

Peaked Hill Pastures Affordable and Community Housing Project

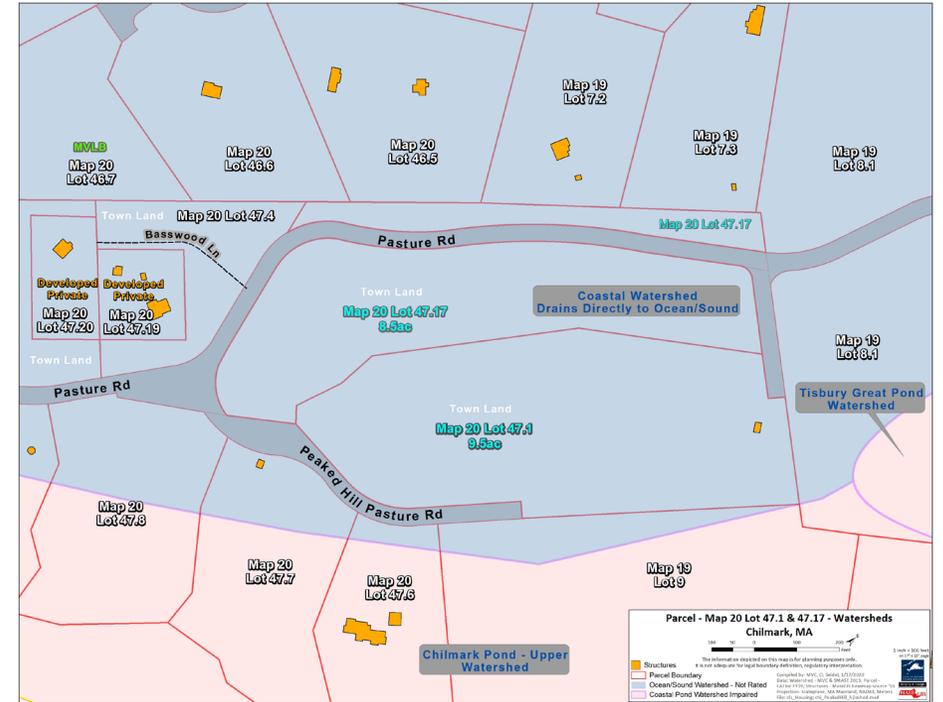
Community Engagement Session 1, June 14, 2021

This project is supported by the Chilmark Select Board, Planning Board, and Affordable Housing Committee.

Project Background

Work on this project has been coordinated to date by members of the Planning Board's Peaked Hill Pastures Subcommittee including:

- Janet Weidner, Chair
- Peter Cook
- Richard Osness (Planning Board Chairman)
- Cathy Thompson
- Ann Wallace
- With support from other local leaders and the Martha's Vineyard Commission (MVC).



Project Background

- Local and regional plans have recommended development to address range of local needs:
 - 2009 MVC Island Plan
 - 2013 MV Housing Needs Assessment
 - 2014 MVC Housing Zoning Analysis
 - 2017 Draft Chilmark Housing Production Plan
 - 2018 Chilmark Peaked Hill Pastures Forum Report
 - 2019 Chilmark Peaked Hill Pastures Progress Report).
- The Peaked Hill Pastures Committee provided guidance for project development, recommending a mix of uses including:
 - Housing (affordable, workforce, multi-income, and multi-generational including “a” range of local needs)
 - Recreation (preserve the Baseball Field)
 - Open space (pasture land, community gardens, preserved land)
 - Potential space for future development.

Project Background

- The Town has provided general support for creating “gentle density” on the site including:
 - A thoughtfully designed cluster development or pocket neighborhood with a mix of rental and homeownership units.
 - Multi-generational development with a mix of incomes to address year-round workforce and senior housing needs.
 - Preserving a sense of community and Chilmark’s rural values.



What is Affordable Housing?

- Different definitions of affordable housing.
- HUD definition is spending no more than 30% of income on housing costs.
- 40B definition – “A” affordable units include:
 - Available to households earning at or below 80% of area median income.*
 - Permanent units subsidized or approved by a subsidizing agency.*
 - Deed restricted.*
 - Affirmatively marketed.*
- No SHI units in Chilmark as of yet, however, some affordable units as part of the Middle Road project.
- May want to also consider workforce housing options > 80% AMI.



Community Context – Demographics

- Small town with about 1,222 year-round residents.
- Population projections suggest a 16% loss between 2010 and 2040.
- About 20% of residents are seniors age 65+.
- Median household income of \$96,471 compared to \$71,811 Island-wide.

