

Edgartown Housing Needs & Vision

Community Workshop

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Presented by

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Judi Barrett, RKG Associates



Why are we here tonight?

1. Understand your community and Island-wide housing needs better (only so much we can learn from data)
2. Envision a future for your community and the Island that meets the housing needs of all residents
3. Identify opportunities and obstacles to realizing your vision

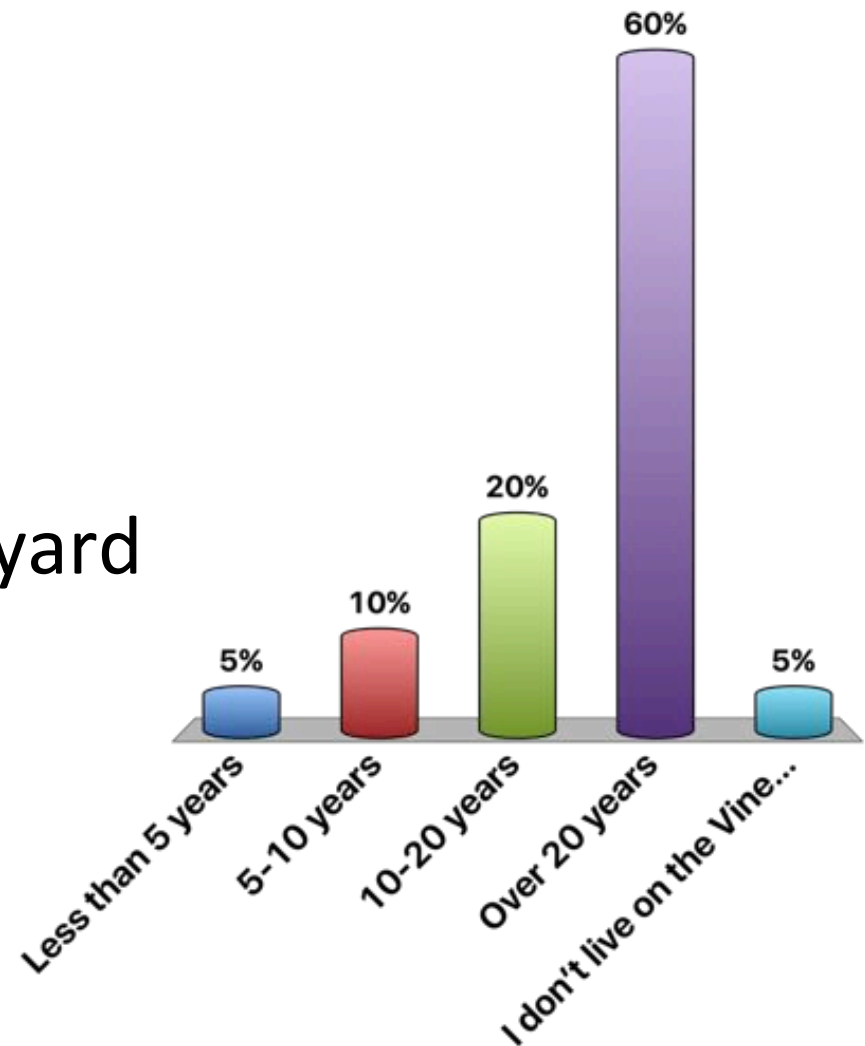
Topics



- Essentials to define:
 - Housing Production Plan
 - Affordable housing
- Project Schedule
- Housing Needs Assessment
- Small Group Visioning
- Wrap up

