

REVISED WEST TISBURY VISION

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

West Tisbury community members envision that in 2027 the community will still be an agricultural community with active farms, extensive open space, and natural resources, and will also have dispersed pockets of homes and businesses that form quaint village centers. This development pattern with clusters of development including year-round [market-rate and affordable housing](#) will help to protect the community's rural character, natural resources, and scenic beauty. [Conversion of existing buildings and thoughtful new housing development](#) will provide more affordable options for seniors looking to age in the community, as well as young professionals and families of all income levels. In addition, increase in business activity in [an enhanced mixed-use business district](#) will help strengthen the local economy.

Community members hope that through thoughtful planning, progressive town policies, investment in creative infrastructure, and targeted public and private funds, the community will foster the [creation](#) of broader housing options that reinforce and enhance its [small town](#) character. New housing developed will include clusters of [single-family attached houses \(i.e., townhouses\)](#), [low carbon footprint/eco-friendly development](#), and tiny/micro houses, as well as large older houses that have been sensitively converted to multi-family apartments.

In addition, West Tisbury's business district will include mixed-use properties with businesses and apartments. These new housing options will include affordable housing for low/moderate-income [and middle-income](#) households, create more year-round rental [and ownership](#) housing, serve seniors who need smaller homes or service enriched housing, and help address regional housing needs.

The new residential developments will be [thoughtfully](#) located and designed to protect the community's [small-town feel, farmlands, woodlands, and scenic views](#) through alternative site planning and ownership structures such as cohousing, cooperative-style housing, and cluster housing development.

Community members also envision [new carefully located, designed, and managed](#) dormitory/hostel-style housing near the airport to help address the Island's need for seasonal workforce housing and support the local and regional economy. Community members hope that such seasonal workforce housing [in combination with incentives for year-round housing](#) will help [preserve](#) more of existing housing stock for year-round occupancy.

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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

West Tisbury

<p>Housing Options</p>	<p><u>Provide more flexibility to</u> development, broader housing options, including year-round affordable rental housing, that reinforce and enhance the Town's rural character. These housing options could include, <u>but would not be limited to</u>, clusters of <u>single-family attached homes (i.e., townhouses)</u>, tiny/micro houses, conversion of larger older homes to multi-family, <u>low carbon footprint/eco-friendly housing</u>, and mixed-use commercial/residential properties in <u>business districts, where appropriate</u>.</p>
<p>Household Types</p>	<p>Encourage new housing development <u>and support conversion of existing buildings to</u> provide more affordable options for seniors looking to age in the community, as well as young professionals and families of all income levels.</p>
<p>Economic Vitality</p>	<p>Strengthen the economic vitality of village centers by encouraging <u>reuse of pre-existing buildings for mixed residential/commercial in historic areas and</u> development of mixed-use properties with apartments in <u>and near</u> West Tisbury's <u>mixed-business district near the intersection of State Road and Indian Hill Road</u>. Help to provide new dormitory/hostel-style housing near the airport to help address the Island's need for seasonal workforce housing and to support the local and regional economy.</p>
<p>Community Character / Smart Growth / Location</p>	<p><u>Encourage less conversion of existing year-round housing to seasonal and</u> ensure new residential developments are <u>creatively</u> located and designed to <u>enhance the</u> community's small-town feel, farmlands, woodlands, and scenic views through alternative site planning and ownership structures such as cohousing, cooperative-style housing, and cluster housing development.</p>
<p>Resources & Capacity</p>	<p>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.</p>
<p>Quantitative / Production</p>	<p>Support the creation of <u>30 or more</u> low/moderate income (LMI) units over five years (an average of <u>at least</u> six LMI housing units per year) that will count on the Subsidized Housing Inventory, particularly rental units affordable to extremely low- and very low-income households and ownership units affordable to households with income between 50-80% AMI. This rate of LMI housing</p>

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production would support the town reaching 10% through incremental production (0.5% of year round housing units) by 2034.

In addition, support the creation of at least 11 ownership units affordable to households between 80-100% of the area median.⁴

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⁴ Note: For West Tisbury – despite having needs that could also support creating affordable ownership units for up to 150% AMI (as presented in Sept.), the greater need is for rental and ownership LMI units and ownership units between 80-100%AMI. Therefore, we are recommending, through this draft goal, that public resources are focused on these greater needs over the 5-year timeframe of the plan and could be revisited in a subsequent plan.