

EDGARTOWN COMMUNITY WORKSHOP #1: SUMMARY OF RESULTS

Prepared by JM Goldson 10/12/16, revised 10/31/16

Summary

The purpose of the first of three community workshops in Edgartown 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.

The following themes emerged as residents considered the current housing environment in Edgartown and ideas for the future of housing in their community: more diverse housing types, housing for seasonal workers, and year-round rentals.

Workshop participants emphasized their vision for more diverse housing types in Edgartown, such as cohousing, townhouses, guest houses, tiny houses, multi-unit, and duplexes. More diverse housing would help to attract and retain workers, young families, as well as seniors. These housing types should be attractive and have a mix of affordable year-round rental and ownership. Seasonal workers require housing as well and should have dormitory housing. In addition, more year-round rentals would reduce housing insecurity and limit the seasonal shuffle.

Workshop Design

The workshop took place in the Menemsha Room of the Harbor View Hotel on Tuesday September 20, 2016 from 5:30-8pm. Fifty-two people attended. The purpose of the workshop was to engage Edgartown community members in an interactive process that both informs and solicits ideas.

- Information: A presentation gave participants an introduction to the purpose of a Housing Production Plan, affordability criteria, and indicators of housing need.
- Public input: Working in small groups, participants outlined a housing vision for their town and the Island and also identified opportunities and obstacles in the community and the Island to address housing needs.

Methods

The workshop consisted of a presentation and digital group polling as well as small group discussions and other informal exercises. To start, participants placed a pin on a map of Martha's Vineyard to show where they live, and then using post-it notes they answered two questions to create a word cloud, "Describe a quality you like about Edgartown," and "Describe a quality you like about Martha's Vineyard."

Before the consultants' presentation, participants worked in pairs or threesomes to interview each other about how long they have lived on the Vineyard and housing issues.

Consultants Jennifer Goldson and Judi Barrett described the purpose and process of creating a Housing Production Plan and re-enforced the need for community insight and input into the process. The presentation also included preliminary findings from the recently completed draft Housing Needs Assessment, as well as digital group polling.

After the presentation, participants worked for one hour in small groups of 4-8 on three discussion topics. To start, participants discussed the presentation they heard and considered the information together as a group-- What was a surprise to them? What unanswered questions were they left with? Next, the groups developed a vision of their community and the Island with a range of housing options that satisfy the needs of multiple groups and users. What would that look like? Lastly, groups identified the real-world opportunities and obstacles to achieving this vision. At the close of the workshop, a representative from each table presented some of the ideas their group identified.

Interviews

The interviews consisted of five questions designed to record how long participants have lived on the Vineyard and in this community, and how their housing needs may have changed over that time. In addition, the questions captured participants' ideas about the Island's and their community's housing needs.

Respondents have lived on the Vineyard for six to 50 years. Most live in single-family homes and have experienced little change in their housing needs over time though a couple have done the Vineyard shuffle.

According to participants, Edgartown's primary housing need is to increase numbers of available housing units, housing affordability, and create more rental units. Participants saw little difference in the needs of the Island compared to Edgartown though some noted differences in town character like access to services, shopping, and transportation.

Digital Group Polling

Group polling enables workshop organizers to get a picture of who participants are and what brought them to the workshop. How long have they lived on the Vineyard? How long have they lived in their current homes? Are they homeowners or renters? Year-round or seasonal?

Lived on the Vineyard

- Sixty percent of respondents have lived on the Vineyard for 20 years or more.
- Twenty percent have lived on the Island for 10-20 years.
- Fifteen percent of respondents have lived on the Island for 10 years or less.

Moved to Current Home

- Very few participants moved into their current homes before 1979, just 9%.
- Forty-four percent of respondents moved into their current homes between 1980 and 1999.
- Forty-seven percent moved into their current homes since 2000.

Own/Rent

- Fifty-nine percent of participants own their own homes and live in them year-round.
- Eleven percent own their homes and live in them seasonally.
- Sixteen percent live in year-round rentals.
- Fourteen percent chose “Other.”

Primary Reason for Attending Workshop

- Thirty-nine percent responded that they attended in order to advocate for affordable housing.
- The next largest group, 26 percent, were there to ensure economic vitality.
- Twenty-four percent attended in order to gather information.
- Three percent were there to protect community integrity.

