

REVISED EDGARTOWN VISION

Based on community input at the November 2016 Housing Production Plan workshop

Revised 12/7/16

Edgartown community members envision that in 2027 the community will still be known for its friendly charm, quaint shops, beautiful historic homes, and water views. A diversity of new housing types through reuse of existing buildings and new development will provide more choice for families, young Islanders returning home, year-round and seasonal workers, and seniors. Increased tax revenue earmarked for affordable housing will enable the creation of additional rental and ownership units for low/moderate-income and middle-income residents. While new development and the adaptive-reuse of existing buildings to year-round housing units will gently increased the town's density, the unique feel of this historic town will continue to shine.

Edgartown's housing stock will provide more year-round housing choice than it does now including cohousing, townhouses, duplexes, affordable guest houses and accessory apartments, expanded senior-living options, tiny/micro house communities, condominiums, and multi-family apartments. These diverse and more-affordable housing options will help retain year-round workers and young families, including moderate-income households, and will provide options for seniors to stay in the community as they age. In addition, the development of a senior-living facility that provides independent and assisted living options, especially smaller-scale options that fit well into the existing fabric of the community, will be a welcome addition to the community's housing choice to support an aging population.

New residential development will have a mix of affordable year-round rental and ownership housing and will be attractively designed with sensitivity to the historic, small-town character of the community. The community will work together to help encourage these developments on appropriate larger properties, smaller infill properties, and conversion of existing buildings primarily through zoning updates, tax incentives, and expanded local/regional funding sources.

In addition, employers will provide temporary homes in dormitory/barrack-style for seasonal workers that will free more of the existing housing stock for year-round rental occupancy and help to reduce housing insecurity, limit the seasonal shuffle, and strengthen the community's economic and social health.

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Martha's Vineyard Draft Goals for Housing Production Plans – revised based on community comments at November 2016 HPP workshops

Prepared by JM Goldson 11/4/16, revised 11/8/16, 12/7/16

Edgartown

<p>Housing Options</p>	<p>Increase the diversity of new year-round housing types, including affordable year-round rental and ownership housing <u>in a variety of sizes</u>, including cohousing, townhouses, duplexes, guest houses, <u>congregate living</u>, tiny/micro house communities, condominiums, and multi-family apartments.</p>
<p>Household Types</p>	<p>Expand housing choice to support a variety of household types including young families, young Islanders returning home, year-round <u>low/moderate and middle-income households</u>, seasonal workers, seniors, people with disabilities, as well as extremely low-income households including individuals and families experiencing or at risk of homelessness. These new housing options should provide options for seniors to stay in the community as they age and should include the development of a senior-living facility that provides independent and assisted living options <u>as well as multi-generational housing</u>.</p>
<p>Economic Vitality</p>	<p>Foster <u>partnerships for</u> the creation of <u>seasonal employee housing</u> to help provide more year-round housing choices in the existing housing stock and strengthen the community's economic and social health. <u>Seasonal employee housing would be funded by employers and utilized off-season for other purposes, such as an emergency homeless shelter. Also, encourage top-of-shop housing in historic downtown area to help revitalize downtown and create a year-round vibrancy.</u></p>
<p>Community Character / Smart Growth / Location</p>	<p>Ensure that new development is attractively designed with sensitivity to the historic, small-town character of the community and encourage <u>reuse of existing buildings to create year-round housing</u> as well as new development <u>in appropriate locations such as larger properties or smaller infill properties</u>.</p>
<p>Resources & Capacity</p>	<p>Expand local and regional funding sources to help support creation of affordable housing.</p>
<p>Quantitative / Production</p>	<p>Support the creation of <u>at least 60</u> low/moderate income (LMI) units over five years that will count on the Subsidized Housing Inventory, particularly rental units affordable to households with extremely low- and very low-income. <u>Developments should be a combination of units created through adaptive-reuse of existing buildings, such as hotels, as well as new construction. Developments are envisioned to have 30 LMI units or more to help enhance</u></p>

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Martha's Vineyard Draft Goals for Housing Production Plans – revised based on community comments at November 2016 HPP workshops

Prepared by JM Goldson 11/4/16, revised 11/8/16, 12/7/16

feasibility and developer interest. This rate of LMI housing production (a mathematical average of 12 LMI housing units per year) would support the town reaching 10% by 2026.

In addition, support creation of at least 32 ownership units over five years that are affordable to households between 80-100% of the area median.

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