West Tisbury Housing Production Plan FY2018-2022

EXECUTIVE SUMMARY

FUNDING PROVIDED BY THE MARTHA'S VINEYARD COMMISSION AND THE COMMONWEALTH OF MASSACHUSETTS

DRAFT

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Housing Production Plan Purpose

This Housing Production Plan (HPP) is a state-recognized planning tool that, under certain circumstances, permits the town to influence the location, type, and pace of affordable housing development. This HPP establishes a strategic plan for production of affordable housing that is based upon a comprehensive Island-wide housing needs assessment, prepared in 2013, and provides a detailed analysis of development constraints due to infrastructure capacity, environmental constraints, protected open space, and regulatory barriers. The HPP describes how the town plans to create and preserve affordable housing.

When an HPP is certified by DHCD, then a denial of a Comprehensive Permit will be upheld if such application is not consistent with local needs. The town would need to produce six units that count on the state's Subsidized Housing Inventory for a one-year certificate or thirteen units for a two-year certificate.

Housing Needs Assessment

Chapter 4, which provides a demographic profile of the community, and Chapter 5, which describes local housing conditions, together provide analysis to determine West Tisbury's priority housing needs. This understanding of current and future housing needs lays the groundwork for the community's housing vision, goals, and strategies.

Considering that almost all of West Tisbury's year-round renters with income at or below 80 percent AMI live in housing they cannot afford, West Tisbury's primary housing need is for more year-round rental housing units at all market levels including affordable rental units for households with incomes at or below 80 percent, 50 percent, and 30 percent AMI. In addition, West Tisbury needs more diverse housing options such as congregate, small multi-family, and service-enriched housing; and some more affordable homeownership opportunities mostly for households with incomes at or below 80 percent AMI and some for households between 80 to 100 percent AMI and up to 150 percent AMI.

Development Constraints Analysis

Some key findings of the development constraints analysis are as follows:

- Over 50% of the Island's aquifer lies within the town of West Tisbury. Much of the recharge area for several public water supply wells for neighboring towns lies within West Tisbury.
- The USDA Soil Conservation Service has found that much of West Tisbury's soils are prime agricultural soils.
- In addition, the 5,000+ acre Correllus State Forest which lies partially within West Tisbury is home to the highest concentration of rare species in the state some of which are globally rare.
- West Tisbury has 3,171 acres of Zone II well protection area, the largest Zone II on the Island. This designation restricts the development of density. In addition, West Tisbury's location over the Island's main aquifer adds another level of review by the Environmental Protection Agency for any proposed development.
- The West Tisbury zoning bylaws recognize the need to protect the town's rural character and natural resources, but also have a variety of provisions to encourage development of diverse housing types and affordable housing including multi-family development, affordable accessory apartments, employee dormitory housing, mixed-use development, and incentives to create affordable housing. However, West Tisbury's zoning bylaws present Fair Housing considerations including the provisions for "Homesite" lots and the definition of "family."

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Community Engagement Process

The Selectmen, Planning Boards and Housing Committees of all six towns held three community workshops, facilitated by the consultant team, to create housing visions, identify five-year goals, and prioritize implementation strategies. In West Tisbury, these workshops were held in the West Tisbury Public Safety Building on September 19, November 14, and December 12, 2016. In addition, the All-Island Planning Board issued an online survey about housing needs and strategies that had over 600 respondents.

West Tisbury's Housing Vision

West Tisbury community members envision that in 2027 the community will still be an agricultural community with active farms, extensive open space, and natural resources, and will also have dispersed pockets of homes and businesses that form quaint village centers. This development pattern with clusters of development including year-round market-rate and affordable housing will help to protect the community's rural character, natural resources, and scenic beauty. Conversion of existing buildings and thoughtful new housing development will provide more affordable options for seniors looking to age in the community, as well as young professionals and families of all income levels. In addition, increase in business activity in an enhanced mixed-use business district will help strengthen the local economy.

Community members hope that through thoughtful planning, progressive town policies, investment in creative infrastructure, and targeted public and private funds, the community will foster the creation of broader housing options that reinforce and enhance its small-town character. New housing developed will include clusters of single-family attached houses (i.e., townhouses), low carbon footprint/eco-friendly development, and tiny/micro houses, as well as large older houses that have been sensitively converted to multi-family apartments.

In addition, West Tisbury's business district will include mixed-use properties with businesses and apartments. These new housing options will include affordable housing for low/moderate-income and middle-income households, create more year-round rental and ownership housing, serve seniors who need smaller homes or service enriched housing, and help address regional housing needs.

The new residential developments will be thoughtfully located and designed to protect the community's small-town feel, farmlands, woodlands, and scenic views through alternative site planning and ownership structures such as cohousing, cooperative-style housing, and cluster housing development.

Community members also envision new carefully located, designed, and managed dormitory/hostel-style housing near the airport to help address the Island's need for seasonal workforce housing and support the local and regional economy. Community members hope that such seasonal workforce housing in combination with incentives for year-round housing will help preserve more of existing housing stock for year-round occupancy.

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West Tisbury's Housing Goals

Goal 1: Housing Options

Provide more flexibility to DEVELOP broader housing options, including year-round affordable rental housing, that reinforce and enhance the Town's rural character. These housing options could include, but would not be limited to, clusters of single-family attached homes (i.e., townhouses), tiny/micro houses, conversion of larger older homes to multi-family, low carbon footprint/eco-friendly housing, and mixed-use commercial/residential properties in business districts, where appropriate.

Goal 2: Household Types

Encourage new housing development and support conversion of existing buildings to provide more affordable options for seniors looking to age in the community, as well as young professionals and families of all income levels.

Goal 3: Economic Vitality

Strengthen the economic vitality of village centers by encouraging reuse of pre-existing buildings for mixed residential/commercial in historic areas and development of mixed-use properties with apartments in and near West Tisbury's mixed-business district near the intersection of State Road and Indian Hill Road. Help to provide new dormitory/hostel-style housing near the airport to help address the Island's need for seasonal workforce housing and to support the local and regional economy.

Goal 4: Community Character and Smart Growth

Encourage less conversion of existing year-round housing to seasonal and ensure new residential developments are creatively located and designed to enhance the community's small-town feel, farmlands, woodlands, and scenic views through alternative site planning and ownership structures such as cohousing, cooperative-style housing, and cluster housing development.

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.

Goal 6: Numerical Production

Support the creation of 30 or more low/moderate income (LMI) units over five years (an average of at least six LMI housing units per year) that will count on the Subsidized Housing Inventory, particularly rental units affordable to extremely low- and very low-income households and ownership units affordable to households with income between 50-80 percent AMI. This rate of LMI housing production would support the town reaching 10% through incremental production (0.5 percent of year-round housing units) by 2034.In addition, support the creation of at least 11 ownership units affordable to households between 80-100% of the area median.

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West Tisbury's Housing Strategies

To achieve the community's ten-year housing vision and five-year goals will require the town's focused effort to implement a variety of local initiative strategies and local regulatory strategies as well as support and participation in Island-wide strategies. The community's housing vision and goals are ambitious and can't be achieved overnight or by a sole, isolated action. The strategies are presented as a package of strategies rather than a menu of choices because they are designed to work together to be most effective. They are like pieces of a puzzle that, when assembled and embraced together, can help the community accomplish its goals.

Local initiative strategies (#1-4)

These strategies refer to initiatives that the town can undertake to foster the creation of more housing options, especially affordable housing. These initiatives are not regulatory in nature - they deal with allocation of town resources including staff time, funding, and property.

Island-wide strategies (#5-9)

Island-wide strategies are initiatives that each town would contribute to for the benefit of the whole Island community. For these strategies to have maximum effect and success, it will be critical for each town on the Island to contribute with active support and coordinated efforts. Most of the Island-wide strategies would require special legislation, which will require a great deal of local political support to promote state adoption.

Local regulatory strategies (#10-14)

Regulatory strategies deal with amendments to the local zoning bylaws. However, it is important to note that for all of the towns on Martha's Vineyard, the imbalance between housing supply and housing demand means that regulatory reform alone will not solve all of the island's affordable housing problems.

- Often, Chapter 40B is the best way to create affordable housing because of the design flexibility that comes with a comprehensive permit. However, zoning techniques to increase supply can, when paired with other actions, provide new opportunities for growing the affordable housing inventory.

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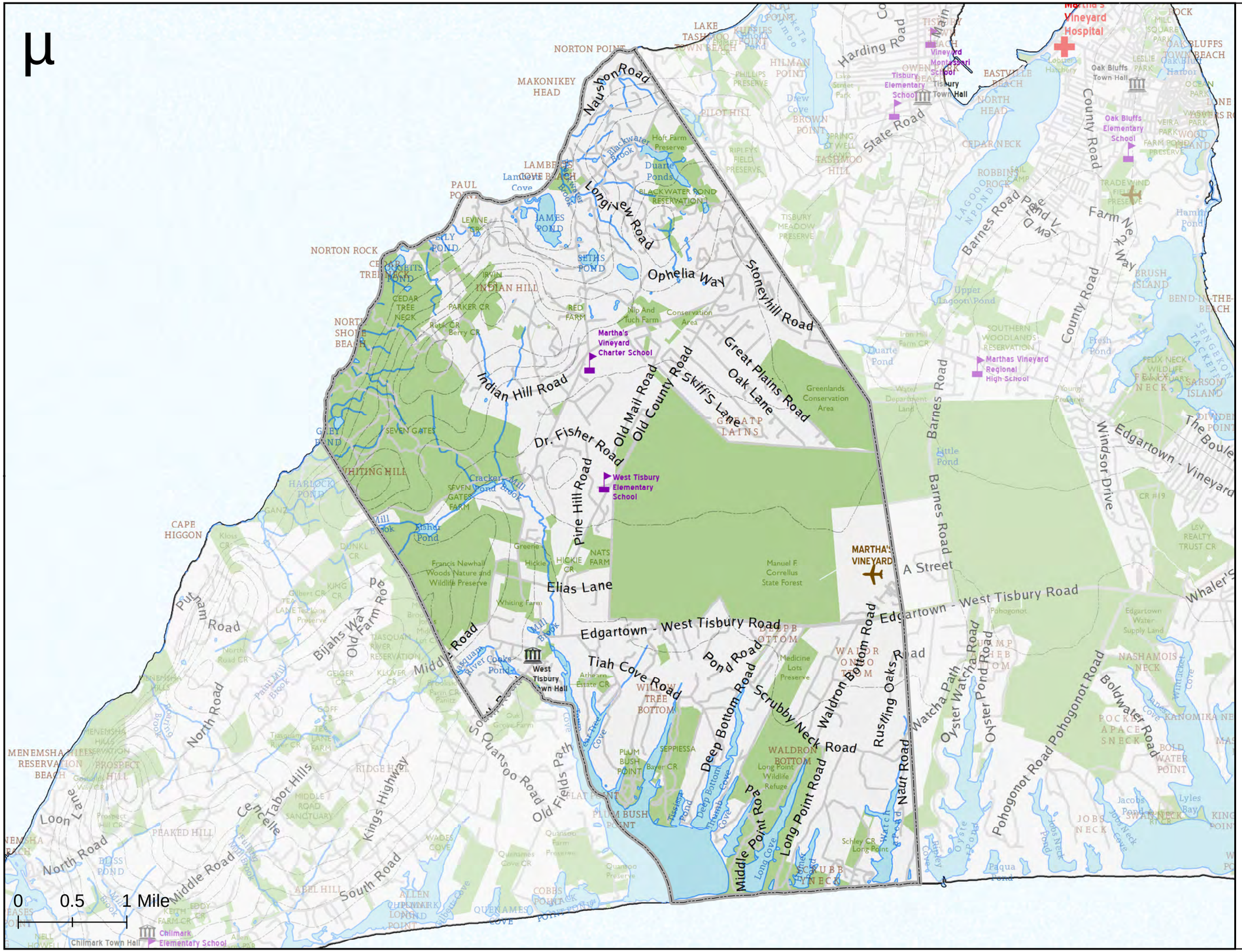
The following matrix summarizes the strategies incorporated in the Housing Production Plan and demonstrates which goals each strategy could help achieve.

	Goal 1: Housing Options	Goal 2: Household Types	Goal 3: Economic Vitality	Goal 4: Community Character and Smart Growth	Goal 5: Resources and Capacity	Goal 6: Numerical Production
Strategy 1: Increase allocations of local Community Preservation Act funds to create affordable housing	✷	✷		✷	✷	✷
Strategy 2: Offer municipal property at little or no cost for development of affordable and/or mixed-income housing	✷	✷		✷	✷	✷
Strategy 3: Seek private donations of property for development of affordable and/or mixed-income housing	✷	✷		✷	✷	✷
Strategy 4: Allocate funds for wastewater infrastructure expansion	✷	✷		✷	✷	✷
Strategy 5: Advocate for adoption of special legislation to increase the existing real estate transfer fee by 0.5% to promote creation of affordable housing					✷	
Strategy 6: Advocate for adoption of special legislation to create a seasonal rentals excise					✷	
Strategy 7: Advocate for adoption of property tax incentives to encourage affordable year-round rental of units to households with up to 80 percent AMI*	✷			✷		✷
Strategy 8: Support creation of an Island Seasonal Housing Task Force and its initiatives	✷	✷	✷		✷	
Strategy 9: Explore creation of an Island-wide or sub-regional housing trust					✷	
Strategy 10: Promote mixed-use development in the North Tisbury business district	✷	✷	✷	✷		✷
Strategy 11. Ease the requirements for accessory apartments	✷	✷		✷		
Strategy 12. Zone for multifamily housing	✷	✷		✷		
Strategy 13. Provide for Natural Resource Protection Zoning (NRPZ) by right	✷	✷		✷		✷
Strategy 14. Ease the requirements and reduce limitations on dormitory housing for employees	✷	✷	✷			

*These units would not count on the SHI.



West Tisbury, MA

Context Map

- Town Boundary
- School
- Town Hall
- Hospital
- Airpor
- 30 Foot Topography Interval
- Open Water
- Rive Brooks
- Permanently Protected Open Space

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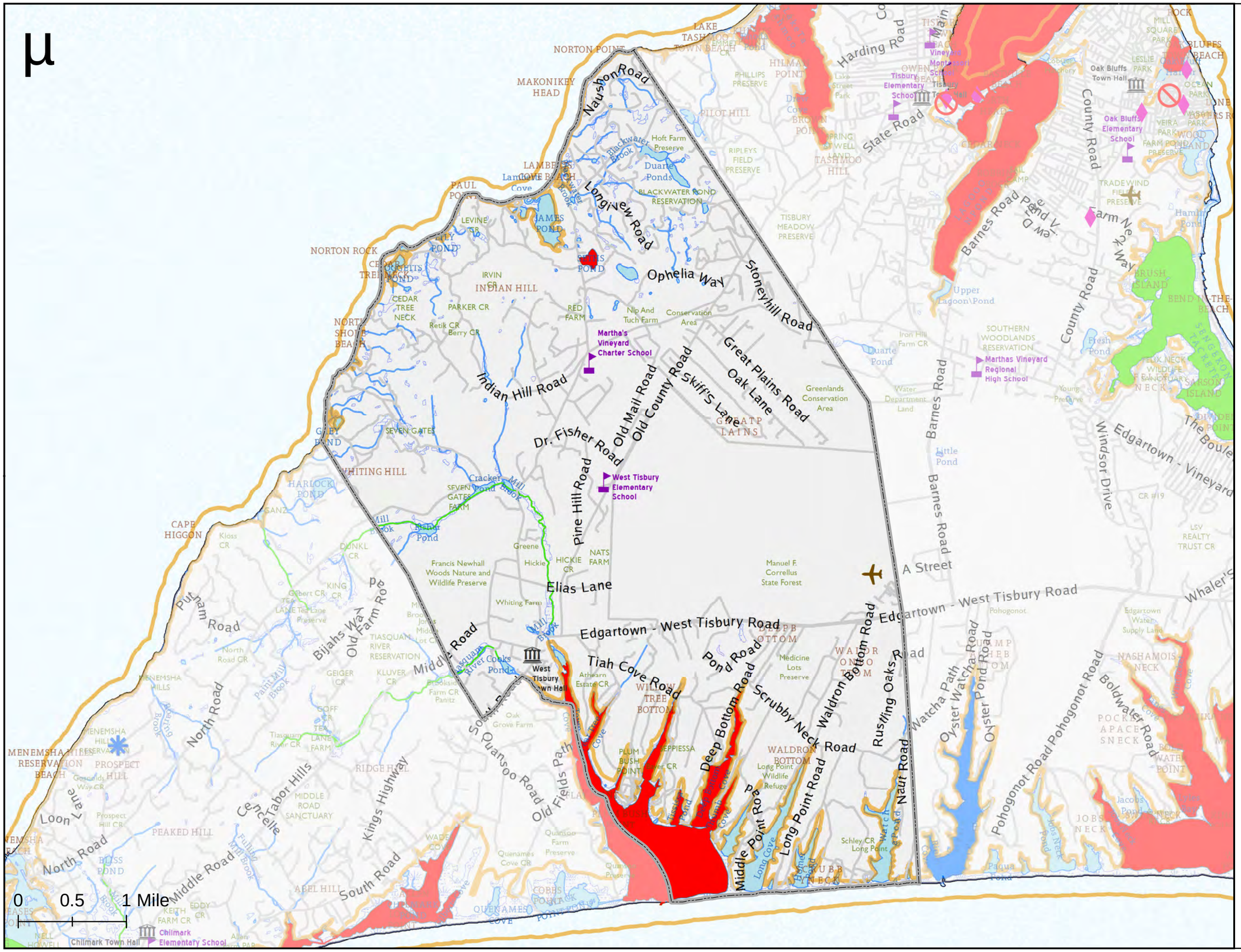
Date: 1/2/2017
Sources--
Streets: MassDOT
Hydrography: MassGIS, MassDEP
Open Space: MassGIS, EOEEA
Airports: MassDOT
Hospitals: MassGIS
Town Halls: MassGIS, MEMA
Schools: MassGIS, MassDEP
Topography: MassGIS, USGS

This map is for general planning purposes only. The data used to create the map are not adequate for making legal or zoning boundary determinations or delineating natural resource areas. Exercise caution when interpreting the information on this map.



West Tisbury, MA

Key Development Constraints

- Chapter 21E Tier Classified Sites
- AUL Sites
- Certified Vernal Pool
- 100-Year Floodplain
- Wetland
- Open Water
- Rivers, Streams, Brooks

Integrated Waters List

Rivers

- Att
  othe
- Impaired - TMDL required

Lake

- Attaining some uses; other uses not assessed
- No uses assessed
- Impaired - TMDL required

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Date: 1/3/2017
Sources--
Streets: MassDOT
Hydrography: MassGIS, MassDEP
Vernal Pools: MassGIS, NHESP
Airports: MassDOT
Hospitals: MassGIS
Town Halls: MassGIS, MEMA
Schools: MassGIS, MassDEP
Wetlands: MassGIS, MassDEP
Floodplain: MassGIS, MassDEP
21E Sites: MassGIS, MassDEP
Estuarine Watershed: MassGIS, MVC, MassDEP
AUL Sites: MassGIS, MassDEP
Integrated Waters Layer: MassGIS, MassDEP DWM

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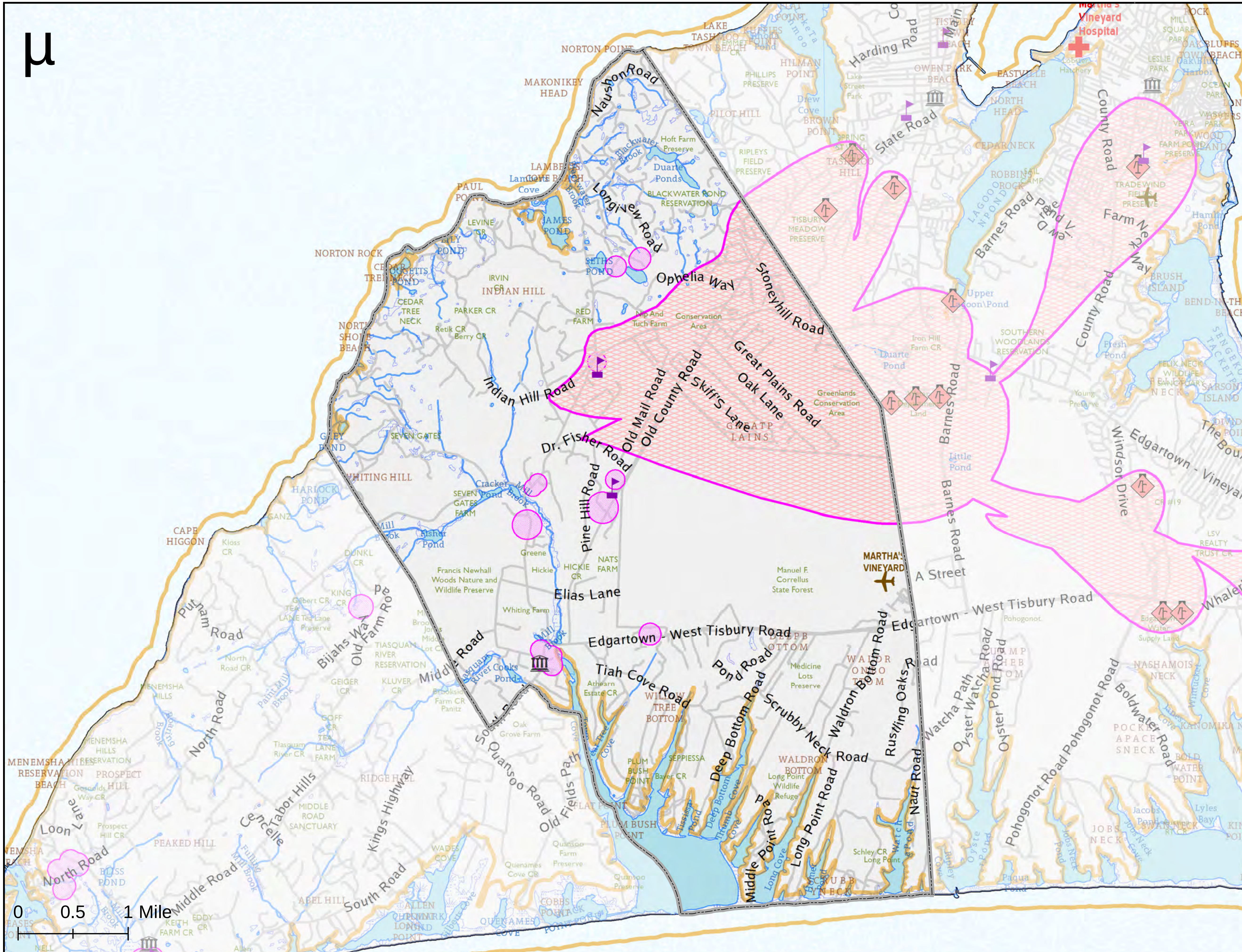

West Tisbury, MA

Water Resources

Public Drinking Water Wells

Water Supply Protection Zones

Interim Wellhead Protection Areas

DEP Approved Zone II

100-Year Floodplain

Wetland

Open Water

Rivers, Streams, Brooks

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Date: 1/3/2017
Sources--
Streets: MassDOT
Hydrography: MassGIS, MassDEP
Public Drinking Water Wells: MassGIS, MassDEP
Airports: MassDOT
Hospitals: MassGIS
Town Halls: MassGIS, MEMA
Schools: MassGIS, MassDEP
Wetlands: MassGIS, MassDEP
Floodplain: MassGIS, MassDEP
Wellhead Protection Areas: MassGIS, MassDEP

