

Aquinnah Goals & Strategies

Community Workshop

November 2016

Presented by

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Why are we here tonight?

1. Review Draft Visions

Did we hear you correctly in September?

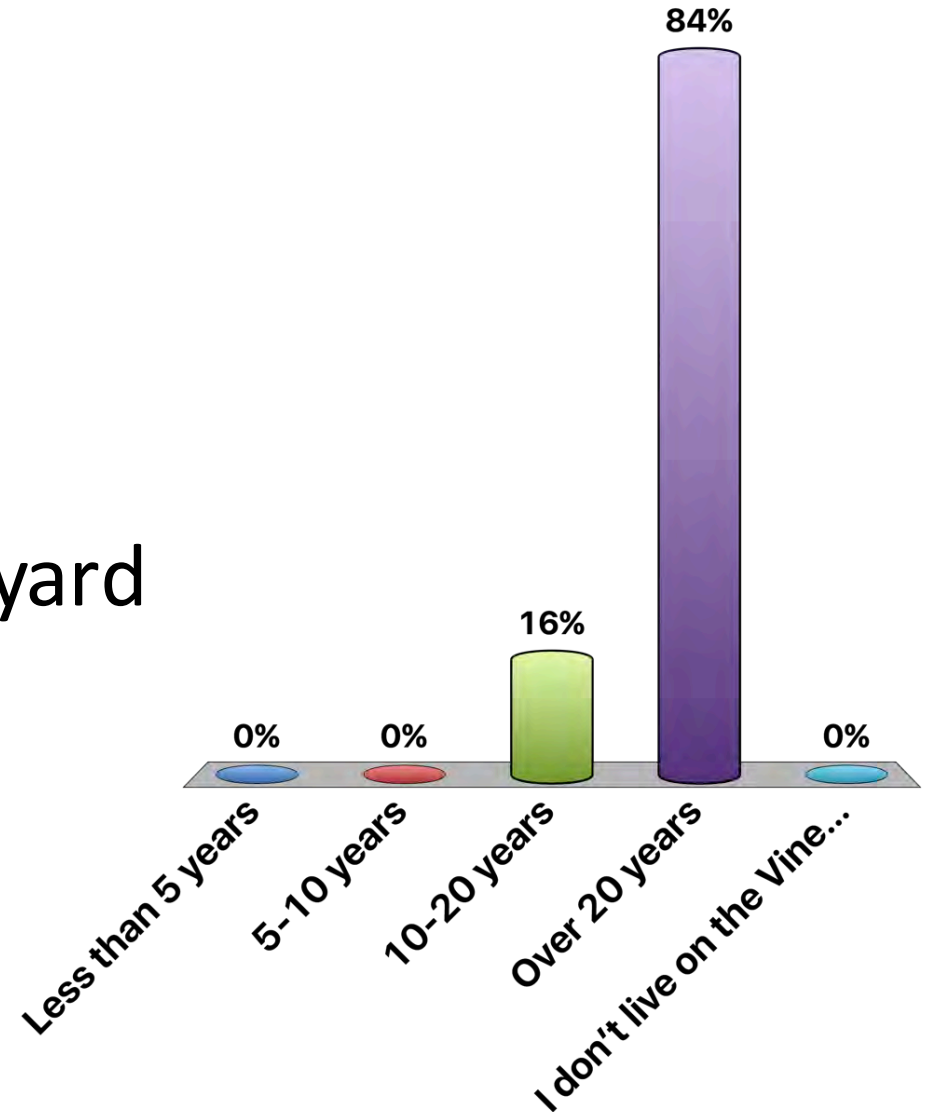
2. Solicit your Feedback on the Draft Goals