Small Group Discussions

Participants worked in groups of four to eight on three discussion topics. To start, groups considered the information they heard in the presentation (Part A). What surprised them? What questions did they have after the presentation? The second discussion topic (Part B) asked participants to formulate a “perfect-world” vision of housing in their community and the Island as a whole. Finally, in Part C, groups considered what real world opportunities and obstacles exist to help or hinder their vision coming to fruition.

Part A – Debriefing

After the presentation, participants expressed alarm at Edgartown’s low median income, the number of residents who are severely housing cost burdened and the effect of having so many seasonal homes. Participants expressed curiosity and concern about how Edgartown’s housing environment affects different populations like the elderly, young professionals, seasonal workers and the homeless.

Part B - Visioning

Edgartown

Most groups agreed that Edgartown is doing a poor job of meeting its housing needs. The high cost of land, large lot zoning and lack of diversity in housing types contribute to this assessment. Most groups focused on housing types when creating their vision for Edgartown. Groups favored diverse housing types which could serve many populations. These included:

- Condos and town homes
- Dormitories or barracks for seasonal workers
- Rooming or boarding houses

- Tiny homes
- Guest houses
- Duplexes

These housing types might be for rent or to buy and would serve moderate income households as well as low income. They would also fit into the character of the town. With so much of Edgartown’s housing stock being seasonal, winterization of summer homes could increase housing availability. Participants envisioned building dormitory-style housing for seasonal workers at the airport and developing “multi-use” properties for a mix of residential and commercial, and rental and ownership.

Island-wide

Participants recognized that different groups of people reside in each town and that the different towns’ housing needs are different. But the need for affordable rental housing is strong in all towns. Most participants indicated that the Island’s current housing stock meets the needs of the population poorly or fairly and one group indicate both fairly and well.

Participants’ Island-wide vision included elderly housing, town houses, tiny houses, smaller houses, clustered housing, assisted living, re-use of older homes, and an overall variety of housing choices available. Some felt worker’s housing was not realistic, while others felt that dormitory-style housing for seasonal workers is needed. One group mentioned the importance of tying jobs to housing issues.

Part C - Opportunities and Obstacles

Edgartown

Participants pointed to two successful affordable housing developments in Edgartown, Jenney Way and Morgan Woods, as model opportunities. In addition, the Land Bank offers a successful example of capturing tax dollars to fund community initiatives. A similar model could work to support affordable housing development.

Changes in the way property taxes are levied and could alleviate the tax burden. Increased hotel and room taxes could increase revenue for affordable housing. Participants agreed that zoning needs to change to allow for diverse housing types and higher density. Finally, Edgartown should work to capitalize on the diversity of its population, from young professionals and young Islanders returning home to seniors, to strengthen the community.

As in other Island towns, zoning, infrastructure constraints, in particular wastewater, NIMBY-ism and environmental threats posed by development are obstacles. Participants expressed a desire to maintain the “feel” of their town. Increased density and development may pose a threat to the Edgartown’s distinct character.

Island-wide

Participants identified a variety of opportunities to facilitate the Island-wide vision including changes to zoning bylaws, taking a more regional approach, participation from businesses due

to employee needs, and saw co-housing in addition to more projects like Morgan Woods as possibilities.

Participants also identified a number of obstacles to realizing the Island-wide vision including low wages, strong town affinities, identifying developers, NIMBY, zoning, trying to address housing issues separately from economic issues.

APPENDIX I: WELCOMING EXERCISES

MAP

Place a pin on the map of the Island where you live



Participants at the Edgartown workshop primarily lived in Edgartown – especially in the north central area, with one participant from Chappaquiddick. Seven participants reside in other Island towns including Tisbury and West Tisbury.