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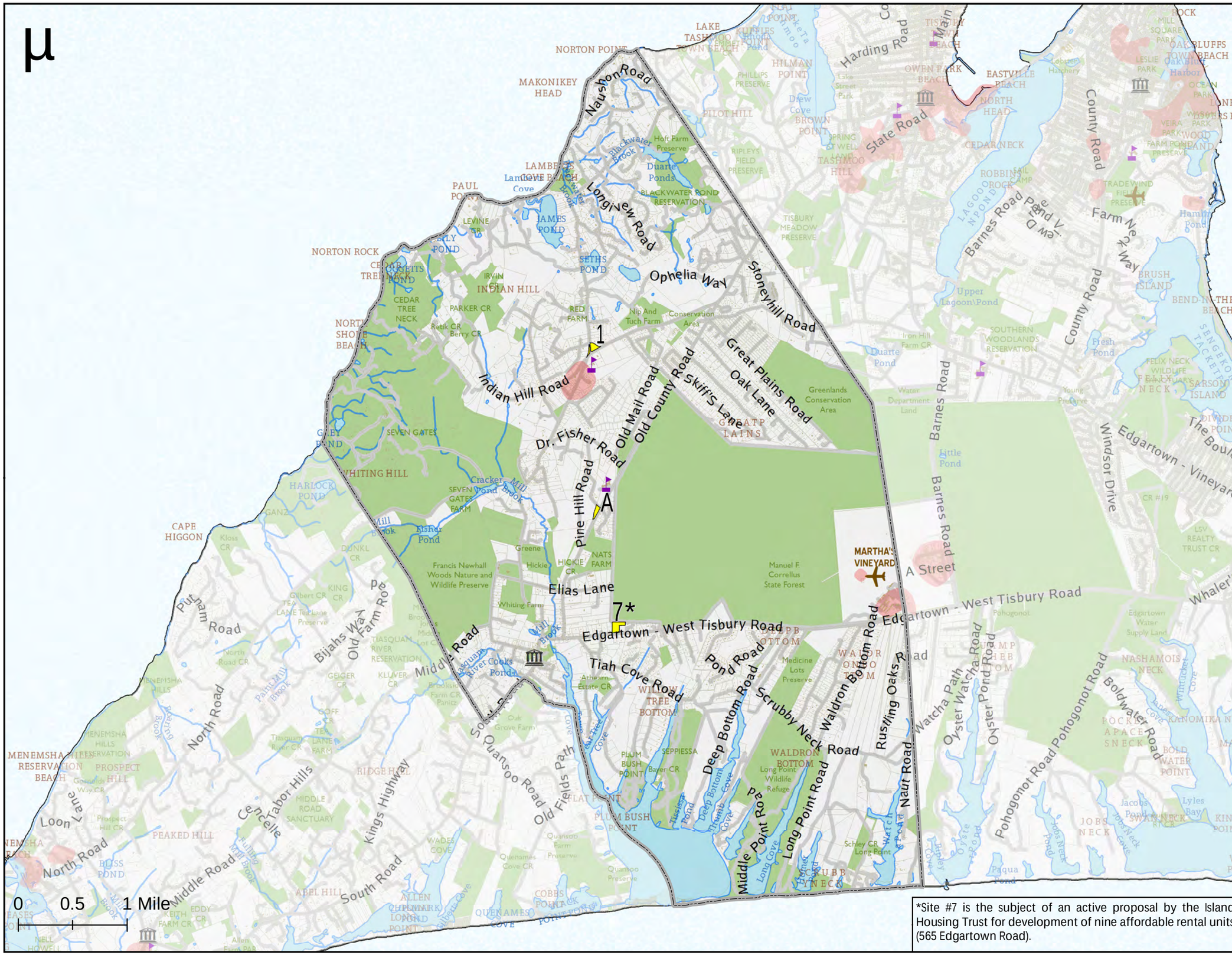

West Tisbury, MA

Potential Sites for Affordable Housing

- Proposed Site
- Building Footprint
- Parcel Boundary
- Commercial Area
- Open Water
- Rivers, Streams, Brooks
- Permanently Protected Open Space

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Date: 1/4/2017
Sources--
Streets: MassDOT
Hydrography: MassGIS, MassDEP
Open Space: MassGIS, EOEEA
Airports: MassDOT
Hospitals: MassGIS
Town Halls: MassGIS, MEMA
Schools: MassGIS, MassDEP
Buildings: MassGIS
Parcels: MassGIS, MVC
Commercial Area: MassGIS

This map is for general planning purposes only. The data used to create the map are not adequate for making legal or zoning boundary determinations or delineating natural resource areas. Exercise caution when interpreting the information on this map.

*Site #7 is the subject of an active proposal by the Island Housing Trust for development of nine affordable rental units (565 Edgartown Road).

TOWN OF WEST TISBURY

Housing Production Plan FY2018-2022

FUNDING PROVIDED BY THE MARTHA'S VINEYARD COMMISSION AND THE COMMONWEALTH OF MASSACHUSETTS

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DRAFT 1/13/17
FOR DISCUSSION ONLY

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ACKNOWLEDGEMENTS

This Housing Production Plan was created under the direction of the West Tisbury Planning Board and the Affordable Housing Committee.

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The Town of West Tisbury gratefully acknowledges the Martha's Vineyard Commission, The All Island Planning Board Housing Work Group, and The Island Housing Trust for their contributions to this project.

Acronyms

ACS	US Census Bureau's American Community Survey
AMI	Area Median Income
DHCD	MA Department of Housing and Community Development
MAPC	Metropolitan Area Planning Council
MOE	Margins of Error
MVC	Martha's Vineyard Commission
SHI	Subsidized Housing Inventory

Key Definitions

The following definitions are for key terms used throughout the document and are based on information from the U.S. Census Bureau, unless otherwise noted:

Chapter 40B (MGL c.40B) – Massachusetts General Laws c.40B, §§ 20 through 23. Chapter 40B permits developers of projects that include a sufficient level of subsidized low and moderate income housing units to apply for a Comprehensive Permit from the local zoning board of appeals (the "Board").
Cost Burdened – Households who pay more than 30 percent of their income for housing.
Disability – The American Community Survey defines disability as including difficulties with hearing, vision, cognition, ambulation, self-care, and independent living.
Family - A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.
Household – A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters.
Housing Unit - A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied, or, if vacant, is intended for occupancy as separate living quarters.
Median Age – The age which divides the population into two numerically equal groups; that is, half the people are younger than this age and half are older.
Median Income – Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The medians for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The medians for people are based on people fifteen years old and over with income.
Millennials – The demographic cohort following Generation X. There are no precise dates when the generation starts and ends. Researchers and commentators use birth years ranging from the early 1980s to the early 2000s. (en.wikipedia.org/wiki/millennials.)
Poverty – Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation with the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, medicaid, and food stamps). Thresholds by year and households size are found at this link: https://www.census.gov/hhes/www/poverty/data/threshld/.
Subsidized Housing Inventory – The list compiled by DHCD containing the count of Low or Moderate Income Housing units by city or town.

CHAPTER 1
INTRODUCTION

Housing Production Plan Purpose

This Housing Production Plan (HPP) is a state-recognized planning tool that, under certain circumstances, permits the town to influence the location, type, and pace of affordable housing development. This HPP establishes a strategic plan for production of affordable housing that is based upon a comprehensive Island-wide housing needs assessment, prepared in 2013, and provides a detailed analysis of development constraints due to infrastructure capacity, environmental constraints, protected open space, and regulatory barriers.

This HPP has been prepared in accordance with the Massachusetts Department of Housing and Community Development (DHCD) requirements. The HPP describes how the town plans to create and preserve affordable housing.

When an HPP is certified by DHCD, then a denial of a Comprehensive Permit will be upheld if such application is not consistent with local needs. The town would need to produce six units that count on the state's Subsidized Housing Inventory for a one-year certificate or thirteen units for a two-year certificate.[1]

Under Massachusetts General Laws Chapter 40B Section 20-23 (C.40B), the Commonwealth's goal is for all Massachusetts municipalities is to have 10 percent of housing units affordable to low/moderate income households or affordable housing on at least 1.5 percent of total land area. As of December 2014, the state's Subsidized Housing Inventory (SHI) included 1.8 percent (23 units) of West Tisbury's year-round housing base.[2]

Report Organization

This Housing Production Plan is organized in seven chapters as follows:

1. Chapter 1 provides an overview of the purpose of the plan, a community overview, description of planning methodology, and summary of housing needs.
2. Chapter 2 describes West Tisbury's housing vision and five-year goals, as identified through the planning process associated with development of this plan.
3. Chapter 3 describes West Tisbury's housing strategies, both regulatory and local initiative, to achieve the plan's goals.
4. Chapter 4 provides a demographic profile of the community.
5. Chapter 5 provides an analysis of local housing conditions including housing supply, residential market indicators, and affordable housing characteristics.
6. Chapter 6 describes West Tisbury's development constraints and limitations including environmental constraints, infrastructure capacity, regulatory barriers.
7. Chapter 7 describes local and regional capacity and resources to create and preserve affordable housing in West Tisbury.

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[1] Department of Housing and Community Development. Spreadsheet of 0.5% and 1.0% Thresholds for Each Community Based on 2010 Census Information. 2010.

[2] Department of Housing and Community Development. *Chapter 40B Subsidized Housing Inventory.* December 5, 2014.

Community Overview[3]

West Tisbury is known for its quaint village center, and its rural landscapes. Physically, West Tisbury extends from the Vineyard Sound to the Atlantic Ocean along the south shore, lying between the populous down-Island towns and the more rural up Island communities. West Tisbury also straddles the Island's two primary geological landforms – the western moraine and the outwash plain. The moraine provides rolling hills and bluffs rising from the Sound, which are starkly contrasted with the flat, expansive outwash plain leading to the Great Ponds and the ocean. Where West Tisbury and Edgartown meet, at the Island's geographic center, is the expansive Manuel F. Correllus State Forest that occupies 6,850 acres. The 2,473 acres of State Forest in West Tisbury account for about 15 percent of the town's land area.

Planning Methodology

DATA SOURCES

The U.S. Census Bureau's Decennial Censuses of 2000 and 2010 and the 2010-2014 American Community Survey (ACS) were the primary sources of data for the needs assessment. The U.S. Census counts every resident in the United States by asking ten questions, whereas the ACS provides estimates based on a sample of the population for more detailed information. It is important to be aware of the margins of error (MOE) attached to the ACS estimates, which is based on a sample and not on a complete count, especially in smaller geographies including Aquinnah and Chilmark – the Island's smallest towns.

Data was also gathered from a variety of available sources including: The Warren Group; Massachusetts Department of Revenue; Massachusetts Department of Education; Massachusetts Department of Housing and Community Development; as well as the Martha's Vineyard Commission and Town of West Tisbury.

The report builds on past work, particularly the following plans and studies:

Town of West Tisbury. *West Tisbury Open Space and Recreation Plan.* April 2000.
Commonwealth of Massachusetts: Division of Fisheries and Wildlife. *BioMap2; Conserving the Biodiversity of Massachusetts in a Changing World.* 2012.
Martha's Vineyard Commission. *Martha's Vineyard Housing Needs Assessment.* 2013.
Martha's Vineyard Commission. *Martha's Vineyard Wastewater Management Study.* May 2010.
Martha's Vineyard Commission. *Island Plan 2009*. February 2010.
Martha's Vineyard Commission. *Martha's Vineyard Regional Transportation Plan.* Update 2011.

COMMUNITY ENGAGEMENT PROCESS

The Selectmen, Planning Boards and Housing Committees of all six towns held three community workshops, facilitated by the consultant team, to create housing visions, identify five-year goals, and prioritize implementation strategies. In West Tisbury, these workshops were held in the West Tisbury Public Safety Building on September 19, November 14, and December 12, 2016. In addition, the All-Island Planning Board issued an online survey about housing needs and strategies that had over 600 respondents.

Workshop 1: September 2016

The purpose of the first of three community workshops in West Tisbury 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.

[3] Martha's Vineyard Commission. *West Tisbury Community Development Plan.* 2004.

The following themes emerged as residents considered the current housing environment in West Tisbury and ideas for the future of housing in their community: desire for more diverse housing types, pockets of density, and more funding strategies.

Workshop participants envisioned low-density clusters of diverse housing types that serve the needs of young families and downsizing seniors, including townhouses, tiny houses, larger houses converted to multi-family units, and mixed use development. Participants discussed small pockets of density that could help address the housing needs while protecting the community's important agricultural resources, particularly through cohousing, cooperative-style housing, and/or cluster housing development. In addition, participants saw dormitory housing, campgrounds, and tiny houses to help address need for seasonal workforce housing. Participants discussed the need for creative infrastructure to support appropriate density in North Tisbury center and funding strategies to help ensure that the town is able to respond to opportunities quickly.

Workshop 2: November 2016

The purpose of the second of three community workshops in West Tisbury was to solicit participants' feedback on the draft housing visions for West Tisbury and Island-Wide, to introduce the concept of HPP goals and strategies, to discuss the draft goals for West Tisbury and Island-Wide, and to begin to brainstorm strategy ideas to help achieve these goals.

Information: An interactive presentation gave participants an understanding of the purpose of Housing Production Plan (HPP) goals and strategies, as well as an overview of the results-to-date of the All Island Planning Board Online Housing Survey.

Public input: Through a series of open house exercises, participants were asked to provide their feedback on the draft housing visions for West Tisbury and Island-Wide. Working in small groups, participants assessed the draft housing goals for both West Tisbury and Island-Wide, and brainstormed strategy ideas for achieving these goals.

Workshop 3: December 2016

The purpose of the third of three community workshops in West Tisbury was to solicit participants' feedback on the draft implementation strategies to encourage the creation of affordable housing in West Tisbury and throughout Martha's Vineyard in the next five years. Additionally, participants were also asked to consider specific sites/areas in West Tisbury that would be appropriate for the development of affordable housing.

The workshop took place in the West Tisbury Public Safety Building on Monday, December 12, 2016 from 4:00-6:30 pm. Twenty-nine people attended the workshop. The purpose of the workshop was to engage West Tisbury community members in an interactive process that both informs and solicits ideas.

Information: A detailed presentation outlined draft implementation strategies to encourage the creation of affordable housing throughout the island in the next five years, and introduced participants to potential sites/areas where the development of affordable housing might take place.

Public input: Through a series of small group exercises and individual dot voting, participants were asked to provide their feedback on which strategies should be considered for further investigation or implementation in the next five years. Participants were also asked to identify one or more sites on the map that merit further consideration for encouraging affordable / mixed-income development in the next five years.

Summary of Key Housing Needs

Chapter 4, which provides a demographic profile of the community, and Chapter 5, which describes local housing conditions, together provide analysis to determine West Tisbury's priority housing needs. This understanding of current and future housing needs lays the groundwork for the community's housing vision, goals, and strategies.

West Tisbury has 1.8 percent of its year-round housing stock counted on the SHI towards the state's MGL c.40B goal of 10 percent of year-round units as affordable, with twenty-three units listed on the SHI. In addition, there are ninety-one affordable units that are not listed on the SHI: nine are only temporarily affordable due to home rehabilitation funds; forty-four are accessory apartments; and twenty-eight are ownership housing units affordable to households above 80 percent AMI.[4] In addition, West Tisbury has nineteen households with rental assistance vouchers.[5]

West Tisbury has unmet local housing needs that are not served with the existing affordable and community housing units. Close to a third of year-round households in West Tisbury have income at or below 80 percent of the area median income (AMI) and about 174—more than half of these year-round households—are severely housing cost burdened (spending more than 50 percent of their total gross income on housing.)

West Tisbury's year-round population is expected to grow about 10 percent between 2010 and 2035 and have significant growth in the older adult population. This indicates a need for more housing options to meet the needs of older adults including alternatives that are smaller, accessible, and have minimal maintenance needs.

The income needed to afford the 2016 median single-family house sales price in West Tisbury ($705,000) is about $185,000 while the median household income for year-round residents in West Tisbury is an estimated $73,843.

Considering that almost all of West Tisbury's year-round renters with income at or below 80 percent AMI live in housing they cannot afford, West Tisbury's primary housing need is for more year-round rental housing units at all market levels including affordable rental units for households with incomes at or below 80 percent, 50 percent, and 30 percent AMI. In addition, West Tisbury needs more diverse housing options such as congregate, small multi-family, and service-enriched housing; and some more affordable homeownership opportunities mostly for households with incomes at or below 80 percent AMI and some for households between 80 to 100 percent AMI and up to 150 percent AMI.

[4] An additional three rental units and seven ownership units in West Tisbury that do not count on the SHI may be eligible if they are affordable to households at or below 80 percent AMI, have a long-term affordability restriction of at least 30 years, and the units adhered to the state's affirmatively and fairly marketing and resident selection requirements.

[5] Source for non-SHI affordable unit and rental voucher data: Island Housing Trust, provided to author June-July 2016.

CHAPTER 2
HOUSING VISION & GOALS

The housing vision and goals included in this chapter are aimed primarily at creating more housing choice and affordable housing in West Tisbury while recognizing and supporting the town's ability to achieve other interrelated community goals, including goals for protection of historic and natural resources as well as strengthening the local economy. The community developed the housing vision and goals through a detailed analysis of housing needs, input from town officials and community members, guidance from the All Island Planning Board Housing Work Group, as well as the consultant team's review of relevant planning documents.

West Tisbury's Housing Vision

West Tisbury community members envision that in 2027 the community will still be an agricultural community with active farms, extensive open space, and natural resources, and will also have dispersed pockets of homes and businesses that form quaint village centers. This development pattern with clusters of development including year-round market-rate and affordable housing will help to protect the community's rural character, natural resources, and scenic beauty. Conversion of existing buildings and thoughtful new housing development will provide more affordable options for seniors looking to age in the community, as well as young professionals and families of all income levels. In addition, increase in business activity in an enhanced mixed-use business district will help strengthen the local economy.

Community members hope that through thoughtful planning, progressive town policies, investment in creative infrastructure, and targeted public and private funds, the community will foster the creation of broader housing options that reinforce and enhance its small-town character. New housing developed will include clusters of single-family attached houses (i.e., townhouses), low carbon footprint/eco-friendly development, and tiny/micro houses, as well as large older houses that have been sensitively converted to multi-family apartments.

In addition, West Tisbury's business district will include mixed-use properties with businesses and apartments. These new housing options will include affordable housing for low/moderate-income and middle-income households, create more year-round rental and ownership housing, serve seniors who need smaller homes or service enriched housing, and help address regional housing needs.

The new residential developments will be thoughtfully located and designed to protect the community's small-town feel, farmlands, woodlands, and scenic views through alternative site planning and ownership structures such as cohousing, cooperative-style housing, and cluster housing development.

Community members also envision new carefully located, designed, and managed dormitory/hostel-style housing near the airport to help address the Island's need for seasonal workforce housing and support the local and regional economy. Community members hope that such seasonal workforce housing in combination with incentives for year-round housing will help preserve more of existing housing stock for year-round occupancy.

West Tisbury's Housing Goals

Goal 1: Housing Options

Provide more flexibility to DEVELOP broader housing options, including year-round affordable rental housing, that reinforce and enhance the Town's rural character. These housing options could include, but would not be limited to, clusters of single-family attached homes (i.e., townhouses), tiny/micro houses, conversion of larger older homes to multi-family, low carbon footprint/eco-friendly housing, and mixed-use commercial/residential properties in business districts, where appropriate.

Goal 2: Household Types

Encourage new housing development and support conversion of existing buildings to provide more affordable options for seniors looking to age in the community, as well as young professionals and families of all income levels.

Goal 3: Economic Vitality

Strengthen the economic vitality of village centers by encouraging reuse of pre-existing buildings for mixed residential/commercial in historic areas and development of mixed-use properties with apartments in and near West Tisbury's mixed-business district near the intersection of State Road and Indian Hill Road. Help to provide new dormitory/hostel-style housing near the airport to help address the Island's need for seasonal workforce housing and to support the local and regional economy.

Goal 4: Community Character and Smart Growth

Encourage less conversion of existing year-round housing to seasonal and ensure new residential developments are creatively located and designed to enhance the community's small-town feel, farmlands, woodlands, and scenic views through alternative site planning and ownership structures such as cohousing, cooperative-style housing, and cluster housing development.

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.

Goal 6: Numerical Production

Support the creation of thirty or more low/moderate income (LMI) units over five years (an average of at least six LMI housing units per year) that will count on the Subsidized Housing Inventory, particularly rental units affordable to extremely low- and very low-income households and ownership units affordable to households with income between 50-80 percent AMI. This rate of LMI housing production would support the town reaching 10 percent through incremental production (0.5 percent of year-round housing units) by 2034.

In addition, support the creation of at least eleven ownership units affordable to households between 80-100 percent of the area median.[6]

[6] Note: For West Tisbury – despite having needs that could also support creating affordable ownership units for up to 150 percent AMI (as presented in Sept.), the greater need is for rental and ownership units affordable to households with income up to 80 percent AMI and ownership units between 80-100 percent AMI. Therefore, this goal suggests that public resources are focused on these greater needs over the five-year timeframe of the plan and could be revisited in a subsequent plan.

CHAPTER 3
HOUSING STRATEGIES

To achieve the community's ten-year housing vision and five-year goals will require the town's focused effort to implement a variety of local initiative strategies and local regulatory strategies as well as support and participation in Island-wide strategies. The community's housing vision and goals are ambitious and can't be achieved overnight or by a sole, isolated action. The strategies are presented as a package of strategies rather than a menu of choices because they are designed to work together to be most effective. They are like pieces of a puzzle that, when assembled and embraced together, can help the community accomplish its goals.

This chapter includes descriptions of local initiative strategies, Island-wide strategies, local regulatory strategies, and an action plan. The strategies are listed immediately below and discussed in more detail on the following pages:

Local Initiative Strategies

1. Increase allocations of local Community Preservation Act funds to create affordable housing
2. Offer municipal property at little or no cost for development of affordable and/or mixed-income housing
3. Seek privately-donated property for development of affordable and/or mixed-income housing
4. Allocate funds for wastewater infrastructure to support creation of affordable housing

Island-wide Initiative Strategies

5. Advocate for adoption of special legislation to increase the existing real estate transfer fee by 0.5 percent to promote creation of affordable housing
6. Advocate for adoption of special legislation to create a seasonal rentals excise
7. Advocate for adoption of property tax incentives to encourage affordable year-round rental of units to households with up to 80 percent AMI
8. Support creation of an Island Seasonal Housing Task Force and its initiatives
9. Explore creation of an Island-wide or sub-regional housing trust

Local Regulatory Strategies

10. Promote mixed-use development in the North Tisbury business district
11. Ease the requirements for accessory apartments
12. Zone for multifamily housing
13. Provide for Natural Resource Protection Zoning (NRPZ) by right
14. Ease the requirements and reduce limitations on dormitory housing for employees

	Goal 1: Housing Options	Goal 2: Household Types	Goal 3: Economic Vitality	Goal 4: Community Character and Smart Growth	Goal 5: Resources and Capacity	Goal 6: Numerical Production
Strategy 1: Increase allocations of local Community Preservation Act funds to create affordable housing	✷	✷		✷	✷	✷
Strategy 2: Offer municipal property at little or no cost for development of affordable and/or mixed-income housing	✷	✷		✷	✷	✷
Strategy 3: Seek private donations of property for development of affordable and/or mixed-income housing	✷	✷		✷	✷	✷
Strategy 4: Allocate funds for wastewater infrastructure expansion	✷	✷		✷	✷	✷
Strategy 5: Advocate for adoption of special legislation to increase the existing real estate transfer fee by 0.5 percent to promote creation of affordable housing					✷	
Strategy 6: Advocate for adoption of special legislation to create a seasonal rentals excise					✷	
Strategy 7: Advocate for adoption of property tax incentives to encourage affordable year-round rental of units to households with up to 80 percent AMI*	✷			✷		✷
Strategy 8: Support creation of an Island Seasonal Housing Task Force and its initiatives	✷	✷	✷		✷	
Strategy 9: Explore creation of an Island-wide or sub-regional housing trust					✷	
Strategy 10: Promote mixed-use development in the North Tisbury business district	✷	✷	✷	✷		✷
Strategy 11. Ease the requirements for accessory apartments	✷	✷		✷		
Strategy 12. Zone for multifamily housing	✷	✷		✷		
Strategy 13. Provide for Natural Resource Protection Zoning (NRPZ) by right	✷	✷		✷		✷
Strategy 14. Ease the requirements and reduce limitations on dormitory housing for employees	✷	✷	✷			

*These units would not count on the SHI.