Set direction for five years

3. Solicit your ideas for potential strategies for more in-depth consideration in this planning process

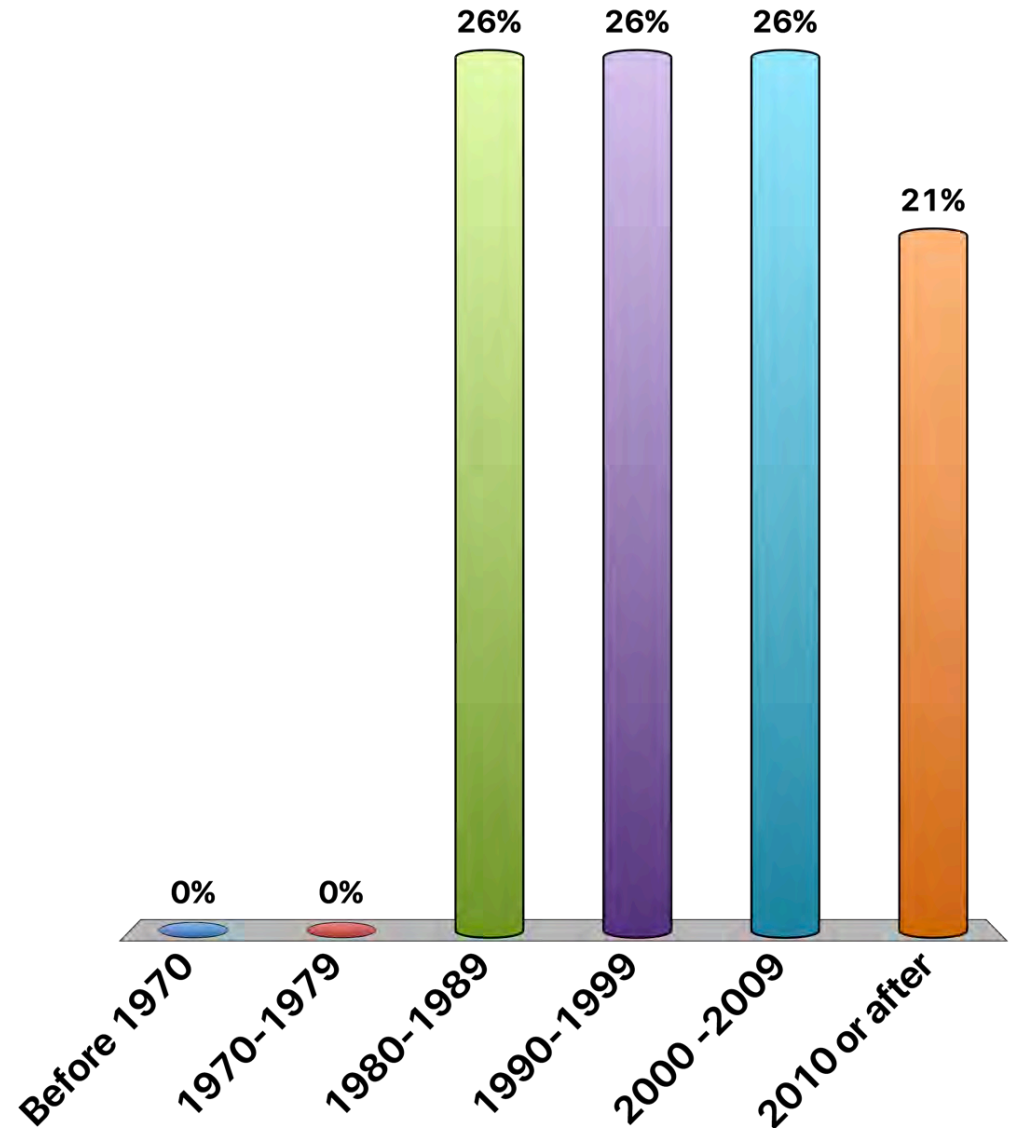
How long have you lived on the Vineyard?

- A. Less than 5 years
- B. 5-10 years
- C. 10-20 years
- D. Over 20 years
- E. I don't live on the Vineyard