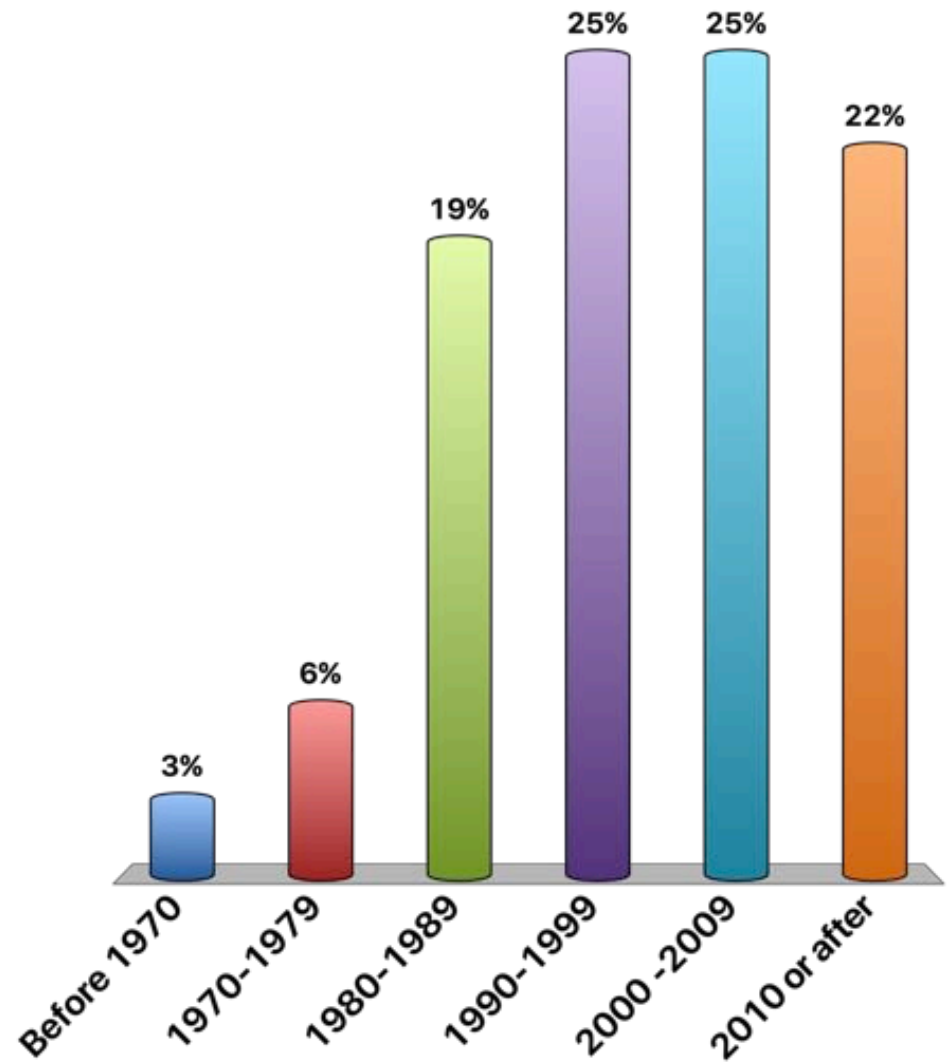
How long have you lived on the Vineyard?

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

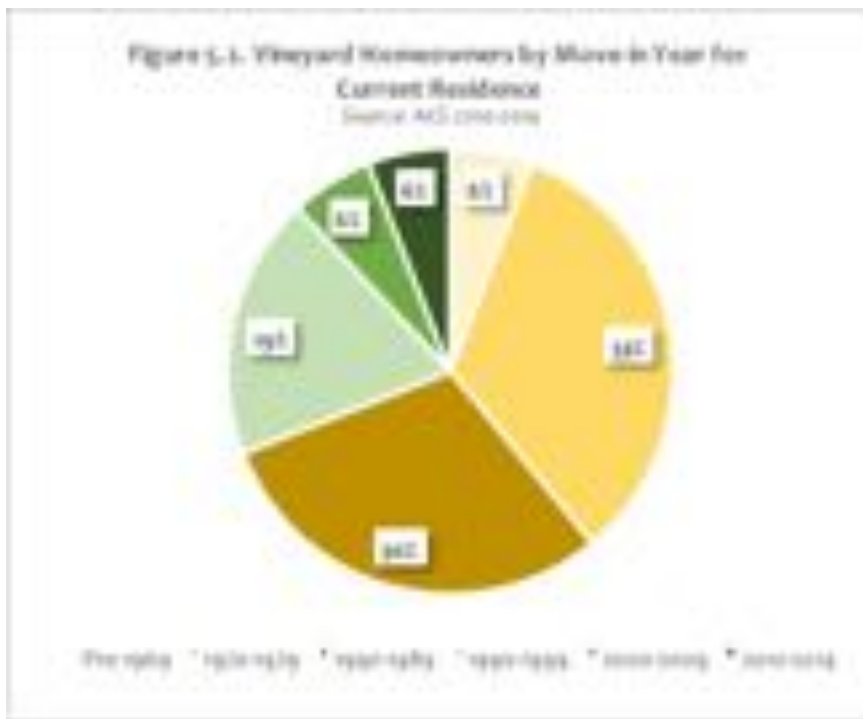


When did you move into your current home?