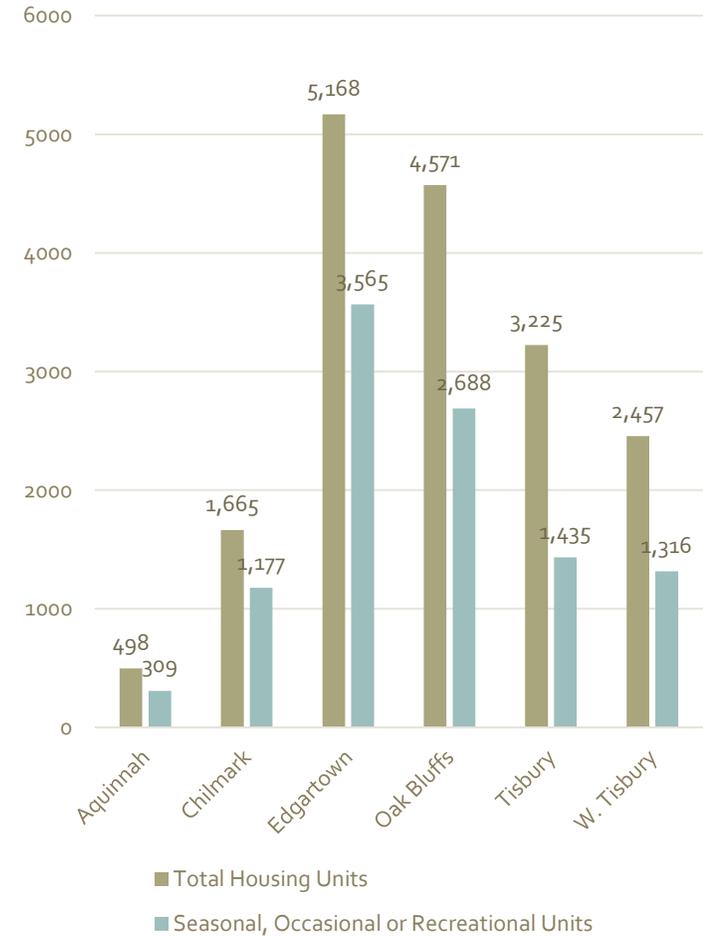
Median Household Incomes by Town, 2010 and 2019



Community Context – Housing Occupancy

- 1,665 total housing units.
- 71% of units are seasonal or second homes.
- 93 of the 456 occupied year-round units are rentals.
- Almost all units are single-family detached homes.

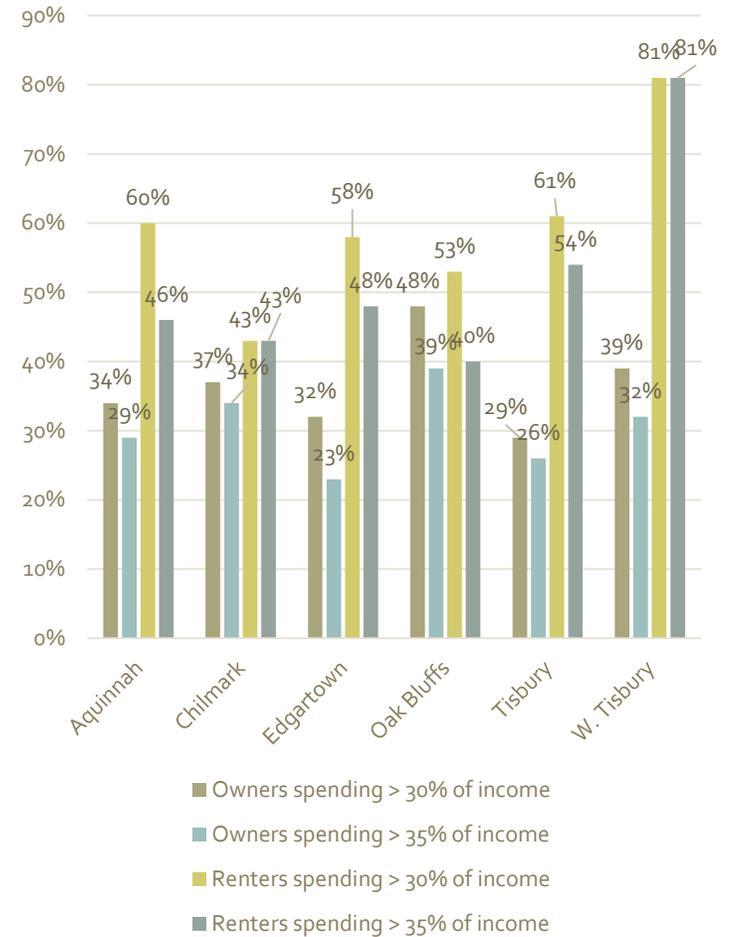
Seasonal, Occasional and Recreational Units by Town, 2019



Community Context – Housing Costs

- The median single-family home price was \$1,937,500 as of April 2021, up from \$1,450,000 for 2020.
- The affordable price is about \$557,000 based on median income, taxes, etc.
- This translates into an affordability gap of \$1,380,500.
- Rents are in the neighborhood of \$3,000 for a 2-bedroom apartment.
- This rent requires an income of about \$128,000.
- The median income of renters was \$43,750.

