

MARTHA'S VINEYARD
HOUSING NEEDS ASSESSMENT
Partial Draft/Interim Report #1, Sections 1 to 4



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Table of Contents

1.	Executive Summary	5
2.	Summary of Town Profiles	10
3.	Demographic and Economic Profile	19
3.1	Population Growth	19
3.2	Racial Composition	21
3.3	Age Distribution	22
3.4	Households	25
3.5	Income	26
3.6	Poverty	29
3.7	Employment	30
3.8	Disability Status	34
3.9	Education	34
3.10	Resident Mobility	34
4.	Housing Profile	35
4.1	Housing Growth	35
4.2	Types of Structures and Units	36
4.3	Vacancy Rates	42
4.4	Foreclosures	42
4.5	Housing Costs and Affordability	42
4.6	Subsidized Housing Inventory (SHI)	50
5.	Priority Housing Needs	51
6.	Evaluation of Existing Programs/Projects and Organizational Capacity	-
7.	Recommendations	-
8.	Conclusion	-
Appendices		
	Appendix 1: Affordability Analysis	60
	Appendix 2: Town Profiles	69
	Aquinnah	69
	Chilmark	80
	Edgartown	91
	Oak Bluffs	102
	Tisbury	114
	West Tisbury	126
	Appendix 3: Glossary of Housing Terms	137
	Appendix 4: Housing Regulations/Resources	141
	Appendix 5: Income Limits	166
	Appendix 6: Subsidized Housing Inventory (SHI)	167

Dear Islanders,

The Martha's Vineyard Housing Needs Assessment Study Committee is pleased to present this Housing Needs Assessment that represents the combined efforts of all six Island towns to gain an understanding of the current housing dynamic Island-wide and within each community. This document not only updates information from the Housing Needs Assessment, *Preserving Community*, that was completed by John J. Ryan of Development Cycles more than a decade ago, but also expands upon the analysis and offers an opportunity to review the progress we have made since then. We have been able to get answers to important questions concerning socio-economic changes, housing market conditions, affordability, and priority needs such as:

- What have been the growth trends for each town and the Island and how has this growth contributed to unmet or greater housing needs?
- How have changes in various age groups, types of households, income levels, the workforce, and special populations affected housing needs?
- What has been the impact of the recent financial recession on the housing market, and what are the current affordability gaps?
- What have we learned from past projects and programs, and what changes can be made to more effectively address existing and future housing needs?
- What is the current capacity of the Island's housing organizations to respond to these pressing needs?
- What are the most promising strategies for effectively and efficiently producing affordable and community housing in each town and Island-wide?
- What resources will be necessary to accomplish this important work?

This document also stems from an understanding that we are all invested in the quality of life of the Vineyard. Whether we live in Aquinnah or Edgartown, work in Oak Bluffs or Tisbury, were raised in Chilmark, West Tisbury or Boston, or summer on or visit the Vineyard, we are part of one Island community and rely on each other for the well-being of our families and ourselves.

This Housing Needs Assessment has been prepared by “us” for “us”, for all Islanders who care about whether our children will be able to raise their own families locally, whether our cousin will make it through another long winter financially, whether our mother will be able to remain in her own home independently, whether the nice young family down the road will be able to find housing during the summer after their winter lease expires, and whether we will be able to hold on to the diversity, generosity and collaboration that have for so long characterized Island life. We need to make sure that all of us have safe, decent and affordable places to live.

On behalf of the Housing Needs Assessment Study Committee, we hope you will read this document and participate in the next steps of implementing its recommendations in our communities.

[Should we have Adam sign this on behalf of the Study Committee as Chair or do we want all members to sign?]

1. Executive Summary

1.1 Introduction

The previous Housing Needs Assessment, *Preserving Community*, was completed in 2001 and identified an Island-wide consensus to solving the housing crisis that could no longer be ignored. The study asserted, “The challenges to establishing a secure residence on Martha’s Vineyard are quickly becoming insurmountable for a growing segment of the population, including a majority of those who grew up here, many skilled and well paid workers, and older households of moderate income...Over the next decade, more than 1,000 young Island residents will be forming new households with little chance of renting or owning on the Vineyard.”¹ An estimated 5,000 seasonal workers in the summer further complicate the Vineyard’s housing needs. The report went on to point out that wealth was concentrating at an accelerating pace, driving up housing prices, fueling the demand for lower paying service and retail jobs, and decreasing year-round housing availability. This is still the case more than a dozen years later.

More than a decade has passed and significant progress has been made, including the development of almost 300 affordable units. Additionally, the establishment of Affordable Housing Committees and Affordable Housing Trusts, as well as the passage of the Community Preservation Act (CPA) have enhanced the capacity of each town. Funding in support of affordable and community housing initiatives was raised through the Island Affordable Housing Fund, now called the Martha’s Vineyard Housing Fund. Moreover, the state legislature adopted special legislation that allow Nantucket and Martha’s Vineyard to place perpetual deed restrictions on properties that are targeted to those earning up to 150% of area median income in recognition that even those earning well above median income were priced out of the private housing market.

But much more work needs to be done to address pressing housing needs. *Preserving Community* recommended a goal of developing 100 to 150 units per year divided evenly between year-round rental housing and affordable homeownership. *Actual production has fallen far short.* While housing production has not nearly met anticipated production goals, it still exemplifies a great deal of hard work, strong community commitments and collaboration, a substantial investment of local resources, and very positive outcomes in terms of the actual units produced.

This Housing Needs Assessment recommends the reduced but still ambitious goal of producing 50 units of affordable or community housing per year. This reduction in annual production goals reflects several important considerations:

- Production over the past decade has been almost 30 units per year,² well below the 50 per year goal.
- Despite the remarkable generosity of Islanders, local, state and federal resources to support affordable and community housing are limited and highly competitive.

¹ Ryan, John J. of Development Cycles, *Preserving Community: An Island-wide Housing Needs Assessment*, November 2001. The document was also updated in 2005.

² Includes 282 community and affordable housing units, incorporating 115 units through the Dukes County Regional Housing Authority’s Rental Assistance Program.

- Zoning and lack of adequate infrastructure are two major stumbling blocks to utilizing land more efficiently.
- Building sites are increasingly difficult to come by, expensive to acquire and develop, and often beleaguered by some local opposition, all resulting in a prolonged and expensive development process.
- The state applies a standard for annual housing production of 0.5% of the year-round housing stock that would equal 40 units Island-wide per year, less than the 50-unit goal included in this Needs Assessment.

Given documentation in Sections 3 and 4, this report also suggests a much higher percentage of rental units be developed to house the Island's most vulnerable populations with a split of 80% of year-round rental units to 20% affordable homeownership. This recommendation embraces the primary housing goal of the Island Plan's Housing Section is to *"provide a full range of housing options by significantly increasing the number of affordable housing and community housing units on the Vineyard by prioritizing those residents with the greatest need, and by emphasizing the creation of rental units."*³ It is also reflective of the fact that almost all state and federal funding is for rental unit development. As the population continues to grow, more workers will be required to support the expanding population, many of which will be part of the lower paying service economy, confronting the Vineyards substantial affordability gap. Rental housing is the more responsive approach to accommodating this expanding workforce. It is also important to note that while those with very limited incomes have the greatest housing needs, it remains an extremely expensive undertaking to provide housing for these households. Additional documentation on this rationale is included in Section 5.

This Housing Needs Assessment also recognizes that reaching this 50-unit goal involves formidable challenges including the following to name just a few:⁴

- Exorbitant land costs that result in the need for high subsidies to fill the gap between development costs and affordable rents or purchase prices.
- High construction costs as most materials must be brought in from off-Island.
- Despite significant wealth and the proven generosity of those in the Island community, there is substantial competition among worthy projects, affordable housing being among the most expensive.
- Zoning that limits the economies of scale that are conducive to affordable housing development.
- Limited infrastructure for water and sewer services place serious development constraints on the density of the project including how many units can be built without alternative treatment facilities versus basic Title V septic systems and wells.
- Development constraints related to the environmental sensitivity of the Island.
- Limited public transportation that makes it difficult to live without a car.
- Not in My Backyard (NIMBY) sentiments that are more the norm than the exception in almost any neighborhood of the country, however affordable housing organizations have

³ Ryan, John J. of Development Cycles, *Island Plan: Charting the Future of the Vineyard*, prepared for the Martha's Vineyard Commission, December 2009, page 8-1.

⁴ Affordable housing pertains to units that are directed to those earning at or below 80% of area median income and eligible for inclusion in the state's Subsidized Housing Inventory (SHI) while community housing is directed to those earning between 80% and 150% of area median income and still priced out of the housing market.

- in many cases effectively engaged abutters and other local stakeholders to better address potential concerns regarding development projects.
- Some biases against rental housing development in each community on the Island.
- More than one-third of the Island is permanent conservation land that reduces possible development opportunities but also has preserved important open space, suggesting the need to encourage greater partnerships between conservation and housing interests on remaining undeveloped property uses.

1.2 Summary of Demographic and Economic Profile

Martha's Vineyard, once a major seaport and whaling capital, has become a global destination for a wide variety of seasonal residents and visitors including the rich and famous, even Presidents. Keeping to its seafaring past, Islanders still refer to the towns of Chilmark, Aquinnah, and West Tisbury as "up Island" as opposed to the "down Island" communities of Tisbury, Oak Bluffs, and Edgartown.

As the Island's reputation as a get-away for those seeking both solitude and society spread, the population increased substantially, almost doubling between 1970 and 1980, then by 30% in the 1980s, and again by 30% in the '90s. This growth was propelled by the sizable increases in second-home owners and seasonal visitors, driving up housing prices, fueling the demand for lower paying service jobs, and decreasing year-round housing availability. Since 2010, the Island's population has grown another 10.2% from 16,535 residents to 18,216 according to Town records as of the fall of 2012. Population projections estimate additional growth to a population of 21,694 by 2020, perhaps an overestimate but not inconceivable given recent growth.

Key findings from Section 3 of this Housing Needs Assessment suggest directions for addressing housing needs in the future, including the following:

Declining numbers of younger residents and increases in older ones

The driving force behind the population increases were those age 45 to 64, many a part of the baby boom generation. The substantial growth of aging adults on the Vineyard suggests that there be a focus on integrating more handicapped accessibility and supportive services into new and existing housing. Clearly better jobs and more affordable and community housing opportunities are needed to attract and retain younger residents, including families, as well as essential workers.

Increasing numbers of smaller households

The number of smaller, non-family households⁵ is increasing, reflected in decreases in the average household size from 2.10 to 1.95 persons between 1990 and 2010. It should also be noted that one-third of all households involved individuals living alone. Since one-quarter of all units had four (4) rooms or less, there are considerable numbers of single-persons who are over-housed on the Island, suggesting *the need for a greater number of smaller units to accommodate a growing population of single-person households and smaller families.*

Relatively high median income levels, particularly for homeowners and families

⁵ Includes individuals and unrelated household members. Same-sex households are included under the family household category if there is at least one additional person related to the householder by birth or adoption.

Incomes have increased substantially with the median household income⁶ doubling between 1990 and 2010, from \$31,994 to \$62,407, as opposed to increasing by only 73% for the state. The median income level for families was considerably higher at \$77,231.⁷ There were also significant disparities between those who owned their home and those who rented, with median incomes of \$71,856 for homeowners and \$44,102 for renters.