WORD CLOUDS

Describe a quality you like about Edgartown

- Small, hometown feel
- Quaint
- Manageable
- Charm, history, ocean
- Beautiful homes, access to water and water views
- Katama, South beach, nature trails, bike path
- Quietly diverse, great school says we LOVE our kids
- Farms, beaches, great ponds, live music at the port hunter
- Historic structure, flat ground
- Chappy, the architecture
- Fiscally responsible management, low taxes
- Harbor, white Victorian houses and fences, quaint stores, friendly people

Describe a quality you like about Martha's Vineyard

- Caring community
- Beach life
- Able to reach and talk to local officials
- A good lifestyle on the ocean
- Safety and community 'feel'
- Sense of community
- Physical beauty
- Nature, supportive community, MVC
- Beauty, quiet, nature, community
- Small community
- Natural beauty, diversity of Island, my house
- People-accepting until you prove otherwise
- Family ancestral home, beauty, lovely community
- Ideal to raise a family
- My business is here!
- Friendly people
- Supportive community
- Great swimming
- Small community, access, friendly with seniors
- Warm, laid back, history, tradition
- People, schools, beaches, charming, beautiful

APPENDIX II: INTERVIEWS

1. Find a partner

2. Ask you partner the following questions and record their answers.

	Respondent
1. How long have you lived on the Vineyard? This town?	12 years
2. What types of housing have you lived in on the Vineyard?	Single family
3. Have your housing needs changed over time? If so, how?	No
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Affordability; is housing adequate for service providers (police, fire, etc.)?
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Edgartown has a good transportation network that is crucial for expanding housing needs.
	Respondent
1. How long have you lived on the Vineyard? This town?	50 years
2. What types of housing have you lived in on the Vineyard?	Single family house
3. Have your housing needs changed over time? If so, how?	No, same house
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	People who cannot afford to live here and also seasonal workers
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Transportation; grocery shopping; different groups of people residing in each town; ownership vs. rental
	Respondent
1. How long have you lived on the Vineyard? This town?	44/30
2. What types of housing have you lived in on the Vineyard?	Single family
3. Have your housing needs changed over time? If so, how?	Yes, seasonal renter w low income to home owner w higher income (I had help getting into my home)
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	More affordable rentals particularly, and also affordable ownership in all towns

5. What differences, if any, do you see between housing issues in your community and Island-wide?	They are similar
	Respondent
1. How long have you lived on the Vineyard? This town?	6 years off and on
2. What types of housing have you lived in on the Vineyard?	Cottage, bungalow, guest house, unfinished basement, couches, Morgan Woods, motel for 15 months
3. Have your housing needs changed over time? If so, how?	Started with five person HH, now three person and have permanence and don't have to purchase as many material needs
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	NA
5. What differences, if any, do you see between housing issues in your community and Island-wide?	NA
	Respondent
1. How long have you lived on the Vineyard? This town?	26 years
2. What types of housing have you lived in on the Vineyard?	single family
3. Have your housing needs changed over time? If so, how?	No
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	not enough available housing
5. What differences, if any, do you see between housing issues in your community and Island-wide?	NA
	Respondent
1. How long have you lived on the Vineyard? This town?	26 years
2. What types of housing have you lived in on the Vineyard?	Single family
3. Have your housing needs changed over time? If so, how?	No
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Young professionals coming and finding short term rentals and then afford to purchase home
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Same
	Respondent
1. How long have you lived on the Vineyard? This town?	34 years

2. What types of housing have you lived in on the Vineyard?	Apartment
3. Have your housing needs changed over time? If so, how?	No
4. What do you believe are the primary housing issues on the Island and in your community that you hope the this planning effort will help to address?	Not enough available housing
5. What differences, if any, do you see between housing issues in your community and Island-wide?	Same

APPENDIX III: SMALL GROUP DISCUSSIONS

Working in groups of 4-8, participants discussed the following topics.

PART A: INTRODUCTIONS AND DEBRIEFING (15 MINUTES)

I. What is your name and how long have you lived in the Island? (15 minutes)	
Table A:	<ul style="list-style-type: none"> • Jane, 50 years • Loma, 40 years • Sarah, 40+ years • Judy + Fred, 12 + years
Table B:	<ul style="list-style-type: none"> • Mark, 55 • Ann, 30 • Martina, 4 seasonal, 15 year-round • Georgiana, 6 seasonal, 17 year-round
Table C:	<ul style="list-style-type: none"> • Patti, 44 • Claire, 46 • Alex, 5 mos • Tomas, 15 • Bettina, 36 • Nancy, 11
Table D:	<ul style="list-style-type: none"> • Andrew, 5.5 • Pat, 70 • Harold, 40 • Chip, 7 • Paulo, 10.5
Table E:	<ul style="list-style-type: none"> • Hyung-Lee, 13 • Ellen, 22 • Dudley, 50 • Dana, 25 • Christie, 30
Table F	<ul style="list-style-type: none"> • Art and Diane, 26 • Bruce, 40 seasonal, 16 YR • Melissa, 51 • Grace, 28 • Linda, 3 • Lucy, 19

