

## Housing Work Group Core

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

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

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

### **Discussion:**

Meeting opened at 4:10 pm.

The meeting opened with Mark London reporting that all of the Island Plan work group cores are at the same level. Mr. London suggested that each of the work groups should format the all of the information more cohesively by creating a template.

In the meeting room staff had outlined previous housing work group core discussion points that incorporated the following:

- A. Mission Statement: (Should mimic Island Plan Mission Statement)
- B. Broad Qualitative Goal:
  - "To ensure a full housing continuum on Martha's Vineyard with housing of all types and at all price points reflecting the needs of Island residents." Revised 11/13/06
- C. Targets and Benchmarks: (TBA)
- D. Strategies: (TBA)
- E. Interdependencies:
  - How does Housing impact the four other work groups: Livelihood and Commerce, Natural Environment, Water, Energy and Solid Waste
  - How do these work groups in turn impact Housing
  - Where and how can we achieve a cohesive BALANCE between all of these factors?
- F. Housing Components (Types of Housing):
  1. Year-round Affordable Housing up to 150% AMI
    - Rental Programs
    - Homeownership Programs
  2. Market Rate Housing
  3. Seasonal Workforce Housing
  4. Elderly Housing / Assisted Living
  5. Empty Nesters looking to Down Size
  6. Tribal Housing
  7. Better Utilization of Existing Housing Stock

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51 G. Barriers and Blocks to development and redevelopment:  
52 1. Cost of Land / Availability of land  
53 2. Zoning / Enforcement  
54 3. Wastewater  
55 4. Regulatory Impediments, i.e. MVC DRI Review  
56 5. NIMBY (legal challenges to affordable housing projects)  
57 6. Funding:  
58 • Project based funding  
59 • Town infrastructure  
60 • Subsidy Program funding  
61 • Administrative funding to implement programs  
62 H. Incentives:  
63 1. Taxes  
64 2. Zoning  
65 3. Density Bonuses / Linkages  
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67 I. Housing Dynamic (/ Challenges):  
68 1. Skyrocketing Land Values  
69 2. Visitor based economy / Seasonal Workforce (5,000 estimated seasonal workers)  
70 3. Year-round to seasonal occupancy of all housing units  
71 4. Lack of adequate infrastructure: Water and Sewer Services  
72 5. Growing Year-round population (note: aging retirement population)  
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75 Members then began to discuss the importance of identifying strategies that will impact our broad qualitative goal.  
76 It was suggested that the group should figure out where we want to go and how to get there. One suggestion  
77 was to evaluate the Dukes County Regional Housing Authority's Zoning Tool Box. What zoning has work and  
78 what zoning has not been implemented effectively? With regards to goals, it was suggested that goals could be  
79 either qualitative or quantitative but keep in mind that it is preferable to identify measurable goals.  
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81 The group members then began to discuss strategies and objectives for the housing work group. The following are  
82 some suggestions:

- 83 ○ One suggestion for the IP Housing Work Group is to strengthen and support the objectives of all of the
- 84 Affordable Housing Groups and their programs.
- 85 ○ Another suggestion was to look at monitoring and implementation of zoning.
- 86 ○ Review areas where there are zoning violations i.e. accessory apartments
- 87 ○ It was pointed out that some zoning allow accessory apartments by right or by special permit
- 88 ○ Other suggestions included education and outreach
- 89 ○ Another suggestion was to look at the cost of land and availability of land because all development
- 90 whether it's public, for profit, and non-profit entities faces the same development barriers.
- 91 ○ It was also suggested that the affordable housing groups should model how the conservation groups work
- 92 together to identify and pursue the purchase of prime land for conservation. It was pointed out that the
- 93 conservation groups would target areas of 20 acres or more. Today land that is 10 acres or more is
- 94 considered for purchase by conservation groups
- 95 ○ It was pointed out that the AH fundraising efforts cannot compete with the Martha's Vineyard Land Bank
- 96 revenue. It was asked if the Steering Committee should identify the conversion of developable land into
- 97 permanent conservation as a major policy issue for the Island Plan?

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- It was agreed that the MVC Community Development Plans and maps need to re-evaluated to identify prime developable land criteria for affordable housing to counter market rate housing opportunities
  - Other ideas were to create tax-incentives and linkage programs to encourage increased density and a mix of housing types as opposed to mandates and regulations, which can be seen as a disincentive by developers, i.e., MVC DRI review.
  - It was also suggested that there could be an Open Land Foundation for Housing that would be a more proactive form of developing housing.

106 The group then discussed the Island Plan mandate for each of the work groups. Tasks need to be delegated to  
107 perhaps smaller work groups. It was suggested that before creating smaller work groups the Island Plan Mandate  
108 should be broken into two phases:

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- Items # 5-8 Can be integrated together
  - Items # 1-4 Are larger issues on their own
  - There needs to be a hierarchy in order to maintain a broad overview of this process
  - We need to identify and build on practical objectives and strategies in order to sell and implement the Island Plan

115 For the next meeting, the group agreed to look at the Zoning Toolbox and current zoning by-laws, best practice  
116 methods, and create a format to synthesize materials (MVC Staff). The next meeting was scheduled for January  
117 22, 2007

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121 Meeting adjourned at 5:24 pm.

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123 Respectfully submitted by Christine Flynn.

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125 Next Meeting: Monday, January 22, 4:00 pm at MVC