Local Initiative Strategies

Local initiative strategies refer to recommendations that the town can undertake to foster the creation of more housing options, especially affordable housing. These initiatives are not regulatory in nature - they deal with allocation of town resources including staff time, funding, and property.

1. Increase allocations of local Community Preservation Act funds to create affordable housing

At the December community workshop in West Tisbury, participants strongly supported implementing or further investigating increased allocations of local Community Preservation Act (CPA) funds and discussed establishing a target allocation of CPA funds for housing between 60 to 80 percent of total revenue.

According to the Community Preservation Coalition CPA online database[7], about 40 percent of West Tisbury's total Community Preservation Act (CPA) revenue collected since adoption (2005) has been allocated for community housing initiatives. Of total CPA revenue collected by all Island towns, about 30 percent has been allocated for community housing initiatives. CPA funds are locally controlled, requiring Town Meeting consideration of Community Preservation Committee (CPC) recommendations. In West Tisbury, CPA revenue is generated from a three percent local property tax surcharge and a variable distribution from the State Community Preservation Trust Fund. The state distribution in West Tisbury was 100 percent FY2007-2008 and 32.82 percent in FY2017. Total revenue in FY2016 was $556,048 and has ranged from $282,544 to $621,849.

Per MGL c.44B, section 5(b)(1), CPCs are required to

> *. . . study the needs, possibilities, and resources of the city or town regarding community preservation . . . The committee shall consult with existing municipal boards, including the conservation commission, the historical commission, the planning board, the board of park commissioners and the housing authority, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the committee shall hold one or more public informational hearings on the needs, possibilities and resources of the city or town regarding community preservation possibilities and resources . . .*

Many CPCs create a five-year Community Preservation Plan based on this study and update the plan annually. A target allocation can be established in the Community Preservation Plan for CPA categories (open space and recreation, historic preservation, and community housing) that exceeds the minimum 10 percent allocation required by the statute. Through this strategic planning process, which should involve input from the multiple boards/commissions listed in the statute and can also involve broader community input, community preservation resources and needs are thoroughly evaluated and the community can set allocation goals and priorities.

The target for any one CPA category can range between 10 and 80 percent. Funds can be set aside for housing in the CPA housing reserve or allocated to a housing trust. Some CPC's, including Eastham, Provincetown, and Somerville, have established target allocations ranging from 40 to 60 percent as CPC policy to help guide CPC's recommendations to the local legislative body.

[7] *Statewide CPA Statistics* go to "Expenditures on CPA Projects" then "Summary of CPA Expenditures by Project Category" at www.communitypreservation.org "About" tab.

Implementation Milestones:

- CPC to prepare Community Preservation Plan (CP Plan) to study the needs, possibilities, and resources for community preservation and to strategically plan for use of CPA funds over five years (FY2018-2022). CPA can utilize administrative funds (up to five percent of total annual CPA revenue) to support this planning effort, if needed. Planning effort should consider impacts of increasing allocations of CPA funds for housing.
- As part of such a pro-active planning effort, identify specific housing initiatives to support with CPA fund allocation. These initiatives would likely include supporting development of municipal property for affordable housing, a buy-down program as discussed below, and may include funding wastewater infrastructure to support affordable housing development. These initiatives should be identified in the CP Plan and can include rough budgets for such initiatives.
- Update application and review criteria for CPA funds to reflect goals and possibilities identified through strategic CPA planning effort (CP Plan).
- CPC recommendations between FY2018-2022 would reflect priorities established in the CP Plan.

2. Offer municipal property at little or no cost for development of affordable and/or mixed-income housing

At the third community workshop, residents reviewed a map showing town-owned properties in West Tisbury and discussed which properties should be investigated further for possible development of affordable or mixed-income housing. As West Tisbury has done in the recent past to support affordable housing development, including at the Fire Station property at 565 Edgartown Road, offering low/no cost land for development can provide a significant subsidy to help make an affordable housing development feasible.

The town could continue to offer available town-owned properties for development of affordable rental and/or ownership units. Such developments could consist 100 percent of affordable units or a mix of income-restricted units and market rate units. Allowing market rate units mixed in a development with affordable housing can provide cross subsidies, which can also help make affordable housing developments feasible with less public subsidies. The permitting mechanism for housing development with enough density to support feasibility would likely be through a comprehensive permit under MGL c. 40b, since existing zoning requirements are more limited.

As the property owner, offering public land for affordable housing development provides the town with a high level of control over the ultimate development. To implement this strategy, the town would issue a Request for Proposals for the disposition of municipal property (per MGL c.30B) that specifies a minimum number (or percentage) of units that should be affordable. This minimum should be established by testing the feasibility – estimate how the affordable unit minimum may impact project feasibility and the need for public subsidies and anticipate enough density to support project feasibility. Funding programs typically have a maximum award per unit and this will affect the feasibility of the project. Funding programs could include local Community Preservation Act funds.

The town may sell or retain the property under town ownership and lease it to a developer through a long-term ground lease (e.g., Fire station property at 565 Edgartown Road is offered as a ground lease). The developer builds, owns, and manages the building but the town can establish certain criteria for the project that become restrictions and provisions in the ground lease. This structure allows the town to create housing without having to administer the construction or management of the housing itself and provides strong assurances for long-term affordability of the units. There is precedent for this type of ground lease on the Island – the Island Housing Trust has such an arrangement on one or more properties (including Jenney Way in Edgartown). In addition, it can help reduce acquisition costs since the developer would only be acquiring a ground lease rather than fee ownership of the property.

The Potential Sites for Affordable Housing Map depicts one town-owned site that merits further investigation regarding development feasibility and one other site that is already under consideration.

The following provides general observations/considerations regarding selected sites for further investigation or continued consideration. Note, that the site numbers refer to the labels on the Development Opportunities Map and are carried over from the map used at the third workshop.

Site #1, Parcel ID 11_18, +/-3.1 acres
This wooded site is located at the corner of State Road and Lambert's Cove Road and spans the east and west side of Lambert's Cove Road, which most of the acreage located on the east side. Based on Mass GIS data, this site is located in a DEP Zone II for drinking water protection, has no reported contaminants, is not located in an impaired watershed, and has no wetlands.

Site A, Parcel ID 21_2, +/-2 acres
This site is the southern portion of the Tisbury Elementary school property and is located on the corner of Halcyon Way and Old County Road. The Affordable Housing Committee presented this property to the Board of Selectmen in June 2016 as a possibility for further investigation and is undertaking predevelopment work to test feasibility.

Implementation Milestones:

- Continue to pursue feasibility analysis for Site A.
- Fund preliminary feasibility study on Site #1 to evaluate development opportunities. CPA funds are often used for such purposes. Study could include community engagement component to share results and solicit further community feedback.
- If indicated through results of preliminary feasibility study and community feedback, fund more thorough feasibility study to analyze physical and regulatory/legal characteristics of the sites to determine potential yield/density of development, best area of the site(s) to locate buildings, course of action to protect natural resources and mitigate any environmental impacts, remedy any site contamination, and any legal limitations (such as deed restrictions). This type of feasibility study can help to assist bidders in preparing accurate development budgets.[8]
- Working through the Affordable Housing Committee with community feedback, set project goals and establish guidelines for development that both reflects community character and addresses housing needs. Some considerations in setting project goals include target population, design guidelines (density, housing type, architectural style), price guidelines, and type of disposition (sale/ground lease).
- Seek Town Meeting approval for municipal property disposition and authorize Board of Selectmen to issue a Request for Proposals. Or, alternatively, seek town meeting approval to transfer property to the Municipal Affordable Housing Trust.
- Prepare and issue a Request for Proposals for disposition of municipal property. Follow property disposition requirements per MGL c.30B. RFP should anticipate that development would require a Comprehensive Permit per MGL c.40B. Select most responsive development proposal.

3. Seek privately-donated property for development of affordable and/or mixed-income housing

Private property owners have donated land for open space as well as affordable housing on the Island. Actively seeking such donations, working with the Martha's Vineyard Land Bank, Island Affordable Housing Trust, as well as directly with property owners through the local housing trust or affordable housing

[8] An excellent source to help guide municipalities in offering municipal property for development of affordable housing is the Massachusetts Housing Partnership guidebook *Developing Affordable Housing on Public Land: A Guide for Massachusetts Communities,* 2005.

committee could result in donations of property for development or conversion of existing buildings to affordable housing.

One possibility is to encourage private property owners to utilize the new Donation Tax Credit. As part of the Act Relative to Job Creation and Workforce Development (H.4569), the state created a Donation Tax Credit that provide a credit against Massachusetts income tax liability for property owners who donate existing housing properties or other structures for the conversion of housing to qualified non-profits that commit to long-term affordability. The credit is worth 50 percent of the donated value. Perhaps in West Tisbury this tax credit could help to encourage conversion of larger houses to affordable multi-family units or affordable congregate living facilities.

In addition, the town could explore working directly with the Martha's Vineyard Land Bank to negotiate donated private property for development of affordable housing and land conservation. Perhaps there could even be opportunities for in-town properties that could serve as pocket parks, community gardens, or other appropriate open space amenities as well as for affordable housing (either new construction or conversion of existing buildings).

According to the Land Bank's affordable housing policy and past examples of partnerships, the Martha's Vineyard Land Bank is open to encourage such partnerships to further both their core mission of land conservation as well as affordable housing. The affordable housing policy, which was adopted in 1989 and amended in 2009, states the following:

> *Throughout much of its recent history, Martha's Vineyard Island has experienced a shortage of affordable, year-round housing. It represents a public policy dilemma of significant proportions.*
>
> *A variety of organizations has been chartered to plan for and develop affordable housing units for the Vineyard. The land bank has assisted these groups in the past . . . and wishes to continue to do so, even through the land bank performs an unrelated public duty and exerts no discernible impact on the unavailability of such housing.*

The policy goes on to list specific policies regarding geographic non-competition, cooperative acquisitions, surplus buildings owned by the land bank, and willingness to consider support for an increase in the existing 2 percent transfer fee. In addition, the land bank policy states its willingness to serve as the fee collection agency, processing the fee and regularly delivering to the housing authority its allotted amount.

Implementation Milestones:

- Affordable Housing Committee/Housing Trust to work with the Martha's Vineyard Land Bank executive director and Commission to develop inventory of private properties in the community with potential to meeting both priority land conservation goals and opportunity for affordable housing development.
- Also, Affordable Housing Committee/Housing Trust to develop inventory of private properties that may pose potential for conversion and benefit from the Donation Tax Credit.
- Committee reach out to owners of potential properties for conversion (as permitted per MGL c.30B) and to work closely with the Land Bank to prioritize any potential private sites of interest and collaborate with the land bank to negotiate with land owners at appropriate strategic times as opportunities arise.

4. Allocate funds for wastewater infrastructure to support creation of affordable housing

Workshop participants in December indicated strong support to allocate funds for wastewater infrastructure to support creation of affordable housing in West Tisbury. Wastewater treatment is one of the primary development constraints on the Island. The Island has five sewer plants that treat less than 10 percent of total Island properties. In West Tisbury, all residential properties are on septic: 1,900 parcels. The Airport has a wastewater system administered by the county. It has capacity that perhaps could be tapped into to support development nearby.

Local CPA funds could be used to fund to connections of nearby properties to Airport sewer to support development of affordable housing, if opportunities arise on private land. There are no current municipal properties nearby that would warrant this consideration. Note that CPA funding is eligible to support infrastructure needs for creation of CPA-eligible affordable housing – not mixed-use or any market rate units or affordable units for households with income above 100 percent AMI.

Local CPA funds could also be used to support on-site wastewater treatment infrastructure for CPA-eligible affordable housing development to help make development feasible. This type of funding could work in conjunction with affordable housing development in municipal property and private property. In addition, the town could investigate funding sources to help property owners improve wastewater treatment systems (note - would not directly support creation of affordable housing, but could help mitigate environmental constraints):

- Community Septic Management Program (MA Energy and Environmental Affairs
- EPA's Clean Water State Revolving Fund
- Water and Waste Disposal Loan Guarantees, US Dept. of Agriculture

Implementation Milestones:

- In conjunction with strategies #2 and #3 above, strategically allocate CPA funds for wastewater infrastructure to support affordable housing development.
- Investigate funding sources to help property owners improve existing on-site wastewater treatment.

Island-Wide Initiative Strategies

The following strategies are Island-wide initiatives. For these strategies to have maximum effect and success, it will be critical for each town on the Island to contribute with active support and coordinated efforts. Most of the Island-wide strategies would require special legislation, which will require a great deal of local political support to promote state adoption.

5. Advocate for adoption of a housing bank through special legislation to increase the existing real estate transfer fee by 0.5 percent to generate revenue for the creation of affordable housing

The idea to create a housing bank, based on the Martha's Vineyard Land Bank, is not a new idea. Island residents have discussed this idea for well over a decade – the housing bank concept was approved in nonbinding form by all six towns in the spring 2005, but the bill was defeated by Massachusetts house of representatives in July 2006.[9] Other municipalities have proposed such a real estate transfer fee for housing recently including Nantucket and Provincetown – both attempts appear stalled. Workshop participants in all towns expressed interest in pursuing this effort again, with some expressing concerns over likely success and effort required. Multiple workshop participants suggested to try for a more modest fee of 0.5 percent (in 2006, a 1 percent surcharge was proposed).

The housing bank could be modeled on the Martha's Vineyard Land Bank, which was established in 1986 and has conserved over 3,100 acres through revenue generated by a 2 percent surcharge on most real estate transfers occurring in the six towns. As described above, the Martha's Vineyard Land Bank has an affordable housing policy that expresses its willingness to consider support for an increase in the existing 2 percent transfer fee. In addition, the land bank policy states its willingness to serve as the fee collection agency.

Implementation Milestones:

- Work with other Island towns, the Martha's Vineyard Commission, Island housing organizations, and Martha's Vineyard Land Bank Commission to establish an Island housing legislation coalition (that could also work on other Island-wide strategies involving special legislation).
- Town meeting to consider adopting a local resolution to support housing bank legislation approval.
- Work with the coalition and the district's state senator and representative to sponsor the bill.
- Coalition to raise funds to support lobbying effort.

6. Advocate for adoption of special legislation to create a seasonal rentals excise

Currently any city or town is authorized by MA state law to, "impose a local excise tax upon the transfer of occupancy of any room or rooms in a bed and breakfast establishment, hotel, lodging house or motel located within such city or town by any operator at a rate up to, but not exceeding, 6 percent of the total amount of rent for each such occupancy" (MGL Chapter 64G, Section 3A).

Five of the six communities on the Vineyard currently impose a local room excise tax in accordance with this law. The towns of Aquinnah, Chilmark, and Edgartown impose a 4 percent tax while the towns of Oak

[9] Fein, Ian, "State Defeats Housing Bank" *Vineyard Gazette*, July 31, 2006. https://vineyardgazette.com/news/2006/07/31/state-defeats-housing-bank

Bluffs and Tisbury impose a 6 percent tax (Services 2014). The Town of West Tisbury doesn't currently impose a local room excise tax. However, MGL c.64G, s.3A doesn't currently allow for taxation of seasonal rental property.[10] Multiple attempts to allow for taxation of seasonal properties have been proposed recently including bills for the towns of Wellfleet, Provincetown, and Brewster.

Such special legislation, which could be proposed as a coordinated effort among all six towns, could potentially generate millions of dollars in revenue to support affordable housing initiatives on the Island. Workshop participants in all communities expressed some level of support for such an Island-wide initiative, which some participants expressing reservations about the effort and likely success of such an initiative.

Implementation Milestones:

- Work with other Island towns, the Martha's Vineyard Commission, and Island housing organizations to establish an Island housing legislation coalition (that could also work on other Island-wide strategies involving special legislation).
- Town meeting to consider adopting a local resolution to support seasonal rental excise legislation approval.
- Work with the coalition and the district's state senator and representative to sponsor the bill.
- Coalition to raise funds to support lobbying effort.

7. Advocate for adoption of property tax incentives to encourage affordable year-round rental of units to households with up to 80 percent AMI

The Island's housing issues are exacerbated by competing markets for limited housing stock. Time after time workshop participants expressed concern over lack of year-round rentals and the impact this housing issue has on retaining year-round workers including teachers, municipal employees, and others.

Based on the 2002 Special Act in Provincetown, the Island communities could participate in a coordinated Island-wide effort to submit similar legislation to create a local property tax incentive that waives property tax for rent units if rented year-round to low-income households. In Provincetown, according to information provided by the town's community housing specialist for FY2016, there were 116 affordable year-round rental units created as a result of this tax incentive. The average annual tax exemption per unit was $858. These are units that otherwise may have been rented seasonally. While the tax incentive doesn't offset the funds that could be gained from weekly seasonal rentals, it does allow for up to 100 percent tax exemption if 100 percent of the property is rented year-round to a household with income up to 80 percent AMI and helps to encourage the public to maintain year-round rentals. Note that property owners still pay property taxes on other units they own (including the unit they live in, if any).

The following is an excerpt from the 2002 Special Act for Provincetown:

> *SECTION 1. Notwithstanding any general or special law to the contrary, residential real estate in the town of Provincetown which is rented to and occupied by a person of low income, at a rental amount not exceeding the standards of the United States Department of Housing and Urban Development for low income persons, shall be exempt from taxation under chapter 59 of the General Laws.*
>
> *SECTION 2. The exemption shall be equal to the tax otherwise due on the parcel based on the full and fair assessed value, multiplied by the square footage of the housing units rented to and occupied by a*

[10] LDS Consulting Group, *Study on Martha's Vineyard Seasonal Rental*, prepared by Island Housing Trust, July 10, 2014.

person or family of low income, divided by the total square footage of a structure located on the parcel. For rental housing, assessment of such property, if by an income approach to value, shall assume fair market rent for all units. To be eligible for exemption, the housing unit shall be leased to a low-income person at rents for the entire fiscal year for which the exemption is sought.

Implementation Milestones:

- Work with other Island towns, the Martha's Vineyard Commission, and Island housing organizations to establish an Island housing legislation coalition (that could also work on other Island-wide strategies involving special legislation).
- Coalition to consider options for design of tax incentive, potential impacts on local tax base, and monitoring needs (which could potentially be funded through the revenue generated).
- Town meeting to consider adopting a local resolution to support property tax incentive legislation approval.
- Work with the coalition and the district's state senator and representative to sponsor the bill.
- Coalition to raise funds to support lobbying effort.

8. Support creation of an Island Seasonal Employee Housing Task Force and its initiatives

By providing alternatives to house seasonal employees, more housing units could be available for potential year-round rentals. Local employers rely heavily on imported labor and the Islands labor force expanded by roughly over 4,600 employees in between January and July 2016[11].

This strategy would not require special legislation, but would benefit from the support and involvement of all Island towns to create a task force that focuses on creating seasonal employee housing. Such a task force could bring together the business community to work collaboratively on these issues.

The task force could be created by the Martha's Vineyard Commission and include representation from business community and town officials. The task force could build on work of IHT's Workforce Housing Survey to further identify the housing needs for seasonal employees (e.g., how much, what kind, locations?). The task force could also explore feasibility of sites for potential dormitory/hotel-style housing perhaps with consideration given to land at the airport, as was mentioned by multiple workshop participants. The task force could also explore the possibility of proposing a sales tax for seasonal employee housing based on Breckinridge, Colorado model (0.125 percent sales tax).

Not only did workshop participants in all communities (with the exception of Chilmark) support this strategy, but the All Island Planning Board online housing survey (Fall 2016) respondents expressed support for the creation of dormitory housing for seasonal employees, which this task for could focus on implementing.

Implementation Milestones:

- Support an initiative led by the Martha's Vineyard Commission to work with the Chamber of Commerce, local employers, and other Island towns to establish an Island Seasonal Employee Housing Task Force.
- Task Force to sponsor study to further investigate housing needs for seasonal employees (e.g., how much, what kind) and identify appropriate locations to pursue development (or through reuse/conversion of existing buildings) of seasonal employee housing.

[11] MA Executive Office of Labor and Workforce Development, accessed 11/22/16.

- Task Force could nurture private collaborations of local business as well as possibility of other revenue generation such as adopting a sales tax.

9. Explore creation of an Island-wide or sub-regional housing trust

An Island-wide or sub-regional housing trust would enhance the ability of Island communities to pool resources and coordinate housing efforts across the Island. Such a trust could have two main purposes: 1) collect housing revenues for regional use and 2) help coordinate and fund the implementation of the Housing Production plans.

Such a trust, whether truly Island-wide or established with a subset of towns as a sub-regional trust, could be a repository for housing funds generated through a seasonal rental excise tax, a real estate transfer fee (with administration possibly provided by the Martha's Vineyard Land Bank Commission), and perhaps a portion of some local CPA funds. The Island towns are already pooling local CPA funds to help create affordable housing on the Island including for the Island Housing Trust's Village Court Apartments in Tisbury and this could provide a streamlined mechanism to continue pooling funds.

Exploration of this strategy concept would involve working with the various towns interested in exploring this idea and should include defining potential Board of Trustees membership that has representation from the existing Municipal Affordable Housing Trusts, Affordable Housing Committees, and/or Community Preservation Committees of the towns involved in such a trust. In addition, the exploration would help to develop an allocation fund formula that the trust would use that could be based on established regional funding allocation models such as the County and/or Martha's Vineyard Commission Land Bank allocation formula.

Such a regional or sub-regional housing trust would require special legislation, which could be generally based on the Municipal Affordable Housing Trust statute (MGL c.44 s.55C). Although no other regional housing trusts are in existence yet in Massachusetts, the precedent is favorable with dozens of local trusts created through special legislation including a new local housing trust created in 2016 in Provincetown.

Implementation Milestones:

- Work with other Island towns, the Martha's Vineyard Commission, and Island housing organizations to establish an Island housing legislation coalition (that could also work on other Island-wide strategies involving special legislation). A subcommittee or task force of the coalition may be desirable to devote the focus that may be required to appropriately explore the option of creation an Island-wide or sub-regional housing trust.
- Coalition to investigate and consider benefits and challenges of created such a trust, evaluate various options including Island-wide and sub-regional model(s), work with interested towns to explore and design recommendations for board membership, possible fund allocation formula, revenue sources, and potential administration needs (and potential for cooperation/collaboration with the Martha's Vineyard Land Bank to support administration).
- If indicated, after investigation conducted above, Coalition to propose special legislation for support by involved towns and ultimately by state legislature.

Local Regulatory Strategies

Pursue regulatory opportunities to create affordable housing

For West Tisbury and all of the towns on Martha's Vineyard, the imbalance between housing supply and housing demand means that regulatory reform alone will not solve all of the island's affordable housing problems. Often, Chapter 40B is the best way to create affordable housing because of the design flexibility that comes with a comprehensive permit. All of the towns on Martha's Vineyard should have comprehensive permit guidelines to help the Zoning Board of Appeals and other local officials communicate and work with developers as effectively as possible. Still, zoning techniques to increase supply can, when paired with other actions, provide new opportunities for growing the affordable housing inventory. The following is a list of potential ways that West Tisbury could encourage affordable housing production.