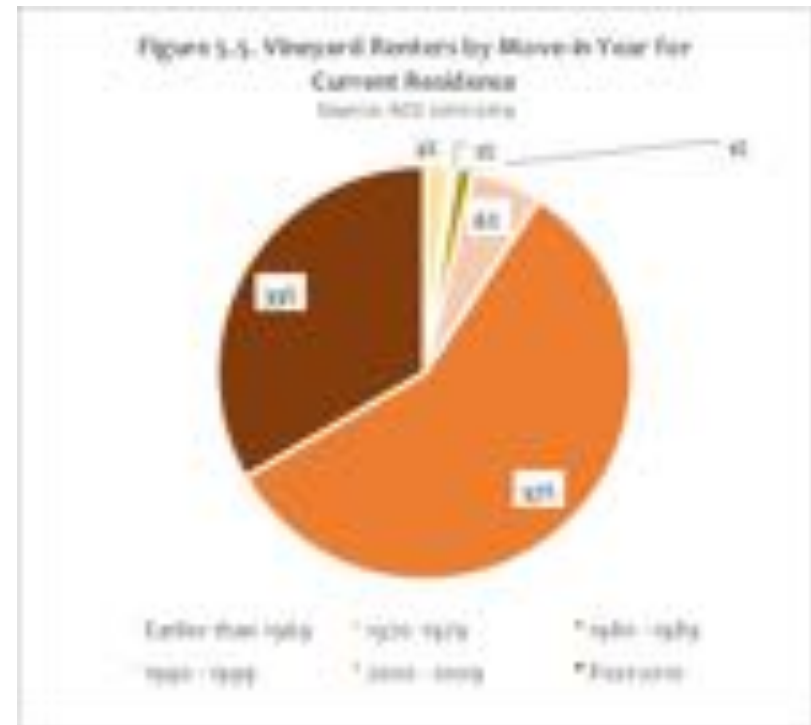
- A. Before 1970
- B. 1970-1979
- C. 1980-1989
- D. 1990-1999
- E. 2000 -2009
- F. 2010 or after



According to available estimates from the Census Bureau...



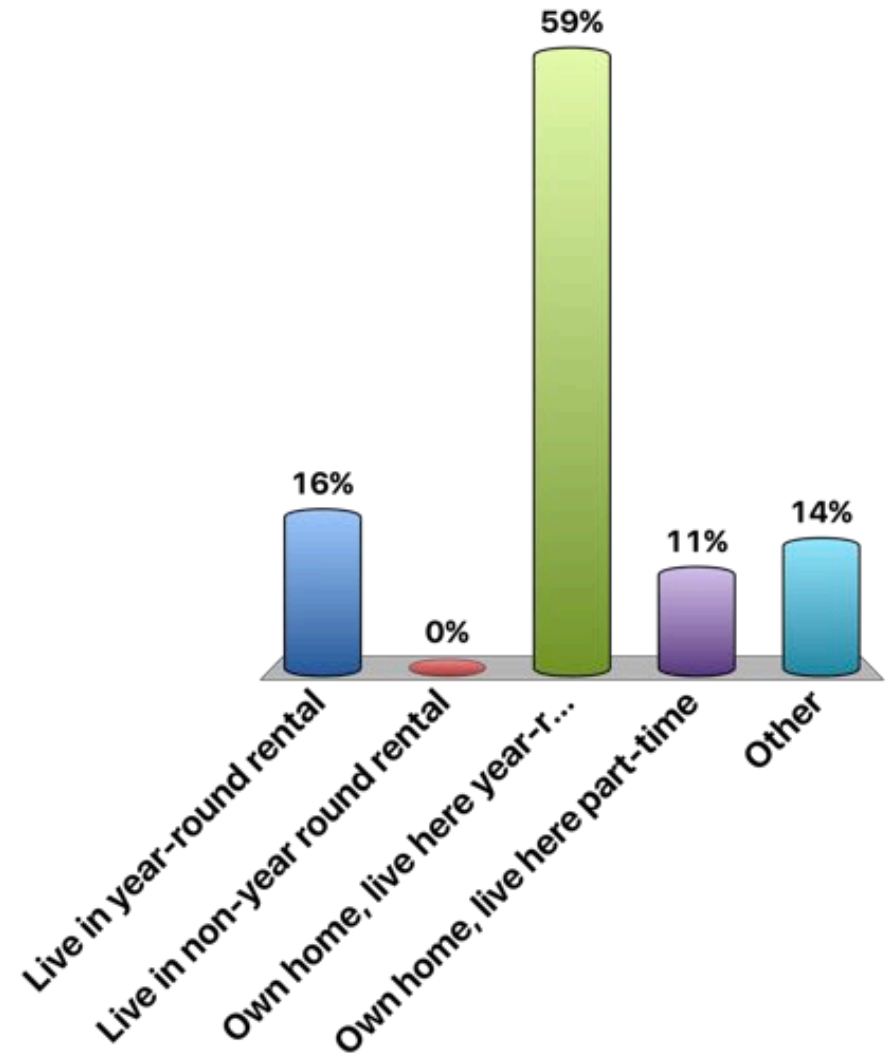
63% of year-round homeowners moved onto the Island between 1970-1989



