

Housing Work Group Core

Meeting Notes of October 16, 2006, 4:00 pm, MVC

Present - Members: Richard Toole (Chair), Harvey Beth, Christina Brown, Candy DaRosa, Marge Harris, Philippe Jordi, Rob Kendall

Present – MVC Staff: Mark London, Christine Flynn

Discussion:

Meeting opened at 4:05 pm.

After introductions, Richard Toole explained that members of the Island Plan Steering Committee were designated as temporary chairs of the various Work Group Cores. Mr. Toole stated that he does not need to be chair of the Housing Work Group Core and asked if anyone was interested in chairing the Housing Work Group Core. There were no volunteers. The members agreed that Mr. Toole would continue to serve as chair.

Before reviewing the Scope of Work for the Work Groups, Mr. Toole asked that the group finalize future meetings for both the Housing Work Group Core and the Housing Work Group:

1. Upcoming Meetings

Work Group Core – Monday, October 30, 4:00 pm at MVC

Work Group Core – Monday, November 13, 4:00 pm at MVC (2nd floor conference room)

Full Work Group – November 20, 7:00 pm at Oak Bluffs Public Library

2. Overview of Scope of Work for Work Group Cores

- The outline of the scope of work for the work group cores and work groups was fairly straightforward
- Mandate: The group read each of the nine components to the mandate. The group focused on the following four components: Interdependencies, State the broad qualitative goals, Barriers / Blocks, and Strategies.
- Interdependencies: Identifying the interdependencies is critical for the housing work group. Housing is connected to everything. Issues such as the economy, wastewater, infrastructure, land use / zoning, water quality are all directly connected to housing. (Note: Staff stepped out of the room during this part of the discussion.)
- State broad qualitative goals: It was agreed that the issue of identifying housing needs has been addressed in the Housing Needs Assessment 2001, 2005. It was suggested that the housing entities on island should be contacted to collect information. The data could indicate how these groups are addressing specific housing needs but also may identify areas that are not currently being addressed such as undocumented workers, over crowded homes, seasonal workers. It is important to consider the statistical information of trends whether economic or demographic to then extrapolate that information to project where there will be future needs. For example, if the current affordable housing pool is x what will that pool look like in 30 years? Particularly if 10% percent of the affordable housing units were only restricted for 30 years. How will the policies and

46 decisions of today impact the future affordable housing pool? Is homeownership a viable option or should
47 towns utilized town owned land for rental units?

48 • State Targets and Benchmarks: Identify what has worked well and what has not worked well on the Vineyard.

49 • Barriers / Blocks: Next to the cost of land, zoning and wastewater were identified as the most critical barriers
50 to addressing affordable housing. *NIMBY and lawsuits were also cited as both costly and negative blocks to*
51 *affordable housing projects.* We need to rethink the New England Village concept and implement increased
52 density and mixed used development where appropriate. And perhaps rethink 3 acre, 2 acre, 1 acre zoning
53 which has perpetuated part of the affordable housing problem.

54 Other points of discussion relating to the housing dynamic involved the tourist and year-round economy,
55 building trends, seasonal housing occupancy, zoning violations and other regulatory impediments.
56 Some questions relating to the use of town owned land asked whether if homeownership programs are
57 a viable option or should towns utilized town land for permanently affordable rental units? How will
58 identifying the interdependencies related to housing help us utilize land more effectively in the future?
59 And is where is the Vineyard heading in the future if we want a stronger year-round economy, if we
60 want a stronger year-round community?

61 Next Meeting: Monday, October 30, 4:00 pm at MVC. Topic: Consider areas of housing needs that
62 are not currently addressed by a housing organization or committee, consider the future housing market
63 in 10, 20, 50 years, and prepare for the full Housing Work Group meeting.