10. Promote mixed-use development in the North Tisbury business district

The North Tisbury village area is an ideal location for encouraging redevelopment and greater intensity of use in order to accommodate some affordable housing. Located just south of the intersection of State Road and Indian Hill Road, the 28-acre Mixed Use Business (MB) District offers a variety of goods and services in a very low-density commercial area, including a grocery store, pharmacy, post office, and banks. West Tisbury allows upper-story apartments in the MB district as of right, subject to site plan review by the Planning Board. Not far from the boundaries of the MB district is a town-owned parcel that may have development potential for some affordable housing.

Allowing upper-story apartments in commercial buildings as a permitted use is a forward-thinking land use policy. Unfortunately, the dimensional and density requirements of the MB district are not very favorable to housing in mixed-use buildings. In this district, the maximum floor area for a commercial building is 3,500 sq. ft., but a mixed-use building can be larger. If a commercial building includes housing, the first floor nonresidential space can increase by 900 sq. ft. for each upstairs apartment, up to a maximum of 5,300 sq. ft. for the ground floor space and an overall maximum of 7,000 sq. ft. per building. The apartments must contain at least 600 sq. ft. of floor area. It isn't hard to see that even without a boost in the ground floor space, a mixed-use building with West Tisbury's dimensional regulations will almost be limited to two upstairs apartments – except there is little incentive to create two units because with two, at least one must be restricted as an affordable unit. A 50 percent affordability requirement does not make economic sense.

A further complication is that units created in a mixed-use building are subject to occupancy restrictions that should be reviewed with an expert in federal and state fair housing laws. Under Section 4.4-4, West Tisbury limits access to units in mixed-use buildings, multifamily dwellings, and accessory apartments to the following groups: year-round, lower-income residents of the island, or seasonal workers employed by the ground-floor business establishment, or the property owner's family members or caregivers. The bylaw imposes fairly elaborate monitoring and reporting procedures on the owner of a property with rental units and specifically makes noncompliance a zoning violation.

The Town could encourage the MB district to evolve over time as a true mixed-use village center by removing regulatory barriers to development. For example:

- Eliminate the residential/nonresidential floor area formula in Section 4.4-2;
- Use a more conventional approach to regulating density, e.g., a maximum number of units per acre, or continue to impose a minimum floor area requirement on the size of the apartments;
- Set the trigger for affordable units at four or more apartments instead of two, and require 25 percent of the units to be affordable housing;

- Reduce the minimum parking space requirement to one space for a studio or one-bedroom unit;
- Consider increasing the maximum height to forty feet (from thirty-five).

There are numerous other design objectives that should be pursued as well, notably bringing buildings closer to State Road and moving parking to the rear and sides of the buildings. The MB district would benefit immeasurably from an area plan, including design standards.

Of course, development here will still have to comply with Title V and the Massachusetts Wetlands Protection Act, so the opportunities for more intensive use of land may be limited. However, a more efficient use of land in this area would increase the feasibility of alternatives to conventional septic systems. Providing open space "credit land" within the watershed may help somewhat as well. Nevertheless, it is best to let environmental regulations do their job and let zoning do its job, which is to balance public and private interests and ensure that a community's needs are met.

Implementation Milestones:

- Seek assistance from the Martha's Vineyard Commission for a two-phase project: first, to prepare an area plan for the MB district and a defined "area of influence" around it, which could become a village residential or transitional district; and second, to prepare zoning amendments to help implement the plan;
- Consult with a fair housing specialist about revisions necessary to bring Section 4.4-4 in compliance with federal and state non-discrimination and fair housing laws;
- Planning Board must hold a public hearing in accordance with G.L. c. 40A, Sec. 5, prior to town meeting, and present a report and recommendations to town meeting;
- If town meeting approves amendments, submit required documentation to Attorney General.
- Work with Town Counsel or the Massachusetts Housing Partnership to develop standard documents (affordable housing deed restriction and requirements for an Affirmative Fair Housing Marketing Plan)

11. Ease the requirements for accessory apartments

Accessory apartments are allowed only by special permit in the Residential, MB, and Village Residential district. Some adjustments might make this provision more useful to homeowners, such as:

- Eliminate the requirement that the property owner reside year-round in West Tisbury;
- Increase the allowable floor area from 800 sq. ft. to 900 sq. ft. or not more than 30 percent of the gross floor area of the principal dwelling;
- Remove the occupancy restrictions under Section 4.4-4;

Implementation Milestones:

- Seek technical assistance from the Martha's Vineyard Commission to draft proposed changes to Section 4.4-3(A).
- Planning Board must hold a public hearing in accordance with G.L. c. 40A, Sec. 5, prior to town meeting, and present a report and recommendations to town meeting;
- If town meeting approves amendments to Section 4.3, submit required documentation to Attorney General;
- Provide public information and educational materials to West Tisbury residents about the opportunity to create an accessory apartment and a simple procedures checklist for interested applicants.

12. Zone for multifamily housing

West Tisbury ostensibly allows multifamily housing, but the Zoning Bylaw is not at all conducive to multifamily development. Section 4.4-3(B) authorizes the Planning Board to approve small-scale multifamily development (up to 3,000 sq. ft.) by site plan review in the MB district, i.e., the use is permitted as long as it does not exceed 3,000 sq. ft. For a larger multifamily building, or for a multifamily dwelling of any size in the residential districts, the Board of Appeals may grant a special permit.[12] In either case, the approval authority's decision has to be consistent with Section 4.4-3(B), which contains a variety of restrictions.

The value of Section 4.4-3(B) as a tool for creating affordable housing is limited because:

- Multifamily dwellings are limited to four units per building;
- The minimum percentage of affordable units is 100 percent for a two-unit development and 75 percent for a three-unit development (the bylaw is silent about the affordability requirement for a four-unit proposal). These requirements would make multifamily housing uneconomic to build for any entity except a non-profit developer with free or no-lost land and some form of public subsidy;
- Units created under this section are subject to the same occupancy restrictions that apply to accessory apartments and mixed-use buildings.

West Tisbury could take a more pro-active role and encourage multifamily housing by making the use permitted as of right (with site plan review) in all districts and using Section 4.4-3(B) to lay out the performance standards that a multifamily development must meet in order to comply with the Zoning Bylaw. While there are some advantages to regulating multifamily development with a special permit, the need for low- and moderate-income housing is critical – so critical that boosting supply should be the highest priority. Removing procedural barriers is an important part of boosting supply.

Implementation Milestones:

- Seek technical assistance from the Martha's Vineyard Commission to draft proposed changes to Section 3.3-1, the Use Table; Section 4.4-2, the Dimensional Table; and Section 4.4-3(B), Multifamily Housing;
- Planning Board must hold a public hearing in accordance with G.L. c. 40A, Sec. 5, prior to town meeting, and present a report and recommendations to town meeting.
- If town meeting approves amendments, submit required documentation to Attorney General.
- Work with residential developers (public and private) to make use of the new provisions.
- Make multifamily dwellings constructed under the town's zoning a priority for financial assistance from the CPC and/or affordable housing trust;
- Work with Town Counsel or the Massachusetts Housing Partnership to develop standard documents (affordable housing deed restriction and requirements for an Affirmative Fair Housing Marketing Plan).

13. Provide for Natural Resource Protection Zoning (NRPZ) by right

West Tisbury currently provides for Open Space Residential Development (OSRD) by right in Article V. The OSRD bylaw is fairly progressive, first because it does not require special permit approval and second, an OSRD in West Tisbury can be as small as a two-unit project. The bylaw also requires a minimum of 60 percent of the site to be protected open space, and while this is generally achievable in areas with public water or sewer service, 60 percent is a real challenge in areas without adequate infrastructure. In addition, the bylaw is not always clear, e.g., in terms of "triggers" requiring a special permit, when and how site plan

[12] There appears to be a conflict between the Table of Uses and Section 4.4-3(B). The former indicates that the special permit granting authority (SPGA) is the Board of Appeals, but the latter identifies the Planning Board as SPGA.

review applies to subdivisions, and how density bonuses will be administered. The Town could consider another option known as Natural Resource Protection Zoning (NRPZ), which is also a "by right" tool for preserving open space and accommodating housing growth. NPRZ bylaws usually include a set of site development standards to help applicants design projects with rural development principles in mind. In addition, NRPZ is usually mandatory – that is, the required approach for any subdivision. Applicants wishing to be exempt from NRPZ could request a waiver and the Planning Board could grant one by special permit.

Overall, NRPZ provides the advantages of predictability and speed for the developer and administrative simplicity for town boards. NRPZ bylaws often provide for density bonuses, too, though they almost always require a special permit. Density bonuses may be granted for projects that offer more than the minimum required open space, senior housing, or affordable housing, or provide some other public benefit.

West Tisbury could replace Article V with a new Natural Resources Protection bylaw and possibly inspire open space by design in more housing developments. In doing so, the Town will want to think about the following policy issues:

- Minimum open space set-side (a modest reduction should be considered, or at least clarify that the Planning Board can approve a modest reduction as part of the special permit process);
- Conditions for granting density bonuses – specifically, the number of additional market-rate units that will be allowed to subsidize the inclusion of affordable housing, and whether the additional units will be allowed as of right;
- Whether NRPZ developments should be allowed anywhere in West Tisbury or targeted to certain locations – a decision which could lead to establishing a new residential district.

Implementation Milestones:

- Review a sample of NRPZ bylaws that have been adopted in other communities and review the model bylaw in the state's "Smart Growth Toolkit": http://www.mass.gov/envir/smart_growth_toolkit/
- Interview Planning Board members and town planners in a selection of communities that have adopted NRPZ (whether town-wide or within specific districts), and learn about their experiences with this approach to regulating housing development;
- Seek technical assistance from the Martha's Vineyard Commission to draft proposed changes to Article V;
- Planning Board must hold a public hearing in accordance with G.L. c. 40A, Sec. 5, prior to town meeting, and present a report and recommendations to town meeting;
- If town meeting approves amendments to Article V, submit required documentation to Attorney General.

14. Ease the requirements and reduce limitations on dormitory housing for employees

In Section 4.4-5, West Tisbury provides for "employee dormitory" housing in all districts by special permit from the Board of Appeals. Though it has noble intentions, Section 4.4-5 is not very realistic. Building and operating a dormitory for not more than eight seasonal residents makes little financial sense, so the dormitory provision in West Tisbury's zoning is probably useful – if at all – in only a handful of circumstances. The Town should consider increasing the occupancy capacity to sixteen or twenty workers and give the owner flexibility to house year-round workers or reuse the space for other purposes during the off season. An example of space reuse to meet other community needs would be an emergency shelter.

Implementation Milestones:

- Seek technical assistance from the Martha's Vineyard Commission to draft proposed changes to Section 4.4-5.
- Planning Board must hold a public hearing in accordance with G.L. c. 40A, Sec. 5, prior to town meeting, and present a report and recommendations to town meeting;
- If town meeting approves amendments to Section 4.3, submit required documentation to Attorney General;

Incorporate approved amendments into the Zoning Bylaw.

Action Plan

#	Housing Strategies	FY2018	FY2019	FY2020	FY2021	FY2022	Responsible Entity	Supporting Entities
1	Increase allocations of local Community Preservation Act funds to create affordable housing						Community Preservation Committee	Affordable Housing Committee and Town Meeting
2	Offer municipal property at little or no cost for development of affordable and/or mixed-income housing						Affordable Housing Committee/ Trust	Board of Selectmen and Town Meeting
3	Seek private donations of property for development of affordable and/or mixed-income housing						Affordable Housing Committee/ Trust	Board of Selectmen and Town Meeting
4	Allocate funds for wastewater infrastructure expansion						Community Preservation Committee/ Trust	Affordable Housing Committee and Town Meeting
5	Advocate for adoption of special legislation to increase the existing real estate transfer fee by 0.5% to promote creation of affordable housing						Affordable Housing Committee	Board of Selectmen and Town Meeting
6	Advocate for adoption of special legislation to create a seasonal rentals excise						Affordable Housing Committee	Board of Selectmen and Town Meeting
7	Advocate for adoption of property tax incentives to encourage affordable year-round rental of units to households with up to 80 percent AMI*						Affordable Housing Committee	Board of Selectmen and Town Meeting
8	Support creation of an Island Seasonal Housing Task Force and its initiatives						Martha's Vineyard Commission	Board of Selectmen
9	Explore creation of an Island-wide or sub-regional housing trust						Affordable Housing Committee	Community Preservation Committee; Board of Selectmen; and Town Meeting
10	Promote mixed-use development in the North Tisbury business district						Planning Board	Town Meeting
11	Ease the requirements for accessory apartments						Planning Board	Town Meeting
12	Zone for multifamily housing						Planning Board	Town Meeting
13	Provide for Natural Resource Protection Zoning (NRPZ) by right						Planning Board	Town Meeting
14	Ease the requirements and reduce limitations on dormitory housing for employee						Planning Board	Town Meeting

Note: lighter shade indicates strategies that are ongoing and/or should be implemented as opportunities arise, rather than a specific schedule.

CHAPTER 4
DEMOGRAPHIC PROFILE

Population

Total Population Change

West Tisbury's estimated population of 2,727 people (per the 2014 ACS) comprises roughly 16 percent of the total estimated population of Dukes County, which includes all six towns on Martha's Vineyard as well as the Town of Gosnold (encompassing the Elizabeth Islands).[13] The population of West Tisbury grew from 270 people in 1930 to an estimated 2,727 people in 2014. The decade with the sharpest increase in total population was between 1970 and 1980 when population increased 123 percent from 453 people to 1,010. Population continued growing through 2010, when the ACS estimates indicate a slight population decrease from 2,740 in 2010 to 2,727 in 2014. 2030 UMass Donahue projections indicate there may be an increase of eight percent between 2014 and 2030 to a total population of 2,946 and a further increase by 2035 to 3,018 people, or 2 percent.

TABLE 4.1: TOWN AND COUNTY POPULATION CHANGE 1930-2014 AND 2030 & 2035 PROJECTIONS

	WEST TISBURY		DUKES COUNTY	
Year	Population	% Change	Population	% Change
1930	270	--	4,953	--
1940	260	-4%	5,669	14%
1950	347	33%	5,633	-1%
1960	360	4%	5,829	3%
1970	453	26%	6,117	5%
1980	1,010	123%	8,942	46%
1990	1,704	69%	11,639	30%
2000	2,467	45%	14,987	29%
2010	2,740	11%	16,460	10%
2014	2,727	0%	16,816	2%
2030 projected	2,948	8%	17,902	6%
2035 projected	3,018	2%	18,453	3%

Source: Martha's Vineyard Housing Needs Assessment 2013; 2010-2014 American Community Survey, as provided by MVC; Massachusetts Population Projections, UMass Donahue Institute, as provided by MVC. Note: ACS data based on samples and are subject to variability

Age Composition

West Tisbury's population is expected to age at a similar rate as the county. The 2014 estimates indicate that roughly 15 percent of the total West Tisbury population is age sixty-five or over and about 18 percent of the Dukes County population. The projections for 2030 indicate that about 32 percent of West Tisbury's population will be age sixty-five or over and about 29 percent of the county population. And, by 2035, projections indicate that West Tisbury's older adult population will stay at roughly 32 percent of total population.

[13] Note, the total estimated population of Gosnold per the 2014 ACS is only ninety-nine people.

The population age nineteen and under was roughly 27 percent of the total Tisbury population in 2000. This age cohort in 2014 was estimated to comprise roughly 26 percent of the Tisbury population. However, this population of young people is projected to decrease slightly decrease to 22 percent of the total population from about 701 people to about 644 in 2030. By 2035, the projections indicate that percentage of population age nineteen and under will comprise roughly 21 percent of the total population.

The population age twenty to sixty-four, which was roughly 63 percent of total West Tisbury population in 2000, is expected to comprise only about 47 percent of the total population in 2035. This large shift in the West Tisbury population's age composition is in line with the county trends.

TABLE 4.2: AGE DISTRIBUTION 2000-14 & 2035 PROJECTIONS

Age	2000				2014				2035 projection			
	WEST TISBURY		DUKES COUNTY		WEST TISBURY		DUKES COUNTY		WEST TISBURY		DUKES COUNTY	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
under 19	672	27%	3,665	25%	701	26%	3,597	21%	135	21%	3,492	19%
20 to 64	1,545	63%	9,169	61%	1,628	60%	10,263	61%	509	47%	9,622	52%
65+	250	13%	2,153	14%	398	14%	3,055	18%	253	32%	5,339	29%
Total	2,467	100%	14,987	100%	2,727	100%	16,915	100%	2,946	100%	18,453	100%
Median Age	41.1		40.7		44.6		45.7		---		---	

Source: Martha's Vineyard Housing Needs Assessment 2013; US Census 2000; 2010-2014 American Community Survey, as provided by MVC; Massachusetts Population Projections, UMass Donahue Institute, as provided by MVC. Note: ACS data based on samples and are subject to variability

Racial Composition

The racial composition of West Tisbury's population is primarily persons who identify as white. Only about 2 percent of the total population is estimated per the 2014 ACS to identify as non-white alone including black/African American, American Indian/Alaska Native; Asian; Native Hawaiian/other Pacific Islander; some other race; or two or more races. About 4 percent of the total county population identifies as non-white alone.

Between 2000 and 2014, the population identifying as white grew about 11 percent in West Tisbury and 18 percent in the county. In the same period, the population identifying as non-white alone decreased in the county with the exception of people identifying as Asian alone. In this period, the population identifying as black/African American increased 39 percent in West Tisbury but decreased 15 percent in the county. American Indian/Alaska native also decreased in both the town (100 percent) and county (57 percent).

TABLE 4.3: RACIAL COMPOSITION, 2000-14

	WEST TISBURY			DUKES COUNTY		
	2000	2014	% Change 2000-14	2000	2014	% Change 2000-14
Population of one race	2,424	2,727	11%	14,509	16,673	15%
White	2,374	2,673	11%	13,592	15,975	18%
Black or African American	17	28	39%	359	305	-15%
American Indian and Alaska native	5	0	-100%	256	110	-57%
Asian alone	9	9	0	69	151	119%
Native Hawaiian and other Pacific Islander	7	0	-100%	11	0	-100%
Some other race	12	17	29%	222	132	-41%
Population of two or more races	43	0	-100%	478	242	-49%
Total population	2,467	2,727	10%	14,987	16,915	13%

Source: US Census 2000, 2010-2014 American Community Survey; Note: ACS data based on samples and are subject to variability

Foreign-Born Population

The 2014 estimated population of foreign-born residents was just under 2 percent of West Tisbury's total population and about 7 percent of the county's population. Most of the foreign-born population in West Tisbury originated in Europe, primarily Sweden, France, and Germany, and Asia, primarily China and Lebanon. This is in contrast to the composition of the foreign-born population in the county that is largely Latin American (about 47 percent of total foreign-born population), primarily from Brazil. In addition, the county has a larger population born in Cambodia.

TABLE 4.4: NATIONAL ORIGIN OF FOREIGN-BORN POPULATION, 2014

	WEST TISBURY		DUKES COUNTY	
	Estimate	%	Estimate	%
Total Foreign Born Persons:	53	100%	1,260	100%
Europe:	18	34%	487	39%
Northern Europe:	8	44%	199	41%
United Kingdom *(excluding England and Scotland)*	0	0%	30	15%
England	0	0%	35	18%
Ireland	0	0%	108	54%
Denmark	0	0%	1	1%
Sweden	8	100%	25	13%
Western Europe:	10	56%	97	20%
Austria	0	0%	72	74%
France	5	50%	7	7%
Germany	5	50%	7	7%
Netherlands	0	0%	11	11%
Southern Europe:	0	0%	43	9%
Portugal	0	0%	43	100%
Eastern Europe:	0	0%	148	30%
Bulgaria	0	0%	17	11%
Czechoslovakia *(incl. Czech Republic and Slovakia)*	0	0%	2	1%
Hungary	0	0%	2	1%
Poland	0	0%	103	70%
Romania	0	0%	3	2%
Russia	0	0%	21	14%
Asia:	21	40%	165	13%
Eastern Asia:	9	43%	41	25%
China	9	100%	30	73%
China, excluding Hong Kong and Taiwan	9	100%	30	73%
Japan	0	0%	3	7%
Korea	0	0%	8	20%
South Eastern Asia:	0	0%	112	68%
Cambodia	0	0%	112	100%
Western Asia:	12	57%	12	7%
Lebanon	12	100%	12	100%
Americas:	14	26%	608	48%
Latin America:	14	100%	593	98%
Caribbean:	7	50%	81	14%
Barbados	0	0%	11	14%
Jamaica	7	100%	70	86%
South America:	7	50%	512	86%
Brazil	7	100%	512	100%
Northern America:	0	0%	15	2%
Canada	0	0%	15	100%

Source: 2010-2014 American Community Survey Note: ACS data based on samples and are subject to variability

Residence One Year Ago

Roughly eighty-eight percent of West Tisbury's total population lived in the same house one-year prior per the 2014 ACS estimate. About 93 percent of the total county population lived in the same house one year prior to the estimate. Most of the population that moved to their current home in the past year, moved from a different state.

TABLE 4.5: GEOGRAPHIC MOBILITY: RESIDENCE ONE YEAR AGO, 2014

	WEST TISBURY		DUKES COUNTY	
	Population	%	Population	%
Total	2,727	100%	16,516	100%
Same Home	2,404	88%	15,394	93%
Same County	61	2%	330	2%
Same State	113	4%	231	1.4%
Different State	149	5%	429	2.6%
Abroad	0	0%	132	.8%

Source: 2010-14 American Community Survey Note: ACS data based on samples and are subject to variability

Household Characteristics

Overall number of households in West Tisbury is estimated to have decreased between 2000 and 2014 from 1,034 households in 2000 and 942 households in 2014 in West Tisbury while average households size increased from 2.38 to 2.87 persons per household.

West Tisbury has a greater percentage of family households with children under eighteen (40 percent of total households) than in the county (26 percent), less single-person households (21 percent in West Tisbury and 29 percent in the county), and a smaller percentage of older adults living alone (6 percent in West Tisbury and 13 percent in the county). However, West Tisbury has a larger share of single mothers (14 percent of total family households in West Tisbury and 10 percent in the county).

TABLE 4.6: HOUSEHOLD CHARACTERISTICS

	WEST TISBURY				DUKES COUNTY			
	2000		2014		2000		2014	
Household Type	#	%	#	%	#	%	#	%
Total households	1034	100%	942	100%	6421	100%	5,839	100%
Total family households	669	65%	730	77%	3791	59.0%	3,863	66%
Family households with related children under 18 years	363	35%	375	40%	1824	28.4%	1,535	26%
Male householder, no wife present with own children	NA	--	0	0%	NA	--	13	<1%
Female householder, no husband present with own children	76	21%	135	14%	384	21.1%	584	10%
Nonfamily households	365	35%	212	23%	2630	41.0%	1,986	34%
Householder living alone	278	27%	196	21%	2054	32.0%	1,675	29%
65 years and over living alone	73	26%	58	6%	715	34.8%	735	13%

Source: US Census Decennial Census 2000; 2010-14 American Community Survey Note: ACS data based on samples and are subject to variability ACS 2010-14

Household Tenure

About 90 percent of West Tisbury's households own their home and just under 10 percent rent, whereas the county has much higher percentage of renters – about 22 percent of households in the county rent. In comparison to the other five towns on the Island, West Tisbury has the lowest percentage of renter households on the Island – the second lowest is Chilmark with about 12 percent of total households renting. Aquinnah has the highest percentage of renters with close to 38 percent of total households.