More than one-quarter of all households earned less than \$35,000

Over 700 seniors, or almost half of those 65 or older, had incomes of less than \$35,000 in addition to about another 700 households in lower age ranges.⁸ Also the numbers and percentages of those living in poverty have been climbing on the Vineyard.⁹ This suggests that *there are still significant numbers of households who have very limited financial means and likely confronting enormous challenges affording to live on the Vineyard who should be the main targets for housing assistance, some requiring social service supports as well.*

Increasing numbers of jobs dominated by the service industry and seasonal employment shifts

Employment has expanded dramatically over the past couple of decades, continuing to be dominated by lower paying service-oriented jobs, major seasonal fluctuations to fuel a vibrant tourist industry, and a significant underground economy that represents at least 1,200 unreported jobs and \$34 million in unreported wages.¹⁰ For many families summer is a make-it or break-it period to secure sufficient income to last through the down season of the winter. *Many more affordable housing opportunities are critical for enabling essential workers to afford to live on the Island.*

1.3 Summary of Housing Profile

Section 4 of this Housing Needs Assessment details housing characteristics and trends over the past several decades including the following:

The majority of units produced for seasonal use or as second homes

According to the 2010 census, more than two-thirds of the new housing produced from 1990 to 2010 was for seasonal or occasional use for a total of 9,253 units by 2010. *This off-Island demand for housing has pushed housing prices beyond the means of most year-round residents and drives the need for more affordable housing.*

⁶ Median household income is for all households including individuals, unrelated household members and families.

⁷ Families include households with at least one parent and one child.

⁸ There were 411 affordable units included in the SHI, including 131 directed to seniors, which would insure that many of these low-income households live in subsidized housing and are therefore not spending too much of their income on housing.

⁹ The 2012 poverty guidelines are \$11,170 for a single individual, \$15,130 for a two-person household, \$19,090 for three persons, \$23,050 for four persons, \$27,010 for five persons, \$30,970 for six persons, \$34,930 for seven persons, and \$38,890 for an eight person household.

¹⁰ Ryan, John of Development Cycles, *Martha's Vineyard Economic Profile*, prepared for the Martha's Vineyard Commission and the Island Plan Steering Committee's Livelihood and Commerce Work Group, January 2008.

Proportional increase in rental units

Rental housing production increased by 72.1% between 1990 and 2010, creating 1,034 additional year-round rental units, growing in proportion to the total housing stock from 28.7% in 1990 to one-third by 2010. *This is a positive trend that should be reinforced, particularly for year-round occupancy.*

Predominance of single-family detached homes

The vast majority of Island housing units were in single-family detached homes. More than two-thirds of the rental units were also in single-family homes compared to 14.2% statewide. *The dominance of single-family homes reflects historic development patterns on the Vineyard; but given the high cost of land, limited economies of scale, and need to preserve open space, such housing is not the most efficient and economic way to produce affordable housing.* Serious rezoning and infrastructure development, wastewater treatment in particular, are critical to maximizing the efficient use of land.

Housing costs remain extraordinarily high with huge affordability gaps

Homeownership

There are actually two distinct homeownership markets on the Island, one that resembles other affluent communities with a concentration of houses in the \$300,000 to \$600,000 range, and another distinct luxury market averaging about \$2 million, for single-family homes (see Figure 4-6). Single-family home values reached the height of the market in 2007 with a median price of \$700,000. With the bursting of the housing bubble, prices decreased to a low of \$512,000 in 2011, reviving somewhat to \$535,000 as of September 2012. This price requires an income of approximately \$126,000, more than double the median income, if a purchaser could access 95% financing and meet rigorous credit requirements.¹¹ An income of \$103,500 would be required in the case of 80% financing, which would also require as much as \$60,000 in cash to cover down payment and closing costs.

The affordability gap was an estimated \$213,500 as of September 2012, the difference between what a median income earning household can afford (\$321,500 based on the median income figure for a household of two and 80% financing) and the median house price of \$535,000. The gap increases to almost \$300,000 (\$297,000) for those earning at 80% AMI, assuming they can qualify for 95% financing through the Soft Second Loan Program or MassHousing mortgage financing. The gap declines to \$104,000 for those earning at 120% AMI, and it is only at the 150% AMI level that the affordability gap begins to disappear, but only if the purchaser can afford 80% financing and the approximately \$110,000 in cash needed to cover the down payment and closing costs. It should be noted that the affordability gaps of \$213,500 and \$646,000 for Dukes and Nantucket Counties, respectively, were by far the highest in the state, and estimates indicate that the affordability gap virtually disappears for the state and most counties given declining housing values (see Table 4-12).

Consequently, it is not surprising that there are few affordable housing options on the Island. An analysis of Town Assessors' data indicates that Island-wide there were only 20 single-family homes that might have been affordable to those earning at or below 80% of area median income

¹¹ Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighted by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI).

and most of these were either very small cottages in poor condition or subsidized units. Another 59 homes were affordable to those earning between 80% AMI and median income, representing less than 1% of all single-family units.

Rentals

Using the lowest prices advertised in September and October of 2012 on Craigslist, a year-round two-bedroom unit rents for about \$1,400 and would require an income of \$68,000, assuming \$300 per month in utility bills and that housing expenses were no more than 30% of the household's income. This is more than the median household income level, leaving those earning less than the median largely priced out of the rental market. While winter rentals might be a bit more affordable, individuals and families who rent these units become veritably homeless during the summer. *This economic scenario establishes the context for what has been referred to as the "Island Shuffle", where those in winter rentals are forced to find alternative accommodations during the summer. In essence many of these renters thus become homeless in search of a temporary place to live whether doubled up with friends or families, camping, or commuting from off-Island.*

The Massachusetts Department of Housing and Community Development's most recent data on the Chapter 40B Subsidized Housing Inventory (SHI) states that the Vineyard had total of 411 state defined affordable units or 5.2% of the Island's year-round housing stock, and as noted above few if any unsubsidized housing units are even remotely affordable.

The Island's average weekly wage was 71% of the state average, the median home price was 54% above the state's and the median rent exceeded the state's by 17%. This in essence describes the Vineyard's affordable housing problem.

Brief summaries of Sections 6 (Evaluations of Programs/Projects and Organizational Capacity), 7 (Recommendations) and 8 (Conclusion) will also be inserted in this Executive Summary once they are completed.

It may be useful to move some referenced charts from Sections 3 and 4 to the Executive Summary and intersperse some photos of affordable developments throughout the document.

2. Summary of Town Profiles

The six towns on the Island share the major characteristics that are summarized in Section 1, but vary somewhat in regard their history, community character, socio-economic makeup and housing. Some of these variations are highlighted in the following summaries, while Appendix 2 includes more detailed information on each of the six communities.

2.1 Aquinnah

Population Growth

Aquinnah, formerly known as Gay Head, is the *smallest community on the Vineyard*, representing only 2.6% of the Island's population as of October 2012. The town experienced a substantial growth spurt during the 1970s when the population grew by 86%. After losing population

between 2000 and 2010, the community has seen considerable recent growth, increasing from 311 residents in 2010 to 468 by October 2012 according to Town records.

Racial Composition

Aquinnah is the *most racially diverse community on the Island* with a minority population of 42.4%, most who were of Native American descent from the Wampanoag tribe.

Age Distribution

Those 65 years of age or older represented only 9.3% of Aquinnah's population, the *lowest level of seniors on the Island*. On the other hand, the town had *more young adults* 18 to 24 years of age (7.1%) and *more in the 45 to 64 age range* (40.8%) in comparison to the other five communities.

Households

Aquinnah had the *smallest average household size* of 2.14 persons in comparison to the other Island towns with only 145 total households in 2010.

Income

Aquinnah had the *lowest median household income* of \$57,500 in 2010, and 35 households were earning less than \$35,000, representing more than one-quarter of all households. Also, 10% of all residents were living below the poverty level. On the other hand, its *median family income* of \$83,750 was *among the highest on the Island*, suggesting that *single individuals or couples were those with the greatest income constraints*.

Employment

While Aquinnah has relatively few employment opportunities, the number of jobs has been increasing from 59 jobs in 1990 to 281 in August 2012 during the busy summer season. The average weekly wage was only \$706 however, the lowest on the Island and insufficient to support market housing costs.

Housing

Aquinnah had 503 housing units in 2010 with another three (3) units built since then through October 2012. More than two-thirds, 68.6%, were *seasonal units or second homes, the highest level on the Island next to Chilmark*. Aquinnah also had *among the highest levels of rental units*, 37.2% next to Tisbury at 38.2%, and almost all of the rentals were in single-family dwellings.

Not surprisingly, housing costs in Aquinnah are high with a median single-family house price of \$642,000 as of September 2012, down from almost \$1.8 million in 2007. Town Assessor data indicates that there were only six (6) residential properties valued at less than \$300,000 while 60% of the single-family homes and more than three-quarters of the properties with more than one house were valued above \$1 million.

Aquinnah had an *affordability gap* of \$339,500, the difference between what a median income household can afford (\$303,000) and the median priced unit (\$642,500). This analysis demonstrates how very challenging it is to afford housing in Aquinnah as even those earning below 150% of area median income are virtually shutout of the private housing market with few exceptions. In fact, there were only four (4) single-family homes in Aquinnah that would have been affordable to a household earning below median income, only one (1) for someone earning below 80% AMI, and none for those in the 100% to 150% income range.

There were only 35 rental units in Aquinnah with a median rent of \$1,080, requiring an income of approximately \$55,000 assuming some utility costs and a household spending not more than 30% of its income on housing. Thirty-one (31) of these units are part of the Tribal Housing developed as affordable through HUD financing and counted as part of the Town's Subsidized Housing Inventory (SHI). Another eight (8) units are included in the SHI that received assistance through the Homeowner Rehab Program for a total of 41 SHI units or 25.95% of Aquinnah's year-round housing stock.

2.2 Chilmark

Population Growth

Next to Aquinnah, Chilmark is the smallest community on the Vineyard, representing only 6.5% of the Island's population as of October 2012. After losing population right after World War II, the town experienced rather steady growth in the following decades to a total population of 866 by 2010, growing to 1,183 by October 2012 according to Town records, a 37% increase during this short period.

Racial Composition

Chilmark is the least racially diverse community on the Vineyard with a very small minority population of 3.6% according to 2010 census data.

Age Distribution

Chilmark had the highest median age on the Island of 50.7 years, among the highest in the state. This is due to its relatively high number of residents over 55 years of age, 43.2%, including 23% who were 65 years of age or older. On the other end of the age range, Chilmark had the lowest level of children under age 18 on the Island, representing only 18% of all residents.

Households

Almost 61% of Chilmark's households were families, higher than the other Island communities with the exception of West Tisbury. The average household size was 2.16 persons, relatively low in comparison to the other towns.

Income

Chilmark had the *highest income levels on the Island* with a median household income of \$72,917 and median family income of \$88,958. Nevertheless, almost 100 households earned less than \$35,000 and 70 individuals were still living below poverty level, representing 8.1% of all residents.

