2/21/24 Joint Affordable Housing Group (JAHAG) notes: Laura Silber, MVC

**Barrett Planning presentation/ Q&A** via Zoom:

 **Update to 2014 Affordable and Community Housing and Zoning Analysis**

Attendee requests to add to review/bylaw scope:

1. Definitions
2. set of standardized definitions for towns to use when referencing types of units “affordable”, “community”, “attainable”, “workforce” etc
3. possible table matching available funding sources to categories
4. MV Municipal Housing Trusts AMI ranges – these vary from town to town, and dictate some of what the towns can currently do. Illuminating this would be helpful.
5. What is the legality of using Year-round occupancy requirement in a zoning bylaw?
6. Top of the Shop/ Mixed use
7. Undersized/Nonconforming lots? Possible path to Affordable as of Right?
8. See Oak Bluffs proposal to remove/reduce frontage requirements for undersized lots, which will open up approx. 50 viable lots for affordable units.
9. Shelter Housing – for overnight emergency shelter; domestic violence shelter; family shelter; congregate transitional housing. (See Harbor Homes MV)
10. Revisiting minimum lot sizes
11. Reducing frontage requirements (see above #5)
12. Addressing private roads restriction – see Tisbury’s prohibition on affordable/multifamily housing on private roads,
13. Form Based Code
14. Relaxing height restrictions
15. Buy-downs, potentially in conjunction with conversions of existing single family to multi-unit. (See Edgartown Affordable Housing Committee)
16. Managed Growth Bylaw (see Provincetown)
17. Smart Growth Zoning/ Overlay districts guidance
18. Monitoring and Compliance – pathways and planning