

REVISED OAK BLUFFS VISION

Based on community input at the November 2016 Housing Production Plan workshop
Revised 12/7/16

Oak Bluffs community members envision that in 2027 the community will continue to value its diversity, safe and historic neighborhoods, rich recreational assets, [scenic and waterfront views](#), vibrancy as a tourist destination, and highly-engaged year-round population. Recognized as the Island's hub, this walkable and bike-able community will make great strides in creating greater housing options that balance the needs of all year-round residents more equitably, including low/moderate-income households [and middle-income households](#), and maintain the integrity of historic areas. The Oak Bluffs community [wants](#) all Island towns will work together to help create affordable workforce housing [and support infrastructure expansion](#) in Oak Bluffs, which is critical to supporting the regional resources, such as [but not limited to](#), the hospital, [schools](#), [and Community Services](#),

Deleted: hopes

Deleted: that

Deleted: regional high school

Deleted: , and the YMCA

Through thoughtful, sustainable housing development, resource allocation, and expanded infrastructure capacity, including public sewer, the town will carefully manage its growth as one of the largest and most vibrant of the Island's towns. Community members envision that Oak Bluffs will increase the diversity of housing choice in the community with the creation of intergenerational apartment complexes in key areas of town; [accessory](#) apartments; year-round affordable rental units; townhouses; condominiums; and mixed-use "top-of-the-shop" buildings in commercial areas.

Deleted: d

Deleted: in-law

Community members hope that the town will support and encourage affordable housing [for low/moderate and middle-income households](#) by creating new tax incentives, updating zoning, and working collaboratively to lobby for [expanded funding resources for affordable housing such as](#) a new Vineyard Housing Bank, modeled after the Martha's Vineyard Land Bank. Community members envision conversions of larger homes to multi-family units; the building of smaller homes, including [tiny](#) houses; development of cluster housing and cohousing on larger properties; and that older homes will be kept-up through a well-funded housing rehab program [for low/moderate-income homeowners that provides funds for health and safety improvements and includes historic preservation standards](#),

Deleted:

Deleted: micro

Deleted: for low/moderate-income homeowners

The purpose of these efforts to expand housing options will be to [preserve and support](#) the community's diversity and provide more affordable year-round housing options for community members including adult children who couldn't otherwise afford to live in the community where they were raised.

Deleted: support and enhance

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

Oak Bluffs

<p>Housing Options</p>	<p>Encourage the creation of greater housing options to balance the needs of all year-round residents more equitably, including low/moderate income households. This could include intergenerational apartment complexes, <u>accessory</u> apartments, year-round affordable rental units, townhouses, condominiums, converted larger single-family houses <u>or other buildings</u> to multi-family, smaller homes (including <u>tiny</u> houses), cohousing, and mixed-use “top-of-the-shop” buildings in commercial areas.</p>	<p>Deleted: in-law</p> <p>Deleted: micro</p>
<p>Household Types</p>	<p>Foster the creation of year-round housing options, <u>through adaptive reuse of existing buildings as well as new construction</u>, that help to <u>preserve and support</u> population diversity <u>and decrease the summer shuffle</u>. <u>These options should</u> support the needs of low/moderate income households, the <u>year-round</u> workforce, low/moderate-income adult children who grew up <u>on the Vineyard</u>, seniors, and people with disabilities, as well as extremely low-income households including individuals and families experiencing or at risk of homelessness.</p>	<p>Deleted: enhance</p> <p>Deleted: and</p> <p>Deleted: in Oak Bluffs</p>
<p>Economic Vitality</p>	<p>Work together with other Island towns to <u>support development of</u> affordable <u>year-round</u> housing <u>and infrastructure costs</u> to support <u>employees of</u> regional resources, such as, <u>but not limited to</u>, the hospital, <u>schools, and</u> Community Services. Also, to support economic vitality of the community, encourage mixed-use “top-of-the-shop” buildings in commercial areas.</p>	<p>Deleted: help create</p> <p>Deleted: workforce</p> <p>Deleted: in Oak Bluffs</p> <p>Deleted: regional high school</p> <p>Deleted: , and the YMCA</p>
<p>Community Character / Smart Growth / Location</p>	<p>Carefully manage <u>the impacts</u> local growth through thoughtful, <u>well-integrated, and</u> sustainable housing development, resource allocation, and expanded infrastructure capacity, including public sewer.</p>	
<p>Resources & Capacity</p>	<p>Expand local and regional resources and capacity to support the creation of year-round affordable housing and a well-funded housing rehabilitation program for low/moderate-income homeowners. 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, such as through creation of a new Vineyard Housing Bank <u>and/or taxation on seasonal rentals</u>.</p>	
<p>Quantitative / Production</p>	<p>Support the creation of <u>68 or more</u> low/moderate income (LMI) units over five years (an average of <u>14</u> LMI housing units per year)</p>	<p>Deleted: at least 55</p> <p>Deleted: 1</p>

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

that will count on the Subsidized Housing Inventory, particularly rental units affordable to households with extremely low- and very low-income and ownership units affordable to households with income between 50-80% AMI. This rate of LMI housing production would support the town reaching 10% through within five years (by 2022).

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

Deleted: incremental production (0.5% of year round housing units)

Deleted: 3

Deleted: two

Deleted: middle-income