57% of year-round renters moved onto the Island between 2000-2009

Do you. . .

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



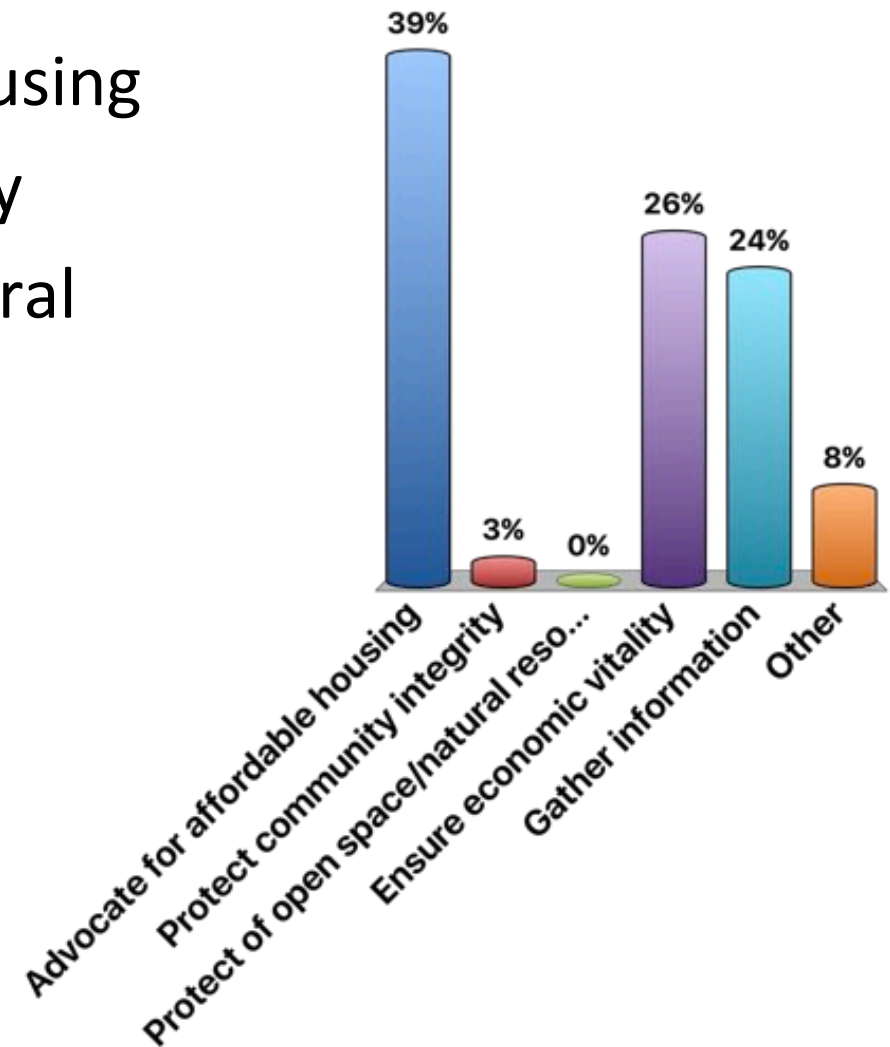
THE ISLAND LACKS DIVERSE HOUSING TYPES AND HAS A SHORTAGE OF YEAR-ROUND RENTAL UNITS



These figures do not include seasonal rentals. Statewide the housing is 38% renter-occupied.

