

Chilmark Housing Production Plan

Presentation of Draft Plans

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Project Scope of Work

Housing Production Plan “Must-Haves”

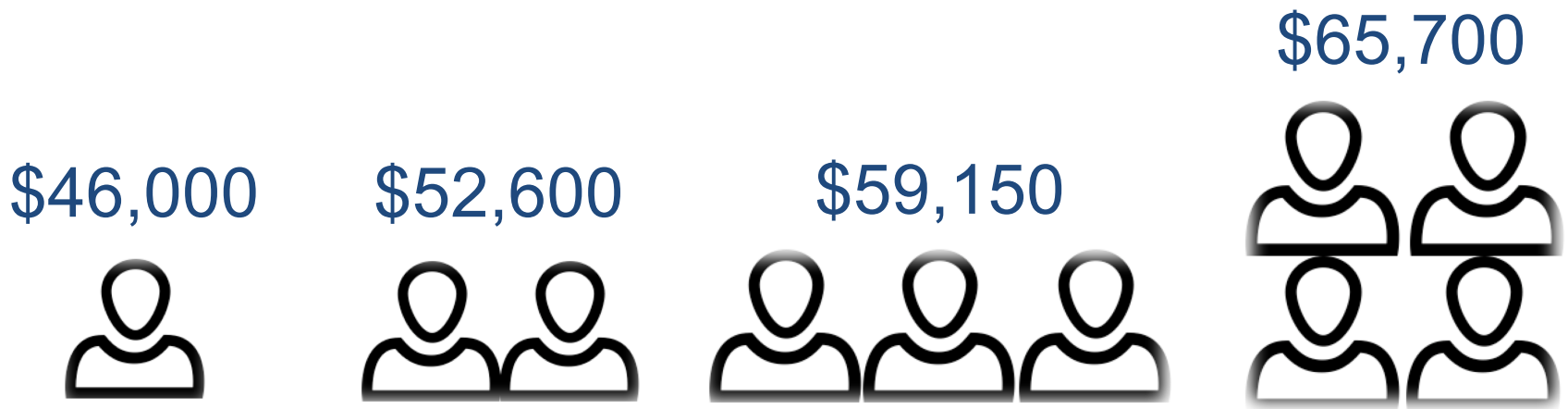
- Housing needs assessment
- Development constraints analysis
- Goals and strategies to achieve 10%+
- Five-year action plan

The overriding goal is production of Chapter 40B-eligible affordable housing.

However, many HPPs also address other local concerns.

Subsidized Housing Inventory

- An inventory of affordable housing that counts towards 40B 10% goal.
- Eligible units:
 1. Subsidized by state/federal programs
 2. Affordable to households with low/moderate income
 3. Affirmatively and fairly marketed
 4. Subject to affordability restriction



Income limits vary by household size.

State Regs: HPP Implementation Strategies

State HPP regulations require:

1. Zoning districts/areas to modify current regulations
2. Specific sites to encourage development
3. Municipally owned parcels to issue requests for proposals for development
4. Characteristics of proposed developments (e.g., cluster, adaptive reuse, mixed use, etc.)
5. Participation in regional collaborations



Project Schedule

June-Sept

Project kickoff &
windshield tour

Housing
Needs
update

Development
Constraints
Analysis

Sept-Dec

Eighteen
Community
Workshops

Develop
Vision, Goals,
and Strategies

Jan-Feb

Present Draft
Plans

Finalize Plans

The problem boils down to this. . .

Biggest challenges

Impaired water quality – limited sewer infrastructure

Economy relies on preserving community character

Inadequate supply of housing for competing markets

Pronounced lack of year-round multi-family housing, especially rental

Six small towns on one island with limited capacity and resources

Leadership and political will

Island-wide problems need island-wide solutions

Strategies will only be effective if all the communities work toward the same goals – cooperating and coordinating.

Chilmark's Housing Goals

GOAL 1: HOUSING OPTIONS

Encourage the creation of varied and innovative affordable housing options for both rental and ownership including small, well-integrated multi-family developments. The town will consider varied and innovative affordable housing options for both rental and ownership to address the need.