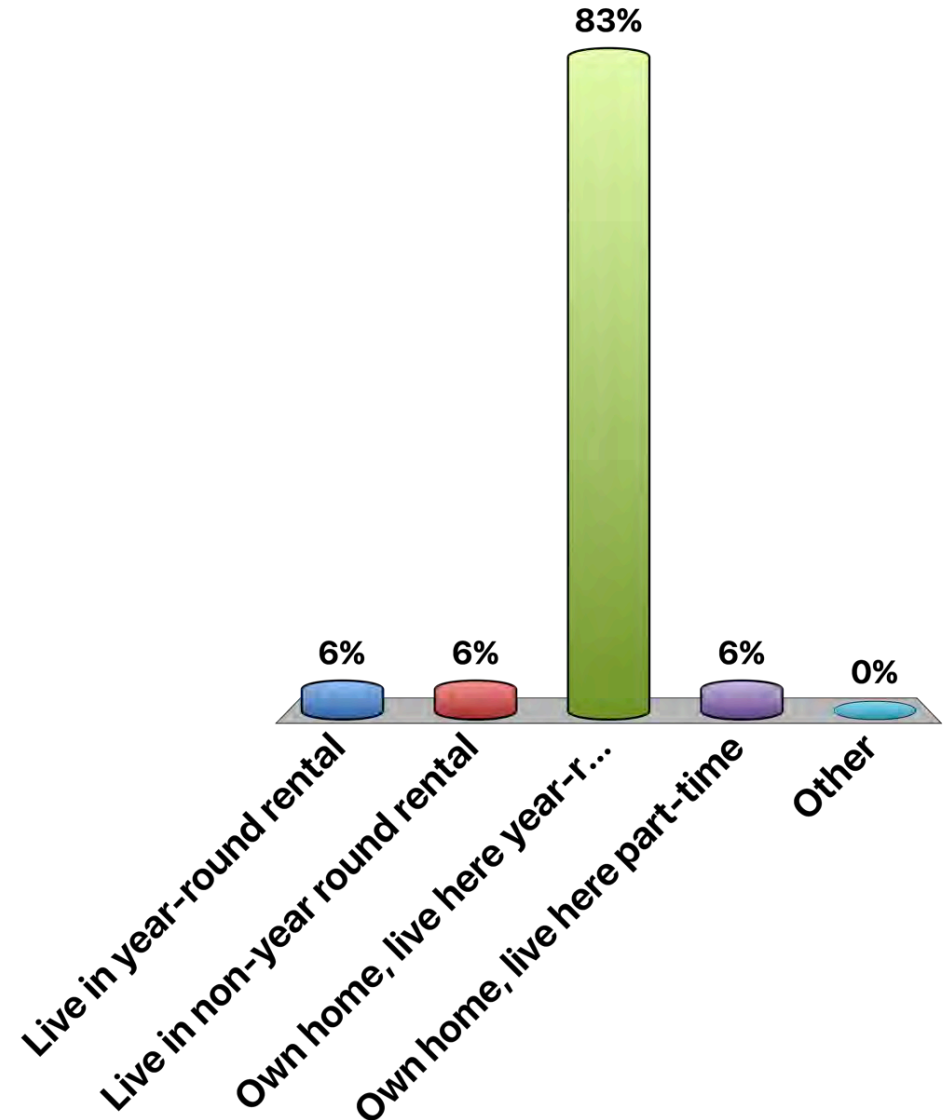
When did you move into your current home?

- A. Before 1970
- B. 1970-1979
- C. 1980-1989
- D. 1990-1999
- E. 2000 -2009
- F. 2010 or after



