

3.2 Island Housing Needs:

Summary of the 14 residential units, as proposed by the Applicant:

Two (2) AMI Restricted Units (year-round leases, DCRHA income qualified, STR's prohibited):

One Affordable unit at 80% AMI.

- Applicant offering to give preference to School, Municipal, and County employees.

One Community unit at 150% AMI.

- Applicant offering to give preference to School, Municipal and County employees

Eight (8) Year-Round Market-Rate Workforce Housing (year-round leases, STRs prohibited)

Eight units total (4 @ one bedroom + 4 @ two-bedroom) are being offered with restrictions for Island workforce. These units may be rented to:

- Martha's Vineyard-based businesses for Island-based employees, or
- Individuals employed (or self-employed) by an Island-based business.

Four (4) Market Rate Units, flexible lease length

- Minimum one-week rental term
- As always, these units would be subject to town bylaws on short-term rentals, should those be adopted in the future by the Town of Tisbury

A draft condominium declaration of trust and master deed was provided as part of DRI 710.

The Applicant has offered to be the sole owner of all condominium units and, should the project be approved, to return to the Commission for a modification should any of the condominium units transfer beyond the Applicant's custody, control, and ownership.

Under DRI 710, the Applicant offered to comply with the following criteria for the One Affordable and One Community Housing Units:

- The Affordable and Community Housing shall be exempt from all condominium and homeowner association fees (insurance costs should be included).
- The Affordable and Community Housing units shall comply with all Affirmative Fair Housing Laws and Universal Design Standards.
- The applicant may select the tenants.
- The tenants shall be income-certified by the Dukes County Regional Housing Authority (DCRHA).
- All DCRHA administration shall be at the applicant's expense.
- The Affordable and Community Housing tenant shall be entitled to all benefits available to other residential owners/renters.

- All maintenance of the Affordable and Community Housing units shall be the responsibility of the Applicant.
- The Applicant shall submit an affidavit to the MVC annually to ensure compliance.
- The cost of the one parking space for the Affordable unit and the one parking space for the Community unit will be included in the cost of the units, which will not exceed the 80% AMI limit and 150% AMI limit respectively.
- The Applicant acknowledges the need for School, Municipal, and County Employee housing on the Island. The Applicant offers to give preference to Island based School, Municipal and County employees on the 150% unit.
- The Applicant is willing to give preference to Island based School, Municipal and County employees on the 80% unit; if the Town of Tisbury approves this offer, as such an offer may not allow the 80% unit to be counted toward the town SHI.

Offsite Housing Units:

The applicant is further proposing 5 Off Site Housing Units (total of 12 bedrooms), restricted to Island Workforce Housing for a period of ten (10) years.

Staff Commentary (LS) :

- 1) **The project is in compliance with the MVC's Housing Policy, and substantially exceeds it by proposing 8 additional permanently restricted year-round units for Island Workforce on-site.**
- 2) **It additionally offers 5 offsite units restricted to Island Workforce for 10 years.**
- 3) **If the offer of the preference to Island based School, Municipal and County employees on the 80% unit is accepted, a need would be met which the Island towns are currently unable to meet via state-subsidized town projects.**
 - **This is a type of unit the 6 Island towns have formally requested the MVC advance at state level as an allowable option for municipalities to create themselves.**
 - **Note: accepting the offer of preference for School, Municipal, and County employees would likely (currently) render this unit ineligible for the town SHI.**
- 4) **If the offer of the preference to Island based School, Municipal and County employees on the 150% unit is accepted, a need would be met which the Island towns are currently unable to meet via state-subsidized town projects.**
 - **This is a type of unit the 6 Island towns have formally requested the MVC advance at state level as an allowable option for municipalities to create themselves.**
 - **This unit would not be eligible to count on the state SHI in any event as the AMI is over the SHI range.**

- 5) The prohibition on short-term rentals on the 8 on-site Workforce units ensures these units will add to “missing middle” year-round inventory in perpetuity, an Island need also currently unable to be addressed by state-subsidized projects.**

- 6) The additional offer of the (5 units) 12 bedrooms of offsite Workforce Housing Inventory for 10 years is a significant offer that will help bridge a need gap while the Island Towns continue to pursue the state mechanisms described above, as well as the Housing Bank/ Transfer Fee, to increase their own production and preservation capacity for year-round units.**