TABLE 4.7: HOUSEHOLD HOUSING TENURE, 2014

Tenure Type	WEST TISBURY	DUKES COUNTY
Rent	93	1,270
Own	849	4,518
Total	942	5,788
% Own	90.13%	78.06%
% Rent	9.87%	21.94%

Source: 2010-14 American Community Survey Note: ACS data based on samples and are subject to variability

Household Income distribution

Per the 2014 ACS estimates, West Tisbury has about the same proportion of upper-income households as the county, however has a significantly smaller share of lower-income households, therefore the estimated median household income in West Tisbury of $73,843 is higher than the estimated county-wide median of $65,518.

About 29 percent of households in West Tisbury have incomes of $100,000 or greater, which reflects the income distribution county-wide - about 29 percent of households county-wide have incomes of $100,000 or greater. However, about 45 percent of West Tisbury households have incomes between $50,000 and $100,000; whereas county-wide only about 30 percent of households have incomes in this range. Only about 26 percent of households in West Tisbury have incomes less than $50,000; whereas about 40 percent of households county-wide have incomes less than $50,000.

TABLE 4.8: MEDIAN HOUSEHOLD INCOME 1990-2014

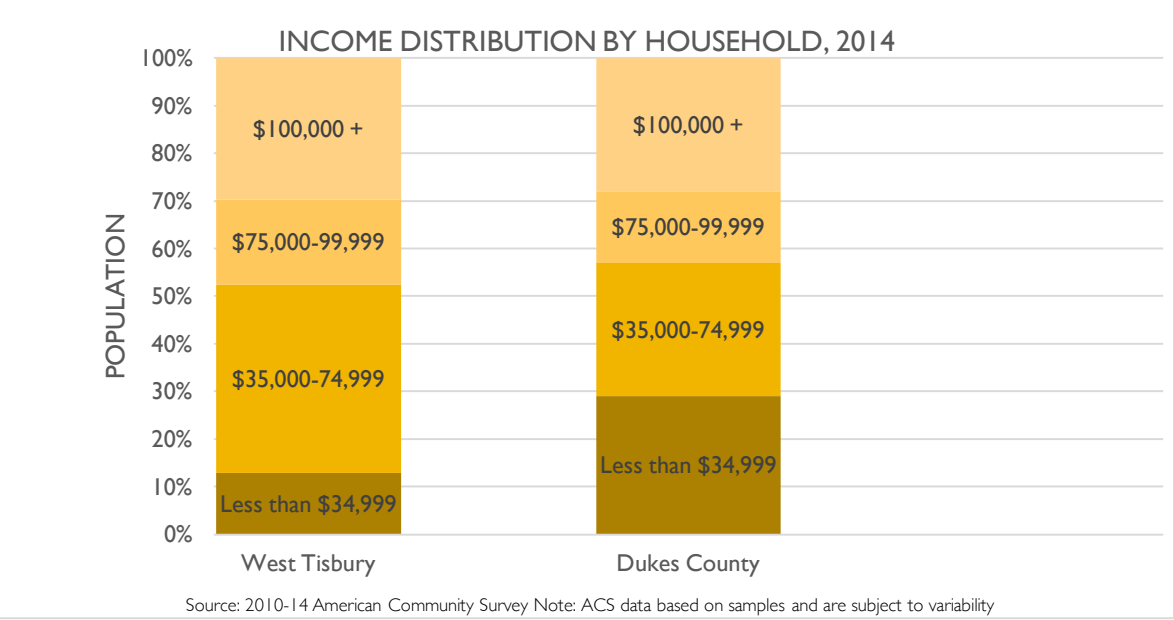
	Median Income						
	Aquinnah $	Chilmark $	Edgartown $	Oak Bluffs $	Tisbury $	West Tisbury $	Dukes County $
1990	18,250	34,375	36,285	31,117	28,281	32,422	31,994
2000	45,208	41,917	50,407	42,044	37,041	54,077	45,559
2010	57,500	72,917	67,625	59,156	58,551	71,667	62,407
2014	65,833	67,813	56,911	80,225	42,727	73,843	65,518

Source: US Census 1990-2010; Martha's Vineyard Housing Needs Assessment 2013; 2010-14 American Community Survey Note: ACS data based on samples and are subject to variability. As provided by MVC.

TABLE 4.9: INCOME DISTRIBUTION BY HOUSEHOLD, 2014

Income Level	WEST TISBURY		DUKES COUNTY	
	# of Households	% of Households	# of Households	% of Households
Less than $34,999	122	13%	1,669	29%
$35,000 to 74,999	374	40%	1,639	28%
$75,000 to 99,999	169	18%	847	15%
$100,000 or more	276	30%	1,684	28%
Total	941	100	5,839	100%

Source: 2010-14 American Community Survey Note: ACS data based on samples and are subject to variability ACS 2010-14



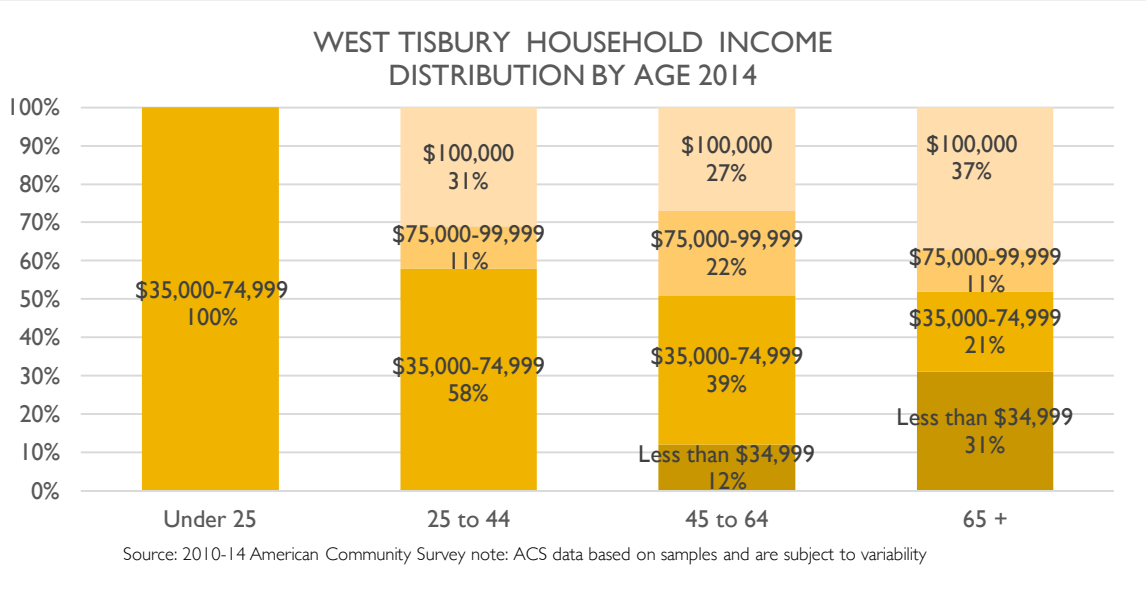
Households with younger and older householders will typically have lower incomes that households with householders in the middle (between twenty-five and sixty-four years of age) as seen for the estimated median income for Dukes County households by age of householder where the estimated median income for all households is $65,518 but households with a householder less than twenty-five years of age have an estimated median income of $50,114, and those with householder over sixty-five years have an estimated median income of only $41,875 – a gap of about $15,400 and $23,600 respectively.

However, this does not appear to hold true in West Tisbury - at least not to the same extent. The estimated 2014 median income in West Tisbury is $73,843; there was not enough of a sample size to obtain data for households with householders under twenty-five years; and the estimated median income for households with householders over sixty-five is $69,063 – a gap of only about $4,800 and higher than the estimated median income of all households in the county.

TABLE 4.10: MEDIAN INCOME BY AGE OF HOUSEHOLDER

	WEST TISBURY	DUKES COUNTY
Total:	Estimate	Estimate
Under 25 years	-	50,114
25 to 44 years	73,860	73,310
45 to 64 years	74,375	74,188
65 years and older	69,063	41,875
Median income for all ages	**73,843**	**65,518**

Source: 2010-14 American Community Survey Note: ACS data based on samples and are subject to variability



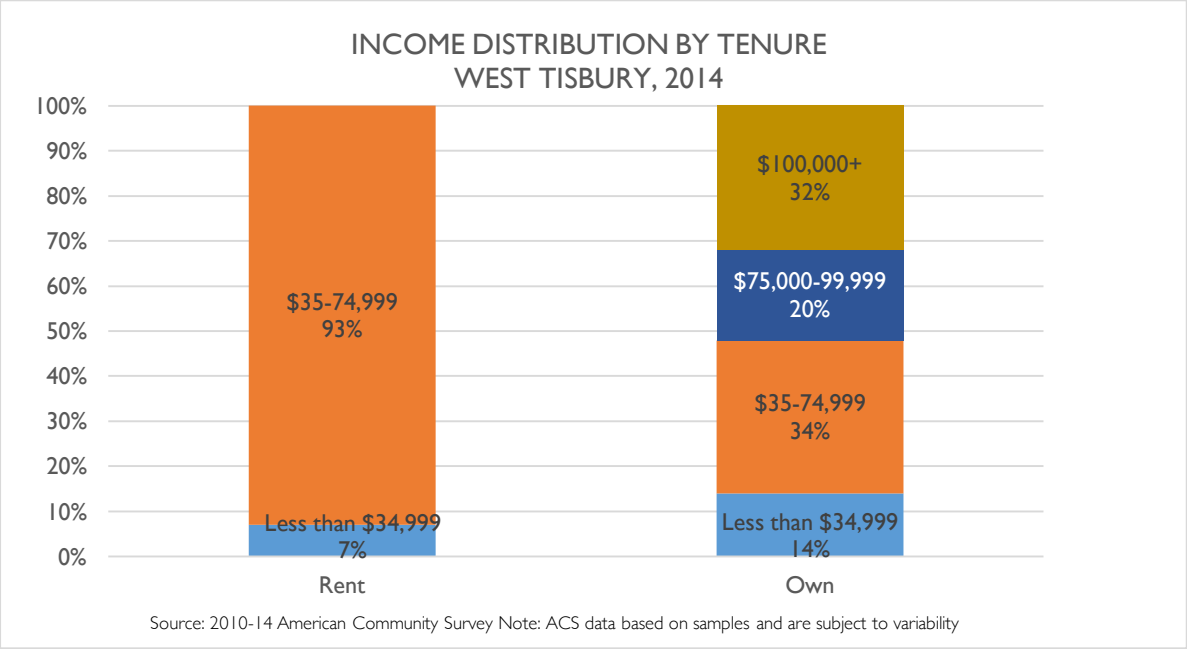
Source: 2010-14 American Community Survey note: ACS data based on samples and are subject to variability

The median income of renter households is often lower than for owner households and this holds true at both the county and local level. The estimated 2014 median homeowner household income in the county is $69,827 and in West Tisbury is $78,836; the estimated median for renter households in the county is $46,544 and in West Tisbury is $46,422. Although median homeowner household income in West Tisbury is higher than the median in the county, renter median income is comparable.

TABLE 4.11: MEDIAN INCOME BY TENURE, 2014

Median Income	WEST TISBURY	DUKES COUNTY
Owner	$78,836	$69,827
Renter	$46,422	$46,544

Source: 2010-14 American Community Survey Note: ACS data based on samples and are subject to variability



Poverty

West Tisbury had a smaller share of its population living in households with income below the federal poverty thresholds as compared to the county and the state. Per the 2014 weighted average federal poverty thresholds, a household of three is below the poverty threshold if household income is at or below $18,850.[14] In West Tisbury, per the 2014 ACS estimates, just over 8 percent of total population were living in households with incomes below poverty thresholds and close to 8 percent of children under age eighteen years. The Island community with the highest poverty rates was Tisbury with over 18 percent of total population living below the poverty thresholds and almost 34 percent of all children under eighteen.

In Massachusetts, per the 2014 ACS, about 11.5 percent of the total population were living in households with incomes below poverty thresholds and about 15 percent of total children under age 18 years. In Dukes County, about 11 percent of the total population were living in households with incomes below the poverty thresholds and about 16 percent of total children in the county.

Homelessness

Martha's Vineyard reported six unsheltered individuals, three sheltered individuals, and five sheltered family members in a motel for a total of fourteen for the federal Point in Time Count 2016.[15] Between January and March 2016, Hospitality Homes (HH) provided winter shelter for twenty-two individuals – eighteen men and four women. There are no other shelters on the Island.

A total of forty-seven individuals (thirty-two men and fifteen women) and eight families have been identified by HAC as homeless between January and June 2016, including the individuals who slept at HH. However,

[14] 2016 Federal Poverty Thresholds http://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html, accessed 12/29/16.

[15] The homelessness information was provided by Karen Tewhey, HCEC Housing Counselor, Housing Assistance Corporation. on Cape Cod.

these figures do not include residents who are involved with the "summer shuffle" and who are displaced temporarily for the summer months while their housing is used as short-term rentals for tourists.

Homeless individuals on the Vineyard are challenging to house because they often have limited income, no positive rental history, and no assets. In addition, the majority have chronic physical and/or emotional handicaps, complex needs, and trauma histories. Approximately 75 percent of this population have a history of current or previous addiction to drugs or alcohol. 63 percent of the homeless individuals presenting at the Housing Assistance Corporation Office in Vineyard Haven have a diagnosed disability, including Traumatic Brain Disorder, Asperger's Syndrome, chronic heart condition, HIV/Aids, physical handicap, emotional disability, or cognitive impairment. Many of these individuals would benefit from a supportive housing situation with case management services.

Of the eight families that identified as homeless, two were domestic violence situations, six had young or school age children, and two were employed married couples.

Four individuals had been awarded Massachusetts Rental vouchers that would pay for a one-bedroom apartment up to $1,088/month, but remained homeless because of the total lack of affordable apartments on the Island.

Disability

Per the 2014 ACS, West Tisbury and county estimates of population with physical or cognitive disabilities, with about 6 percent in West Tisbury and 8 percent in the county, were less than the estimated statewide population with disabilities (about 12 percent).

TABLE 4.12: POPULATION BY ESTIMATED DISABILITY STATUS, 2014

	WEST TISBURY			DUKES COUNTY		
	Non-institutionalized civilian population estimated	With disability estimated	% of population estimated	Non-institutionalized civilian population estimated	With disability estimated	% of population estimated
Under 18	636	0	0%	3,177	43	0%
18-64	1,693	61	4%	10,649	595	4%
65 +	398	88	22%	2,997	624	4%
Total	2,727	149	6%	16,823	1,262	8%

Source: 2010-14 American Community Survey Note: ACS data based on samples and are subject to variability.

Economic Characteristics

A significant economic difference apparent on the Island in comparison to statewide, is that there is a prevalence of self-employed workers in all Island towns. Statewide, the 2014 ACS estimates indicate that only 6 percent of all workers age sixteen years and older are self-employed, yet about 19 percent of all workers in Dukes are self-employed and about 23 percent in West Tisbury are self-employed.

Roughly 49 percent of West Tisbury's total labor force is employed in the services sector, which includes professional, scientific, management, administrative, entertainment, food, accommodations, and other services. Similarly, about 45 percent of Dukes County labor force is employed in the services sector. About 19 percent is employed in construction in West Tisbury and about 16 percent in construction in the county. About 14 percent in the town and 12 percent in the county are employed in wholesale/retail trade. A larger

percentage of West Tisbury residents is employed in the government sector at about 7 percent than in the county at only about 4 percent. According to the MA Executive Office of Labor and Workforce Development (EOLWD) 2015 figures, about 30 percent of all employees in the government sector countywide live in West Tisbury.

TABLE 4.13: EMPLOYMENT BY SECTOR, 2015

Industry	WEST TISBURY		DUKES COUNTY	
Total	1,517	100%	8,764	100%
Services[16]	740	49%	3,950	45%
Construction	290	19%	1,408	16%
Wholesale & Retail Trade	212	14%	1,049	12%
Finance, Insurance, Real Estate	56	4%	937	11%
Manufacturing	71	5%	329	4%
Government	111	7%	384	4%
Transportation, Warehousing	0	0%	211	2%
Information	21	1%	316	4%
Agriculture, Forestry, Fishing	16	1%	180	2%

Source: MA Executive Office Of Labor and Workforce Development, 2015. As provided by MVC.

The unemployment rate in West Tisbury is lower than countywide – per the EOLWD 2015 figures, West Tisbury's unemployment rate was 4.4 percent and the county was 6.9 percent. However, as expected in a resort area, the average January unemployment rate is higher than the annual rate—7.5 percent for the town and 12 percent for the county—but the town January rate is still significantly lower than county-wide indicating that a smaller share of West Tisbury residents is employed in industries that fluctuate with seasons (such as tourism industries).

TABLE 4.14: AVERAGE EMPLOYMENT, 2015

	WEST TISBURY	DUKES COUNTY
Labor Force	1,509	9,328
Employed	1,442	8,688
Unemployed	67	640
Area Unemployment Rate	4.4%	6.9%
MA Rate	5%	5%
Average January Unemployment Rate Area	7.5%	12%
Average January Rate MA	5.8%	5.8%

Source: MA Executive Office Of Labor And Workforce Development, 2015.

Educational Attainment

West Tisbury residents have attained somewhat higher education levels than residents countywide. Almost half (about 47 percent) of West Tisbury residents have a Bachelor's degree or higher; whereas about 41 percent of residents countywide have a Bachelor's degree or higher.

[16] Includes professional, scientific, management, administrative, waste management, education, health care, social assistance, arts, entertainment, food, accommodations, recreation and other services.

CHAPTER 5
LOCAL HOUSING CONDITIONS

Key Findings

- All of West Tisbury's year-round, low-income renters live in housing they cannot afford.
- All of the renters that pay more than half of their income for rent and utilities are very low-income households.
- Sixty-three percent of all housing units are seasonally occupied.

Housing Supply and Vacancy Trends

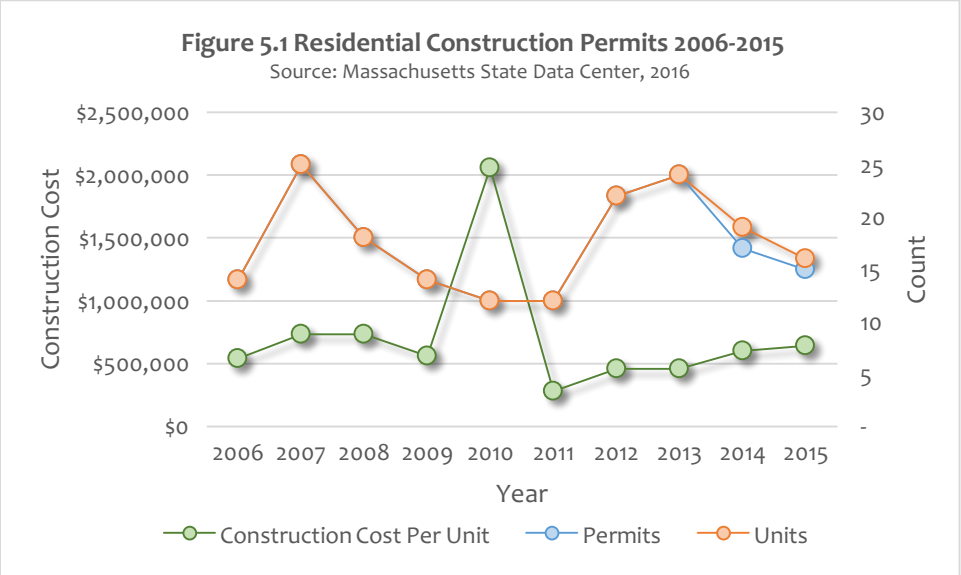
Overview

West Tisbury's housing stock includes a total of 2,391 units. 63 percent, or 1,520 units, are used for seasonal or vacation purposes while the other 942 units are occupied year-round. In addition, 10 percent of year-round units are renter occupied (ninety-three units total), which is the lowest in all of Martha's Vineyard.

Permit Activity

In 2015 West Tisbury issued fourteen new single-family and one two-family (two units) building permits. Construction costs for the single-family buildings totaled $9,839,184 with an average building cost of $702,799 whereas construction costs for the two-family building was $419,725.[17] Figure 5.1 shows that construction costs in West Tisbury spiked in 2010 with an average of $2,059,988 per unit, which could be an anomaly considering that it has remained stable every other year in the past ten years.

Population Trends

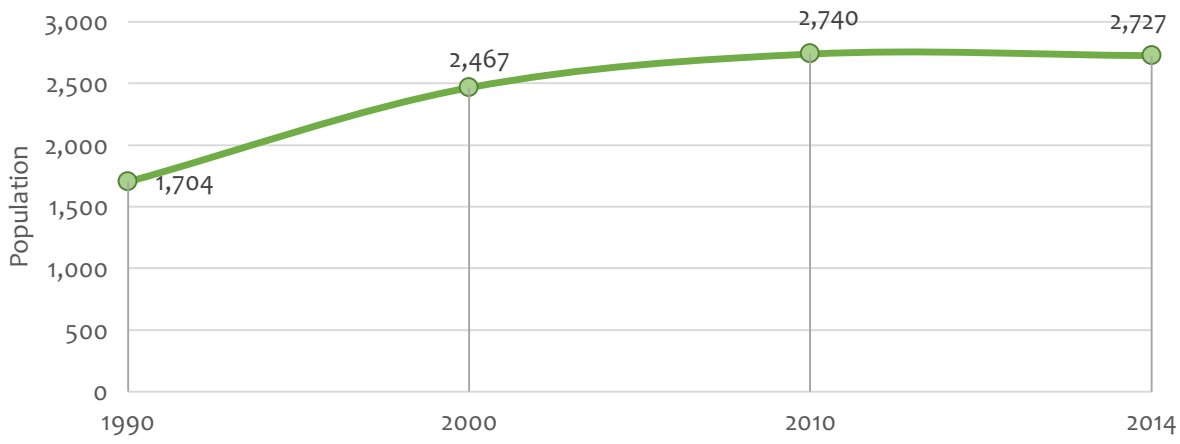


[17] Massachusetts State Data Center, 2016

West Tisbury is a tight-knit community with a sizable population located in the central portion of Martha's Vineyard. Since 1990, the population of West Tisbury has grown by 60%, or 1,023 residents.[18] Over the course of nearly twenty-five years there has been significant growth, and as of recently a slight decline of population in West Tisbury. The population growth inevitably impacts both the market supply and demand for housing in the town.

Figure 5.2 West Tisbury Population Trend

Source: Census 1990 - 2010, and ACS 2010-14



Residential Property Characteristics

West Tisbury is a total of 20,246 acres with an average 7.06 acres per parcel. Greater than any other residential land use, multiple homes on one parcel has both the highest average value ($1,717,608) and acreage (5.08), as shown in Table 5.1 Single-family parcels, which includes all single-family subtypes, occupy 19 percent of the land in West Tisbury and has an average value of $958,556.

Table 5.1 Residential Land Use

Use Type	Percent of Land	Count	Average Acreage	Average Value
Single-Family	19%	1,491	2.62	$958,556
Condominium	0%	9	2.56	$256,078
Two-Family	0%	18	1.69	$686,094
Three-Family	0%	1	0.40	$396,800
Mobile Homes	0%	4	0.80	$293,300
Multiple Homes on One Parcel	8%	324	5.08	$1,717,608
Apartments	0%	1	1.87	$1,002,600
Potentially Developable Residential Land	9%	389	4.70	$568,966
Non-Residential Uses	63%	629	20.36	$954,916

Source: West Tisbury Assessing Department, 2016

[18] U.S. Census, 1990, 2000, 2010, and American Community 2010-2014, "Total Population"

Trends in Residential Property Values

According to the Massachusetts Department of Revenue the total assessed value of all West Tisbury single-family parcels is about $1.4 billion and the tax rate is $6.06 per thousand dollars of assessed value. The total assessed value of residential properties has remained steady, increasing at rate of 0.60 percent annually over the last ten years.[19] This statistic is an indicator for overall real estate market consistency and it conveys that West Tisbury is a stable housing market, especially considering that it showed little signs of decline in the past ten years.