2. What was the most important thing you heard about your community's and the Island's housing needs in the presentation tonight?	
Table A:	<ul style="list-style-type: none"> • Income level very low • Absentee landlords • 50% of income
Table B:	<ul style="list-style-type: none"> • 70/30 split for seasonal vs year-round homes • Big disparity btw # of affordable units needed and # available
Table C:	<ul style="list-style-type: none"> • Housing costs, especially by town

	<ul style="list-style-type: none"> • Spending so much on rent but can't save for mortgage down payment • People aren't being paid what it costs to live here
Table D:	<ul style="list-style-type: none"> • Surprised had as much AH in Edgartown • Severe shortage for residents 50% AMI and below • Median income for 4 (\$42K) very low
Table E:	<ul style="list-style-type: none"> • Low income housing needs/income inequality throughout system • Diverse housing/low incomes • Low # of low incomes (SHI) • 50% of income on housing shocking • Limited income makes rent look high
Table F:	<ul style="list-style-type: none"> • 73% seasonal means assumption that we need more housing • Housing is out of stock because of seasonal rentals • # of moderate and low income • 100% ELI/VLI cost burdened

3. What surprised you most about what you heard in the presentation?

Table A:	<ul style="list-style-type: none"> • Surprised about Edgartown stats
Table B:	<ul style="list-style-type: none"> • That so many people pay more than 50% of income on housing • And that such a high percent falls into very low/extremely low income • Did not hear about employee housing situation
Table C:	<ul style="list-style-type: none"> • Surprised facts and figures weren't broken down by age-should have addressed elderly
Table D:	<ul style="list-style-type: none"> • Not surprised but the number of houses that are seasonal only • Summer shuffle • How much of the shortage in housing has gone to the short-term rental vs seasonal rent?
Table E:	<ul style="list-style-type: none"> • 50% of income on housing
Table F:	<ul style="list-style-type: none"> • Same as Table F answer to Question #2, above.

4. What unanswered questions do you have now?

Table A:	<ul style="list-style-type: none"> • % of retirees and aging • Transportation and accessibility • Healthcare needs • What is the will to change in Edgartown? • How have these problems been solved in other parts of the US?
Table B:	<ul style="list-style-type: none"> • What part of the development program will focus on employee housing-will this be addressed? • How will we address homeless population?
Table C:	<ul style="list-style-type: none"> • Who are buying houses now? If year-round, what are their ages, are they first time? • Do we track houses that are being "flipped"? Removing from affordable?
Table D:	<ul style="list-style-type: none"> • What are we doing to address the homeless situation? • How willing are governments to address these issues and how, if at all, will the other towns band together?
Table E:	<ul style="list-style-type: none"> • Why do people (renters) stay? • Why are incomes so low?

	<ul style="list-style-type: none"> • 50% for starter family and silver age-different perceptions or same?
Table F:	<ul style="list-style-type: none"> • What does the best scenario for diverse housing look like? • Provide housing for teachers. etc. young professionals who make too much to qualify for AH • Large lot zoning changes • wastewater • Tax the seasonals, more incentive to rent year-round

PART B: DEFINING ISSUES AND VISIONING (25 MINUTES)

Martha's Vineyard communities need a variety of year-round housing options to provide genuine housing choice to residents and to strengthen both the individual communities and the Island as a whole.

I. How well does your community's current housing stock meet the needs of the population? Poor? Fair? Well? Why.	
Table A:	<ul style="list-style-type: none"> • Poor. Housing density. Low expense real estate
Table B:	<ul style="list-style-type: none"> • Poor. We discourage developers of 40B projects • Not enough affordable multi-family units, tiny units, variety of housing • Too high cost of rentals
Table C:	<ul style="list-style-type: none"> • Poor. Cost of land, supply + demand. • One house on big lot
Table D:	<ul style="list-style-type: none"> • Poor. Based on statistics it's obvious things haven't changed • Fair. Attempts are being made. Do we have all the information?
Table E:	NA
Table F:	<ul style="list-style-type: none"> • Fair. Seasonal people housed over year-round, doing a good job, could do better • Town meeting supports AH