GOAL 2: HOUSEHOLD TYPES

Increase year-round housing units to support a variety of household types such as young families, workers, and the seniors wishing to downsize to units with less maintenance requirements, including residents with substantial roots in the community as well as newcomers.

GOAL 3: COMMUNITY CHARACTER AND SMART GROWTH

Ensure new private housing development is located, designed, and scaled to be sensitive to Chilmark's rural village character. This could include a few small well-designed and well-integrated multi-family housing developments (small buildings or clusters/compounds), converted and enlarged older homes and barns to multi-family buildings, and the addition of accessory apartment housing in existing or new structures encouraged through zoning updates. New housing options could be close to the town center (Beetlebung Corner) or in rural areas surrounded by open space and working farms.

GOAL 4: RESOURCES & CAPACITY

Continue to foster development of town-owned land, seek resources to acquire development lots for housing, and actively create more diverse housing options through zoning changes, tax incentives, and partnerships with other towns and organizations.

GOAL 5: NUMERICAL PRODUCTION

Support the creation of at least 10 low/moderate-income (LMI) units over five years (an average of at least two units per year) that will count on the Subsidized Housing Inventory, particularly rental units affordable to households with extremely low- and very low-income. 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 2036. The Town will consider participation in Island-wide developments in more cost-effective locations elsewhere.

In addition, support the creation of at least 10 ownership units affordable to households between 80-100% of the area median over five years.⁷

Types of strategies

Local Initiatives

- Town can undertake
- Not regulatory
- Town resources – staff time, funding, and property

Island-wide Initiatives

- Each town would contribute to for benefit of whole island
- Legislative initiatives
- Capacity building

Local Regulatory

- Amendments to local zoning bylaws

Our Approach

We believe the implementation strategies should be a package rather than a menu of choices



Our Approach

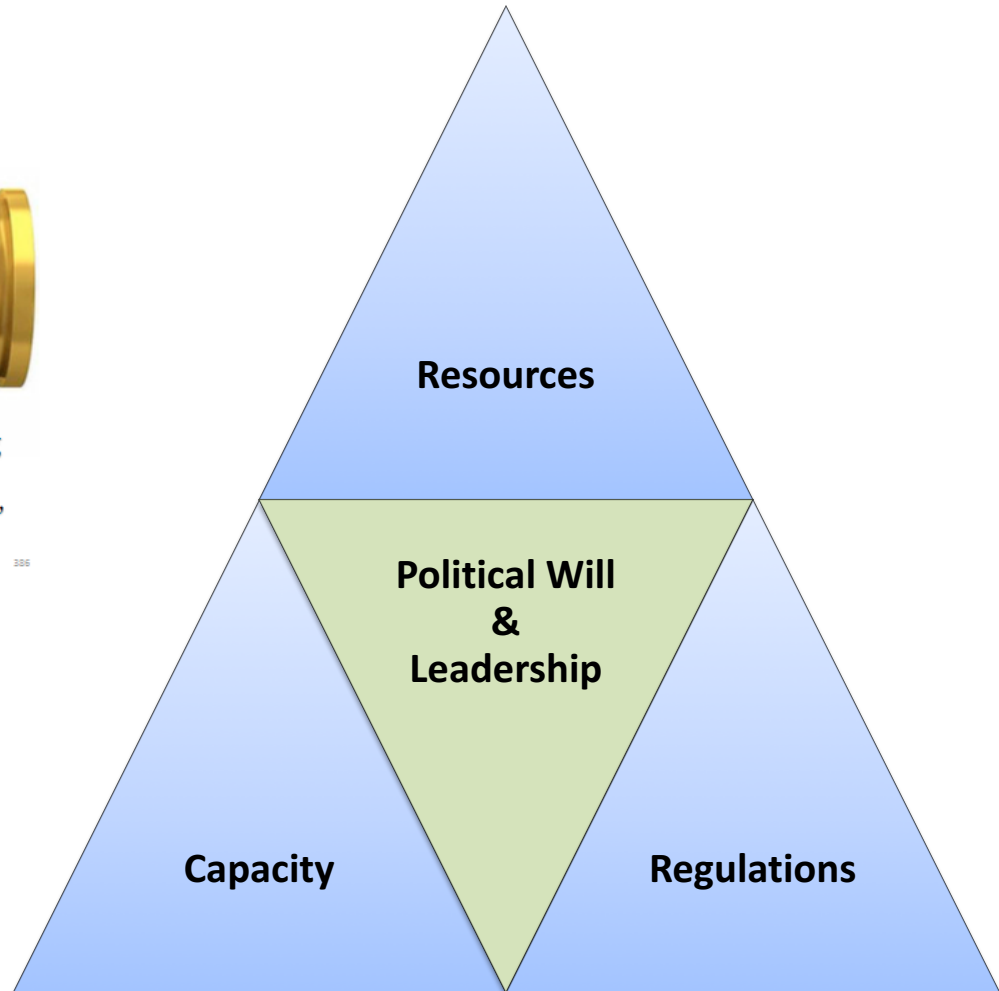
Effective packages include a variety of strategies