Employment

While Chilmark had limited job opportunities, with 765 jobs as of August 2012, employment has been increasing with a 261% growth in jobs between 1990 and 2011. The average weekly wage was only \$727 in 2011 however, second lowest on the Island next to Aquinnah and insufficient to support market housing costs.

Housing

Chilmark had 1,606 housing units in 2010 with another ? units built since then through October 2012. *Almost three-quarters of the town's housing involved seasonal or second homes, the highest*

on the Island. Chilmark also had the *lowest level of rentals* on the Island representing 26.1% of the housing stock.

Chilmark also had the *highest housing values on the Island* with a median single-family house price of \$825,000 as of September 2012, down from a high of \$2.8 million in 2007. Town Assessor data indicates that was only one (1) residential property valued at less than \$300,000 while 64.5% of the single-family homes and 79.7% of the properties with more than one house were valued above \$1 million. The town had no condominiums.

Chilmark had an *affordability gap of \$426,000, the highest on the Vineyard*, which represents the difference between what a median income household can afford (\$399,000) and the median priced unit (\$825,000). This analysis demonstrates how very challenging it is to afford housing in Chilmark as even those earning below 150% of area median income are virtually shutout of the private housing market with few exceptions. Three (3) of the community's year-round housing units are included on the Subsidized Housing Inventory, units that were improved through the Homeowner Rehab Program, with another six (6) units that will be included as part of the Town's Middle Line Road project.

2.3 Edgartown

Population Growth

Edgartown is *among the largest communities on the Island*, representing about one-quarter of the Vineyard's population. The town had 4,067 residents according to the 2010 census data, increasing by 11.4% to 4,531 residents as of August 2012 according to Town records.

Racial Composition

Almost 12% of all residents were non-White in 2010, comparable to the 12.4% Island-wide level for the Island.

Age Distribution

Edgartown's age distribution was relatively evenly spread among various age categories with the exception of young adults age 18 to 24 which were relatively few in number. The median age was 44.8 years, slightly less than the 45.3 years for the Island as a whole.

Households

Almost 60% of the community's households were families, and 98 of these families were single female heads of households. The average household size was 2.25 persons, relatively high in comparison to the other towns.

Income

Edgartown had a median household income of \$67,625, near the mid-range between a low of \$57,500 for Aquinnah and a high of \$72,917 in Chilmark. About one-fifth of town residents earned less than \$35,000 and 11.7% or 476 residents as well as 93 or 8.7% of all families lived below the poverty level, the highest level on the Vineyard.

Employment

Next to Tisbury, Edgartown had the greatest number of employment opportunities on the Vineyard with 3,682 jobs as of August 2012, many related to the service economy. The average weekly wage was only \$798 in 2011, in the mid-range between a low of \$706 in Aquinnah and a high of \$891 in Tisbury, still insufficient to support market housing costs.

Housing

Edgartown had 5,220 housing units in 2010 of which 3,258 or 62.4% were seasonal or second homes. Another 71 units were built since then through October 2012. Almost all of the housing units are single-family homes. Edgartown's housing values are also in the mid-range in comparison to the other towns with a median single-family house price of \$653,388 in comparison to a low of \$374,000 in Oak Bluffs and the high of \$825,000 in Chilmark as of September 2012. Town Assessor data indicates that 79 of the 3,488 single-family homes were valued at less than \$300,000 while 26.8% of were valued above \$1 million. Almost half were in the \$400,000 to \$700,000 range. The town had 141 condominiums, 73.8% valued between \$300,000 and \$600,000. Edgartown also had 643 properties that involved multiple houses on one (1) lot with more than half assessed at more than \$1 million.

Edgartown had an *affordability gap* of \$292,888 for single-family homes, again close to the mid-range on the Island between a low of \$80,000 in Oak Bluffs to a high of \$526,000 in Chilmark. This gap represents the difference between what a median income household can afford (\$360,500 for Edgartown) and the median priced unit (\$653,388). This analysis demonstrates how very challenging it is to afford housing in Edgartown as there were only 23 single-family homes likely to be affordable to a household earning at the median income level and only nine (9) for those earning at or below 80% AMI, likely to be very small and in poor condition.

In regard to rentals, the Census Bureau's American Community Survey estimated that the 268 rental units had a *median gross monthly rental of \$1,302, the highest on the Island*, requiring an income of about \$64,000. A total of 68 of these rentals involved subsidized units. Edgartown had affordable 89 units included on the Subsidized Housing Inventory (SHI), representing 4.54% of the town's year-round housing stock. Major subsidized developments include Morgan Woods (60 rental units), Fisher Road Apartments (8 rental units), and (8?) ownership units at High and Pease Point, Fair Way Village and Jenney Way. The remaining 16 units involved the Homeowner Rehab Program.

2.4 Oak Bluffs

Population Growth

Oak Bluffs is the *largest community on the Island* with a population of 4,527 in 2010, increasing to 4,737 residents as of September 2012, according to Town records. The town includes 26% of the Island's total population.

Racial Composition

Oak Bluffs also had the *largest minority population* with 719 minority residents or 15.9% of all residents.

Age Distribution

Oak Bluffs had a median age of 44.4 years. With the exception of a relatively low level of young adults, the town's age distribution was relatively evenly spread among age ranges. The largest age group were those 65 years of age or older that included 792 residents or 17.5% of the population.

Households

About 55% of Oak Bluff's households were families, the lowest level on the Island next to Tisbury, the rest being single individuals or households with unrelated members. The average household size was 2.24 persons, relatively high in comparison to the other towns.

Income

The town had a median household income of \$59,156, lower than Island-wide levels. There were 444 households, or 32% of all households, that earned less than \$35,000, including 426 individuals and 66 families living below the poverty level.

Employment

Oak Bluffs had the *highest employment on the Island* with 3,919 jobs as of August 2012, increasing by 132% between 1990 and 2011. Many of these jobs were in the service industry, supporting the community's lively tourist industry. The average weekly wage was only \$731 in 2011, not enough to afford the median gross monthly rental of \$1,000 much less homeownership.

Housing

Oak Bluffs had 4,257 housing units in 2010 with another ? units built since then through October 2012. About half of these units were for seasonal use or second homes. Of the year-round units, two-thirds were owner-occupied and the remaining third, or 670 units, were rentals.

While housing costs are still high, Oak Bluffs has the *most affordable housing on the Island* with a median single-family house price of \$374,000 as of September 2012. Town Assessor data indicates that 264 of the 3,326 single-family homes were valued at less than \$300,000 and more than half (53.4%) were assessed in the \$300,000 to \$500,000 range.

Oak Bluffs also had 78 condos, two-thirds of which were assessed between \$200,000 and \$400,000. There were also 217 properties with more than one house on the same lot with 55.8% assessed between \$400,000 and \$700,000 and 21.7% assessed for more than \$1 million.

The town had an *affordability gap of \$80,000, the lowest on the Vineyard*, which represents the difference between what a median income household can afford (\$294,000) and the median priced unit (\$374,000). Nevertheless, there were only eight (8) single-family homes that would have been affordable to a household earning below median income, only one (1) for those earning below 80% AMI. There were an additional 296 homes that would have been affordable to a household earning 100% to 150% AMI, suggesting some relative affordability in this income range.

In regard to rental housing, census survey data counted 252 rentals with a *median gross monthly rent of \$1,000, the lowest on the Island*. This rental would still require an annual income of about \$52,000 given utility costs and not spending more than 30% of one's income on housing.

There were 146 units, or 6.83% of Oak Bluffs' year-round housing, eligible for inclusion in the Island's Subsidized Housing Inventory (SHI), 35.5% of the Island's total 411 affordable units. These include the Island Elderly Housing's Woodside Village and Aidyberg developments, for

example, and the Dukes County Regional Housing Authority's Lagoon Heights project and Noyes Building.

2.5 Tisbury

Population Growth

Tisbury had a population of 3,949 per the 2010 census and had grown to 4,194 residents by October 2012 according to Town records. The town includes about 23% of the Island's population.

Racial Composition

Tisbury has the *second largest minority population* with 541 minority residents or 13.7% of all residents.

Age Distribution

Tisbury had a median age of 44.3 years. With the exception of a relatively low level of young adults, the town's age distribution was fairly evenly spread among age ranges. The largest age group included those 65 years of age or older, totaling 659 residents or 16.7% of the population.

Households

About 54% of Tisbury's households were families, the lowest level on the Island. The average household size was 2.19 persons, relatively low in comparison to the other towns.

Income

The town had a *median household income of \$58,551, the lowest in comparison to the other towns.* There were 390 households that earned less than \$35,000, including 170 individuals and 27 families who lived below the poverty line. *Of particular note were the 117 seniors 65 years of age or older who were living beneath the poverty level, representing 17.8% of all those in this age group.*

Employment

Tisbury has substantial employment opportunities with 3,507 jobs as of August 2012. *The average weekly wage was \$891 in 2011, the highest on the Island.* Nevertheless, this income is still insufficient to afford the median gross monthly rental of \$1,111, much less homeownership.

Housing

Of the 3,094 total housing units in 2010, 1,129 or 36.5% were seasonal or second homes, the lowest level on the Vineyard. Of the year-round units, 61.8% were owner-occupied and the remaining 38.2%, or 689 units, were rentals. Tisbury had the *highest level of rental-occupancy* on the Island. Tisbury also had the *greatest amount of housing diversity* with 11.4% of its units in small multi-family dwellings.

While housing costs are still high, Tisbury, *next to Oak Bluffs, has the most affordable housing on the Island* with a median single-family house price of \$430,000 as of September 2012. Town Assessor data indicates that 105 of the 1,991 single-family homes were valued at less than \$300,000 with 560 units (28.2%) assessed in the \$300,000 to \$400,000 range, and another 615 (30.8%) valued between \$400,000 and \$600,000. Almost 20% of the homes were assessed above \$1 million.

Tisbury had 119 condos, more than half (52.9%) assessed between \$300,000 and \$600,000. There were also 227 properties with more than one house on the same lot with 30.4% assessed between \$400,000 and \$600,000 and 37.9% assessed for more than \$1 million.

The town had an *affordability gap of \$142,000, the lowest on the Vineyard next to Oak Bluffs*, which represents the difference between what a median income household can afford (\$288,000) and the median priced unit (\$430,000). Nevertheless, there were only 20 single-family homes that would have been affordable to a household earning below median income, only three (3) for those earning below 80% AMI. There were an additional 171 homes that would have been affordable to a household earning 100% to 150% AMI, suggesting some moderate affordability in this income range.

In regard to rental housing, census survey data counted 328 rentals, with a *median gross monthly rent of \$1,111*. This rental would still require an annual income of about \$56,500 given utility costs and not spending more than 30% of one's income on housing.

There were 109 units or 5.55% of Tisbury's year-round housing eligible for inclusion in the Island's Subsidized Housing Inventory (SHI), 26.5% of the total 411 affordable units. These include the Island Elderly Housing's Hillside Village and Love Housing Apartments, for example, and a good number of the Dukes County Regional Housing Authority's projects.

2.6 West Tisbury

Population Growth

West Tisbury had a population of 2,740 per the 2010 census and grew to 3,103 residents by October 2012 according to Town records. The town includes about 17% of the Island's total population.

Racial Composition

West Tisbury has a relatively small minority population that includes 141 minority residents or 5.1% of all residents in 2010.

