

Tisbury Housing Production Plan FY2018-2022

EXECUTIVE SUMMARY

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Housing Production Plan Purpose

This Housing Production Plan (HPP) is a state-recognized planning tool that, under certain circumstances, permits the town to influence the location, type, and pace of affordable housing development. This HPP establishes a strategic plan for production of affordable housing that is based upon a comprehensive Island-wide housing needs assessment, prepared in 2013, and provides a detailed analysis of development constraints due to infrastructure capacity, environmental constraints, protected open space, and regulatory barriers. The HPP describes how the town plans to create and preserve affordable housing.

When an HPP is certified by DHCD, then a denial of a Comprehensive Permit will be upheld if such application is not consistent with local needs. The town would need to produce ten units that count on the state's Subsidized Housing Inventory for a one-year certificate or twenty units for a two-year certificate.

Housing Needs Assessment

Chapter 4, which provides a demographic profile of the community, and Chapter 5, which describes local housing conditions, together provide analysis to determine Tisbury's priority housing needs. This understanding of current and future housing needs lays the groundwork for the community's housing vision, goals, and strategies.

Tisbury's primary housing needs are more year-round rental housing units at all market levels including affordable, especially for households with up to 30 percent of the area median income; more affordable homeownership opportunities especially for households with incomes at or below 80 percent AMI and between 80 to 100 percent AMI; more diverse housing options including multi-family, service-enriched, and more housing options for seasonal employees.

Development Constraints Analysis

Some key findings of the development constraints analysis are as follows:

- Tisbury's soils can support residential and commercial development, though in some areas may present a threat to groundwater because of its inadequate filtering of septic effluent. The southern part of Tisbury is comprised of prime agricultural soils.
- Increased recreational activity combined with shoreline development, road run-off and growing waterfowl populations have caused nitrogen pollution, contaminated runoff and fecal bacterial contamination in the town's great ponds.
- Tisbury's wastewater facility is close to capacity. There are two areas under review for additional sewer infrastructure in Tisbury. These include the area around Lake Tashmoo which would take current residential properties off of septic, and State Road between Main Street and Water Street
- Tisbury's zoning bylaws encourage some diversity of housing choice by allowing multi-family housing development and conversions, accessory apartments, and mixed-use development. The bylaws also provide exceptions to exceed maximum number of units for low/moderate income housing and elderly housing. However, the bylaws raise Fair Housing concerns and are out of date, difficult to navigate, sometimes unclear and difficult to interpret, and generally in need of reorganization and modernization.

Community Engagement Process

The Selectmen, Planning Boards and Housing Committees of all six towns held three community workshops, facilitated by the consultant team, to create housing visions, identify five-year goals, and prioritize implementation strategies. In Tisbury, these workshops were held in the Tisbury Senior Center on September 22, November 17, and December 15, 2016. In addition, the All-Island Planning Board issued an online survey about housing needs and strategies that had over 600 respondents.

Tisbury's Housing Vision

Tisbury community members envision that in 2027 the community will still be a lively, family-oriented port town that sustains a vibrant, diverse year-round community known for its friendly people, excellent schools, and working waterfront. Mixed-use commercial / residential redevelopment along Main Street and throughout other commercial areas will add to the town's year-round rental housing stock, while zoning updates will encourage the development of creative smaller housing options. The rehabilitation and conversion of large older homes to multi-family housing will help increase affordable housing opportunities for low/moderate-income and middle-income residents without impacting the character of this tree-lined, quaint, and walkable small town.

Tisbury's vibrancy will be enhanced with new and rehabilitated mixed-use commercial/residential buildings, including new year-round micro-housing and small apartments in the downtown commercial area of Vineyard Haven, and supported with expanded sewer infrastructure. Community members also envision that the Town will have more affordable housing options for the year-round workforce, including smaller, infill development, starter-homes, and accessory apartments in homes and garages in residential neighborhoods, as well as dormitory-style housing for the seasonal workforce in appropriate locations. The town will have creative senior living options including intergenerational housing. These options will provide greater choice for older adults to downsize and stay in the community as they age.

New housing will include a variety of housing types and sizes including smaller units designed for single people and tiny/micro houses. In addition, there will be a few cluster housing developments on larger properties that protect extensive open space and natural resources. Community members hope that some of these projects will be made possible by expanded regional funding sources such as a new Vineyard Housing Bank, a real-estate transfer fee modeled after the successful Martha's Vineyard Land Bank, as well as various progressive zoning updates.

Affordable housing will be scattered throughout town in residential neighborhoods, as well as mixed-use and multi-family buildings. Zoning updates and creative funding strategies will facilitate new development and the reuse of existing buildings for affordable and multi-family housing. Many of Tisbury's older houses will be improved through an influx of rehabilitation funds for low/moderate-income homeowners.

Tisbury's Housing Goals

Goal 1: Housing Options

Encourage new housing options through zoning updates that are well-integrated to enhance the existing community fabric and include a variety of housing types and sizes including smaller units designed for single-people, tiny/micro houses, smaller infill development, accessory apartments in homes and garages, conversion of older large single-family homes into multi-family, and mixed-use development/redevelopment in commercial areas.

Goal 2: Household Types

Foster creation of housing units to support housing needs of low/moderate income households, year-round workforce including municipal employees and service providers, seniors, people with disabilities, as well as extremely low-income households including individuals and families experiencing or at risk of homelessness.