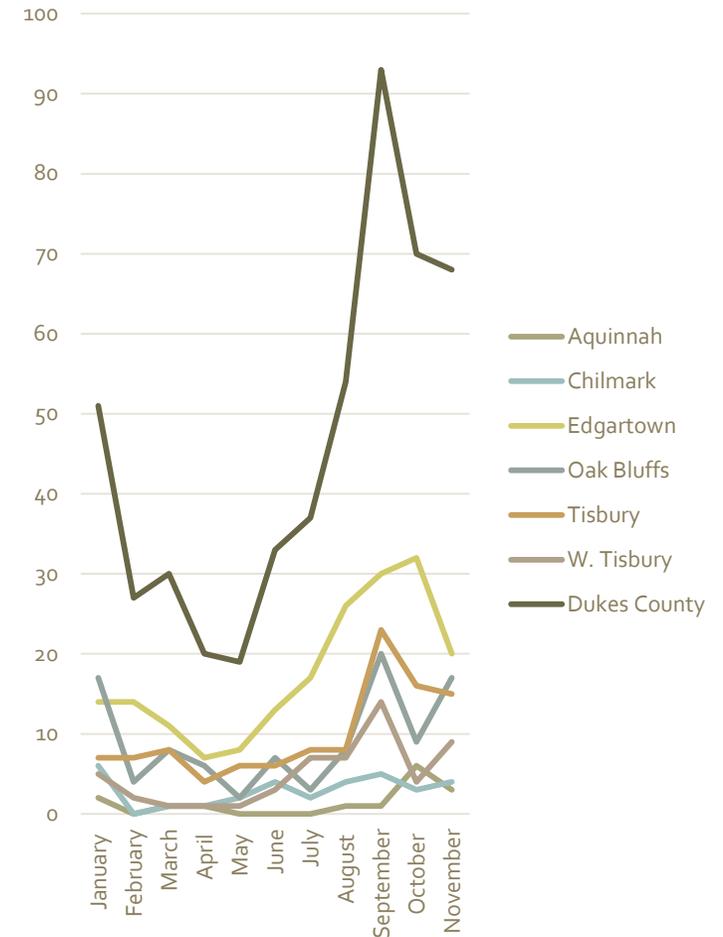
Percentages with Cost Burdens by Town, 2019



Impacts of COVID-19

- Renters extending stay beyond the summer season.
- Second homeowners staying instead of renting their homes.
- Investment properties have been sold.
- Greatly reduced supply of winter rentals.
- Reductions in housing supply drive up prices for both ownership and rentals, particularly given increasing demand from those seeking a safer refuge from COVID.