Age Distribution

West Tisbury had a median age of 46.9 years with a *significant population of baby boomers* as 22% of the population was in the 55 to 64 age range. It also had the *highest number of children with 20% of the population under 18* compared to the other towns.

Households

About 61% of West Tisbury's households were *families, the highest level on the Island, correlated with the relatively high portion of children*. The average household size was 2.26 persons, also *highest among Vineyard communities*.

Income

The town had *the highest median household income (\$71,667) next to Chilmark and the highest median family income of \$91,389*. There were 139 households that earned less than \$35,000, that included 260 individuals and 32 families who were lived below the poverty line.

Employment

West Tisbury has a growing employment base with 2,667 jobs as of August 2012, *increasing by 766% between 1990 and 2011*. The average weekly wage was only \$848 in 2011, *the second highest on the Island next to Tisbury*. Nevertheless, this income is insufficient to afford the median gross monthly rental of \$1,212.

Housing

Of the 2,204 total housing units in 2010, 951 or 43.1% were seasonal or second homes, *the lowest level on the Vineyard next to Tisbury*. Of the year-round units, 72.2% were owner-occupied, *the second highest level on the Vineyard*. Almost all of the units were single-family homes (92.1%) and the census counted 129 mobile homes.

Housing costs are high with a *median single-family home price of \$704,000 as of September 2012, second highest next to Chilmark*. Town Assessor data indicates that 38 of the 1,449 single-family homes were valued at less than \$300,000. More than half of the homes (52.3%) were assessed between \$500,000 and \$800,000 and almost one-quarter (23.2%) of the community's single-family homes was assessed for more than \$1 million.

West Tisbury had only four (4) condos, and of the 275 properties that involved multiple houses on one (1) lot, 41.8% were valued beyond \$1 million.

The town had an *affordability gap of \$331,500*, surpassed only by its other up-Island neighbors. This gap represents the difference between what a median income household can afford (\$372,500) and the median priced unit (\$704,000). There were only 17 single-family homes that would have been affordable to a household earning below median income, only three (3) for those earning below 80% AMI. There were an additional 23 homes that would have been affordable to a household earning 100% to 150% AMI, suggesting very limited affordability.

In regard to rental housing, census survey data counted 63 rentals, with a *median gross monthly rent of \$1,212*. This rental would still require an annual income of about \$60,500 given utility costs and not spending more than 30% of one's income on housing. *Almost two-thirds of the rental units involved no formal rent payments*.

There were 23 units or 1.84% of Tisbury's year-round housing eligible for inclusion in the Island's Subsidized Housing Inventory (SHI), 5.6% of the Island's total 411 affordable units. These include four (4) affordable co-housing units, six (6) rental units at the Dukes County Regional Housing Authority's Sepiessa and Halcyon Way projects. There was an additional affordable ownership unit and 12 properties that participated in the Homeowners Rehab Program.

3. Demographic and Economic Profile¹²

It is important to closely examine demographic and economic characteristics, particularly past and future trends, in order to understand the composition of the population and how it relates to current and future housing needs. Key questions to be addressed include the following:

- What have been the growth trends for each town and the Island, particularly since 2000?
- What are the variations in household size and types of households that suggest unmet or greater housing needs?
- What are the ramifications of increases and decreases of various age groups in regard to housing needs?
- What changes in income levels have occurred and how does this relate to housing affordability?
- What proportion of the population is disabled or has other special needs that suggest the need for supportive services or home modifications?
- What have been the growth trends of seasonal and second home residents?

These and other social and economic issues are discussed in the following sections.

3.1 Population Growth – 10% growth since 2000 following a higher growth period

Martha's Vineyard continues to grow albeit at a slower pace. As Table 3-1 indicates, the population remained relatively flat between 1930 and 1970, but started to increase substantially after that. Between 1970 and 1980 the year-round population almost doubled and then grew by another 30% in the 1980s, and almost the same amount in the '90s. From 2000 through 2010, the Vineyard attracted another 1,548 residents, representing a 10.3% increase in population. This growth by town is also presented in Figure 3-1.

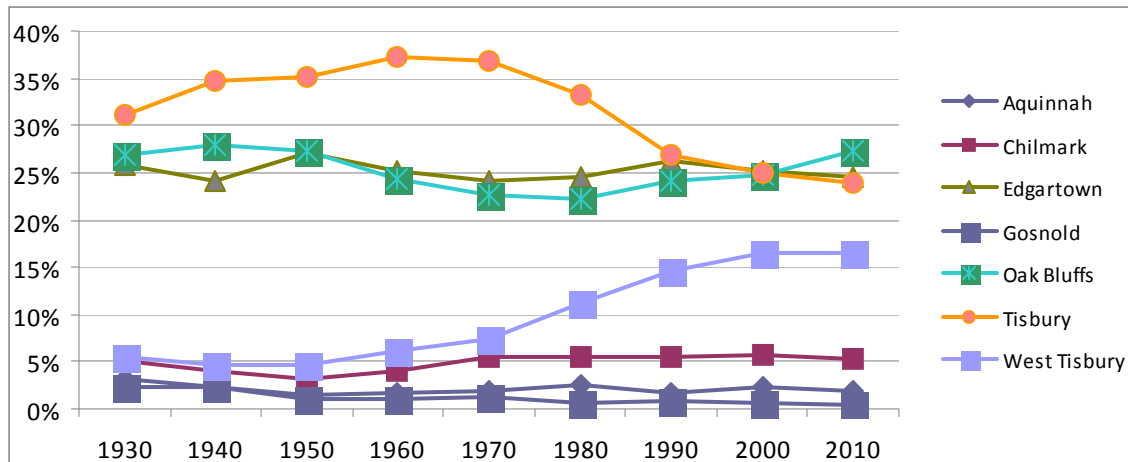
Table 3-1: Total Population and Percentage Change, 1930 to 2010 and 2020 Projections

Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W. Tisbury	County
1930	161/--	252/--	1,276/--	1,333/--	1,541/--	270/--	4,953/--
1940	127/-21.1%	226/-10.3%	1,370/7.4%	1,584/18.8%	1,966/27.6%	260/-3.7%	5,669/14.5%
1950	88/-30.7%	183/-19.0%	1,508/10.1%	1,521/-4.0%	1,930/-1.8%	347/33.5%	5,633/-0.6%
1960	103/17.0%	238/30.1%	1,474/-2.3%	1,419/-6.7%	2,169/12.4%	360/3.7%	5,829/3.5%
1970	118/14.6%	340/42.9%	1,481/0.5%	1,385/-2.4%	2,257/4.1%	453/25.8%	6,117/4.9%
1980	220/86.4%	489/43.8%	2,204/48.8%	1,984/43.2%	2,972/31.7%	1,010/123%	8,942/46.2%
1990	201/-8.6%	650/32.9%	3,062/38.9%	2,804/41.3%	3,120/5.0%	1,704/68.7%	11,639/30.2%
2000	344/71.1%	843/29.7%	3,779/23.4%	3,713/32.4%	3,755/20.4%	2,467/44.8%	14,987/28.8%
3/2010	311/-9.6%	866/2.7%	4,067/7.6%	4,527/21.9%	3,949/5.2%	2,740/11.1%	16,535/10.3%
2012	468 (as of 10-18-12)	1,183 (as of 10-1-12)	4,531 (as of 8-1-12)	4,737 (as of 9-19-12)	4,194 (as of 10-18-12)	3,103 (as of 10-18-12)	18,216/10.2%
% 2010 County	1.9%	5.2%	24.6%	27.4%	23.9%	16.6%	100.0%
2020	466/49.8%	1,164/34.4%	5,619/38.2%	6,061/33.9%	4,501/14.0%	3,883/41.7%	21,694/31.2%

¹² It should be noted that this Housing Needs Assessment includes the most up-to-date data available. When 2010 census data is not available, the most recent issue of the Census Bureau's American Community Survey (ACS) is used. Because the ACS is based on sample data, it is subject to sampling error and variation.

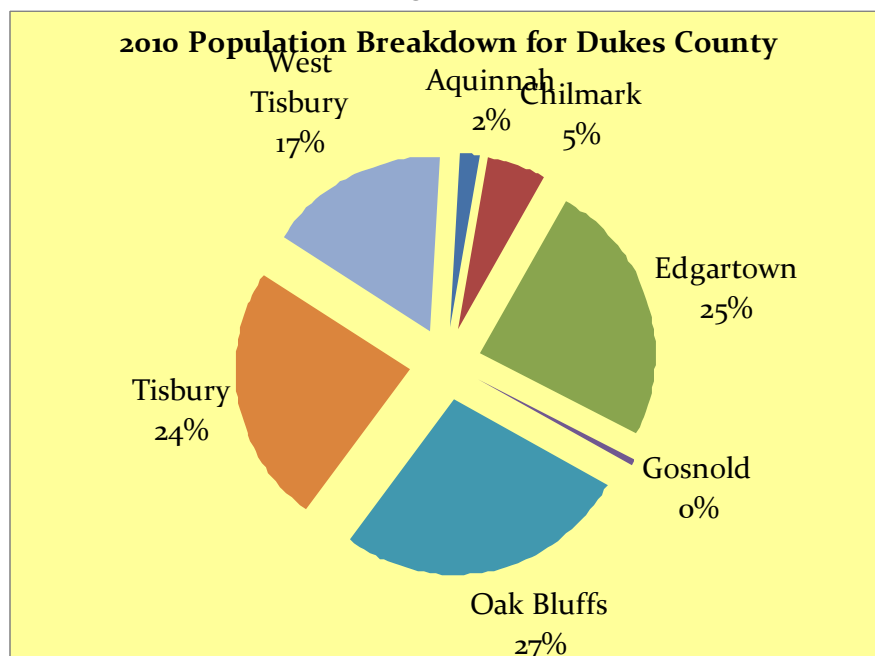
Source: US Census Bureau, 2010, Town Clerk records and projections from the Massachusetts Institute of Social and Economic Research (MISER), renamed the Donahue Institute at the University of Massachusetts. Note: There were also 75 residents of the town of Gosnold in Dukes County in 2010. Since the 2010 census figures were released, another 1,681 new residents have been added to the Island's population for a total population of 18,216 as of October 2012, reflecting another 10.2% rate of growth.

Figure 3-1: Percentage Population Growth by Town, 2010



As shown in Figure 3-2, about three-quarters of the population reside in Edgartown, Oak Bluffs and Tisbury, relatively evenly distributed among these communities. West Tisbury has experienced the greatest percentage growth, particularly in the 1980s. From 2000 through 2010, Aquinnah actually lost population while Chilmark, Edgartown and Tisbury all experienced population growth rates of less than 10%. Oak Bluffs grew the most at about 22% with West Tisbury at 11%. From 2010 through October 2012, additional growth ranged from a low of 4.6% in Oak Bluffs to a high of 50.5% in Aquinnah according to Town records (see Table 1 in Appendix 2).