These housing options should include more senior living options such as intergenerational housing to provide greater choice for older adults to downsize and stay in the community as they age.

Goal 3: Economic Vitality

Encourage the private development of dormitory-style seasonal employee housing at appropriate locations that is funded and managed by employers. In addition, encourage the creation of affordable year-round rental housing to support the needs of the year-round workforce population and foster the creation of mixed-use development / redevelopment in commercial areas, such as along Main Street, that include year-round micro-housing and small apartments to enhance the vibrancy of Vineyard Haven.

Goal 4: Community Character and Smart Growth

Ensure new housing options are sensitive to environmental and infrastructure constraints and designed to enhance the character of this tree-lined, quaint, and walkable small port town by focusing on smaller infill development, rehabilitation of existing buildings for affordable and multi-family housing, and cluster housing developments on larger properties, if available, to protect extensive open space and natural resources.

Goal 5: Resources & Capacity

Work cooperatively with other Island towns, the Martha's Vineyard Commission, and other organizations to promote expansion of local/regional resources that can support the creation of affordable rental housing, such as through creation of a new or expanded revenue sources.

Goal 6: Numerical Production

Support the creation of at least 50 low/moderate income (LMI) units over five years (an average of 10 LMI housing units per year) that will count on the Subsidized Housing Inventory, particularly rental units for extremely low-income households and ownership units affordable for households with income between 50-80 percent AMI. This rate of LMI housing production would support the town reaching 10 percent through incremental production (0.5 percent of year-round housing units) by 2026.

In addition, support the creation of at least seven ownership units affordable to households between 80-100 percent of the area median.

Tisbury's Housing Strategies

To achieve the community's ten-year housing vision and five-year goals will require the town's focused effort to implement a variety of local initiative strategies and local regulatory strategies as well as support and participation in Island-wide strategies. The community's housing vision and goals are ambitious and can't be achieved overnight or by a sole, isolated action. The strategies are presented as a package of strategies rather than a menu of choices because they are designed to work together to be most effective. They are like pieces of a puzzle that, when assembled and embraced together, can help the community accomplish its goals.

Local initiative strategies (#1-5)

These strategies refer to initiatives that the town can undertake to foster the creation of more housing options, especially affordable housing. These initiatives are not regulatory in nature - they deal with allocation of town resources including staff time, funding, and property.

Island-wide strategies (#6-10)

Island-wide strategies are initiatives that each town would contribute to for the benefit of the whole Island community. For these strategies to have maximum effect and success, it will be critical for each town on the Island to contribute with active support and coordinated efforts. Most of the Island-wide strategies would require special legislation, which will require a great deal of local political support to promote state adoption.

Local regulatory strategies (#11-15)

Regulatory strategies deal with amendments to the local zoning bylaws. However, it is important to note that for all the towns on Martha's Vineyard, the imbalance between housing supply and housing demand means that regulatory reform alone will not solve all of the island's affordable housing problems. Often, Chapter 40B is the best way to create affordable housing because of the design flexibility that comes with a comprehensive permit. However, zoning techniques to increase supply can, when paired with other actions, provide new opportunities for growing the affordable housing inventory.

The following matrix summarizes the strategies incorporated in the Housing Production Plan and demonstrates which goals each strategy could help achieve.

	Goal 1: Housing Options	Goal 2: Household Types	Goal 3: Economic Vitality	Goal 4: Community Character and Smart Growth	Goal 5: Resources and Capacity	Goal 6: Numerical Production
Strategy 1: Allocate funds for wastewater infrastructure to support creation of affordable housing	∅	∅	∅	∅	∅	∅
Strategy 2: Increase allocations of local Community Preservation Act funds to create affordable housing	∅	∅	∅	∅	∅	∅
Strategy 3: Explore opportunities to convert some existing conservation land for affordable housing development	∅	∅	∅	∅	∅	∅
Strategy 4: Further consider establishing programs to convert existing market-rate housing to permanently affordable ownership units	∅	∅	∅	∅	∅	∅
Strategy 5: Investigate development potential of Water Department land to offer at little or no cost for development of affordable and/or mixed-income housing	∅	∅	∅	∅	∅	∅
Strategy 6: Advocate for adoption of special legislation to increase the existing real estate transfer fee to promote creation of affordable housing					∅	
Strategy 7: Advocate for adoption of special legislation to create a seasonal rentals excise tax					∅	
Strategy 8: Advocate for adoption of property tax incentives to encourage affordable year-round rental of units to households with up to 80 percent AMI*	∅		∅		∅	
Strategy 9: Support creation of an Island Seasonal Housing Task Force and its initiatives	∅	∅	∅		∅	
Strategy 10: Explore creation of an Island-wide or sub-regional housing trust					∅	
Strategy 11: Ease the requirements for accessory apartments	∅	∅	∅			
Strategy 12: Zone for multifamily housing	∅	∅	∅		∅	
Strategy 13: Promote infill development where appropriate	∅	∅	∅		∅	
Strategy 14: Recodify and update the Zoning Bylaw*						
Strategy 15: Adopt visitability design standards	∅	∅				

*While Strategy 14 wouldn't directly support the plan's goals, it provides a critical foundation for the other regulatory strategies.