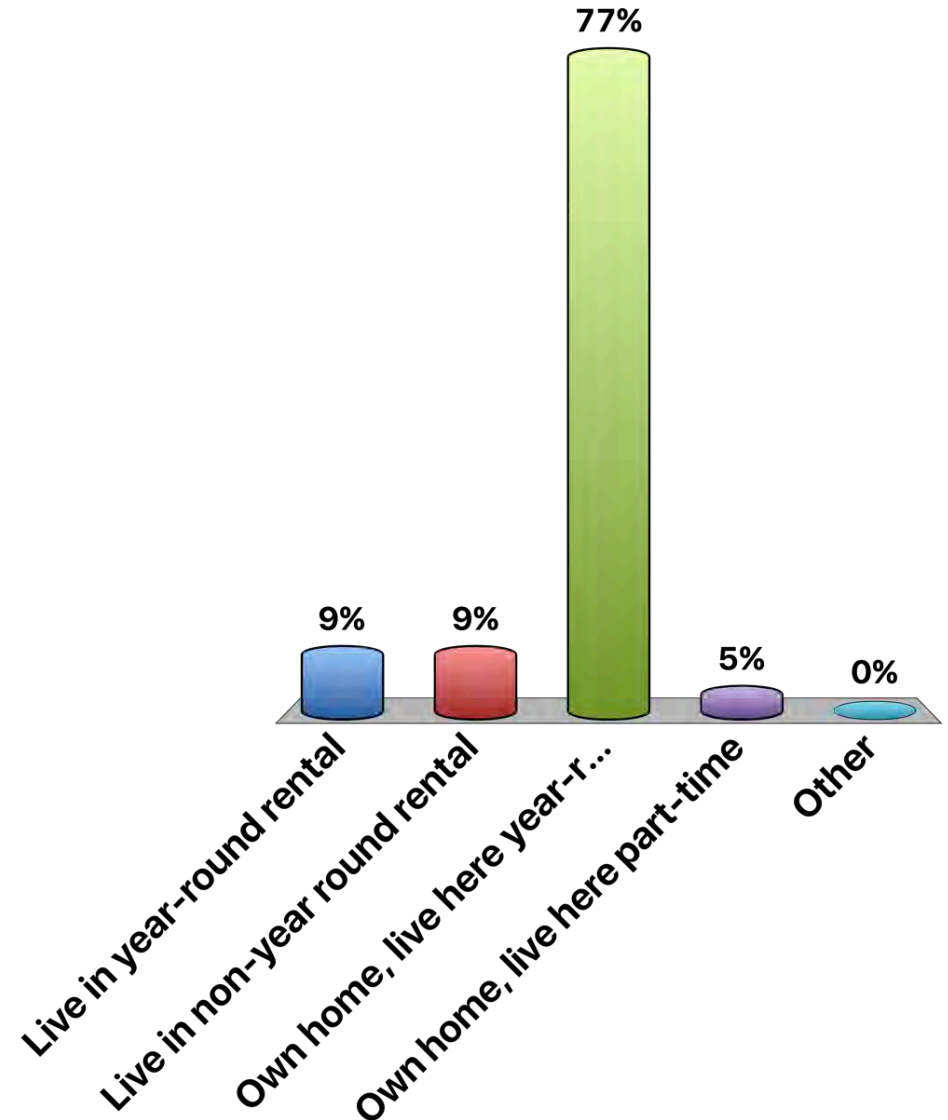
When did you move into your current home?

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



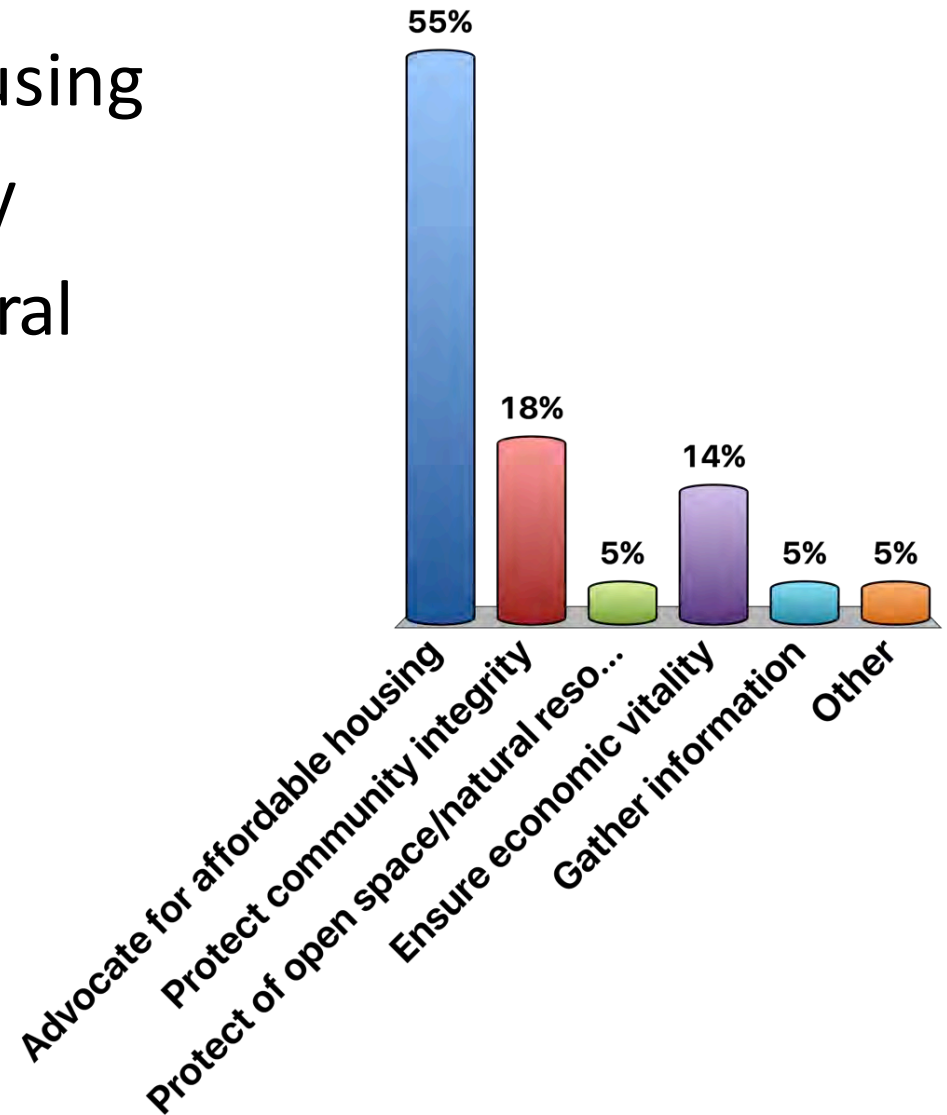
Do you. . .