Change in Number of Single-family Home Sales, January to November 2020



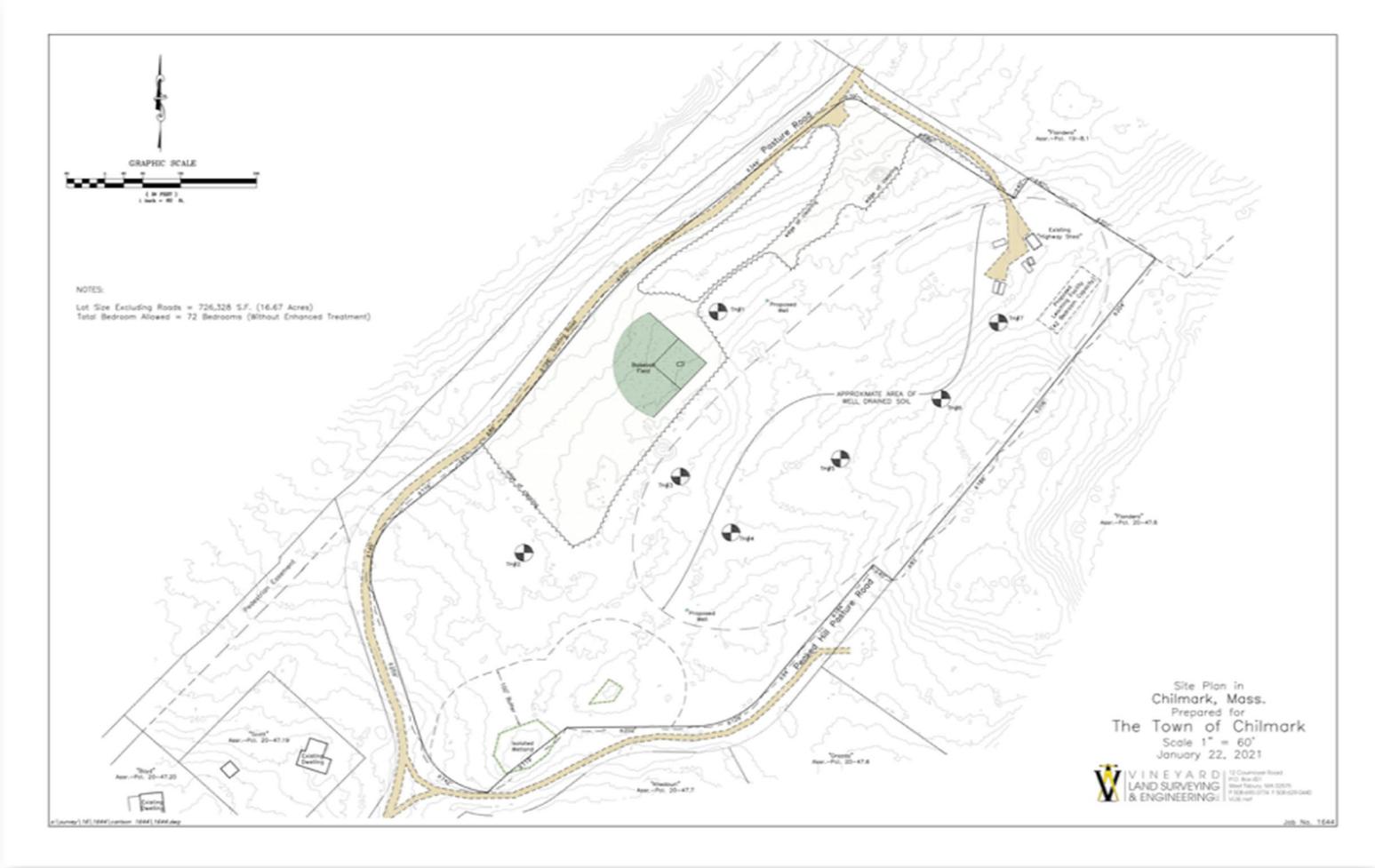
Site Conditions

- Town-owned property.
- Located off of Pasture Road.
- 16.67 acres.
- 72 bedrooms allowed assuming standard wastewater treatment (without enhanced treatment).
- Access and utilities exist on the site and will need to be extended.
- Parcel not located within a nitrogen sensitive watershed area.
- Site analysis work conducted by Vineyard Land Surveying & Engineering.
- Perk tests identify most appropriate areas for development.
- Identified best placement of Advanced Denitrifying (IA) Septic System(s).
- Identified two potential well sites, however, more could be installed.
- Isolated wetlands are small and do not border a resource.

Site Conditions



Site Conditions



Planning Board Project Goals

- Conduct appropriate due diligence on development options.
- Explore effective project models and best practices.
- Address some mix of housing needs including creating a multi-generational and multi-income community.
- Cluster housing or pocket neighborhood(s) to preserve open space on most buildable areas of the site.
- Consider creative approaches to promoting sustainability and resiliency.
- Ensure that residents, including abutters, have a role in project planning.
- Add to the diversity and affordability of the housing stock.
- Leverage local resources to the greatest extent possible.
- Preserve the baseball field.
- Ultimately support the Town in partnering with a developer who is responsive to Town needs and priorities and has a proven track record in completing comparable development projects.

Questions to Be Addressed Tonight

- What do you think are the most pressing development concerns and challenges?
- What do you think are the priority housing needs in Chilmark?
- What advice would you give the Planning Board in regard to development opportunities?

Next Steps

- Community Engagement Session 2 scheduled for July 26th at 6:00 p.m.: Review potential project models.
- Community Engagement Session 3 scheduled for September 20th at 6:00 p.m.: Focus on terms and conditions for an RFP including goals and design guidelines.
- Issue an RFP.
- Select most qualified developer.



Thank you for
your
participation!

- Members of the Planning Board's Peaked Hill Pastures Subcommittee and Consultant, Karen Sunnarborg, thank you for your participation in this 1st of 3 Community Engagement Sessions.
- To make further comments, contact the following link:
 - <https://www.chilmarkma.gov/user/1251/contact>