“Searching for the magic bullet is a distracting waste of resources.
Adapting is a game of singles, not home runs.”

Warsaw 2014

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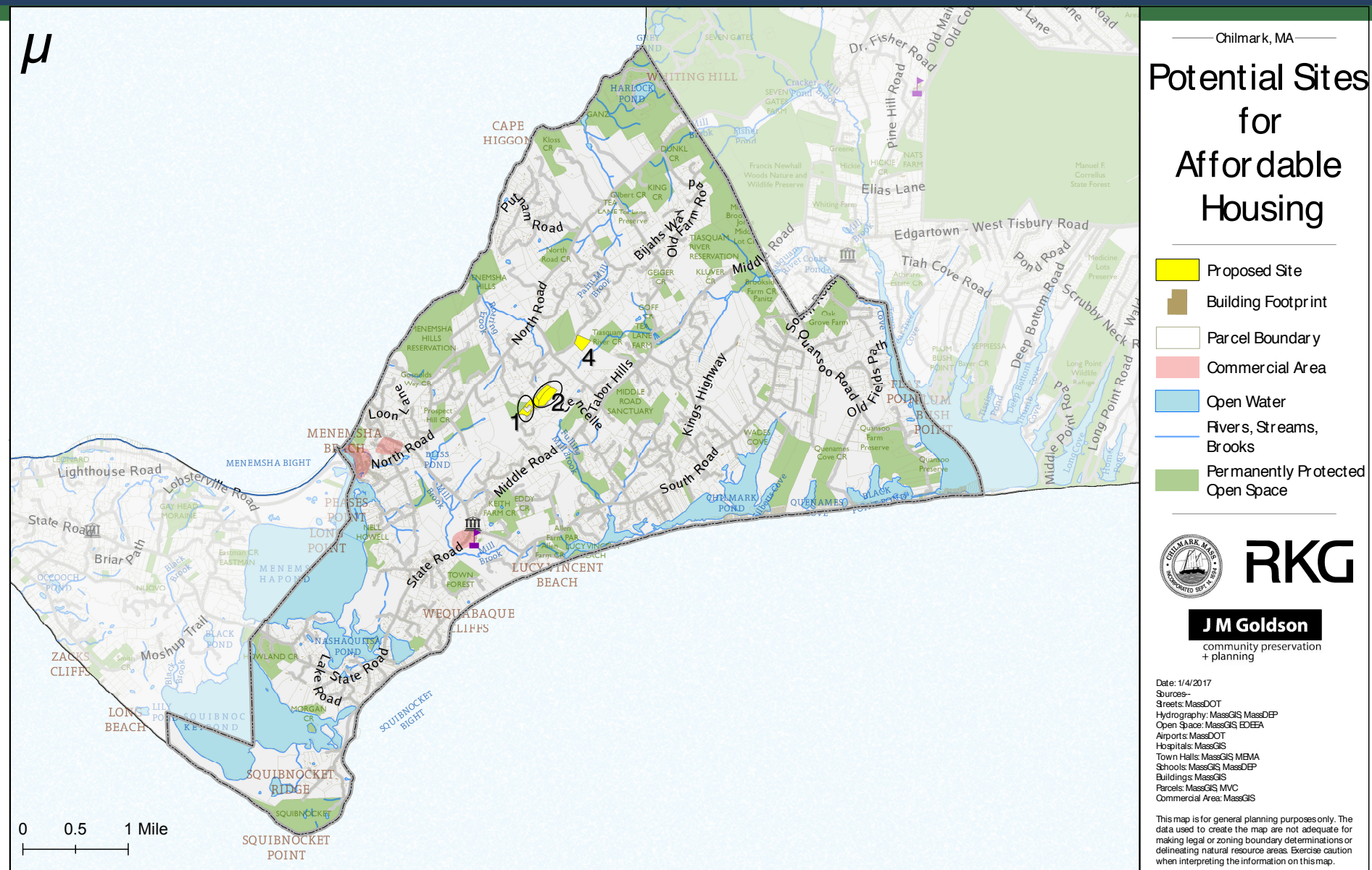