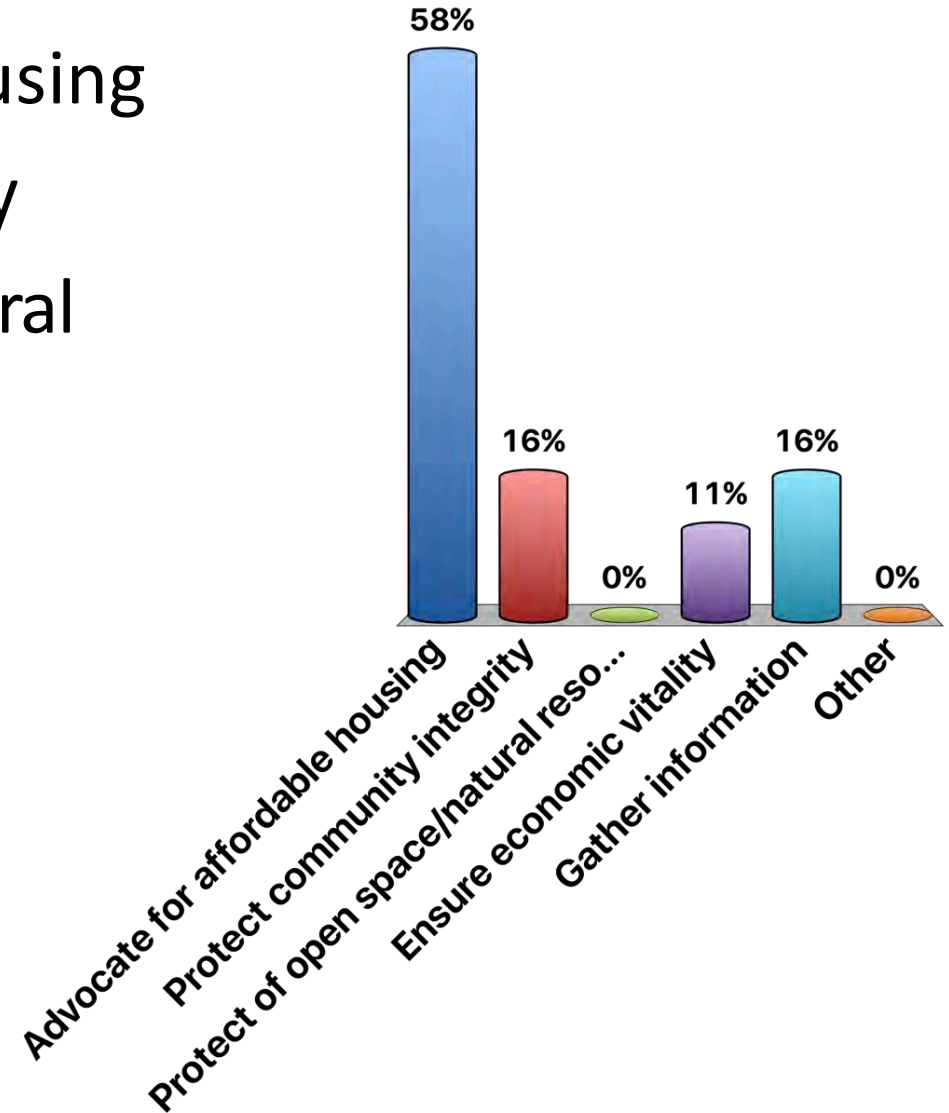
Do you. . .

- A. Live in year-round rental
- B. Live in non-year round rental
- C. Own home, live here year-round
- D. Own home, live here part-time
- E. Other



What is your primary purpose for being here tonight?

- A. Advocate for affordable housing
- B. Protect community integrity
- C. Protect of open space/natural resources
- D. Ensure economic vitality
- E. Gather information
- F. Other



**WHAT DID WE LEARN AT THE
SEPTEMBER WORKSHOP?**

All Island Planning Board Housing Survey

All six Island Towns are developing Housing Production Plans to help address the Vineyard's Housing Crisis. You can help shape the zoning and housing policies your town will use to create housing people can afford by taking this brief 5 minute survey. This will provide us information about your housing needs and your priorities and concerns about housing issues.

1. Have you been able to find the housing situation you need?

- I am happy with my housing situation.
- I need a year round rental
- I need a more affordable year round rental
- I need a larger year round rental
- I want to own but there is nothing in my price range
- I own a home and want to downsize but there is nothing in my price range
- Other

Did you participate yet?

ONLINE SURVEY

Online Survey – Preliminary Results

- 550 respondents (11/12/16) – most lived on Vineyard 20+ years and 33% renters
- Need year-round/more affordable/larger rental: **54%** total renters
- Top priorities to solve Island's housing challenges (goals):
 1. Housing for households earning less than \$50K (owners + renters)
 2. Starter homes for young families (owners + renters)
 3. Creating affordable housing for elders (owners)
 3. Housing for households earning between \$50K and \$100K (renters)

... con't Online Survey – Preliminary Results

Top Favored Strategies		
Strategies	Owners	Renters
Allowing the addition of guest houses and accessory apartments	1	1
Creating dormitory/youth hostel type housing for seasonal workers	2	
Taxing seasonal home rentals to create an affordable housing fund		2
Allowing multi-family housing to be built in specifically designated parts of town	3	3
Allowing conversion of existing homes into two family or multi-family housing	4	4

DRAFT GOALS

Goal = a desired state of affairs to which planned effort is directed

Strengthen the economic vitality of local commercial areas by encouraging development of mixed-use residential/commercial properties.

What are the draft goals based on?