2. Using perfect-world thinking, imagine that your community had a variety of housing options for a range of incomes, ages, lifestyles, family sizes and needs. What would that be like? What would that look like?	
Table A:	<ul style="list-style-type: none"> • Zoning issues to be addressed • Lower taxes based on number of dwellers • Winterize housing • Evaluate amounts available land • # homeless: students and adults
Table B:	<ul style="list-style-type: none"> • Town houses, condos • Community housing • Mid-level housing • Mix of ownership and rental • Medical/environmental campus to provide solid year-round jobs, dormitory style housing • Move jail out of town and use for dormitory type housing • Build dorm-style housing at the airport • Use land from state forest-swap land with airport • Require year-round occupancy • Senior assisted living facilities

Table C:	<ul style="list-style-type: none"> • Duplex • Homes with guest houses • Tiny houses (don't all agree) • AH should be "sprinkled" in with all housing, not lumped in one area
Table D:	<ul style="list-style-type: none"> • Needs to be attention made for more multi-use properties-high density ownership and lease properties, and seasonal workers • Have multi small units—combine seasonal and year-round cluster • Think of Island Affordable housing—perfect world would accommodate all factions, year-round, seasonal and affordable • Zoning
Table E:	<ul style="list-style-type: none"> • Increase minimum wage to be able to buy a house • Remove 9 month rent control-put in 12-24 mo contract • Bring back boarding house • Zoning change-multi-generational housing and multi unit • Army barracks/private seasonal housing for business employees • Foreign worker takes the job (min wage taken) • Remove seasonal workers out of SHI • Less job too costly to afford rentals
Table F:	<ul style="list-style-type: none"> • Encourage year-round rentals, young professionals • Diverse housing. The pool is limited • Maximize land, future • Young people, elderly, returning kids. Work in Edg, live in Edg • Jenney Way. Tiny houses, co-housing • Higher density on land we have, keep it attractive, similar in style to what we have • Value character of the community

3. How well does the Island's current housing stock meet the needs of the population? Poor? Fair? Well? Why?	
Table A:	<ul style="list-style-type: none"> • Poor.
Table B:	NA
Table C:	<ul style="list-style-type: none"> • Poor. Same as Q1
Table D:	<ul style="list-style-type: none"> • Poor. Uneven distribution, there is no unity in terms of the overall statistic • Restrictions differ in each community
Table E:	<ul style="list-style-type: none"> • Fair. In fact, innovative, individual situation • Well. Balanced naturally, not artificially forced
Table F:	<ul style="list-style-type: none"> • Poor/fair. There's a big housing problem

4. Imagine that the Island had a variety of housing options for a range of incomes, ages, lifestyles, family sizes and needs. What would that be like? What would that look like?	
Table A:	<ul style="list-style-type: none"> • Elderly hacienda-style housing • Town houses • More smaller houses-gingerbread style, tiny houses • Rooming houses • Youth-hostel style for workers
Table B:	<ul style="list-style-type: none"> • Re-work the land bank fee to apply to housing

	<ul style="list-style-type: none"> • Middle income year-round housing for seniors • Incentivize the sale of larger/higher value homes to sell at more affordable price to another buyer + use the difference in price to work as a credit for purchase of a smaller unit • Clusters of 1-2 bedroom houses, available to year-round middle income seniors • Assisted living facility
Table C:	<ul style="list-style-type: none"> • Same as Q I
Table D:	<ul style="list-style-type: none"> • We would have community agreement to decide which categories to address • Each town pitches in on what they would like to propose and do-decide how options will be more capable of doing • Creative re-use and revitalize older homes
Table E:	<ul style="list-style-type: none"> • Dormitory style for singles • Do not like dormitory (quality vs surroundings) • Owner home, taken and voluntarily managed by town-run rental SHI program • Facilitate/speed up P & S • Variety of housing good/Don't mind for community • Balance job # w residents • Question too forcible, "Moo" question
Table F:	<ul style="list-style-type: none"> • Keep town's individual • Tourism

5. Describe any differences and similarities from what you saw for your community and for the Island.	
Table A:	<ul style="list-style-type: none"> • Not realistic for us to provide housing to workers
Table B:	NA
Table C:	<ul style="list-style-type: none"> • Note designation for summer employees—too much separation. We don't even know where they live
Table D:	<ul style="list-style-type: none"> • Not enough housing-tie in community needs • Get committees working together • How do we and the Island address differently the 3 segments-short term seasonal, long term seasonal and year-round?
Table E:	NA
Table F:	NA

PART C: OPPORTUNITIES AND OBSTACLES (20 MINUTES)

We know that it is not easy to address housing issues—especially in a place with such a fragile environment, infrastructure limitations, and common public misconceptions. You know your communities best—what could work and what would never fly. With this in mind...