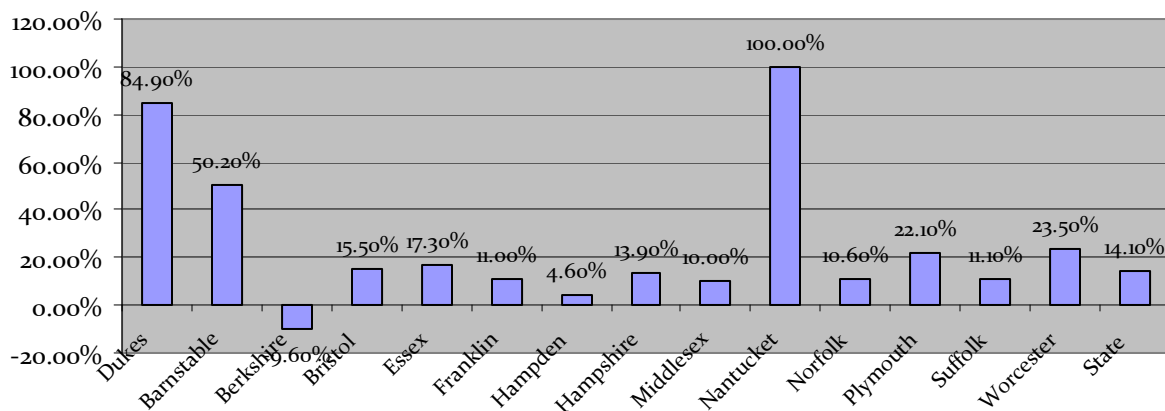
Figure 3-2



Population projections from the State Data Center, based on aging and migration patterns, suggest continued substantial growth but overestimated actual growth for 2010 as projections predicted that the population would grow by another 6,750 residents, 5,200 more than what actually occurred. The high growth estimates through 2020 incorporate the exaggerated 2010 projections, but given more recent growth patterns in several communities they may not be too off the mark. For example, according to Town records, Aquinnah and Chilmark have already surpassed the 2020 projections. Since the Island-wide population grew by 10.2% between 2010 and October 2012, it is not inconceivable that it would increase by another 19.1% by 2020 to reach a projected population of 21,694.

As shown in Figure 3-3, 1980 to 2010 growth rates in Nantucket and Dukes County, at 100% and 85% respectively, were dramatically higher than other counties in the state. Barnstable County also experience substantial growth at about 50% during this period, but the overall state rate was 14.1% with Berkshire County actually losing population.

Figure 3-3
Percentage Population Growth for Counties and the State
Between 1980 and 2010



3.2 Racial Composition – Increasing minority population of up to 12.4% of all residents

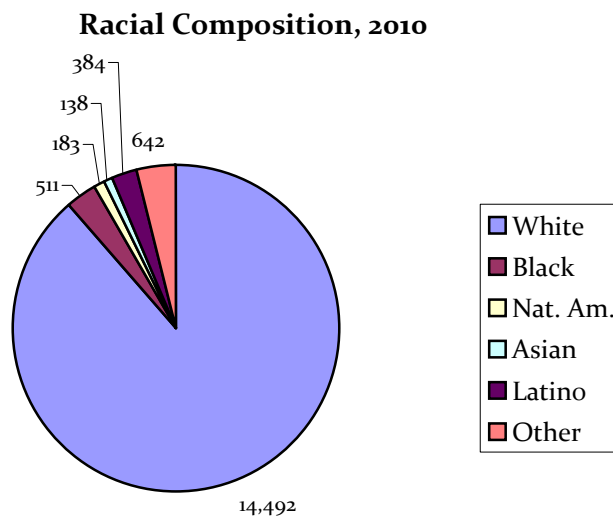
The population of non-White residents has increased over the past several decades, from 5.7% in 1990, to 9.3% in 2000, and 12.4% by 2010. As Table 3-2 indicates, 12.4% of the Island's population was a member of a minority group, ranging from a low of 3.6% and 5.1% in Chilmark and West Tisbury to 42.4% in Aquinnah with its significant Native American population. Oak Bluffs also had noteworthy minority representation at 15.9% including 220 Black or African-American residents and 178 in the "other" race category.

Table 3-2: Racial Composition by Town and Island-wide, 2010

Race	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W. Tisbury	County
Minority Pop. *	132 (42.4%)	31 (3.6%)	476 (11.7%)	719 (15.9%)	541 (13.7%)	141 (5.1%)	2,043 (12.4%)
Black	5	15	102	220	144	25	511
Native Am.	83	2	20	44	17	17	183
Asian/Pac. Is.	1	2	26	57	18	20	138
Other	6	3	224	178	206	25	642
Latino **	15	7	99	110	118	35	384
Total Pop.	311	866	4,067	4,527	3,949	2,740	16,535

Sources: US Census Bureau, 2010 * All non-White classifications ** Latino or Hispanic of any race.

Figure 3-4 shows that while White residents are predominant, there is relative diversity among minority representation.

Figure 3-4

3.3 Age Distribution – Substantial population gains in older residents

Table 3-3 summarizes changes in the Island's age distribution between 1990 and 2010, which is visually presented in Figure 3-3. This information demonstrates the relative aging of the population, certainly reflective of state and national trends and confirmed by median age increases from 37.3 years in 1990, to 40.7 years in 2000, and 45.3 years by 2010. The driving force behind these increases was the population age 45 to 64, many who belong to the baby boom generation. In general, there were significant declines in younger residents and gains in the older ones as described below.

- Children – Declines relative to the total population**
 Those under age 18 increased by 469 residents but decreased in proportion to all residents from 23.2% in 1990 to 19.2% by 2010. This decline is also revealed in decreasing school enrollment, from a total of 1,395 students in the 1999-2000 school year to 1,229 by 2011-2012, representing a loss of 11.9%. The decline in the number of children is becoming

increasingly common in more affluent areas of the state where young adults find difficulty finding jobs with the incomes that are necessary to afford to live in these places and raise children.

- Older Children and Very Young Adults**
 Those ages 18 to 24 grew by 45.3% between 1990 and 2010, representing an increase of 307 residents and comparable to the Island-wide growth rate, but remaining only about 6% of the population. Throughout these decades, it is likely that many in this age range who were raised locally have left the Island to attend college, pursue some form of higher education, and/or find employment.
- Younger Adults – Decreased by 224 residents despite a 42% Island growth rate**
 Those ages 25 to 44, which include most of the young families, decreased by 224 residents, declining in proportion to the total population, from 36.6% to 24.4% between 1990 and 2010, while the overall Island population grew by 42.1%. This group, largely the children of the baby boomers, simply do not have the economic wherewithal to afford today's market, and as the figures indicate, many have left the Island.
- Middle Years – Dramatic increases**
 Residents between the ages of 45 and 64 increased from 2,158 in 1990 to 5,645 by 2010, an increase of 162%. These residents, many of whom are part of the baby boom generation, comprised 18.5% of the population in 1990 but grew to 34.1% in 2010. This group includes people who benefited from the economic slump of the late 1980's and early 1990's housing market, have good jobs, kids in the school system, low mortgage payments, and want to remain on the Island through retirement.

Table 3-3: Age Distribution for Dukes County, 1990 to 2010

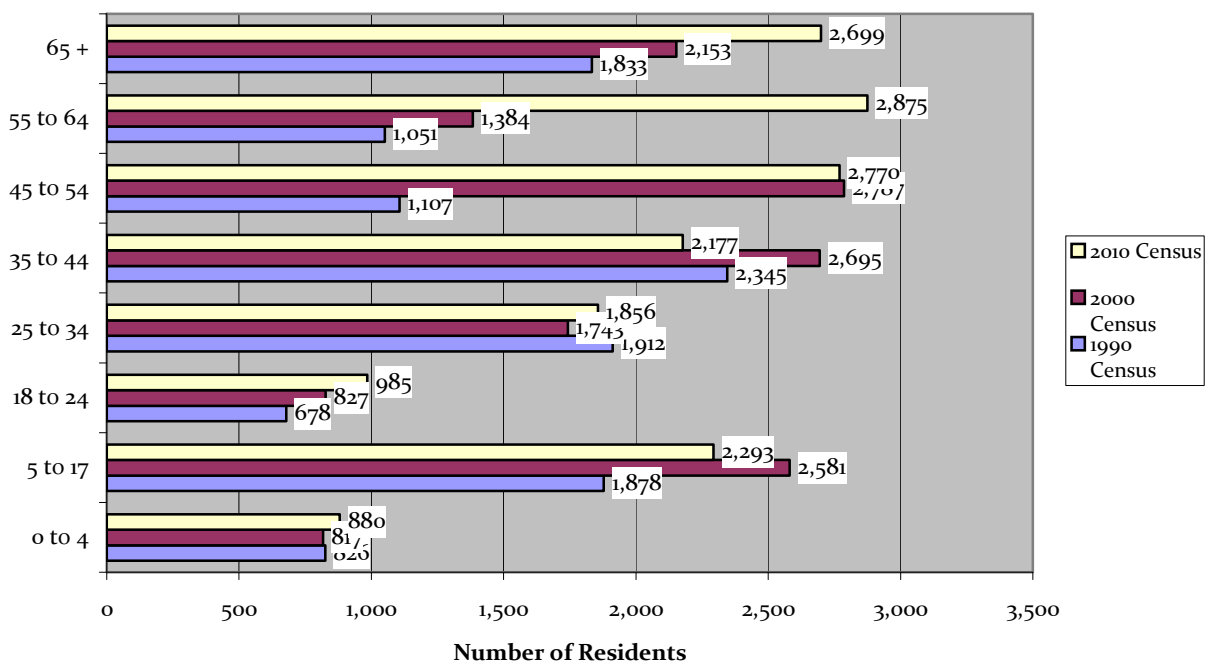
Age Range	1990		2000		2010	
	#	%	#	%	#	%
Under 5 Years	826	7.1	817	5.5	880	5.3
5 – 17 Years	1,878	16.1	2,581	17.2	2,293	13.9
18 – 24 Years	678	5.8	827	5.5	985	6.0
25 – 34 Years	1,912	16.4	1,743	11.6	1,856	11.2
35 – 44 Years	2,345	20.1	2,695	18.0	2,177	13.2
45 – 54 Years	1,107	9.5	2,787	18.6	2,770	16.8
55 – 64 Years	1,051	9.0	1,384	9.2	2,875	17.4
65 – 74 Years	1,061	9.1	1,132	7.6	1,477	8.9
75 – 84 Years	577	5.0	783	5.2	831	5.0
85+ Years	195	1.7	238	1.6	391	2.4
Total	11,639	100.0	14,987	100.0	16,535	100.0
Under 18	2,704	23.2	3,398	22.7	3,173	19.2
Age 65+	1,833	15.7	2,153	14.4	2,699	16.3
Median Age	37.3 Years		40.7 Years		45.3 Years	

Source: US Census Bureau, 1990, 2000 and 2010

- *Older Adults – Grew largely in proportion to overall growth*
Those aged 65 to 84 grew by about the same rate as the general population, by 40.9%, representing an increase of 670 residents and remaining about 14% of the population in 1990 and 2010.
- *Frail Elderly – Doubled in number*
Those age 85 and older, while relatively small in number, doubled in number and grew substantially from 1.7% to 2.4% of all residents.

Figure 3-5

Changes in Age Distribution: 1990 to 2010



The substantial growth of aging adults on the Vineyard suggests that there should be a focus on integrating more handicapped accessibility and supportive services into new and existing housing.