- September workshop participants' feedback and the resulting draft vision statements
- Housing needs assessment findings
- State requirements for the Housing Production Plans

DHCD 760 CMR 56 Regulations: HPP Goals

- Mix of types of housing, consistent with local and regional needs and feasible
- Including rental, homeownership, and other occupancy arrangements for families, individuals, persons with special needs, and the elderly
- Numerical goal for annual housing production by at least 0.5% during every calendar year included in the HPP, until the overall percentage exceeds 10%

Types of Goals

Two sets of goals - **Island wide** and **Town**

1. Housing Options
2. Household Types
3. Economic Vitality
4. Community Character
5. Resources & Capacity
6. Numerical Production

Draft **Island-wide** Goal #1- Housing Options

- Increase housing options with more **alternatives to conventional single-family houses**, especially **year-round rental** options,
- to provide greater opportunities for residents of **all ages and income levels** to live on the Island year-round and help sustain the Vineyard as a welcoming, supportive, and unique place.
- *Such alternative year-round housing options could include accessory dwelling units, duplexes, multi-family apartments, cohousing, tiny/micro houses, micro-apartment units, cottage-style houses on small lots, and top-of-shop/mixed-use housing.*

Draft **Island-wide** Goal #2 – Household Types

- Expand **year-round affordable** and **market-rate** housing options to support housing needs for people of all ages and household compositions, including families, seniors, young singles and couples, and people with disabilities,
- and to provide permanent supportive housing options for families and individuals experiencing or at-risk of homelessness.
- *This includes creating more **year-round rental** units, with supportive services as needed, that are affordable to extremely low- and very low-income households.*
- *In addition, this includes housing options that **support aging** on the Island including **smaller units** for older adults looking to downsize, service-enriched independent and assisted living facilities, as well as multi-generational housing.*

Draft **Island-wide** Goal #3 – Economic Vitality

- Encourage the creation of more **year-round** and **seasonal workforce housing**, which are both important to support the Vineyard's regional economy.
- In particular, encourage creation of workforce housing options including **dormitory-style housing** for seasonal employees
- and **year-round rental and ownership** housing affordable to **low/moderate** and **middle-income** households.

Draft **Island-wide** Goal #4 – Community Character

- Direct **new housing growth** to reinforce and enhance each community's unique identity and character.
- In **Up-Island towns**, provide housing options that preserve the rural small-town feel and scenic vistas and enhance town and village centers.
- In **Down-Island towns**, which have greater infrastructure and services, foster well-designed and **carefully located multi-family** apartments in keeping with neighborhood character and historic integrity as well as other alternative housing types.

Draft **Island-wide** Goal #5 – Resources & Capacity

- Embrace **Island-wide solutions** to address the Vineyard's housing needs with **collaborative efforts**
- that include **cost-sharing** to support **services** and **infrastructure** needed to create new housing.
- In addition, work **collaboratively** to create expanded resources and capacity to support the creation of **affordable year-round rental** housing on the Island.

Draft **Town** Goal #1 – Housing Options

- Expand **year-round** housing options to provide more housing choice, both **affordable** and **market rate** units
- *such as houses on smaller lot sizes, cottage-style homes, accessory apartments, townhouses, duplexes with affordable units, and cohousing.*

Draft **Town** Goal #2 – Household Types

- Increase year-round housing units, especially **rental units**, affordable to **low/moderate income households**
- including small families, single people, and the elderly and to support Aquinnah's diverse multi-cultural population.

Draft **Town** Goal #3 – Community Character

- Ensure new housing development is **sensitively located, scaled, and designed** to protect Aquinnah's wild scenic beauty, rural nature, natural features, and peaceful, small-town feel.
- Foster new **modest residential development** that includes affordable units, with small houses on small lots, in **the town center** to help create a vibrant, mixed-use, walkable area for people of all ages.
- Encourage new residential development on larger properties to be designed as **cluster** housing to **maximize preservation of open space and scenic views.**

Draft **Town** Goal #4 – Resources & Capacity

- Engage **seasonal and year-round residents**, alike, in the preservation of the town's rural nature and natural environment
- and to **provide resources**, such as funding or property, that support the community's continued housing needs.