What is your primary purpose for being here tonight?

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



Chapter 40B

- Comprehensive Permit to override local zoning and streamline permitting process for projects with affordable units.
- Can be approved in any municipality, but there is less flexibility when less than 10% of housing stock affordable.
- The MVC also has review authority over Chapter 40B Comprehensive Permits, as Development of Regional Impact.

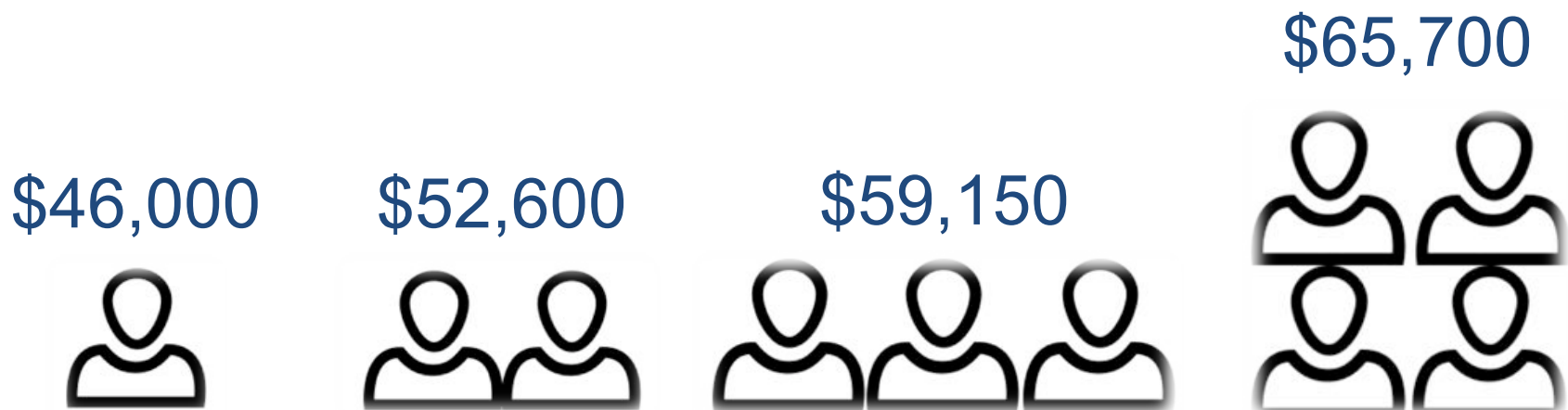
More info? <https://www.chapa.org/chapter-40b>

Subsidized Housing Inventory

- An inventory of affordable housing that counts towards 40B 10% goal.
- Eligible units:
 1. Subsidized by state/federal programs
 2. Affordable to households with low/moderate income
 3. Affirmatively and fairly marketed
 4. Subject to affordability restriction

Low/Moderate-Income Households

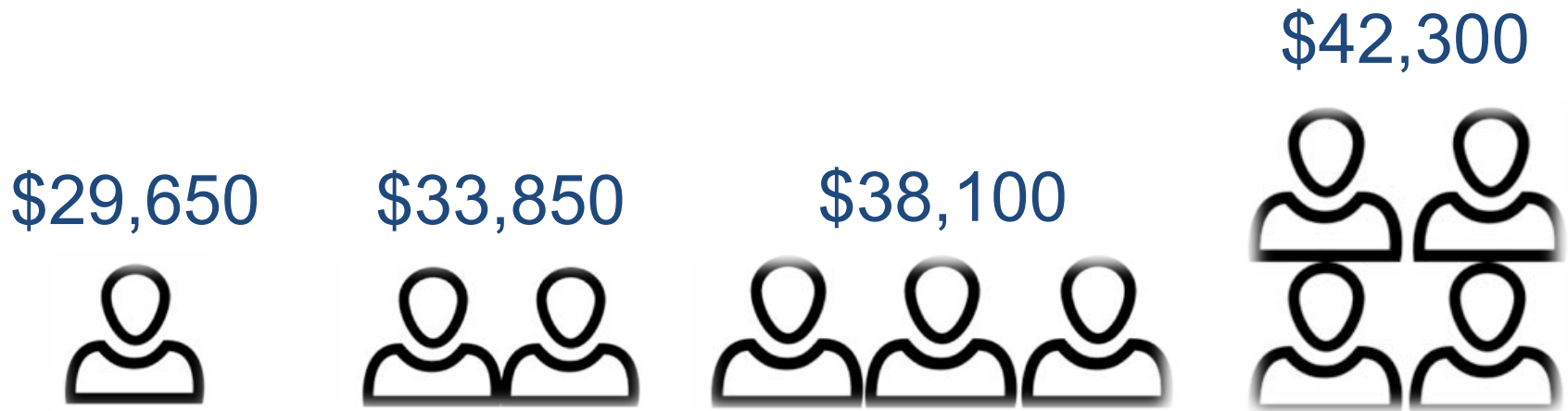
Incomes at or below 80% of area median income