Owner-Occupied Housing Characteristics

West Tisbury has a total of 849 year-round owner occupied units and of them, 574, or 67 percent, are occupied by homeowners who moved in between 1990 and 2009. Figure 5.4 shows that most of the other homeowners in West Tisbury have been living in their present home since before 1980, which is very similar to the Martha's Vineyard average.[20]

Figure 5.4 Owner Occupied: Year Householder Moved into Unit

Source: ACS 2010-14

Homeowner Households by Age

About one in three year-round homeowners in West Tisbury are between forty-five and fifty-four years-old.[21] Table 5.2 also shows that West Tisbury has a disproportionately low rate of 75 years and older homeowners when compared to the Martha's Vineyard average. While the 75 and older population has declined by 116 percent since 1990, the 45- to 54-year old demographic has increased by 194 percent.

[19] Massachusetts Department of Revenue, 2016

[20] US Bureau of the Census, American Community Survey (ACS) 2010-14, "B25038: Tenure by Year Householder Moved into Unit".

[21] ACS 2010-14, "B25007: Tenure by Age of Householder".

Table 5.2 Homeowner Households by Age

	West Tisbury		Island-wide
	Count	Percent	Percent
Owner occupied Units	849	90%	78%
Householder 25 to 34 years	44	5%	3%
Householder 35 to 44 years	96	11%	15%
Householder 45 to 54 years	268	32%	24%
Householder 55 to 59 years	132	16%	15%
Householder 60 to 64 years	135	16%	12%
Householder 65 to 74 years	156	18%	18%
Householder 75 to 84 years	9	1%	11%
Householder 85 years and over	9	1%	3%

Source: US Bureau of the Census, American Community Survey 2010-14, "B25007: Tenure by Age of Householder".

Homeowner Households by Income

The median income for year-round homeowners is $78,836. Table 5.3 reports the distribution of homeowner household incomes in West Tisbury and Martha's Vineyard as a whole. It shows that West Tisbury's homeowners tend to cluster more around the middle income cohorts than their counterparts throughout Martha's Vineyard. .[22][23]

Table 5.3 Homeowner Households by Income

	West Tisbury		Island-wide
	Count	Percent	Percent
Less than $5,000	5	1%	4%
$5,000 to $9,999	0	0%	2%
$10,000 to $14,999	0	0%	4%
$15,000 to $19,999	21	2%	3%
$20,000 to $24,999	33	4%	2%
$25,000 to $34,999	56	7%	12%
$35,000 to $49,999	69	8%	10%
$50,000 to $74,999	219	26%	15%
$75,000 to $99,999	169	20%	14%
$100,000 to $149,999	214	25%	22%
$150,000 or more	63	7%	11%

Source: US Bureau of the Census, American Community Survey 2010-14, "B25118: Tenure by Household Income in the Past 12 Months (in 2014 Inflation-Adjusted Dollars)".

[22] ACS 2010-14, "B25119: Median Household Income in the Past 12 Months (in 2014 Inflation-Adjusted Dollars) by Tenure".

[23] ACS 2010-14, "B25118: Tenure by Household Income in the Past 12 Months (in 2014 Inflation-Adjusted Dollars)".

Owner-Occupied Housing Values

According to the American Community Survey (2010-14) the year-round owner occupied median home value in West Tisbury is $703,500.[24] As shown in Table 5.4, home values cluster near the higher price points. 83 percent of the town's year-round homeowners live in a house valued at over $500,000.

Table 5.4 Home Values in West Tisbury

	West Tisbury		Island-wide
Home Value	Count	Percent	Percent
Less than $49,999	10	1%	1%
$50,000 to $99,999	0	0%	0%
$100,000 to $199,999	5	1%	2%
$200,000 to $299,999	13	2%	3%
$300,000 to $399,999	4	0%	12%
$400,000 to $499,999	75	9%	10%
$500,000 to $749,999	390	46%	41%
$750,000 to $999,999	280	33%	19%
$1,000,000 or more	72	8%	13%

Source: US Bureau of the Census, American Community Survey 2010-14, "B25057: Value".

For-Sale Market

Housing Sales

The Warren Group reports that between 2013 and 2015, West Tisbury had a total of 265 residential sales, but only 108 were "arm's length" or qualified sales. The Massachusetts Department of Revenue (DOR) defines an "arm's-length" transaction as meeting three criteria, "(1) willing seller and buyer not under compulsion; (2) knowledgeable, unrelated parties; (3) property on the market for a reasonable period of time". Within the 108 qualified sales, eighty-five were single-family dwellings, one two-family home, one condominium, and twenty-three properties with multiple homes on one parcel. The median sale price for these property types is shows in the following Table 5.5.

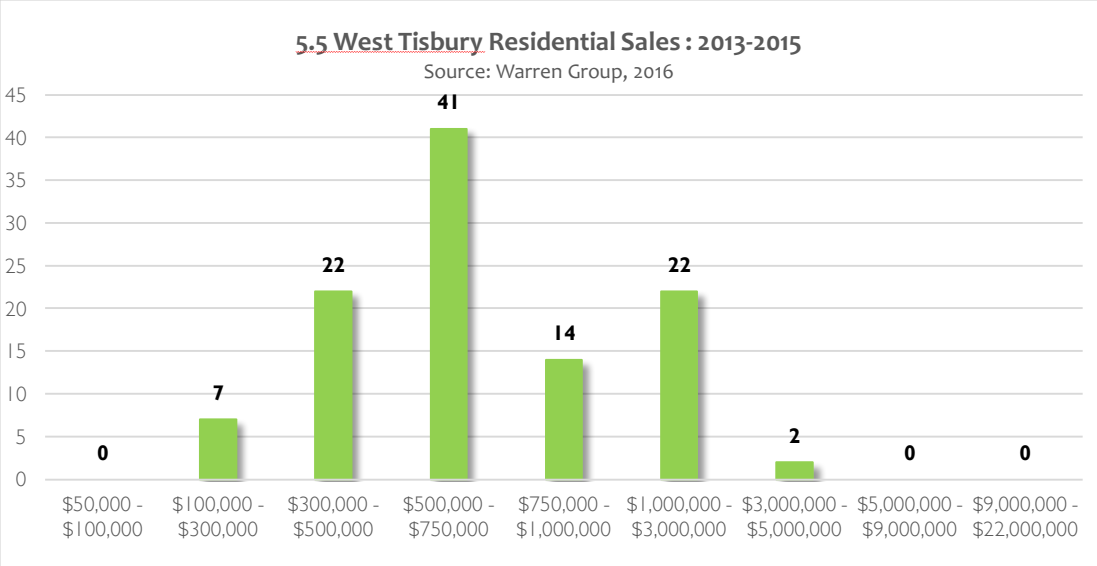
Table 5.5 Median Sale Price by Property Type, 2013 to 2015

Property Type	Number of Sales	Median Sale Price
Single-Family	85	$600,000
Two-Family	1	$600,000
Condominium	1	$240,500
Multiple Homes on One Parcel	23	$750,000

Source: Warren Group, 2016

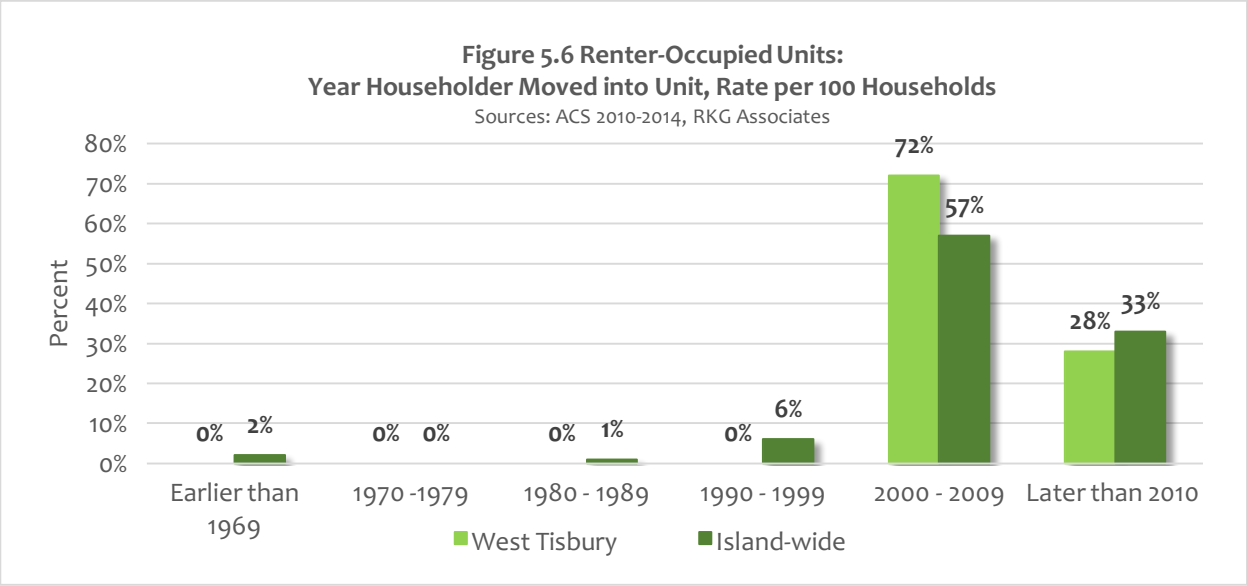
Figure 5.5 further illustrates the distribution of sale prices for all property types. The majority of sales are between $500,00 and $750,000, the lowest sale price being $190,000 and the highest was $3.1 million.

[24] ACS 2010-14, "B25119: Median Household Income the Past 12 Months (In 2014 Inflation-Adjusted Dollars) By Tenure".



Renter-Occupied Housing Characteristics

West Tisbury has ninety-three year-round renters occupied households and, as reported by the American Community Survey (2010-14), most have lived in their present home or apartment for a relatively short period of time. Figure 5.6 shows that 100 percent of renters have moved to West Tisbury in the past



fourteen years, with 28 percent arriving post 2010.[25]

[25] ACS 2010-14, "B25038: Tenure by Year Householder Moved into Unit".

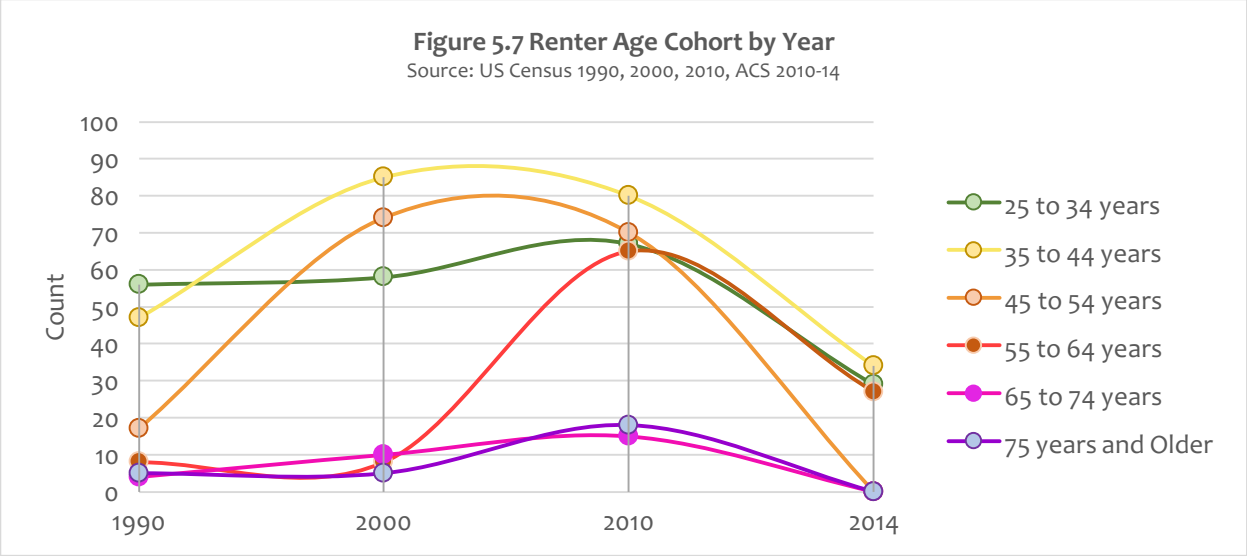
Renter Households by Age

Year-round renter households, as Table 5.6 shows, are clustered into three age cohorts; (1) ages twenty-five to thirty-four, (2) ages thirty-five to fourty-four and (3) ages fifty-five to fifty-nine. As a whole, the number of renters has gone down 52 percent since 1990 and 250 percent since 2010. Figure 5.7 also shows that between 2010 and 2014, the number of 45- to 64-year-old renters has dropped from 135 to twenty-seven.

Table 5.6 Renter Households by Age

	West Tisbury		Island-wide
	Count	Percent	Count
Renter occupied Units	93	10%	93
Householder 25 to 34 years	29	31%	29
Householder 35 to 44 years	34	37%	34
Householder 45 to 54 years	0	0%	0
Householder 55 to 59 years	27	29%	27
Householder 60 to 64 years	0	0%	0
Householder 65 to 74 years	0	0%	0
Householder 75 to 84 years	0	0%	0
Householder 85 years and over	0	0%	0

Source: ACS 2010-14, "B25007: Tenure by Age of Householder".



Renter Households by Income

The median income for year-round renter household is $46,422 and as Table 5.7 shows, the majority of income cohorts are clustered around this range, with little income diversity.

Table 5.7 Renter Households by Income

	West Tisbury		Island-wide
	Count	Percent	Count
Less than $10,000	0	0.0%	0
$10,000 to $14,999	3	3.2%	0
$15,000 to $19,999	0	0.0%	3
$20,000 to $24,999	0	0.0%	0
$25,000 to $34,999	4	4.3%	0
$35,000 to $49,999	52	55.9%	4
$50,000 to $74,999	34	36.6%	52
$75,000 to $99,999	0	0.0%	34
$100,000 to $149,999	0	0.0%	0
$150,000 or more	0	0.0%	0

Source: ACS 2010-14, "B25118: Tenure by Household Income in the Past 12 Months (in 2014 Inflation-Adjusted Dollars)".

Rental Housing Costs

There is little diversity in terms of gross monthly rents. Table 5.8 shows that 92 percent of renter households pay more than $1,000 per month in gross rent and 56 percent pay more than $1,500. Given that a household at the median renter household income of $46,422 would earn $3,868 per month, it is difficult for renters to find reasonably affordable housing in West Tisbury.

Table 5.8 Renter Households by Gross Rent per Month

	West Tisbury		Martha's Vineyard
	Count	Percent	Count
Less than $250	0	0%	0
$250 - $500	3	3%	3
$500 - $750	0	0%	0
$750 - $1,000	4	4%	4
$1,000 – $1,500	34	37%	34
$1,500 or more	52	56%	52

Source: US Bureau of the Census, American Community Survey 2010-14, "B25063: Gross Rent".

Housing Affordability in West Tisbury

Housing Cost Burden

As defined by the U.S. Department of Housing and Urban Development, "housing cost burden" occurs when low- or moderate-income households have to spend more than 30 percent of their monthly income on housing costs. For homeowners, "housing costs" include the monthly cost of a mortgage payment, property taxes, and insurance. For renters, it means monthly rent plus basic utilities (heat, lights, hot water, and cooking fuel). When housing costs exceed 50 percent of a low- or moderate-income household's monthly income, the household meets the definition of "severely cost burdened." Table 5.9 reports the number of households in West Tisbury with housing costs that are below 30 percent, between 30 and 50 percent, and over 50 percent of their monthly gross income.

Table 5.9 Household Expenditures on Housing in West Tisbury

Housing Costs as % Household Income	Homeowners	Renters	Total
Equal to/less than 30% Monthly Income	474	45	519
Between 30 and 50% Monthly Income	150	44	194
More than 50% Monthly Income	229	25	254
Estimates Unavailable	30	0	30
Total	885	110	995

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) Data. Note: the number of year-round households reported in the CHAS is a little different from the household estimates in the ACS because the CHAS is based on prior-year (2009-2013) ACS Five-Year Estimates.

About 43 percent of all year-round homeowners in West Tisbury pay more than 30 percent of their income toward housing. However, not all of them can be said to have housing cost burdens because people with high incomes usually have choices in the market. Table 5.10 shows that of 995 reported households in West Tisbury (as of 2013), 279 with very low, low, or moderate incomes have housing cost burdens and 174 have severe housing cost burdens.

Table 5.10 Housing Cost Burden in West Tisbury: All Households (Owners and Renters)

Household Income Range	Housing Costs > 30%	Housing Costs >50%	Total	Percent w/ Housing Costs >30%
<=30% AMI	4	4	35	11%
>30% and <=50% AMI	150	115	155	97%
>50% and <=80% AMI	125	55	135	93%
>80% and <=100% AMI	60	35	190	32%
Income >100% AMI	105	45	480	22%
Total	444	254	995	45%

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) Data.

Table 5.11. shows that of the 379 total year-round homeowners who pay more than 30 percent of their income toward housing, 214 have low or moderate incomes – and they represent 82 percent of all 260 low- or moderate-income homeowners in the town. Moreover, 57 percent (149) of West Tisbury's low- or moderate-income homeowners have severe housing cost burdens.

Table 5.11 Housing Cost Burdened Homeowners in West Tisbury (Year-Round Homeowners)

Household Income Range	Cost burden > 30%	Cost burden > 50%	Total	Percent Housing Cost Burdened
<=30% AMI	4	4	35	11%
>30% and <=50% AMI	120	90	125	96%
>50% and <=80% AMI	90	55	100	90%
>80% and <=100% AMI	60	35	145	41%
Income >100% AMI	105	45	480	22%
Total	379	229	885	43%

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) Data. Note: moderate-income total adjusted to correct for sampling error.

Finally, Table 5.12 reports housing costs for renter households in West Tisbury. It shows that of the town's seventy year-round renters with low or moderate incomes, sixty-nine (99.9 percent) are housing cost burdened and twenty-five are severely cost burdened.

Table 5.12 Housing Cost Burdened Renters in West Tisbury (Year-Round Renters)

Household Income Range	Cost burden > 30%	Cost burden > 50%	Total	Percent Housing Cost Burdened
<=30% AMI	0	0	0	N/A
>30% and <=50% AMI	29	25	30	97%
>50% and <=80% AMI	40	0	40	100%
>80% and <=100% AMI	0	0	45	0%
Income >100% AMI	0	0	0	N/A
Total	69	25	110	63%

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) Data.

Cost Burden by Household Type

Understanding cost burdening by household types is important because it provides greater clarity as to what types of household configurations are experiencing the most acute burden. The CHAS data provides a breakdown of cost burden for: large family, small family, elderly family, elderly non-family, and all other types.

For homeowners in West Tisbury, the household configuration that experienced the largest number of cost burdened individuals were small family households of two persons. Of this group, the household income most affected where those of greater than 100 percent AMI. In this category, there were 175 individuals who were cost burdened. Table 5.13 presents the data of housing cost burdening for homeowners. Of the elderly non-family households, there were ninety-nine cost burdened households, with fifty-five households being cost burdened between the income ranges of 30 percent and 50 percent of AMI.

Table 5.13 Housing Cost Burdened Homeowners by Household Type

Household Income Range	Household type is elderly family (2 persons, with either or both age 62 or over)	Household type is small family (2 persons, neither person 62 years or over, or 3 or 4 persons)	Household type is large family (5 or more persons)	Household type is elderly non-family	Other household type (non-elderly non-family)	All
<=30% AMI	15	4	0	0	10	35
>30% and <=50% AMI	35	25	0	55	15	125
>50% and <=80% AMI	20	60	0	10	10	100
>80% and <=100% AMI	35	95	0	4	15	145
Income >100% AMI	170	175	4	30	100	480
Total	275	359	4	99	150	885

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) Data. Note: Totals may not sum due to statistical error in CHAS data

For renters in West Tisbury, small households had the largest number of cost burdened households (one hundred households). The income threshold of between 50 percent and 80 percent of AMI accounted for 40 households (40 percent) of all cost burdened small family households. Table 5.14 presents renter cost burden data by household type. Of the other households, fifteen were cost burdened at incomes between 80 and 100 percent AMI.

Table 5.14 Housing Cost Burdened Renters by Household Type

Household Income Range	Household type is elderly family (2 persons, with either or both age 62 or over)	Household type is small family (2 persons, neither person 62 years or over, or 3 or 4 persons)	Household type is large family (5 or more persons)	Household type is elderly non-family	Other household type (non-elderly non-family)	All
<=30% AMI	0	0	0	0	0	0
>30% and <=50% AMI	0	30	0	0	0	30
>50% and <=80% AMI	0	40	0	0	0	40
>80% and <=100% AMI	0	30	0	0	15	45
Income >100% AMI	0	0	0	0	0	0
Total	0	100	0	0	15	115

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) Data. Note: Totals may not sum due to statistical error in CHAS data

Affordable Housing Characteristics

For the purposes of this analysis, affordable housing is housing that is restricted to individuals and families with qualifying incomes and asset levels, and receives some manner of assistance to bring down the cost of owning or renting the unit, usually in the form of a government subsidy, or results from zoning relief to a housing developer in exchange for the income-restricted unit(s). Affordable housing can be public or private. Public housing is managed by a public housing authority and established by state law to provide affordable housing for low-income households. Private income-restricted housing is owned and operated by for-profit and non-profit owners who receive subsidies in exchange for renting to low- and moderate-income households.

The Massachusetts Department of Housing and Community Development (DHCD) maintains a Subsidized Housing Inventory (SHI) that lists all affordable housing units that are reserved for households with incomes at or below 80 percent of the area median income (AMI) under long-term legally binding agreements and are subject to affirmative marketing requirements. The SHI also includes group homes, which are residences licensed by or operated by the Department of Mental Health or the Department of Developmental Services for persons with disabilities or mental health issues.

The SHI is the state's official list for tracking a municipality's percentage of affordable housing under M.G.L. Chapter 40B (C.40B). This state law enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if less than 10 percent of year-round housing units in a town consist of income-restricted or subsidized housing for low-moderate income households. It was enacted in 1969 to address the shortage of affordable housing statewide by reducing barriers created by local building permit approval processes, local zoning, and other restrictions.

West Tisbury Affordable Units

As of June 2016, there were twenty-three units in West Tisbury listed on the SHI. The town would need at least 103 subsidized housing units to surpass its 10 percent Chapter 40B affordable housing goal, with almost 2 percent of the total number of year-round units in West Tisbury on the SHI.

TABLE 5.15: COMPARISON OF SHI UNITS BY TOWN

	Number of SHI Units	% SHI of Total Units
Aquinnah	41	25.95%
Oak Bluffs	146	6.83%
Tisbury	109	5.55%
Island-Wide	411	5.21%
Edgartown	89	4.54%
W. Tisbury	**23**	**1.84%**
Chilmark	3	0.72%

Source: DHCD Subsidized Housing Inventory, 6/23/16

The units on the state's Subsidized Housing Inventory (SHI) consist of two rental units (8.7 percent) and twenty-one (91.3 percent) ownership units. According to Martha's Vineyard Commission's records, almost 73 percent of all affordable units are income-restricted, affordable to households with 60 percent to at or below 80 percent AMI. Twenty-one percent are income-restricted, affordable to households with greater than 80 percent and up to 100 percent AMI; while 6 percent are income-restricted, affordable to households with less than 60 percent AMI.

