Housing Work Group Core
Meeting Notes of October 30, 2006, 4:00 pm, MVC

Present - Members: Richard Toole (Chair), Christina Brown, Candy DaRosa, Philippe Jordi, Rob Kendall
Present – MVC Staff: Mark London, Christine Flynn

Discussion:

Meeting opened at 4:03 pm.

The meeting started with the review of the October 16th meeting notes. It was pointed out that under Barriers / Blocks, lawsuits and NIMBY were discussed. Since there were no other comments or edits, discussion then turned to the agenda. Overall, members were pleased with the meeting notes. In reviewing the agenda, it was agreed that the group would deviate from the listed items.

It was asked who outside of the Network of Planning Advisors should be invited? The following were some suggestions:

- Town Housing Committees (Staff would compile list of AH Groups)
- Town Planning Boards
- Affordable Housing recipients
- Hospital / YMCA
- Abutters to Affordable Housing Projects particularly 40B projects
- Those residing in small neighborhoods like Mullen Way
- Land Bank, Conservation Groups

The next item on the agenda was outline for the Housing Work Group meeting. It was reported that the meeting would take place at the Oak Bluffs Public Library from 7:00 to 9:00 pm on Monday November 20th.   The following was the suggested outline for the Work Group meeting:

- Overview of the Island Plan
- Explanation of the Work Groups' mandate
- Overview of the Vineyard's Housing Dynamic with update on 2005 Housing Needs Assessment
- Break Out Sessions

It was suggested that the discussion should be structured in a way to avoid being either too focus or too general. There needs to be a balance. It was then asked what matters of content are we trying to get out of this meeting? It was suggest that participants need to communicate information freely but the WGC should not be afraid to push the envelope regarding certain topics. It was suggested that it would be helpful to hear thoughts and ideas that will influence matters of policy and decision making with regards to land use.   The following were some thoughts to be considered relating to development:

- Sprinkle housing where you can
- Infill Development
- Smart Growth and Increased Density – What are the options for the Vineyard? Should a town pay for infrastructure and or educational costs even though increased density benefits more than one town?

51   •   Change Zoning from 2 – 3 acres down to 1 acre maybe less
52   •   Where do we want Market Rate Housing, Affordable Housing, Seasonal Workforce Housing?
53   •   Should we encourage more rental or single family housing development?
54   •   To what extent does the development of new housing create a greater need for affordable
55   housing for essential workers i.e. service providers, care takers, landscapers, teachers, fire,?
56   •   How can the tax base be structured to better serve those that are struggling to maintain their
57   home? For example, pay the amount of taxes when you purchased your home.
58
59 In order to separate out questions of policy and questions of strategy, the Housing WGC needs to spell out a
60 Mission Statement.   It was recommended that the group review the information in the binders as a refresher for
61 the next WGC meeting. Some of the goals and targets that were discussed at the June 24th forum should be
62 reviewed. Will those goals and objectives be validated on November 20th? What are we missing?
63
64 In preparation for the November 20th meeting, it was suggested that there should be hand outs of the housing
65 groups, the suitability map, affordable housing inventory, and other pertinent demographic or economic data. It
66 was suggested that perhaps in the future we could do a survey or hire a pollster to survey Vineyard residents. It
67 was agreed that the group would meet on November 13th at 4:00pm at the MVC to talk about the November 20th
68 meeting.
69
70 Meeting summary respectfully submitted by Christine Flynn.
71
72 Next Meeting: Monday, November 15, 4:00 pm at MVC. Topic: Prepare for Housing Work Group Meeting on
73 November 20th.