Income limits vary by household size.

Extremely Low (ELI) & Very Low-Income (VLI)

Incomes at or below 50% of area median income



Project Scope of Work

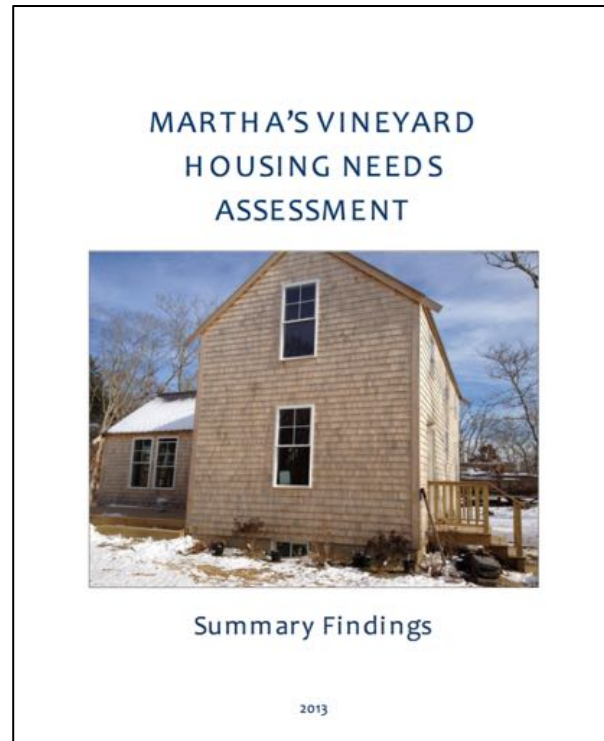
Housing Production Plan “Must-Haves”

- Needs assessment
- Strategy to achieve 10%+
- Five-year action plan
- Framework for addressing:
 - Affordable housing
 - Affirmative fair marketing
 - Monitoring

The overriding goal is production of Chapter 40B-eligible affordable housing.

However, many HPPs also address other local concerns.

Building upon past work



This document also stems from an understanding that we are all invested in the quality of life of the Vineyard. Whether we live in Aquinnah or Edgartown, work in Oak Bluffs or Tisbury, were raised in Chilmark, West Tisbury or Boston, or summer on or visit the Vineyard, we are part of one Island community and rely on each other for the well-being of our families and ourselves.

Edgartown has 89 SHI units but still has local housing needs greater than 40B goal.

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



Source: 2009-2013 ACS, CHAS data

Estimated 245 of 465 low/moderate income households are severely housing cost burdened in Edgartown.

Island-wide indicator of housing need

40% of all year-round households on Martha's Vineyard have low/moderate income.



More than half of these households spend more than 50% of their total gross income on housing.

- Estimated 1,167 (52%) of 2,246 low/moderate income households are severely housing cost burdened on the Island.
- Only 411 SHI units and 99 rental assistance vouchers.