Using real-world thinking, what are some of the opportunities and obstacles to realizing the perfect-world envisioned in Part B above? Both in your community and Island-wide?

Table A	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • Zoning • ? 	<ul style="list-style-type: none"> • Minimum wage

Island-wide	<ul style="list-style-type: none"> • Zoning 	<ul style="list-style-type: none"> • Wages
--------------------	--	---

Table B	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • 52- acre development possibility for campus • Assisted living/seasonal worker dormitories • Use of tax lots for townhouses/condos • Affordable housing tax similar to land bank 	<ul style="list-style-type: none"> • Modify zoning and building requirement • Town meeting needed to approve and discuss • Public buy-in for change/increase in tax
Island-wide	<ul style="list-style-type: none"> • Should be thinking of more regional approach • Aging population will have higher need and will make up higher percent of voting population • Commercial participation-due to employment needs 	<ul style="list-style-type: none"> • Strong town affinities • Finding new developers willing to accommodate the plans we come up with • Town meeting participation • Vehicles that are allowed on the Island

Table C	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • More Morgan Woods • Incentives to build guest houses • Co-housing 	<ul style="list-style-type: none"> • NIMBY • Available land • Zoning • Monitoring flexible zoning rights-who will check up to see if property is actually rented to low income?
Island-wide	<ul style="list-style-type: none"> • More Morgan Woods 	<ul style="list-style-type: none"> • NIMBY • zoning

Table D	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • Changing property tax vision • Building a variety of housing strategies for year-round, seasonal affordable options • Young families to kids to grow up and strengthen the community • Young professionals add meaningful economic impact 	<ul style="list-style-type: none"> • Natural resources • Zoning and planning-enviro issues (septic) • What community will step up and get township and community structure? • Too many people in too small area (NIMBY)
Island-wide	<ul style="list-style-type: none"> • Grow and tie the needs together on a similar page for the needs to develop or bring resolution to issues • Transportation is a plus in connecting housing, the routes to work for all communities 	<ul style="list-style-type: none"> • Is housing stigma not what comes with AH-large city models • How to plan for inheriting house • How do we have preservation of housing for younger generations once they can buy

	<ul style="list-style-type: none"> • There is a notice in need by public over past years 	or inherit-job market, living wages-professions
--	---	---

Table E	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • Diverse demography introduced • No harsh competition among renters • Moderate, simple housing 	<ul style="list-style-type: none"> • Too rushed to build expensive new projects, instead re-use/recycle existing homes • Develop derelict downtown (shift from new properties)
Island-wide	<ul style="list-style-type: none"> • Balance the job opening #s vs. desire to stay on MV 	<ul style="list-style-type: none"> • The framework of these questions constrains the responses. Housing cannot be addressed as an issue separate from economics

Table F	Opportunities	Obstacles
Your community	<ul style="list-style-type: none"> • Relax restrictions on guest houses/detached bedrooms • Jenney Way model • Land swaps • Seasonal residents contributing to year-round population • Lots of resources • Room tax/hotel tax-need ATM votes 	<ul style="list-style-type: none"> • Wastewater • Keeping the “feel” • Zoning • Not enough spokespeople for public property uses • Over-development • Aging population-lack of services
Island-wide	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA

Bonus question: Can you think of any realistic/feasible ways to overcome any of the obstacles your group identifies?

- Re-work system for people who create housing on property
- Better public relations campaign
- Could we have seminar on how to rent out your house?
- If towns sponsor working committees to do grassroots strategies
- Something in ballots for more awareness
- More education and outreach on the problem
- Communities like Hillside/Woodside-we need more!
- Can land bank give up some % of its money?
- Houses and land taken for back taxes goes into affordable pool