

REVISED TISBURY VISION

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

Revised 12/7/16

Tisbury community members envision that in 2027 the community will still be a lively, family-oriented port town that sustains a vibrant, diverse year-round community known for its friendly people, excellent schools, and working waterfront. Mixed-use commercial / residential redevelopment along Main Street and throughout other commercial areas will add to the town's year-round rental housing stock, while zoning updates will encourage the development of creative smaller housing options. The rehabilitation and conversion of large older homes to multi-family housing will help increase affordable housing opportunities for low/moderate-income and middle-income residents without impacting the character of this tree-lined, quaint, and walkable small town.

Tisbury's vibrancy will be enhanced with new and rehabilitated mixed-use commercial/residential buildings, including new year-round micro-housing and small apartments in the downtown commercial area of Vineyard Haven, and supported with expanded sewer infrastructure. Community members also envision that the Town will have more affordable housing options for the year-round workforce, including smaller, infill development, starter-homes, and accessory apartments in homes and garages in residential neighborhoods, as well as dormitory-style housing for the seasonal workforce in appropriate locations. The town will have creative senior living options including intergenerational housing. These options will provide greater choice for older adults to downsize and stay in the community as they age.

New housing will include a variety of housing types and sizes including smaller units designed for single people and tiny/micro houses. In addition, there will be a few cluster housing developments on larger properties that protect extensive open space and natural resources. Community members hope that some of these projects will be made possible by expanded regional funding sources such as a new Vineyard Housing Bank, a real-estate transfer fee modeled after the successful Martha's Vineyard Land Bank, as well as various progressive zoning updates.

Affordable housing will be scattered throughout town in residential neighborhoods, as well as mixed-use and multi-family buildings. Zoning updates and creative funding strategies will facilitate new development and the reuse of existing buildings for affordable and multi-family housing. Many of Tisbury's older houses will be improved through an influx of rehabilitation funds for low/moderate-income homeowners.

Formatted: Font:14 pt

Formatted: Width: 8.5", Height: 11"

Deleted: marina

Deleted: housing

Deleted: at key

Deleted: , as well as smaller, infill development and accessory apartments in homes and garages in residential neighborhoods

Deleted: the

Deleted: of smaller infill homes

Deleted: rehabilitation

Deleted: and a number of large older houses will be rehabilitated and converted to apartments.

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

Tisbury

Housing Options	Encourage new housing options through zoning updates that are well-integrated to enhance the existing community fabric and include a variety of housing types and sizes including smaller units designed for single-people, tiny/micro houses, smaller infill development, accessory apartments in homes and garages, conversion of older large single-family homes into multi-family, and mixed-use development/redevelopment in commercial areas.
Household Types	Foster creation of housing units to support housing needs of low/moderate income households, year-round workforce including municipal employees and service providers , seniors, people with disabilities, as well as extremely low-income households including individuals and families experiencing or at risk of homelessness. These housing options should include more senior living options such as intergenerational housing to provide greater choice for older adults to downsize and stay in the community as they age.
Economic Vitality	Encourage the private development of dormitory-style seasonal employee housing at appropriate locations that is funded and managed by employers . In addition, encourage the creation of affordable year-round rental housing to support the needs of the year-round workforce population and foster the creation of mixed-use development / redevelopment in commercial areas, such as along Main Street, that include year-round micro-housing and small apartments to enhance the vibrancy of Vineyard Haven.
Community Character / Smart Growth / Location	Ensure new housing options are sensitive to environmental and infrastructure constraints and designed to enhance the character of this tree-lined, quaint, and walkable small port town by focusing on smaller in-fill development, rehabilitation of existing buildings for affordable and multi-family housing, and cluster housing developments on larger properties, if available , to protect extensive open space and natural resources.
Resources & Capacity	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 or expanded revenue sources .
Quantitative / Production	Support the creation of at least 50 low/moderate income (LMI) units over five years (an average of 10 LMI housing units per year)

- Deleted: Support
- Deleted: workforce
- Deleted: key
- Deleted: and
- Deleted: .
- Deleted: In addition, f
- Deleted: developmen
- Deleted: t/

Deleted: Vineyard Housing Bank.

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 for extremely low-income households and ownership units affordable for households with income between 50-80% AMI. This rate of LMI housing production would support the town reaching 10% through incremental production (0.5% of year round housing units) by 2026.

In addition, support the creation of at least seven ownership units affordable to households between 80-100% of the area median.

Deleted: middle-income