Project Scope of Work

Develop a Housing Production Plan for each municipality on the Island as well as Island-wide

A plan to develop and preserve housing that is

- a) Affordable for low/moderate-income households
- b) Eligible for the Chapter 40B Subsidized Housing Inventory (SHI)
- c) Address other housing needs beyond Chapter 40B requirements

Project Schedule



Primary Island-wide Housing Needs

#1. More Year-Round Rental Housing – at all market levels including affordable

- Especially affordable to households with very low and extremely low income (less than 50% AMI)

#2 More Diverse Housing Options

- Two-family, townhouses, congregate, multi-family, service enriched, including transitional
- And, housing options for seasonal workers

#3 Greater supply of year-round housing – both rental and more affordable homeownership

#4 Low/moderate income homeowner rehab assistance

Primary Edgartown Housing Needs

#1. Market-rate and affordable rental units

- Especially for households with very low and extremely low income (at or below 50% AMI)

#2. More Diverse Housing Options - alternatives to conventional single-family houses on large lots

- Such as, congregate, two-family, multi-family, service enriched and accessible units

#3. More housing options for seasonal workers

Judi Barrett, RKG Associates

LOCAL HOUSING CONDITIONS

Local Housing conditions

- Edgartown has more housing units than any community on Martha's Vineyard: estimated total, 5,145 units.
 - Twenty-seven percent occupied year-round (76 percent owner-occupied, 24 percent renter-occupied).
 - Seventy-three percent of the housing stock in Edgartown is for seasonal or vacation use.

Local Housing conditions

- Housing Types
 - Single-family dwellings (91 percent) – but,
 - Edgartown has many properties with more than one home on the same lot (e.g., guest house or carriage house)
 - Small inventory of condominiums and two-family dwellings