Table 3 in Appendix 2 presents the breakdown of ages for each of the six towns based on the 2010 census. As a percentage of the total population, Martha's Vineyard had fewer children and more seniors than most communities in the Commonwealth. For example, with a median age of 50.7 years, Chilmark is ranked 329 of the 351 communities in the state in terms of age, ranked 73 out of all communities in terms of having fewer children, and 332 of 351 due to having such a high percentage of residents 65 years of age or older. All towns have median ages well above the state and higher percentages of seniors. See Table 4 in Appendix 2 for a breakdown of this ranking by town.

3-4 Households – Increasing numbers of smaller households

While the Vineyard population grew by 42.1% from 1990 to 2010, the numbers of households increased by 47.3% to 7,368 total households as indicated in Table 3-4. This is correlated to the increasing number of smaller, non-family households¹³, which increased from 1,997 in 1990 to 3,147 by 2010. This increase in smaller households is reflected in the decreasing average household size, from 2.31 persons in 1990 to 2.22 by 2010. The growing number of smaller, non-family households¹⁴ is also reflective of local and national trends driven by fewer numbers of children and “traditional” families, increases in “child-free” and “child-delayed” families, and increases in empty nesters and senior and frail populations, particularly those who are living alone.

Table 3-4: Household Characteristics for Dukes County, 1990-2010

Types of Households	1990		2000		2010	
	#	%	#	%	#	%
Total Households	5,003	100.0	6,421	100.0	7,368	100.0
Family Households*	3,026	60.5	3,791	59.0	4,221	57.3
Female Headed Families*	263	5.3	384	6.0	387	5.3
Non-family Households*	1,977	39.5	2,630	41.0	3,147	42.7
Average Household Size	2.31 persons		2.30 persons		2.22 persons	

Source: US Census Bureau, Census 1990, 2000 and 2010 * Percent of all households

Table 5 in Appendix 2 presents this household information by town for 2010. The average household size varies from a low of 2.14 persons in Aquinnah to 2.26 persons in West Tisbury, West Tisbury with the highest proportion of families at 61.2% of all households, and Aquinnah at 55.9%. The percentage of female-headed households with children under 18, typically the most financially vulnerable of households, was fairly low, ranging from 3.5% in Chilmark to 6.2% in Aquinnah.

Single-person households in Dukes County comprised about one-third of all households and 78.3% of all non-family households in 2010. Of these single-person households, 921 or 37.4% were 65 years of age or older, up from 35% in 2000. *Moreover, almost 31% of the households with children were headed by one parent (70.7% of these involved single mothers) suggesting a compelling need for affordable family housing for families with only one income.* There were also an estimated 2,303 two-person households, comprising 41.6% of all households; yet smaller housing units are in relatively short supply (see Table 4-6).

There is a pressing need for a greater number of smaller units to accommodate a growing population of small households.

¹³ Includes individuals and unrelated household members. Same-sex households are included under the family household category if there is at least one additional person related to the householder by birth or adoption.

¹⁴ Non-family households include individuals as well as unrelated household members.

3.5 Income – More than one-quarter of all households earned less than \$35,000 in 2010

Table 3-5 presents income data based on the 1990, 2000 and 2010 census estimates, which is also visually presented in Figure 3-6. Incomes have increased substantially with the median household income¹⁵ doubling during this timeframe from \$31,994 in 1990 to \$62,407 by 2010. In comparison, the median household income level increased by only 73% for the state during this period. The Island's median was fairly comparable to the state's of \$63,961.

Those earning less than \$35,000 decreased by half between 1989 and 2010, from 53.6% of all households to 26.2%, but still represent a substantial portion of the population -- 1,449 households. Residents earning between \$35,000 and \$50,000 declined by almost 300 households between 1989 and 2010, from 20.2% to 13.2% or from 1,024 to 728. In total, 2,177 households earned less than \$50,000, making it difficult to afford to live on the Vineyard as will be shown in future sections, particularly in relation to existing housing costs. Those with higher incomes, earning more than \$75,000, increased from 544 or 10.7% of all households in 1989, to 2,431 or 44% by 2010. Once again, this level was comparable to the state at 43.1%.

Table 3-5: Income Distribution by Household, 1989-2010

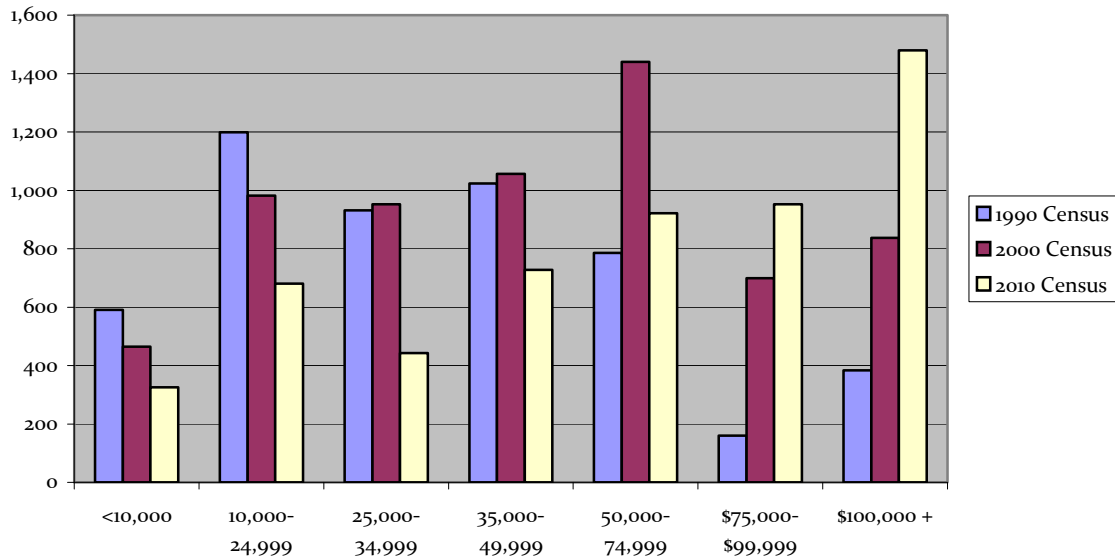
Income Range	1990		2000		2010	
	#	%	#	%	#	%
Under \$10,000	591	11.6	465	7.2	325	5.9
10,000-24,999	1,199	23.6	982	15.3	681	12.3
25,000-34,999	932	18.4	952	14.8	443	8.0
35,000-49,999	1,024	20.2	1,056	16.4	728	13.2
50,000-74,999	786	15.5	1,440	22.4	922	16.7
75,000-99,999	160	3.2	699	10.9	952	17.2
100,000-149,999	384	7.6	465	7.2	784	14.2
150,000 +			372	5.8	695	12.6
Total	5,076	100.0	6,431	100.0	5,530	100.0
Median hh Income	\$31,994		\$45,559		\$62,407	

Source: US Census Bureau, Census 1990 and 2000, Summary File 3 and American Community Survey, 2006-2010

¹⁵ Median household income is for all households including individuals, unrelated household members and families.

Figure 3-6

Dukes County Household Income Distribution, 2010



While median household income increased by 95.1% for the Island between 1990 and 2010, it increased by 215% for Aquinnah but was lower at \$57,500 in comparison to the other towns as shown in Table 3-6. Median household income increased by 121% for West Tisbury, 112% for Chilmark, and 107% for Tisbury; but only 86.4% and 90.1% for Edgartown and Oak Bluffs, respectively. The highest income levels were in Chilmark and West Tisbury with median levels well above the County's.

Table 3-6: Median Income¹⁶ by Town, 1990 to 2010

Town	1990		2000		2010	
	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.
Aquinnah	\$18,250	\$27,500	\$45,208	\$45,458	\$57,500	\$83,750
Chilmark	34,375	40,625	41,917	63,750	72,917	88,958
Edgartown	36,285	43,803	50,407	55,153	67,625	79,219
Oak Bluffs	31,117	38,462	42,044	53,841	59,156	75,025
Tisbury	28,281	40,274	37,041	53,051	58,551	69,936
W. Tisbury	32,422	39,423	54,077	59,514	71,667	91,389
County	31,994	41,369	45,559	55,018	62,407	77,231

US Census Bureau, 1990 and 2000 Summary File 3 and American Community Survey 2006-2010

Table 3-7 examines the incomes of households by the age of the members. This information confirms the relative dominance of older adults on the Vineyard with only 69 households in the lowest age range of 25 years or less. All of these young households had incomes of less than \$75,000, almost three-quarters in the \$35,000 to \$50,000 income range. Of the 1,116 households age 25 to 44, 209 or 18.7% earned less than \$35,000, a true challenge given the Island's high cost of

¹⁶ Median household income is for all households including individuals, unrelated household members and families. Median family income is for families only with at least one parent and one child.

living. Another 517 or 18.4% of those in the 45 to 64-age range earned less than \$35,000 in addition to 712 or almost half of those age 65 or more. With the exception of those 25 or less, an additional 12% of households in the other age ranges were earning between \$35,000 and \$50,000, still likely confronting major financial strains.

Table 3-7: Income Distribution by Age of Householder for Dukes County, 2010

Income Range	Age of 25 Years or Less		Age 25 to 44 Years		Age 45 to 64 Years		Age of 65 Years +	
	#	%	#	%	#	%	#	%
Under \$10,000	0	0.0	10	0.9	184	6.5	131	8.6
10,000-24,999	11	15.9	110	9.9	182	6.5	378	24.7
25,000-34,999	0	0.0	89	8.0	151	5.4	203	13.3
35,000-49,999	50	72.5	139	12.5	342	12.1	197	12.9
50,000-74,999	8	11.6	170	15.2	524	18.6	220	14.4
75,000-99,999	0	0.0	333	29.8	462	16.4	157	10.3
100,000-149,999	0	0.0	182	16.3	525	18.7	77	5.0
150,000 +	0	0.0	83	7.4	445	15.8	167	10.9
Total	69	100.0	1,116	100.0	2,815	100.0	1,530	100.0

Source: U.S. Census Bureau, Census 1990 and 2000 Summary File 3 and American Community Survey, 2006-2010

Over 700 seniors, or almost half of those 65 or older, had incomes of less than \$35,000 in addition to about another 700 households in lower age ranges.¹⁷ This suggests that there are significant numbers of households who have very limited financial means and likely confronting enormous challenges affording to live on the Vineyard.