Chilmark's Strategies

	Goal 1: Housing Options	Goal 2: Household Types	Goal 3: Community Character and Smart Growth	Goal 4: Resources and Capacity	Goal 5: Numerical Production
Strategy 1: Offer municipal property at little or no cost for development of affordable and/or mixed-income housing	X	X	X	X	X
Strategy 2: Work closely with the Martha's Vineyard Land Bank to facilitate private donations of property for development of affordable and/or mixed-income housing	X	X	X	X	X
Strategy 3: Advocate for adoption of special legislation to increase the existing real estate transfer fee by 0.5% to promote creation of affordable housing				X	
Strategy 4: Advocate for adoption of special legislation to create a seasonal rentals excise				X	
Strategy 5: Advocate for adoption of property tax incentives to encourage affordable year-round rental of units to households with up to 80 percent AMI*	X		X		X
Strategy 6: Support creation of an Island Seasonal Housing Task Force and its initiatives	X	X		X	
Strategy 7: Explore creation of an Island-wide or sub-regional housing trust				X	
Strategy 8: Allow accessory apartments as a permitted use	X	X	X		
Strategy 9: Make the Homestead Housing provision a more flexible tool for creating affordable housing	X	X	X		X
Strategy 10: Consider establishing a village residential district in the vicinity of the town hall, library, and school	X	X	X		X
Strategy 11: Provide for Natural Resource Protection Zoning (NRPZ) by right	X	X	X		X
*These units would not count on the SHI.					

Potential Town-owned Development Sites

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Action Plan

#	Housing Strategies	FY2018	FY2019	FY2020	FY2021	FY2022	Responsible Entity	Supporting Entities
1	Offer municipal property at little or no cost for development of affordable and/or mixed-income housing						Affordable Housing Committee / Trust	Board of Selectmen and Town Meeting
2	Work closely with the Martha's Vineyard Land Bank to facilitate private donations of property for development of affordable and/or mixed-income housing						Affordable Housing Committee / Trust	Board of Selectmen and Town Meeting
3	Advocate for adoption of special legislation to increase the existing real estate transfer fee by 0.5% to promote creation of affordable housing						Affordable Housing Committee	Board of Selectmen and Town Meeting
4	Advocate for adoption of special legislation to create a seasonal rentals excise						Affordable Housing Committee	Board of Selectmen and Town Meeting
5	Advocate for adoption of property tax incentives to encourage affordable year-round rental of units to households with up to 80 percent AMI*						Affordable Housing Committee	Board of Selectmen and Town Meeting
6	Support creation of an Island Seasonal Housing Task Force and its initiatives						Martha's Vineyard Commission	Board of Selectmen
7	Explore creation of an Island-wide or sub-regional housing trust						Affordable Housing Committee	Community Preservation Committee; Board of Selectmen; and Town Meeting
8	Allow accessory apartments as a permitted use						Planning Board	Town Meeting
9	Make the Homestead Housing provision a more flexible tool for creating affordable housing						Planning Board	Town Meeting
10	Consider establishing a village residential district in the vicinity of the town hall, library, and school						Planning Board	Town Meeting
11	Provide for Natural Resource Protection Zoning (NRPZ) by right						Planning Board	Town Meeting

THANK YOU!