- 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

- Encourage **new housing options** that include a variety of housing **types** and **sizes** including:
 - smaller units designed for single-people
 - tiny/micro houses
 - smaller in-fill development
 - accessory apartments in homes and garages
 - conversion of older large single-family homes into multi-family
 - mixed-use development/redevelopment in commercial areas

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

- Foster creation of housing units to support housing needs of:
 - low/moderate income households
 - seniors
 - people with disabilities
 - **extremely low-income** households including individuals and families experiencing or at risk of **homelessness**
- These housing options should include **more senior living options** such as intergenerational housing to provide greater choice for older adults to downsize and stay in the community as they age.

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

- Support the development of **dormitory-style seasonal** workforce housing at key locations
- and **affordable year-round rental** housing to support the needs of the year-round workforce population.
- In addition, foster the creation of mixed-use development/redevelopment in **commercial areas**, such as along Main Street, that include:
 - year-round micro-housing
 - small apartments to enhance the vibrancy of Vineyard Haven

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

- Ensure new housing options are **sensitive** to and **enhance** the character of this tree-lined, quaint, and walkable small port town by focusing on:
 - **smaller** in-fill development
 - rehabilitation of existing buildings for affordable and multi-family housing
 - cluster housing developments on larger properties to protect extensive open space and natural resources

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

- Work **cooperatively** with other Island towns, the Martha's Vineyard Commission, and other organizations to promote **expansion of local/regional resources** that can support the creation of affordable **rental** housing
 - such as through creation of a new Vineyard Housing Bank

Minimum Numerical Production Goal for Tisbury

- LMI = Low/moderate income
- **Minimum** goal 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 years – average 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 197 LMI units per c.40B
- Have 109 units (5.5%) currently – need 88 more to reach 10%



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

Local housing needs are greater than 40B goal.

- LMI households (HH): **650**
- Cost Burdened LMI HH (spend over 30% of income on housing costs): **540**
- Severely Cost Burdened LMI HH (spend over 50% of income on housing costs): **395**

Over half of all year-round households in Tisbury have low/moderate income.



61% of these households spend more than half of their total gross income on housing.

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 (80-100% AMI)
- In 2015, your town issued permits for a total of 18 new residential units (all single family)
- In 2005, the Town issued building permits for 48 single-family units

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 strategy 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: Encourage new housing options that include a variety of housing types and sizes . . .
- Potential Strategies – some steps you could take
 - In the Residential districts (excluding R3A), allow accessory apartments by right, subject to reasonable standards
 - In the R10, R20, and R25 districts and Business 2, allow small-scale multifamily dwellings by right, e.g., 3-6 units (but the definition of multifamily dwelling in Sec. 2.38 needs to be revised!)

How Goals Can Lead to Strategies: Examples

- Goal: Foster creation of housing units to support housing needs of low/moderate income households, seniors, people with disabilities, and low-income individuals and families experiencing or at risk of homelessness.
- Potential Strategies – some steps you could take
 - Provide for congregate-style dwellings for seniors in the R10, R20, or R25 districts, and the Business Districts, by right
 - Provide for independent senior housing and assisted living facilities in R25 and R50

How Goals Lead to Strategies: Example

- Goal: foster the creation of mixed-use development /redevelopment in commercial areas, such as along Main Street, that include year-round micro-housing and small apartments to enhance the vibrancy of Vineyard Haven
- Potential Strategies – some steps you could take
 - Upper-story apartments in B1-B2
 - Multi-family dwellings and upper-story apartments in Waterfront Commercial/Commercial Management Area

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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

INSTRUCTIONS:

1. Produce ideas **quickly** without considering their value - emphasis is on **quantity** not quality
2. **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

WHY? Sometimes an idea that may seem silly at first will trigger another idea that turns out to be very valuable!
Participants are encouraged to **build on other's ideas**

Recorder writes down **EVERY CONTRIBUTION**

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