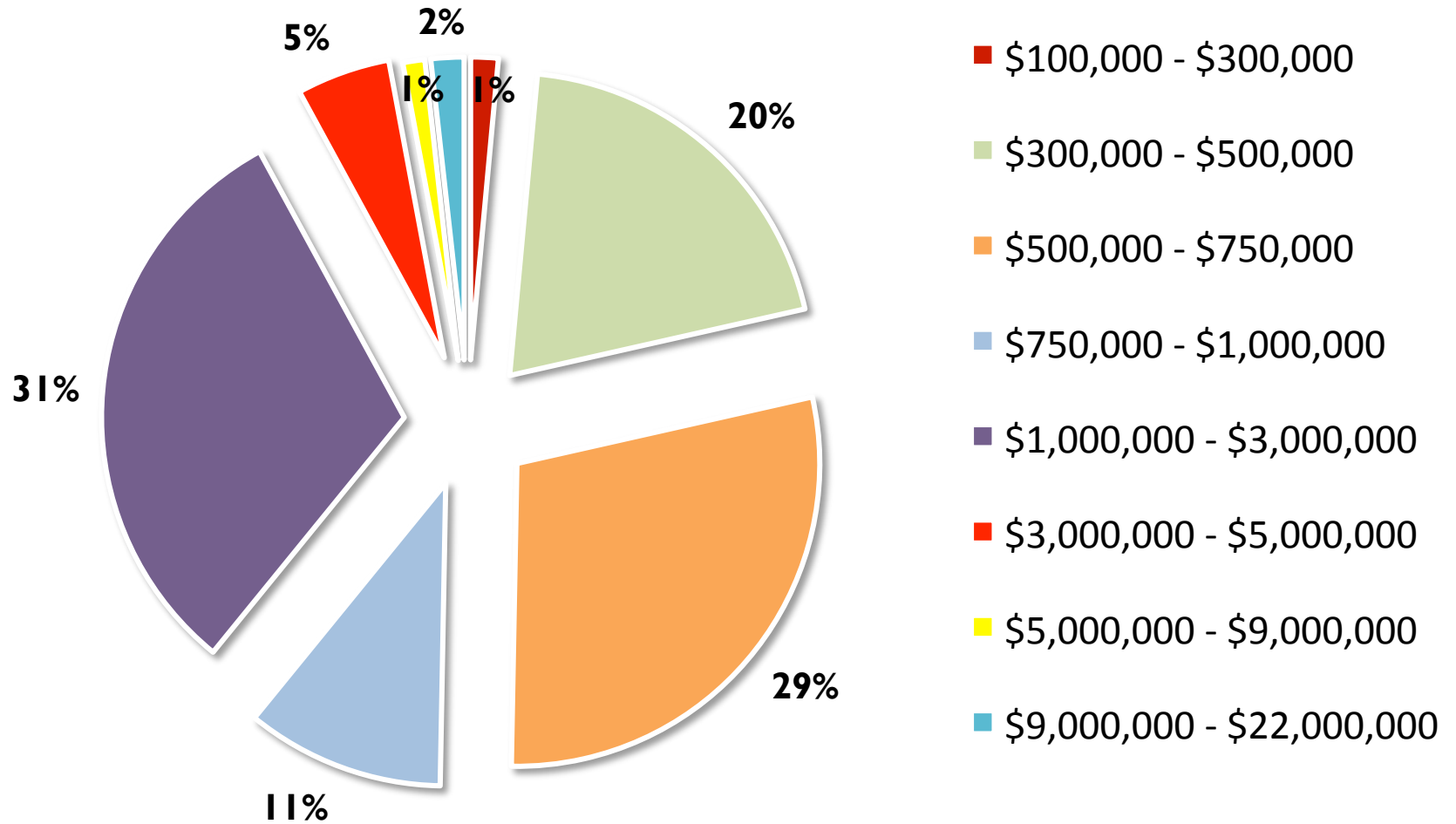
Local Housing conditions

Tax Rates and Average Tax Bills FY16				
Municipality	Single-family Parcels	Single-family Average Value*	Residential Tax Rate	Average Single-Family Tax Bill
Aquinnah	394	\$1,233,062	5.35	\$6,597
Chilmark	1,069	\$1,889,156	2.71	\$5,120
Edgartown	3,410	\$1,233,053	3.62	\$4,464
Oak Bluffs	3,331	\$596,786	8.11	\$4,840
Tisbury	N/A	N/A	N/A	N/A
West Tisbury	1,450	\$965,185	6.06	\$5,849
Source: DOR, 2016				
*Includes single-family properties only. Excludes properties with more than one house on the same lot.				

Local Housing conditions

Edgartown Residential Sales : 2013-2015

Source: Warren Group, 2016



Local Housing conditions

- Arm's Length Sales
- 340 sales, 2013-2015
- Approximately 78 percent for vacation or seasonal use.
- Properties with multiple homes on a single lot sold at a much higher price than any other property type.

Local Housing conditions

- Renters
 - Estimate: 327 renters
 - Count is difficult to determine: some year-round, many “shuffling” in summer months
 - Long-term census data point to decline in renter-occupied units in Edgartown, all age groups except 55-64 years
 - Edgartown renters tend to have higher incomes than renters elsewhere on the Vineyard (median: \$67,614)

Local Housing conditions

- Rents are expensive!

Renter Households by Gross Rent per Month			
	Edgartown		Martha's Vineyard
	Count	Percent	Percent
Less than \$250	0	0%	2%
\$250 - \$500	11	4%	6%
\$500 - \$750	0	0%	4%
\$750 - \$1,000	10	4%	11%
\$1,000 – \$1,500	71	27%	28%
\$1,500 or more	168	65%	48%

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

Local Housing conditions

- Concerns
 - All extremely low-income renters are cost burdened
 - Almost all low- or moderate-income renters are cost burdened
 - Very high incidence of cost burdened homeowners with low incomes (>90 percent)
 - Cost burden affects over 60 percent of moderate-income homeowners and those with incomes close to the island's median income



Jennifer Goldson, JM Goldson community preservation + planning

INTRODUCTION TO EXERCISE #4: SMALL GROUP VISIONING DISCUSSIONS

WHAT THE HECK IS VISIONING?

IMAGINE FOR A MOMENT

WHAT YOUR COMMUNITY

COULD BE AT ITS VERY BEST.



A vision that works

Helps a community to

- Reach for goals above and beyond what is normally expected
- Discover possibilities that were not apparent before
- Motivates people to take action together

A good vision

- Is a stretch, but still in the realm of achievable
- Makes people feel hopeful and optimistic
- Is a way to work with change



A good discussion

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

INTRODUCTION: SMALL DISCUSSION GROUP EXERCISE

Objective

Work together to discuss housing needs and envision best housing future in your community.

Use of Results

Help the project team to:

- *refine needs assessme*
- *draft a housing vision*
- *draft housing goals*



EXERCISE DESIGN AND SCHEDULE

**Three Parts – 15- 25-20 minutes –
one hour total**

**Brief presentations from each
discussion leader**



THANK YOU!

**NO MATTER WHAT
PEOPLE TELL YOU,
WORDS AND IDEAS
CAN CHANGE
THE WORLD.**

Robin Williams