There were significant disparities between those who own their home and those who rent. As Table 3-8 and Figure 3-7 indicate, as the income level increases the number of renters fluctuates somewhat but is largely on a downward path while the number of owners increases precipitously then remains relatively flat and then falls off somewhat. This dichotomy is also reflected in median income levels, \$71,856 for homeowners and \$44,102 for renters. *It should also be noted that the median household income for owners increased by 40% from \$51,379 in 2000, while the median for renters increased by only 26% from \$35,026.*

Table 3-8: Income Distribution by Tenure for Dukes County, 2010

Income Range	Homeowners		Renters	
	#	%	#	%
Under \$10,000	235	5.2	90	8.6
10,000-24,999	225	5.0	225	21.5
25,000-34,999	334	7.4	109	10.4
35,000-49,999	536	12.0	192	18.4
50,000-74,999	792	17.7	130	12.4
75,000-99,999	773	17.2	179	17.1
100,000-149,999	706	15.7	78	7.5
150,000 +	653	14.6	42	4.0
Total	4,485	100.0	1,045	100.0

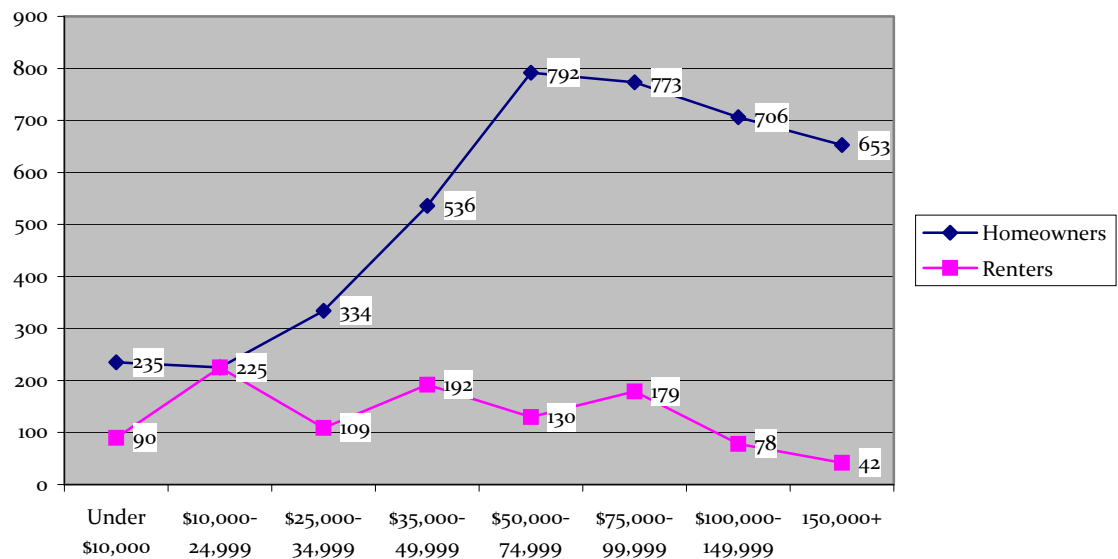
¹⁷ Of the 700 seniors earning less than \$35,000, about one-fifth are living in subsidized housing and are not cost burdened (125 Island Elderly Housing units plus six DCRHA units at Greenough House and another handful of units set-aside for the elderly disabled).

Median Household Income	\$71,856	\$44,102
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Source: U.S. Census Bureau, American Community Survey 2006-2010 in 2010 inflation-adjusted dollars.

Figure 3-7

Income Distribution by Tenure



3.6 Poverty – Increases in poverty levels¹⁸

While poverty levels were lower than the state overall, the numbers and percentages of those living in poverty has been climbing on the Vineyard. The number of individuals and families in poverty almost doubled between 1990 and 2010 and about tripled in the case of those 65 years of age or older. The exceptions were children under 18 years of age, which decreased somewhat, and female-headed households with children. Poverty levels by town are summarized in Table 8 of Appendix 2.

¹⁸ The 2012 poverty guidelines are \$11,170 for a single individual, \$15,130 for a two-person household, \$19,090 for three persons, \$23,050 for four persons, \$27,010 for five persons, \$30,970 for six persons, \$34,930 for seven persons, and \$38,890 for an eight person household.

Table 3-9: Poverty Status, 1990 to 2010

	1990		2000		2010		State 2010
	#	%	#	%	#	%	%
Individuals*	769	6.7	1,083	7.3	1,422	8.6	10.8
Families**	121	4.1	192	5.0	232	5.5	7.5
Female-headed Families***	57	21.7	92	20.4	24	6.1	32.7
Related Children Under 18 ears****	146	5.4	348	10.4	136	4.3	12.9
Individuals 65+*****	68	3.7	106	5.3	194	7.2	9.3

Source: US Census Bureau, Census 1990 and 2000 Summary File 3 and the American Community Survey 2006-2010.

* Percentage of total population ** Percentage of all families

*** Percentage of all female-headed families **** Percentage of related children less than 18 years

***** Percentage of all individuals age 65+

3.7 Employment – Increasing number of jobs dominated by the service industry with major seasonal employment shifts

Census Bureau estimates for 2010 indicate that the Island had a total labor force of 8,949 workers or two-thirds of the population 16 years of age or older. There were 8,425 employed workers with an unemployment rate of 5.9% at the time. Of these employed workers 2,549 or 30% were in management, business, science or arts occupations and 3,524 or 42% were in service or sales and office occupations. Another 1,812 or 21.5% were in construction, maintenance, and production occupations.

Table 3-10 provides more detailed breakdowns of employment from 1990 through 2010. This table illustrates several dramatic employment trends. *First, employment has expanded dramatically over the past couple of decades*, going from an annual average employment of 5,085 in 1990 to 7,929 in 2000 and 8,425 by 2010, representing a 66% rate of growth. This job growth is correlated to increases in the total population, seasonal population and income levels. Some industries experienced significant shrinkage in job opportunities, however, including wholesale and retail trade, government, and transportation and warehousing.

Second, *the Island economy is dominated by service-oriented jobs*. These jobs not only increased in number, growing by 224%, but also as a percentage of all jobs, from 22% in 1990 to 43% by 2010. Construction jobs have also grown dramatically, increasing by 392% between 1990 and 2010 with the second highest average employment. Almost all of the net growth in employment came from these industries. Given increases in both property values and seasonal visitors, the corresponding increase in finance and real estate jobs is not surprising. On the other hand, decreases in wholesale and retail trade were more unexpected given more people and resulting greater expendable income. Information by town is included in Table 11 of Appendix 2.

Table 3-10: Changes in the Number and Type of Employment for Dukes County, 1990 to 2010

Industry	1990	2000	2010	% Change 1990-2010
Services ¹⁹	1,118	3,341	3,626	224%
Construction	368	1,451	1,810	392%
Wholesale and retail trade	1,657	1,396	952	-42.5%
Finance, ins., real estate	300	553	760	153%
Manufacturing	119	231	303	155%
Government	929	397	301	-68%
Transportation, warehousing, util	482	307	266	-45%
Information	*	144	204	42%
Agric., forestry, fishing, etc.	112	109	203	81%
Total	5,085	7,929	8,425	66%

Source: US Census Bureau, Census 1990 and 2000 Summary File 3 and the American Community Survey 2006-2010. *Data not available for 1990.

The third major employment trend involves *major seasonal fluctuations*, summarized in Table 3-11 and visually presented in Figure 3-8.

Table 3-11: Labor Force and Unemployment, August 2011- August 2012

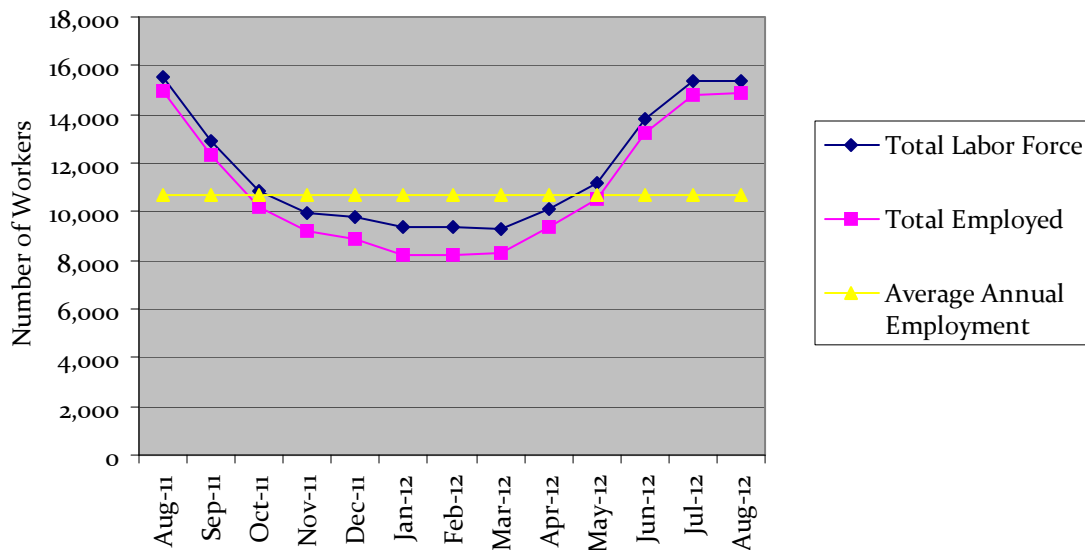
Month	Labor Force	Employed	Unemployed	Unemp. Rate County/State
August 2012	15,399	14,850	549	3.6/6.4
July 2012	15,371	14,784	587	3.8/6.6
June 2012	13,813	13,212	601	4.4/6.3
May 2012	11,166	10,510	656	5.9/5.8
April 2012	10,094	9,336	758	7.5/5.9
March 2012	9,248	8,287	961	10.4/6.4
February 2012	9,353	8,209	1,144	12.2/7.5
January 2012	9,348	8,240	1,108	11.9/7.7
December 2011	9,797	8,899	898	9.2/6.6
November 2011	9,980	9,175	805	8.1/6.4
October 2011	10,852	10,221	631	5.8/6.7
September 2011	12,924	12,288	636	4.9/7.3
August 2011	15,567	14,941	626	4.0/7.2

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

Figure 3-8

¹⁹ Includes professional, scientific, management, administrative, waste management, education, health care, social assistance, art, entertainment, food, accommodations, recreation and other services.

Employment Pattern, August 2011 to August 2012



Looking at monthly employment over a term of 13 months, from August 2011 through August 2012, the sizable shifts in jobs is notable. During the summer months, July and August in particular, the number of employed workers peaks. In August 2012 there were 14,850 jobs on record, down just a bit from 14,941 in 2011 and significantly higher than the average annual employment of 10,668 workers. Unemployment was correspondingly low, at 3.6% in comparison to 6.4% for the state. After the summer season ends, jobs substantially shrink, reaching lows in January and February. By February 2012, there were 8,209 employed workers and an unemployment rate of 12.2% compared to 7.5% statewide.

For many families summer is a make-it or break-it period to secure sufficient income to last through the winter.

Table 3-12 shows that employment increased substantially for all six towns between 1990 and 2011, ranging from a 28% rate of job growth in Tisbury to 766% in West Tisbury. The number of jobs in 2011 also varied considerably, largely correlated to the size of the local population, from 201 workers in Aquinnah to 2,811 in Oak Bluffs. The employment figures for August 2012 by town illustrate the substantial upsurge in jobs that occur in the summer with increased seasonal employees, rising to 281 in Aquinnah and 3,919 in Oak Bluffs for example.

Another notable employment trend is the *relatively low weekly wages* for the Island's year-round population, largely driven by the dominant service industry. For the first quarter of 2012, the average weekly wage for the Vineyard was \$875 in comparison to the state average of \$1,227. Average weekly wages for each town are summarized in Table 3-13, ranging from \$706 in Aquinnah to \$891 for Tisbury. These weekly wages are translated into monthly income and how much would be available for housing in comparison to actual housing costs. While more detailed affordability information is provided in Appendix 1, this table shows the great disparity between wages and housing costs.