Numerical Production Goal for Aquinnah

- LMI = Low/moderate income
- **Minimum** required by state regulations for your town: 0
 - Aquinnah has already exceeded the c.40B 10% goal
 - 0.5% would be 5 units over 5 years (average of one per year)
 - 1% would be 10 units over 5 years (average of two per year)
- Would need total of 16 LMI units per c.40B
- Have 41 units (25.9%) currently



LMI limits (80% Area Median Income) - vary by household size

Aquinnah local housing needs are greater than 40B goal

- Aquinnah's year-round LMI households (HH): **35**
- Cost burdened LMI households (*spending >30% of income on housing*): **26**
- Severely cost burdened LMI households (*spending >50% of income on housing*): **18**

More than a quarter of all year-round households in Aquinnah have low/moderate income.



Source: 2009-2013 ACS, CHAS data

Numerical Production Goal for Aquinnah

- Could consider setting a higher goal for LMI units – local and regional housing needs support higher production
- Could also consider other types of units that wouldn't count towards the 40B 10% goal such as middle-income housing units
- In 2015, your town issued permits for a total of 2 new residential units (both single family).

Judi Barrett, RKG Associates

STRATEGIES

Goals v. Strategies

- There's a point in every planning effort when the participants want to stop talking about "what is" and focus on the when/where/what of "what should be"
- Good energy!
- December meetings will be devoted to HPP *strategies*
- Tonight, focus on *goals and start thinking about strategies*

Goals v. Strategies

- Goal: a desired state of affairs to which planned effort is directed
- Strategies: Aligning what you do and how you do it with your desired state of affairs
- For municipalities, most powerful tools are regulatory, capacity, and financial
- In November, let's be clear about the desired state of affairs – be conscious of what you ask for!
- In December, you'll get to put your actions where your mouth is (so to speak)!

How Goals Can Lead to Strategies: Examples

- Goal: Increase year-round housing units, especially rental units, affordable to low/moderate income households . . .
- Potential Strategies – some steps you could take
 - Consider having more than one residential district so you can adopt more flexible regulations and allow a wider variety of housing in planned locations
 - Allow accessory dwellings by right, inside a single-family dwelling or in a detached structure on the same lot

How Goals Can Lead to Strategies: Examples

- Goal: Increase year-round housing units, especially rental units, affordable to low/moderate income households . . .
- Potential Strategies – some steps you could take
 - Reach out to/actively solicit comprehensive permit proposals (Aquinnah can still approve Chapter 40B applications!)
 - Identify and zone locations for mixed uses, including market-rate and affordable multifamily dwellings

How Goals Lead to Strategies: Example

- Goal: Engage seasonal and year-round residents . . . to provide resources, such as funding or property, that support the community's continued housing needs.
- Potential Strategies – some steps you could take
 - Zoning regulations and tax incentives to allow accessory structures as year-round rentals for lower-income people
 - Transfer tax (fee!) on seasonal housing transactions – source of funding for affordable housing construction and operating subsidies

Jennifer Goldson, JM Goldson community preservation + planning

INTRODUCTION TO EXERCISE: SMALL GROUP DISCUSSIONS

A good discussion

1. Listen to others & respect all points of view
2. Adhere to time limits (brevity will be critical)
3. Everyone speaks once before anyone speaks twice
4. Agreement is not necessary

INTRODUCTION: SMALL DISCUSSION GROUP EXERCISE

Objectives

Work together to discuss draft housing goals both Island-wide and town goals. Brainstorm strategies to help achieve these goals.

Use of Results

Help the project team to:

- *revise draft goals*
- *design workshop #3 to consider strategies to incorporate into draft HPP*



Brainstorming

- Produce ideas **quickly** without considering their value
- Emphasis is on **quantity** not quality
- **No criticism** of ideas (your own or anyone else's)
- Feel free to **let imaginations wander** and contribute freely without worrying about what others think
- Recorder writes down **EVERY CONTRIBUTION**
- Participants are encouraged to **build on other's ideas**
- Sometimes an idea that may seem silly at first will trigger another idea that turns out to be very valuable!

EXERCISE DESIGN AND SCHEDULE

Two Parts – 30 minutes each:

- 1) Island-wide
- 2) Town

Instructions:

- 1) List any concerns about goals
- 2) Discuss Town's numerical production goal
- 3) Brainstorm strategy ideas for further exploration

Group leader at each table

Need volunteer clerk to record discussion

Close with brief presentations from each group leader

