

7 **Housing Work Group Core**

8 Meeting Notes of January 22, 2007, 4:00 pm, MVC

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10 *Present - Members: Richard Toole (Chair), Harvey Beth, Christina Brown, Candy DaRosa, Philippe Jordi, and Rob*
11 *Kendall*

12 *Present – MVC Staff: Mark London, Christine Flynn*

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14 **Discussion:**

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16 Meeting opened at 4:07 pm.

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18 The meeting opened with Richard Toole reporting that Marge Harris has stepped down from the Housing Work
19 Group Core but will continue to serve on the Housing Work Group. The group noted that the January 8th meeting
20 notes were helpful in pairing down the discussion. Mr. Toole then asked Mark London to explain the synthesis
21 document for each topic.

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23 **1. Discuss Synthesis Document for each Work Group Topic's Template:**

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25 Mr. London began by stating that the Steering Committee did not want to limit the Work Groups. But there needs
26 to be a format to synthesize documents for each topic because its becoming increasingly difficult to deal with all of
27 the documents. It was pointed out that this document will evolve overtime and will include the big general topic,
28 sub-topics with goals, objectives, and strategies. The Synthesis Document will consist of 10 to 12 pages and
29 again will be a working document. It is hoped that by the end of the spring, all of the main goals, objectives and
30 strategies will have been identified and actively worked on by the work group cores.

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32 Mr. London stated that this document is expected to be ready for public outreach by June. At that time there will
33 be a new exhibit poster about the Island Plan at the Steamship Authority, Reliable, in addition to other public
34 venues. Over the next few weeks each group will identify "Bold Ideas" which are long term items that may or
35 may not succeed and "Low Hanging Fruit" which are one or two items for succeeding in the short term such as the
36 passing the Housing Bank Legislation or Zoning. Mr. London mentioned that the Process Committee would be
37 meeting with the Chairs of each work group core on Monday.

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39 The members of the group began to discuss how to identify the sub-topics for Housing. There was some debate
40 whether to identify the sub-topics by housing type or by strategies. It was suggested that there are several layers
41 of strategies that can target different types of zoning and therefore different types of housing but if educating the
42 public on housing is a goal where would that fit into that process. It was pointed out that the group should not get
43 caught up in the goals and strategies at this time because there is a tendency to go back and forth rather than
44 think outside of box to find practical solutions. We need to identify the sub-topics today. It was suggested that the
45 Work Group and Network of Planning Advisors in addition to the public should be given an opportunity to react
46 to the sub topics in addition to the goals and strategies once they have been identified. It was agreed that it
47 would be easier and perhaps more cohesive to categorize the sub-topics by housing types. The following are the
48 four sub-topics that were identified:

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1. Affordable Ownership opportunities – 20% of all housing stock be permanently affordable to island residents earning up to 200% of the Area Median Income.
 2. Affordable Rental (year-round) opportunities – 10% of all housing stock be permanently affordable to island residents earning up to 200% AMI
 3. Seasonal Workforce Housing –
 4. Elderly and Assisted Living -
 5. Year-round Market Housing -

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Staff pointed out that the ratio of year-round to seasonal housing occupancy is 44% to 56%. The year-round population has increased by about 30% within each decennial census for the last three decades. Christine Flynn emphasized that demographic information about the island needs to be weighed from both an economic and housing perspective. Staff also suggested that perhaps the percentage targets for the ownership and rental housing be flipped to better reflect the findings of the Housing Needs Assessment which stressed a greater demand for rental housing opportunities for island residents. The group will continue to fine-tune the sub-topics.

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The group did not reach consensus on defining market rate housing except to consider year-round market rate housing as opposed to market rate housing for seasonal residents. There was discussion relating to the positive and negative aspects of the seasonal market rate housing. It was suggested that the group review the notes of the November 20th Housing Work Group meeting particularly as we begin to identify the sub-topics, goals, objectives and strategies.

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2. Create Small Work Groups:

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The group was not ready to break into smaller working groups but would revisit this idea in the near future. Staff is reviewing the build-out studies in addition to identifying potential land for development and redevelopment opportunities particularly areas well suited for both mixed-used: commercial and housing.

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Group members did agree to look into best practices citing examples similar to the Vineyard such as Aspen, Vermont, Nantucket, and West Virginia. Staff would send out the 5 subtopics to the larger Housing Work Group to ask for their input. Staff would also send the core members the MVC's draft Affordable Housing Guidelines for review of Developments of Regional Impact (DRI). And in preparation for the next meeting, staff would begin to write the Synthesis document template for each of the sub-topics.

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Meeting adjourned at 5:26 pm.

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Notes prepared by Christine Flynn.

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Next Meeting: Monday, February 5, 2007 at 4:00 pm at MVC