TABLE 5.16: WEST TISBURY AFFORDABLE UNITS BY TYPE

	SHI	Non-SHI	Total Restricted
Rental	6	3	9
Accessory Apts.	0	44	44
Ownership	5	35	40
Rehab	12	9	21
Rental Assistance	0	19	19
Total	23	110	133

Source: DHCD Subsidized Housing Inventory, 6/22/16 and Martha's Vineyard Commission, 7/25/16

Almost 48 percent (eleven units) of the total SHI units were created through comprehensive permits under C.40B.[26]

Term of Affordability

Roughly 39 percent of the units listed on the SHI are restricted as affordable in perpetuity. Of the 61 percent of units that are not restricted in perpetuity, roughly 52 percent (twelve ownership units) have affordability restrictions that will expire within three years (prior to 2020). These include the following Oak Bluffs HOR Program[27] units:

- One ownership unit with an address of Old County, with an end term in 2017

[26] Department of Housing and Community Development Subsidized Housing Inventory, 6/22/16

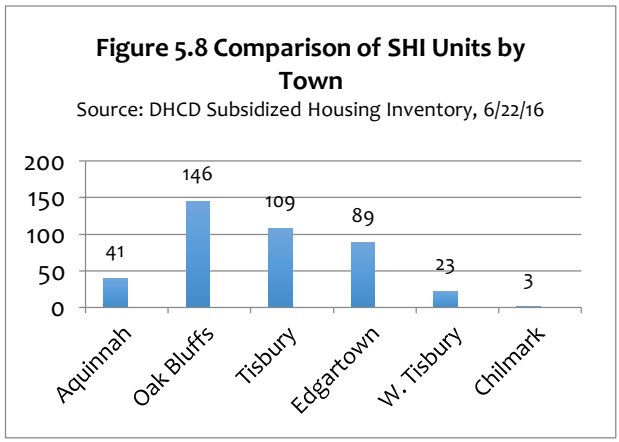
[27] Oak Bluffs HOR Program – Oak Bluffs Homeownership Rehab Program

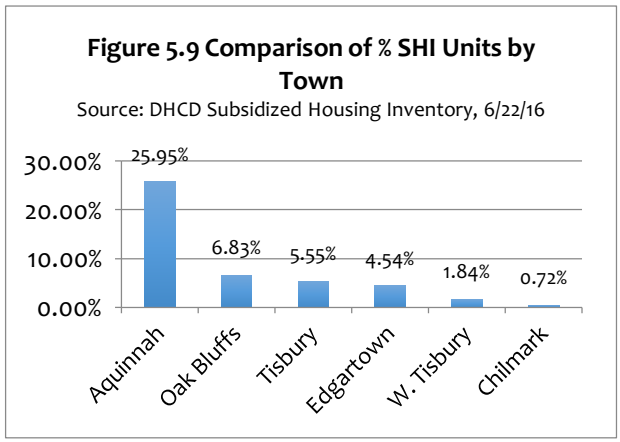
- Seven ownership units at State Road, Murphy Road, Dani's Way, Edgartown, Old County Road, Pine Street and New Lane, with an end term in 2018
- Four ownership units at Road to Great Neck, Pine Oak Circle, Otis Bassett Road and James Way, with an end term in 2019

8.7 percent of the SHI units (two rental units) have affordability restrictions that will expire within eighty-five years (2101). These units have a Project Name of Halcyon Apartments and an address of Halcyon Way.

Regional SHI Comparison

Island-wide, Martha's Vineyard has 411 units counted on the SHI. West Tisbury's twenty-three units are about 2 percent of the island's total SHI units. The town with the most affordable units is Oak Bluffs with 146 units – about 46 percent of the island's total units. Chilmark has the least amount, with only three units counting on the SHI.





Units in Development Pipeline

While the SHI lists all developments and total units that are currently affordable in West Tisbury, there are developments that have yet to be counted on the SHI listing.[28] The development is at 565 Edgartown Road, and is a nine-unit rental development (31BR, 3 2BR, 3 3BR @ 50-80 percent AMI). The town awarded a ground lease to the Island Housing Trust and is currently seeking funding and permitting.

AFFORDABILITY MISMATCH OF EXISTING RENTAL HOUSING

Affordability mismatch occurs when there is a disparity between the supply of affordable units available at specific rent thresholds and the number of renter households that fall within specific median income thresholds occupying units. The CHAS data is used for determining the affordability mismatch. The analysis provides an understanding of how many affordable units within the housing supply are available to households that require them. The analysis was conducted for different housing unit types such as zero or one-bedroom, two-bedroom, three-bedroom or more, and all units.

Table 5.17 presents rental housing information for all bedroom types in West Tisbury. In interesting observation is that from the data there are no renter households at the below 30 percent AMI in West Tisbury. However, at the below 50 percent of AMI threshold, there twenty-nine households for which

[28] Information was obtained from town residents and officials

affordable housing units are not available. At incomes less than 80 percent of AMI, the mismatch is less unbalanced but there are still twenty-five households for which affordable units do not exist.

Table 5.17 Affordability Mismatch, All Bedroom Types

	Household Income<= 30% AMI	Household Income<= 50% AMI	Household Income<= 80% AMI
Total Units Affordable and Available	0	0	44
Total Renter Households	0	29	69
Total Shortage/Surplus of Units Affordable to Income Groups	0	29	25
Affordable and Available Units Per 100 Renter Households	0	0	64

Source: CHAS, 2009-2013

CHAPTER 6
DEVELOPMENT CONSTRAINTS & LIMITATIONS

Summary

The focus of this chapter is to detail the Island's development constraints and limitations and includes a description of environmental constraints, infrastructure capacity, and regulatory barriers. Primary development constraints on the Island consist of the following:

- West Tisbury's landscape is exquisitely varied, a reflection of its glacial history and soils. The hilly moraine contains the finer soils and consequently provides a richer and moister environment for vegetation than the coarser sandy soils of the outwash plain, commonly known as the "sandplain".
- Over 50 percent of the Island's aquifer lies within the town of West Tisbury. Much of the recharge area for several public water supply wells for neighboring towns lies within West Tisbury.
- The USDA Soil Conservation Service has found that much of West Tisbury's soils are prime agricultural soils.
- In addition, the 5,000+ acre Correllus State Forest which lies partially within West Tisbury is home to the highest concentration of rare species in the state some of which are globally rare.
- West Tisbury has 3,171 acres of Zone II well protection area, the largest Zone II on the Island. This designation restricts the development of density. In addition, West Tisbury's location over the Island's main aquifer adds another level of review by the Environmental Protection Agency for any proposed development.

Environmental Constraints

The information presented in this section below is largely based on the Island towns' Open Space & Recreation plans that date from 1997 through 2015, the Martha's Vineyard Commission's 2009 Island Plan, 2003 Wastewater Management Study and 2011 Regional Transportation Plan, the Massachusetts Estuaries Project, Massachusetts Division of Fisheries and Wildlife: BioMap2, Massachusetts Historical Commission Town Reconnaissance Reports, and USDA 1986 Soil Survey of Dukes County.

Landscape Character

West Tisbury is in the western third of Martha's Vineyard. The northern part of town borders Vineyard Sound and the southern coast borders the Atlantic Ocean. Because the town reaches from the north shore to the south shore, its landscape reflects the all of the Island's geologic history, including terminal moraine and sandy outwash plain. West Tisbury's landscape consists mainly of woodland and pasture, from the hilly northwest moraine and to the outwash plains to the southeast. Human land use over the last 10,000 years has had a major impact on vegetation and visual character of the town. West Tisbury has a small town center where the Agricultural Society has been holding its annual agricultural fair since 1861.

Geology & Topography

West Tisbury lies in the Island's topographic center and exhibits every feature of its geologic history. The northern third of the town lies in the moraine, a hilly landscape formed from direct ice-contact (till). The southerly two-thirds of the town lies in the glacial outwash plain.

West Tisbury's landscape is exquisitely varied, a reflection of its glacial history and soils. The hilly moraine contains the finer soils and consequently provides a richer and moister environment for vegetation than the coarser sandy soils of the outwash plain, commonly known as the "sandplain".

Streams such as the Tiasquam River and Mill Brook are "perched" on beds of silt or clay, which are largely impervious to water and enable surface and subsurface runoff from their watersheds to concentrate at the surface. By contrast, the sandy valleys of the outwash plain carry no streams except where their bottoms interface with the water table, as they become the coves of the Great Pond. These outwash valleys once carried torrents of meltwater and sediment seaward as the glaciers melted.

The slopes encountered in the outwash plain of West Tisbury are generally in the range of 0 to 3 percent, and occasionally in the range of 3 to 8 percent. However, in the hilly northwest, the slopes can range from 8 to 15 percent and occasionally 15 to 25 percent.

Soils

The USDA Soil Conservation Service has found that much of West Tisbury's soils are prime agricultural soils.

Most of the high quality soils are within the glacial outwash plain, with the best soils lying close to the edge of the moraine. However, soils are acidic and lime is required to neutralize them. The gentle slope of the outwash plain, the permeability of the soil to water and air and its resistance to flooding during the growing season further recommend their agricultural use.

Groundwater

West Tisbury has an abundant supply of high-quality potable water for its private wells. This is a result of the types and duration of precipitation, temperature and climatic conditions, nature and density of vegetation, ground slope and permeability of soils. It has been determined that just over 50 percent of rainfall infiltrates to the water table.

Over 50 percent of the Island's aquifer lies within the town of West Tisbury. Much of the recharge area for several public water supply wells for neighboring towns lies within West Tisbury.

Ponds

Because of its complex glacially derived landscapes and soil configurations, West Tisbury has running streams, fresh ponds, salt ponds and several types of wetlands. The ponds cover approximately 1,000 acres and are instrumental in sustaining diverse plant and animal life.

Tisbury Great Pond

The Tisbury Great Pond is a 743-acre estuary in the towns of West Tisbury and Chilmark. The Pond's total watershed is estimated to be around 11,102 acres that includes eight sub-watersheds. The system is supported by four small main tributary coves, two small rivers/streams, a wetland influenced salt pond, and the large main basin of Tisbury Great Pond.

The estuary is maintained by the periodic breaching of the barrier beach with a single temporary inlet occasionally receiving tidal waters from Atlantic Ocean. The Tisbury Great Pond System is particularly vulnerable to the effects of nutrient enrichment, especially considering that circulation is mainly through wind driven mixing in the small tributary coves, the long shoreline of the pond and the only periodic flushing with "clean" Atlantic Ocean waters. The magnitude of freshwater inflow is much smaller in comparison to the tidal exchange through the inlet. Furthermore, the system is not regularly exposed to tidal flushing as it should be.

Plant Communities & Wetlands

Because West Tisbury has many areas of surface water and some areas with soils with low permeability, the town has abundant wetland areas. Wetlands influence the water supply in both quality and quantity as well as supporting wildlife populations. They are a point of removal for excess nutrients and suspend sediment from streams and ponds and are points of recharge to groundwater supplies. Preservation of wetlands and natural drainage patterns is essential to retain optimal recharge.

The diversity of West Tisbury's landscape is reflected in the plant communities present there, from salt pond vegetation to sandplain grasslands to scrub oak and pine forests.

- Coastal Salt Pond communities consist of vegetation surrounding, and in, coastal brackish ponds. These ponds are usually separated from the ocean by a sandspit. Their salinity varies and is influenced by opening and closing of the spit.
- Sandplain Grasslands are open, essentially treeless, grass-dominated communities that generally occur on sand or other dry, poor soils. Occurrences are maintained by fire, salt spray, and, now, mowing. This very rare natural community harbors many state-listed plant and animal species.

Areas of Critical Environmental Concern: BioMap2[29]

The Massachusetts Department of Fish & Game, through the Division of Fisheries and Wildlife's Natural Heritage & Endangered Species Program (NHESP), and The Nature Conservancy's Massachusetts Program developed BioMap2 to protect the state's biodiversity in the context of climate change. BioMap2 identifies two complementary spatial layers, Core Habitat and Critical Natural Landscape.

Core Habitat identifies key areas that are critical for the long-term persistence of rare species and other Species of Conservation Concern, as well as a wide diversity of natural communities and intact ecosystems across Massachusetts. Protection of Core Habitats will contribute to the conservation of specific elements of biodiversity.

Critical Natural Landscape identifies large natural Landscape Blocks that are minimally impacted by development. If protected, these areas will provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience to natural and anthropogenic disturbances in a rapidly changing world. Areas delineated as Critical Natural Landscape also include buffering upland around wetland, coastal, and aquatic Core Habitats to help ensure their long-term integrity.

West Tisbury provides important habitat to a number of endangered species including the Roseate tern and Northern harrier.

In addition, the 5,000+ acre Correllus State Forest which lies partially within West Tisbury is home to the highest concentration of rare species in the state some of which are globally rare.

West Tisbury contains the following:
Core Habitat

- 3 Exemplary or Priority Natural Community Cores
- 1 Forest Core
- 7 Aquatic Cores

[29] Commonwealth of Massachusetts: Division of Fisheries and Wildlife. *BioMap2; Conserving the Biodiversity of Massachusetts in a Changing World.* 2012.

- 7 Species of Conservation Concern Cores-8 birds, 3 reptiles, 1 amphibian, 1 fish, 24 insects, 18 plants

Critical Natural Landscape

- 4 Landscape Blocks
- 6 Aquatic Core Buffers
- 2 Coastal Adaptation Areas
- 8 Tern Foraging Areas

Historic & Cultural Resources

First European settlement occurred in West Tisbury circa 1666, with seventeenth century home lots and early regional mill focus on Mill Brook corridor, with a second mill located on Tiasquam River. In 1670, native lands in the northwest hills were set off as Christiantown reservation, with a pre-1680 meetinghouse. Dispersed agricultural settlement continued through the eighteenth century, with separation of Holmes Hole (today known as Vineyard Haven) as East Parish Tisbury in 1796. The town's civic center shifted south with 1833 meetinghouse, and mid-nineteenth century center village developed along Mill Brook corridor, including Martha's Vineyard Agricultural Society Fair site.

A tax controversy with Vineyard Haven/Holmes Hole led to separation of western agricultural community as West Tisbury in 1892. Dispersed eighteenth and early nineteenth century farmsteads survive, with several areas of functional agricultural landscape. West Tisbury Center retains a mix of eighteenth and nineteenth century components, set in the rural context of the Mill Brook valley. The late nineteenth century Christiantown chapel survives next to earlier burying ground.

Like other towns on the Island, West Tisbury possesses a large number of historic properties. There are a large number of eighteenth century homes and remnants of the first industry to take place there—a mill pond and dam from 1650 as well as a blacksmith shop circa 1700. West Tisbury's roster of historic properties includes farmsteads, churches, a mill, a school and a large number of nineteenth century homes.

Infrastructure Capacity

Drinking Water

West Tisbury sits above the largest aquifer on the Island and the main source of water for residents Island-wide.

As such, it has 3,171 acres of Zone II well protection area, the largest Zone II on the Island. This designation restricts the development of density. In addition, West Tisbury's location over the Island's main aquifer adds another level of review by the Environmental Protection Agency for any proposed development.

All residential parcels are served by private wells. It is estimated that annual average residential withdrawal in West Tisbury is 289,000 gallons per day.

Wastewater

All residential properties in West Tisbury dispose of wastewater in septic systems. There are approximately 1,900 parcels on private septic systems. Average annual wastewater flow is 285,600 gallons per day.

The Martha's Vineyard Airport has its own wastewater system administered by the county, which has an on-site treatment system. The plant is permitted with a daily wastewater flow capacity of 37,000 gallons. The maximum daily flow is 22,040 gallons per day. Effluent is disposed of in Oyster Pond.

Solid Waste Disposal[30]

West Tisbury is a member of the Martha's Vineyard Regional Refuse Disposal and Resource Recovery District, which handles the town's waste along with that of three other towns. In addition, several private companies are involved in collection, consolidation, and off-Island shipment of waste, independent of any governmental functions. Each town has its own waste transfer station, often at former landfill sites, all of which incorporate deposit of materials for recycling.

The volume of waste the Vineyard disposes of is an energy-intensive and, thus, costly operation. Currently the island ships 33,500 tons of trash off-Island each year, accounting for 15 percent of the Steamship Authority's freight traffic, or one in seven freight trips. The Vineyard's generation of waste is growing much faster than its year-round population.

Transportation

Roadways

West Tisbury has two major roads; State Road and Edgartown-West Tisbury Road. West Tisbury does not have a large or congested downtown or a harbor or port of entry and traffic congestion is minimal. While traffic volumes have trended upward since 1996 on most Island roads, Up-Island traffic volumes have generally outpaced traffic growth the busier down-island towns.

Public Transit

The Martha's Vineyard Transit Authority (VTA) is the Island's regional transit authority. A fleet of thirty-three fully accessible vehicles, with seating capacities ranging from eighteen to thirty-seven passengers, provide service on fourteen fixed routes from mid-May through mid-October. Due to the great success of a two-year pilot program funded by the towns, the VTA is able to provide public transit service to twelve of these established fixed-route corridors throughout the off-season.

The VTA routes cover nearly all island major roads and all parts of the Island including the main public beaches and two park-and-ride lots. Timed transfers at various locations on the Island allow passengers to plan efficient longer trips. Single one-way fares are $1.25 per town, including town of origin up to $6.25 for five towns. The cost of bus passes ranges from $8 for one day to $120 for an annual pass. Discounted passes are available to year round resident seniors age sixty-five and up.

The VTA operates paratransit van service, as required by law, giving access to the bus routes to eligible disabled individuals. The service runs within 3⁄4 mile of each route. In addition to paratransit trips, the VTA provides contract transportation to the Adult Day Care Program and Senior Lunch Programs.

Sidewalks & Shared Use Paths

The much less developed Up-Island towns have few sidewalks. West Tisbury's Paths by the Roadside Committee successfully worked with MassDOT and abutting landowners to create hybrid sidewalk- paths alongside two busy roads. These four-foot-wide asphalt paths without curbing complement the town's rural character, meandering around trees and undulating with the terrain, yet accommodate wheelchairs. They typically are within the road right-of-way but separate from the road pavement. While these paths are sometimes used by cyclists, they are not generally suitable for cycling due to their narrowness which, like sidewalks, makes it difficult to pass other bikes or pedestrians. West Tisbury has added more traditional

[30] Martha's Vineyard Commission. *Island Plan 2009*. February 2010.

curbed sidewalks in segments of its town center, which is a hub of public spaces and activities, as well as a transit bus hub.

West Tisbury, Chilmark, and Aquinnah do not have Shared Use Paths. Most of the roads in these towns are narrow, winding, and hilly, and suitable mainly for experienced cyclists. Four miles outside Edgartown, the path along Edgartown-West Tisbury Road takes you into the State Forest, where there is a beautiful loop of roughly ten miles around the forest. There is also a smaller loop of about three miles in the northeast corner of the forest. Both of these loops are easily accessible from Oak Bluffs (five miles away) and Vineyard Haven (about three miles).
Major gaps in the SUP network are:

- Connections into the hearts of town centers, including West Tisbury
- NE quadrant of State Forest perimeter
- Up-Island towns of West Tisbury, Chilmark, and Aquinnah

Ancient Ways

The Vineyard has a large network of unpaved paths and trails, many times more extensive than the shared-use paths. As with the SUP network, these trails provide walkers and, often, cyclists an important alternative to the roadways. More importantly, the trails greatly expand the network available to non-motorized traffic, connecting neighborhoods to one another and to public lands, or providing "short cuts" to nearby destinations.

Many of these trails—commonly referred to by the loose designation "ancient ways"—were the Indian paths and settler roads of yesteryear, connecting villages and running to great ponds and woodlots. West Tisbury has a large network of these paths which are designated by a Special Ways Zone. Across the Island, more than a dozen trails contain an historic connection to the Vineyard's cultural past, with remnants of dozens of old cart paths predating the automobile, and even European settlement of the Island.

Air Travel

Air travel accounts for about 5 percent of passenger travel to the Island. Martha's Vineyard Airport (MVY): This is an FAA-certified non-hub commercial service airport, which provides general aviation, air carrier, and freight service to the Island. Located in the towns of Edgartown and West Tisbury, the airport is near the Island's geographic center. The airport has two runways, an airline passenger terminal, air traffic control tower, aircraft parking areas, fueling facilities, and aircraft rescue/firefighting and maintenance facilities. A business park adjacent to the airport offers industrial and commercially zoned lots for non-aviation use.

SCHOOLS[31]

The Martha's Vineyard six public schools and the MV Public Charter School provide education from pre-kindergarten to grade 12, which are generally recognized as being of excellent quality. The school population has been declining for about eight years; the 2015 enrollment of 2,325 students was a little more than three-quarters of its facility capacity of 2,980. The public school system is the largest single Island employer, with about 600 employees.[32]

Martha's Vineyard is a school choice district. Children may attend any school of their family's choice on the Island. They are not restricted to their town school in the lower grades if there is space available in the school of their choice outside of their town. If the number of applicants exceeds the number of spaces

[31] Massachusetts Department of Elementary and Secondary Education. *School and District Profiles*. http://profiles.doe.mass.edu/. Accessed 9/8/16.

[32] Martha's Vineyard Commission. *Island Plan 2009*. February 2010.

available, a lottery is held. Priority is given to siblings of currently enrolled students at the school of choice, and to children of employees at the school.

The town elementary schools serve grades K-8 with the exception of the Chilmark School, which only goes to the fifth grade. Chilmark is also the smallest school with an enrollment of 62 students in 2015-16 school year. Aquinnah is the only town without its own elementary school. Oak Bluffs Elementary has the largest enrollment (431 students) and the student body grew by fifty students between 2015 and 2016, the largest increase among the Island's elementary schools. West Tisbury added thirty-one students, the second largest increase. The Martha's Vineyard Public Charter School also serves k-8 students and had 132 students enrolled in these grades in 2015-16.

Students have two options on the Island for high school, the Martha's Vineyard Regional High School and the Martha's Vineyard Public Charter School. For the 2015-16 school year, the high school had an enrollment of 655 and the charter school thirty-two, for grades 9-12.

Chilmark School

Chilmark School is a K-5 school located in Chilmark. It is one of two schools that make up the Up-Island Regional School District. Its enrollment is the smallest of all the island schools with forty-eight students enrolled in 2015-16. The school had an enrollment of sixty-two students in 2014-15. Students from Chilmark School enter the West Tisbury School in the sixth grade.

Chilmark School's student body is more white (85.7 percent) than the other Island schools and 25 percent more white than the state. Chilmark School has a higher rate of multi-race, non-Hispanic students (5.4 percent) than the state (3.1 percent). Native American students and Hispanic students both make up 1.8 percent of the school's enrollment.

At the Chilmark School kindergarten and first grade are combined, second and third grades are combined and fourth and fifth grades are combined. The multi-age classroom offers many benefits to the student as well as the school community. The multi-age approach has been an integral piece of the Chilmark School's philosophy since its inception. This environment embraces the differences in learning styles and embodies cooperation and support between learners. Instruction is customized to a student's learning speed, rather than the student being confined to a grade level based set of expectations. Students experience new roles in a multi-age classroom - transitioning from novice to mentor within each two-year cycle. This growth promotes confidence, self-esteem and helps to nurture strong classroom communities.

West Tisbury School

The West Tisbury School is a K-8 school located in West Tisbury. It is one of two schools that make up the Up-Island Regional School District. Students from Chilmark School enter the West Tisbury School in the sixth grade. West Tisbury School had 329 students enrolled for the 2015-16 school year. This is an increase of thirty-one students over 2014-15.

West Tisbury School's racial composition is 85 percent white, a 23 percent increase over the state. The school has a lower rate of African American (3 percent) and Hispanic (4.4 percent) students when compared to the state but a higher rate of both Native American (2.3 percent) and multi-race, non-Hispanic (4.7 percent) students than the state.

Oak Bluffs Elementary

Oak Bluffs Elementary is a K-8 school which had a student enrollment of 431 for the 2015-16 school year. Enrollment at the Oak Bluffs' school increased by close to fifty students since the 2014-15 school year. Oak Bluffs Elementary has a smaller white student population (66.8 percent) than other Island schools and a

higher percentage of Hispanic students than other schools (17.4 percent), which is close to the state proportion of Hispanic students.

Tisbury Elementary

Tisbury Elementary is a K-8 school with an enrollment of 325 students for the 2016-17 school year. Enrollment at the school has remained relatively static since 2012, with a net loss of just six students over that time. 23 percent of students at Tisbury Elementary are Hispanic, 6 percent are multi-race, non-Hispanic and 3 percent are Native American. These are all higher than the state proportions in the same categories. The school has a smaller proportion of white students (64.7 percent) than other schools but is close to the state percentage (63.3 percent).

Edgartown School

The Edgartown School is a K-8 school that had 345 students enrolled in the 2015-16 school year. A new facility was built in 2003 to accommodate additional capacity of 550 students. There was a net increase of ten students between 2012 and 2016. 13 percent of students at the school are Hispanic, 5 percent are multi-race, non-Hispanic and 3 percent are Native American. The school has a higher proportion of white students (76.4 percent) than the state (63.3 percent).

Martha's Vineyard Regional High School (MVRHS)

MVRHS is the only high school on the Island and one of two schools that teaches grades 9-12. The Martha's Vineyard Regional High School has a 91 percent graduation rate, 6 percent higher than the state average, and a dropout rate of just 1 percent. The school has received the prestigious National Blue Ribbon School Award from the US Department of Education twice. The award recognizes schools "based on their overall academic excellence and their progress in closing achievement gaps among student sub-groups."[33]

MVRHS enrolled 655 students in the 2015-2016 school year. This number represents a decrease in enrollment by thirty-two students over the previous year. The racial composition of the school more closely reflects the Island-wide population. As a regional school, racial distinctions within the town schools are less pronounced. However, multi-race, non-Hispanic students still make up a greater proportion in the school than they do at the state level. The MVRHS student body is almost 80 percent white and 2.4 percent Native American, and both of these are higher than the state proportions. Hispanic students make up 10 percent of the student body and African Americans, 2.4 percent, both lower than state proportions.

Compared with the state, a smaller proportion of students at MVRHS are Economically Disadvantaged or have Limited English Proficiency, 16.9 percent and 2.8 percent respectively. However, 19.2 percent of MVRHS students receive Special Education compared to 16.9 percent at the state level.

Martha's Vineyard Public Charter School (MVPCS)

The idea for the creation of an alternative school on the Island was developed in 1993 by a group of Vineyard parents, teachers and community members. In 1995, the Martha's Vineyard Public Charter School was authorized by the state, and in 1996 the school opened its doors to students. The school is now a k-12 school with a total enrollment of 178 students. The school's enrollment has remained relatively steady since 2012 with a net loss of four students between 2012-2016. Students are chosen by lottery.

MVPCS has a higher percentage of African American students (7.1 percent) than other Island schools, which also approaches the state-wide proportion (8.6 percent). Almost 78 percent of students are white, higher than the state and 6.6 percent are multi-race, non-Hispanic, also higher than the state's proportions.

[33] US Department of Education: National Blue Ribbon Schools Program. http://www2.ed.gov/programs/nclbbrs/index.html. Accessed 9/8/16.

Regulatory Barriers

The West Tisbury zoning bylaws recognize the need to protect the town's rural character and natural resources, but also has a variety of provisions to encourage development of diverse housing types and affordable housing including multi-family development, affordable accessory apartments, employee dormitory housing, mixed-use development, and incentives to create affordable housing.

West Tisbury's zoning bylaws also present Fair Housing considerations including the provisions for "Homesite" lots and the definition of "family." Local homesite lot policies present Fair Housing considerations in that restricting these house lots to local residents may otherwise make them unavailable to protected classes. This type of policy can have a disparate impact (a policy that appears neutral can disadvantage protected classes and perpetuate segregation).[34] Definitions of "family" present Fair Housing considerations when tied to "related" persons rather than a household that functions as a cohesive unit, which can effectively prohibit group home or congregate living uses.

Overview of Zoning Bylaws for Residential Uses

West Tisbury's zoning bylaws include the purpose of "providing a supply of year-round housing that is affordable to residents of West Tisbury.

Residential Uses Permitted

West Tisbury's zoning bylaw establishes three districts that permit residential uses: Rural (RU), Village Residential (VR), and Mixed-Use Business (MB). The following matrix describes residential uses allowed in the residential and mixed-use districts.

[34] The Fair Housing Act, which is the federal law governing housing discrimination, includes the following seven protected classes: race, color, religion, national origin, sex, disability, and familial status. Additionally, in Massachusetts, the Massachusetts Anti-Discrimination Act (MGL c.151B s.1) includes the following protected classes: race, religious creed, color, national origin, sex, gender identity, sexual orientation, which shall not include persons whose sexual orientation involves minor children as the sex object, age, genetic information, ancestry, or marital status of such person or persons or because such person is a veteran or member of the armed forces, or because such person is blind, or hearing impaired or has any other handicap.

Residential & Mixed-Use Districts	Minimum lot size	Residential Use Permitted		
		By Right	Site Plan Review	Special Permit
RU	3 acres	Single-Family dwelling Two-Family dwelling Subordinate dwelling Open Space Development Renting up to 3 rooms	n/a	Multi-family dwelling conversion and new Accessory Apartment Assisted Living Facility Employee Dormitory Large-scale residential development Renting 4+ rooms
VR	3 acres	Single-Family dwelling Two-Family dwelling Subordinate dwelling Open Space Development Renting up to 3 rooms	n/a	Multi-family dwelling conversion and new Accessory Apartment Assisted Living Facility Employee Dormitory Large-scale residential development Renting 4+ rooms
MB	40,000 s.f. (just under 1 acre)	Single-Family dwelling Two-Family dwelling Subordinate dwelling Renting up to 3 rooms	Multi-family dwelling conversion and new Upper-floor apts. in mixed-use building	Accessory Apartment Assisted Living Facility Employee Dormitory Large-scale residential development Renting 4+ rooms

There is a fourth zoning district (Light Industrial District) that prohibits residential use except for upper-floor apartments in mixed-use buildings, which it permits by special permit.

Exceptions to Dimensional Requirements

One of the purposes for exceptions to dimensional requirements of the zoning bylaws per Section 4.3 is for the provision of housing affordable to year-round residents of West Tisbury. Exceptions include lot size and other dimensional requirements.

Housing

Section 4.4 of the bylaws lay out the purpose of maintaining and encouraging housing affordable to the "entire range of its residents." Through these provisions, the town allows apartments, multi-family dwellings, and accessory dwellings as well as dwellings on substandard lots for the purpose of creating permanent affordable housing pool. In addition, this section requires affordable, year-round housing in all larger developments (a.k.a. Inclusionary Zoning). The bylaws further state that the town allow occupancy by "any resident of Martha's Vineyard, but shall, to the extent practical, give first preference to residents of West Tisbury."

Second-Story Apartments - This section includes provisions for second-story apartments that require one affordable apartment when two apartments are constructed. The bylaws define affordable housing as being affordable to households with income up to 140 percent of the Dukes County median income and be permanently deed restricted as affordable.

Affordable Accessory Apartments - Per Section 4.4-3, the bylaws permit affordable accessory apartments for year-round owner-occupied houses. The maximum rental rates are established by the Affordable Housing Committee Implementation Guidelines (which limits household income to 80 percent of the area median per the 2008 Guidelines).

Individual Residences-Homesite Lots - Per Section 4.4-7, homesite lots may be created on lots that do not satisfy minimum lot size requirements with a minimum of 10,000 s.f. of buildable land per bedroom. A property owner may create a homesite lot by subdividing one acre of land, provided the property owner's remaining acreage meets town zoning requirements. The town may also create lots from town owned or donated land.

Homesite lots must be approved by the Planning Board and permitted by the Zoning Board of Appeals, have a price established by the Affordable Housing Committee, be restricted to an affordable housing recipient, and have a permanent affordable housing deed restriction.

Multi-family Housing – The bylaws permit that housing units may exceed the densities that the bylaws permit by right through a special permit from the Planning Board and that 75 percent of such units shall be restricted to affordable housing. The bylaws permit up to four units per building. The underlying property must contain at least 10,000 sq. ft. of buildable land per bedroom.

Open Space single-family, two-family or multi-family residences – The bylaws include Open Space Development provisions that allow compact housing development along with preservation of open space. The bylaw encourages affordable housing and gives incentives to developers who restrict 20 percent of total residences as affordable. The minimum lot size in Open Space Developments is limited by water supply and wastewater treatment capacity.

Room Rental – The bylaws allow renting of four or more rooms conditioned on adequate water and wastewater treatment capacity.

Employee Dormitories – The bylaws also permit employee dormitories for up to eight seasonal residents for owner occupied buildings or those managed by a resident manager.

Demolition Delay – The bylaws have demolition delay provisions to encourage reuse of buildings for affordable housing. The Zoning Inspector determines if a building can be moved and reused and notifies applicant within fourteen days. Then the applicant places a public notice in a local paper and request responses for moving the building for purposes of affordable housing for households with income up to 140 percent of the area median.

Definition of Family

The bylaws provide the following definition for "Family," which presents Fair Housing considerations. Policies that require relations by blood/marriage and/or have a limit of unrelated adults in a household may be considered discriminatory if they have an adverse impact on a protected class including people with disabilities. For example, limiting the number of unrelated persons in a dwelling can impact group home uses, foster families, or other alternative household composition.

> *One or more persons related by blood, marriage or adoption.*

Development Rate/Building Permit Limitation

West Tisbury's zoning bylaws establish the following development rate regulations per Section 7.1:

> *Within residential subdivisions, the issuance of building permits for single family dwelling units, whether for principal or subordinate dwellings, shall proceed at a rate no faster than20 percent of the total number of approved buildable lots per calendar year, except that no such development shall be entitled to more than eight building permits or less than one per calendar year.*

The bylaws allow the Planning Board to waive the development limitations for the purpose of providing affordable housing for year-round residents or serving the needs of seasonal employees, among other non-housing reasons.

Overlay Districts

- **Coastal District** – Allows single family in the Inland Zone but not in the Shore Zone.
- **Roads District** – Allows uses per the underlying zoning district but restricts height of structures.
- **Special Ways Zone** – Allows uses per the underlying zoning district but restricts vehicular access, removal of vegetation, construction of fences and walls, and prohibits removal of stone walls without a special permit.
- **Special Places –** In West Tisbury, the Special Places district has three zones (Inland Pond, Hilltop, and Historic and Cultural). Uses allowed in the underlying zoning require a special permit and must show that there is no other location on the lot where a structure can be placed with special regard for breaking the skyline in some designated special places.
- **The Doctor Fisher Mill District** – As a unique historic resource, this district restricts any alteration of the mills, dam, or water courses.
- **The Doctor Fisher Road District** – Allows uses permitted in underlying zoning as long as the road remains open to public use.
- **Greenlands Water Resource Protection District** - The purpose of this district is to protect the head of the Vineyard's Sole Source Aquifer. The district allows residential uses per the underlying zoning but restricts uses that would threaten the ground water quality.
- **Flood Plain Zone** – New construction must comply with design standards to minimize flood damage.
- **Wild and Scenic North Shore District** - No new residential structures are permitted.

2014 MVC Zoning Analysis

The 2014 MVC Zoning Analysis identified the following zoning provisions in West Tisbury that encourage creation of affordable housing.

- Allows two-family housing development by right and multifamily housing conversion and development by special permit in the residential districts and with site plan review in the Mixed-Use Business district.
- Includes provisions for affordable subordinate dwellings/affordable accessory apartments.
- Provides density bonus for affordable housing.
- Allows dormitory housing for employees of Island businesses.
- Allows assisted living facilities.
- Allows upper floor apartment in mixed-use buildings
- Has inclusionary zoning provisions for affordable housing.

To help implement the recommendation of this zoning analysis, the MVC is proposing that each town adopt uniform definitions in its zoning bylaws including the following key terms: affordable housing (up to 80 percent AMI) and community housing (81 to 150 percent AMI).

CHAPTER 7
IMPLEMENTATION CAPACITY & RESOURCES

Island-wide Organizations

The major housing providers on the Island offer substantial and growing capacity to address Island housing needs. These organizations and their particular niches are summarized below:

Dukes County Regional Housing Authority (DCRHA)[35]: DCRHA is unusual in that it provides services Island-wide as opposed to just one specific municipality. Also, unlike most housing authorities, which rely on state and federal housing funds, DCRHA has financed its projects locally, and through other types of subsidies.

- The Housing Authority manages 77 year-round Rental Apartments across the island which serve over 170 island residents who make less than 80 percent of the area median income.
- In addition, the Housing Authority administers town-funded Rental Assistance for seventy households in market rentals, monitors over forty-five apartments permitted through the West Tisbury Accessory Apartment By-law and maintains an Island-wide rental wait list. The Housing Authority partners with other organizations that offer assistance with rent, utility and apartment rehabilitation costs to Island tenants and landlords.
- The Housing Authority maintains a database of those households interested in affordable home buying opportunities offered on Martha's Vineyard by towns, organizations or developers. Completion of the Homebuyer Clearinghouse Form allows the Housing Authority to contact households directly when specific opportunities become available.
- The Housing Authority further assists towns and developers by administering lotteries of homes and homesites, providing homebuyer education training to lottery participants and providing affordability monitoring services for deed restricted properties.
- The Housing Authority participates in advocacy and planning efforts in partnership with the Martha's Vineyard Commission, the County of Dukes County, the MA Department of Housing and Community Development, other agencies and non-profits as well as private individuals and groups at work on the Island's housing issues.

Island Elderly Housing (IEH)[36]: IEH focuses on senior rental housing and younger disabled individuals. With the availability of developable IEH property, the organization has expressed renewed interest in developing additional units for seniors.

- IEH provides 165 apartments for the low-income elderly and the disabled of the Vineyard. IEH has four campuses: Hillside Village and Love House in Vineyard Haven and Woodside Village and Aidylberg Village in Oak Bluffs. Woodside Village has ninety-five apartments, Hillside Village (fifty-five), Aidylberg Village (ten) and Love House (five).
- IEH receives funding from the Department of Housing and Urban Development (HUD) and the Department of Agriculture Rural Development (USDA). This funding is for housing only. The

[35] Dukes County Regional Housing Authority. https://housingauthoritymarthasvineyard.org/. Accessed 8/27/16.

[36] Island Elderly Housing. http://www.iehmv.org/about-us/. Accessed 8/27/16.

supportive services offered, such as transportation and community meals, depend on private donations.

Island Housing Trust (IHT):[37] IHT was established as a Community Land Trust for the stewardship of land and the development of permanently affordable rental and ownership housing by holding long-term ground leases. Their model lowers the initial cost of homeownership by eliminating the land cost and a portion of the construction costs through grants and donations. IHT is also certified as a Community Development Corporation (CDC)[38] which provides the organization with a wider network of housing providers.

- Over the past nine years IHT has sold or rented over seventy homes and apartments to low and moderate-income families throughout Martha's Vineyard. The organization's goal is to double the annual rate of safe, stable year-round affordable homes available to island families from seventy to 180 by 2020, by working in partnership with island towns, other housing organizations, and individuals.
- IHT's designation as a CDC will allow it to move more aggressively into rental housing development if given the appropriate support.
- IHT created eleven affordable units in 2014, seven in 2015 and is expecting to create twenty-two in 2016-2017.

IHT's has partnered multiple times with the Martha's Vineyard Land Bank, including projects at Eliakims Way in West Tisbury, Takemmy Path in Tisbury, Kuehn's Way in Tisbury, and Beach Road Way in Aquinnah, to create conservation based affordable housing initiatives, and the DCRHA (Sepiessa and Halcyon Way in West Tisbury) and Town of West Tisbury (565 Edgartown Road & Bailey Park), Town of Tisbury (325 Lamberts Cove Rd, 129 Lake Street), Town of Aquinnah (Church Street, 20 State Road, 45 State Road), Town of Edgartown (22nd St), and the Town of Oak Bluffs (27 Sunset Ave) to create or preserve ownership and/or rental housing.

In addition, the IHT has collaborated with private developers (Fisher Road, West Tisbury, North Summer Street, Edgartown) who have built and sold homes and transferred the land to the IHT to ground lease with restrictions to the homeowners.

IHT has secured funding from the FHLB Boston Affordable Housing Program (AHP) through member banks such as the Edgartown National Bank for rental and ownership projects as well as Low Income Housing Tax Credits (LIHTC), and competitive state grant funding programs for rental projects. IHT has secured and invested $4.9 million in CPA funding in ownership (twenty-nine units) and rental (fifteen units) projects over the past eleven years. In addition, IHT has secured and invested approximately $5.8 million in private donations in ownership (thirty-six units) and rental (fifteen rentals) over the past eleven years.

Habitat for Humanity of Martha's Vineyard: Habitat Martha's Vineyard's mission is to build simple, decent homeownership housing for families in the lowest qualifying income ranges. While the volume of development is very low, with only one or two units completed per year, each build is in essence a community-building initiative that brings awareness and a spirit of good will to the issue of affordable housing.

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[37] Island Housing Trust. http://www.ihtmv.org/about/. Accessed 8/27/16.

[38] Community development corporations (CDCs) are non-profit, community-based organizations that anchor capital locally through the development of residential and/or commercial property, ranging from affordable housing to shopping centers and businesses. While often neighborhood-based, CDCs can extend far beyond the bounds of a single community to cover an entire city, county, multi-county region or state.

The Martha's Vineyard Land Bank Commission[39]: The Land Bank's principal mission is to protect land for conservation across the Island and since its inception in 1986, the Land Bank has preserved 3,100 acres for conservation. However, the Land Bank recognizes the Island's affordable housing need and has set forth policies to address the dual interests of preserving land and creating affordable housing. The Land Bank may cooperatively purchase land with a town or housing entity for the purpose of preserving land and creating affordable housing. In addition, the following Land Bank policies support the development of housing:

- In order to encourage density in the Island's village centers, the Land Bank has made preserving land within village centers a secondary priority.
- The Land Bank requires that any land or building it acquires that may be used for affordable housing must have perpetual affordability attached, and the housing must be entirely affordable with no market rate units allowed.
- The Land Bank performs analysis prior to every land purchase to determine if the land could support affordable housing along its fringe and recommends that the seller sell that portion of the property to the Dukes County Regional Housing Authority or another suitable entity to be used for affordable housing.
- The Land Bank will allow the siting of septic and wells on its properties for the development of affordable housing when that development minimally impacts the integrity of the land.
- If buildings are present on a Land Bank acquisition, the organization may subdivide the property so the buildings can be used for affordable housing and managed by a housing entity, it may offer the buildings to be moved by a housing entity at no cost, and lastly, if the buildings will not serve the Land Bank or a housing entity, the Land Bank will offer the fixtures and components to a housing entity for removal and re-use.

The Resource, Inc. for Community and Economic Development (TRI): TRI is a non-profit, community development corporation founded in response to a consortium of town and private sector representatives who wished to more actively and innovatively impact housing and economic development in Southeastern Massachusetts, Cape Cod and the Islands. TRI has two offices, one of which is in Vineyard Haven.

Since its incorporation in 1994, TRI has secured funding for and successfully managed federal, state and local housing rehab and development projects for fifteen Massachusetts communities. TRI's research, design and implementation efforts have resulted in the award of more than $20 million in housing rehabilitation funds for the completion of 500+ rehabilitation, repairs and renovations for eligible homeowners and community development initiatives. The majority of TRI's housing rehab experience has been in the successful completion of MA CDBG Small Cities Housing Rehab program management and delivery in communities located in Southeastern Massachusetts.

COLLABORATION

Many of these organizations, true to their own mission and capacity, have found it useful to collaborate, leading to a spirit of mutual support rather than competition. In addition, Habitat for Humanity, the Island Housing Trust and the Housing Authority are all located in the Vineyard Housing Office in Vineyard haven. Examples of collaboration include:

- IHT has partnered with Habitat for Humanity on six houses, executing ground leases for 60 Andrews Road (Tisbury), 148-A Edgartown-Vineyard Haven Road (Oak Bluffs), 21 11th Street (Edgartown), and 45, 49 and 50 Bailey Park (West Tisbury).

[39] Martha's Vineyard Land Bank Commission. *Affordable Housing Policy*. October 27, 2009.

- DCRHA has organized home-buyer trainings and has qualified all of IHT's homebuyers.
- DCRHA serves as property manager for a rental property built and owned by IHT at Halcyon Way (West Tisbury), and will continue to enter into management contracts with IHT on their rental developments.
- DCRHA manages properties developed by other entities including the towns of Oak Bluffs and Chilmark, and the Resource, Inc.
- Joint fundraising efforts have been launched by IHT, DCRHA and HFHMV.

Partnerships

In addition to the Island housing development and management entities described here, there are occasions when these organizations will require the increased capacity and experience of off-Island developers to undertake larger-scale projects. This is particularly true when multiple layers of financing are required in larger development projects.

The Community Builders (TCB): TCB is an example of an off-Island developer that partnered with the town of Edgartown in the development of housing at Pennywise Path, now called Morgan Woods. TCB is a nationally recognized organization with offices in the Boston, the mid-Atlantic and mid-west. The organization continues to own and manage the Morgan Woods project.

Funding

Community Preservation Act Funds

West Tisbury adopted the Community Preservation Act (CPA) per MGL s.44B to collect revenues through a local property tax surcharge and variable annual state Community Preservation Trust Fund distribution. CPA funds must be spent or set aside for future spending to preserve open space and historic resources, create and preserve affordable housing, and to develop or improve outdoor recreational facilities.

West Tisbury adopted CPA in 2005 with the maximum local property tax surcharge of three percent. In addition, the town adopted an exemption on the first $100,000 of residential property value.

West Tisbury has raised $5,161,679 in CPA revenue since adoption through FY2016 (including the local property tax surcharge and the state Community Preservation Trust Fund distributions). The CPA statute requires that at least 10 percent of total revenue be spent or set aside for future spending for creation, preservation, or support of community housing (defined as housing affordable to households at or below the area median income).

West Tisbury Affordable Housing Trust

The West Tisbury Municipal Affordable Housing Trust was adopted by the Town in 2006 under MGL c.44 s.55c and is overseen by an eleven-member board (as required by its bylaws). The Trust has collected about $400,000 in revenue since inception and the total amount of trust fund assets as of September 1, 2016 was $184,807. The primary trust revenue source has been Community Preservation Act funds in addition to sales of affordable housing properties and developer contributions. The total expenditures to date of approximately $300,000 were for a variety of initiatives including predevelopment work on town-owned land, a Habitat for Humanity development, Island Housing Trust developments, as well as contributing to the regional rental assistance program.

West Tisbury Affordable Housing Committee

The seven-member Affordable Housing Committee works to create and provide a supply of affordable housing to residents of West Tisbury and administers Affordable Housing portions of the Zoning By-Laws. The committee, working closely with the Board of Selectmen, has been very active in facilitating development of town-owned property including the property at 565 Edgartown Road (Parcel ID 31_36). The property the subject of an active proposal by the Island Housing Trust to develop nine affordable rental units.

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