Table 3-12: Average Annual Employment By Town, 1990 to 2011

Town	1990	2000	2011	August 2012	% Change 1990-2011
Aquinnah	59	225	201	281	241%
Chilmark	152	543	549	765	261%
Edgartown	1,451	2,484	2,642	3,682	82%
Oak Bluffs	1,210	2,336	2,811	3,919	132%
Tisbury	1,971	2,420	2,516	3,507	28%
West Tisbury	221	1,751	1,913	2,667	766%
Total	5,064	9,759	10,632	14,821	110%

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

The Island's average weekly wage was 71% of the state average, the median home price was 54% above the state's and the median rent exceeded the state's by 17%. This in essence describes the Vineyard affordable housing problem.

Table 3-13: Average Weekly Wages in Comparison to Rental Housing Costs by Town

Town	Average Weekly Wage, 2011	Average Monthly Wage	Maximum Housing Cost/Month*	Median Gross Rent, 2010
Aquinnah	\$706	\$2,824	\$697.20	\$1,180
Chilmark	\$727	\$2,908	\$722.40	\$1,141
Edgartown	\$798	\$3,192	\$807.60	\$1,302
Oak Bluffs	\$731	\$2,924	\$727.20	\$1,000
Tisbury	\$891	\$3,564	\$919.20	\$1,111
West Tisbury	\$848	\$3,392	\$867.60	\$1,212
County**	\$875**	\$3,500	\$900.00	\$1,180

Source: Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012 and US Census Bureau, American Community Survey 2006-2010

* Assumes a monthly utility allowance of \$150 and the household spending no more than 30% of their income on housing.

** For first quarter of 2012 as opposed to the average annual wage.

As part of preparing the *Island Plan*, the Vineyard's Master Plan, the Martha's Vineyard Commission engaged a consultant to develop an Economic Profile, which was completed in January 2008.²⁰ This report identified a *significant underground economy*, largely a result of a large foreign workforce and regular utilization of contract labor. The Profile estimated that there were 16 unreported jobs for every 100 reported jobs, and that the unreported jobs paid \$12 in wages for every \$100 in reported wages, representing at least 1,200 unreported jobs and \$34 million in unreported earnings. The document further pointed out that the chief significance of this underground economy was a weakening of community stability as underground workers typically stay for only short periods of time and often save wages for use off-Island. As a result these workers tend to invest little while living on the Vineyard and have a marginal impact on the local economy beyond the contribution of their labor.

²⁰ Ryan, John of Development Cycles, *Martha's Vineyard Economic Profile*, prepared for the Martha's Vineyard Commission and the Island Plan Steering Committee's Livelihood and Commerce Work Group, January 2008.

As noted in the 2001 Island-wide Housing Needs Assessment, *Preserving Community*,²¹ there were large increases in early morning commuters using the 46-ticket fare offered by the Woods Hole Steamship Authority. More recently the total number of passenger trips involving these special commuter books reflected some seasonal patterns of use, ranging from a high of 8,905 in May 2012, to a low of 6,433 by December. The May level was higher however than the following summer months, from 8,269 in June to 8,116 in August. This data does not breakdown the direction of the commutes but suggest that commuters represent a significant share of Island jobholders that include a segment of Vineyard residents who commute off-Island to jobs. Additionally, dramatic improvements in technology and transportation have enabled year-round and part-time residents to work away from their offices for periods of time. As explained in *Preserving Community*, “At the upper end of the economic scale, the Vineyard is quietly becoming a bedroom community for the global economy”.

3.8 Disability Status – Significant numbers of residents with disabilities

Table 3-14 presents information on the numbers and types of disabilities within several age ranges. Unfortunately, the Census Bureau has not released this type of data since 2000, but these figures suggest that the Island has had a significant number of disabled residents, about one-quarter of all residents. It is unlikely that the level of disabilities has changed markedly, particularly given the aging of the population.

Table 3-14: Types of Disabilities by Age, Numbers/Percentages for Dukes County, 2000

Type of Disability	5-15 Years of Age	16-64 Years of Age	Age 65 +	Total
Sensory	0/0.0%	180/7.1%	240/23.2%	420/11.4%
Physical	6/5.2%	402/15.8%	346/33.5%	754/20.4%
Mental	99/85.3%	300/11.8%	123/11.9%	522/14.1%
Self-care	11/9.5%	64/2.5%	114/11.0%	189/5.1%
Go-outside home	0/0.0%	136/5.4%	210/0.0%	346/9.4%
Employment	0/0.0%	1,460/57.4%	0/0.0%	1,460/39.6%
Total	116/100.0%	2,542/100.0%	1,033/100.0%	3,691/100.0%

Source: US Census Bureau, 2000 Summary File 3

3.9 Education – Somewhat higher education attainment and school enrollments

In 2010, 93.5% of those 25 years and older had a high school diploma or higher, and 40.0% had a Bachelor’s degree or higher, up from the 2000 figure of 90.4% and 38.4%, respectively. These levels of educational attainment are relatively high. For example, the percentage of those with a Bachelor’s degree or higher was 38.5% for the state in 2010.

In regard to school enrollment, while the total number of children has decreased by 6.6%, from 3,398 to 3,173 children under 18 between 2000 and 2010, the numbers of students enrolled in school decreased even more from 1,395 students, in the 1999-2000 school year, to 1,229 by 2011-0212 or by 11.9% according to state Department of Education data for all Island schools.

3.10 Resident Mobility – Stable residency

²¹ Ryan, John of Development Cycles, *Preserving Community: An Island-wide Housing Needs Assessment*, November 2001.

In 2010, 93% of residents were living in the same house as the year before while 3.9% moved within the Island. This represents relatively low resident mobility in comparison to the state where only 86% lived in the same house as the prior year. This attachment to living on the Island is also evidenced by census data indicating that 61.2% of all households lived in the same house in 2000 as they did in 1995 with an additional 20.2% living in a different house but still on the Vineyard.

4. Housing Profile

This section of the Housing Needs Assessment reviews housing characteristics and trends, analyzes the housing market from a number of different data sources and perspectives, compares what housing is available to what residents can afford, summarizes what units are defined as affordable by the state, and establishes the context for identifying priority housing needs.

4.1 Housing Growth – Dramatic growth in the 1980s and 1990s, slowing only somewhat more recently with the majority of units produced for seasonal use or as second homes

Table 4.1 indicates that 17.6% of the County's housing stock predates World War II. After a relatively slow period of growth through 1970, there was a spurt of building activity in the following three decades when 8,961 housing units were built. Since 2000, growth has remained high but has slowed down somewhat with an additional 2,352 units built through 2010, representing a 13.7% rate of growth, and another ? units built as of October 2012, indicating growth of ?%.

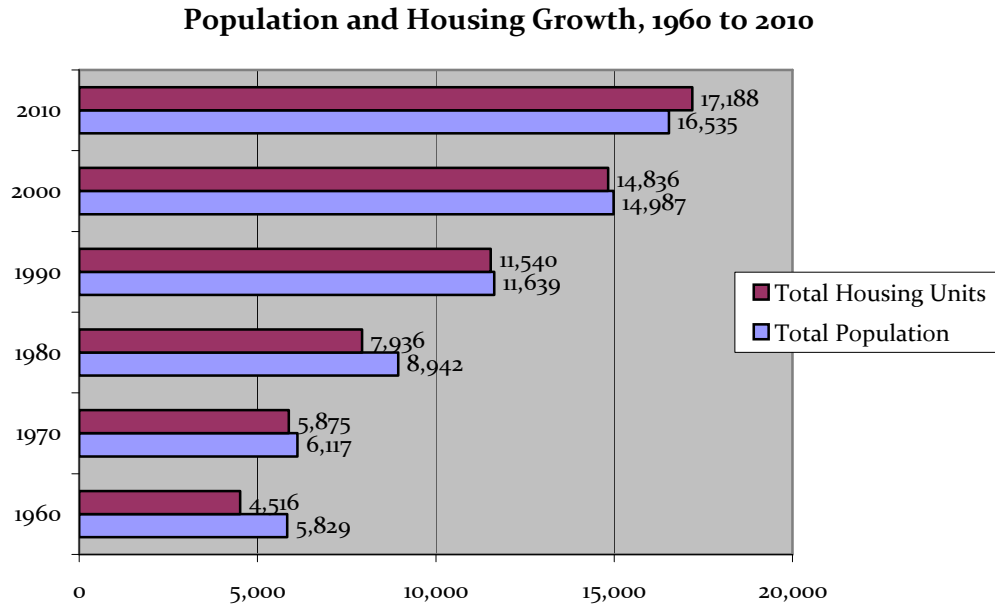
Table 4-1: Housing Units by Year Structure Was Built, 2010

Time Period	#	%
2000-2010	2,352	13.7
1990-1999	3,296	19.2
1980-1989	3,604	21.0
1970-1979	2,061	12.0
1960-1969	1,359	7.9
1950-1959	724	4.2
1940-1949	760	4.4
1939 or earlier	3,032	17.6
Total	17,188	100.0

Source: US Census Bureau, 2000 Summary File 3 and 2010.

A comparison of population and housing growth from 1960 through 2010 is presented in Figure 4-1. This chart shows the substantial increase in both population and housing after the 1970s, indicating that housing and population growth were close to a one-to-one ratio, with units surpassing residents between 2000 and 2010. Given the average household size of 2.22 persons, the majority of the new housing produced involved seasonal units or second homes, detailed in Section 4.2 below. Information on housing growth for each town is presented in Table 12 of Appendix 2. What is notable is how very small most of these communities were after World War II and how precipitous their growth was in the 1980s and 1990s.

Figure 4-1



4.2 Types of Units and Structures

Table 4-2 includes a summary of housing characteristics from 1990 through 2010, detailing more recent housing growth and changes in occupancy and tenure. Of the 17,188 total housing units in 2010, the Vineyard had 7,935 year-round units²² of which 7,368 or 42.9% were occupied year-round. Of the occupied units, 4,900 or 66.5% were owner-occupied and the remaining 2,468 units, or about one-third of the occupied units, were year-round rentals. Figure 4-2 shows the incremental growth of unit types during the same period, indicating *more growth in year-round homeownership units than rentals, a substantial decrease in vacant for sale or rental units that demonstrates a tightening of the housing market, and a stunning increase in seasonal units or second homes*.

Table 4-2: Housing Characteristics for Dukes County, 1990-2010

Housing Characteristics	1990		2000		2010	
	#	%	#	%	#	%
Total # Units	11,604	100.0	14,836	100.0	17,188	100.0
Occupied Units *	5,003	43.1	6,421	43.3	7,368	42.9
Occupied Owner Units	3,569	71.3	4,577	71.3	4,900	66.5
Occupied Rental Units	1,434	28.7	1,844	28.7	2,468	33.5
Total Vacant Units/ Seasonal Units *	6,601/ 5,390	56.9/46.4	8,415/7,995	56.7/53.9	9,820/ 9,253	57.1/53.8
Ave. Household Size of Owner Units	2.40 persons		2.39 persons		2.29 persons	
Ave. Household Size of Rental Units	2.08 persons		2.09 persons		2.10 persons	

Source: US Census Bureau, Census 1990, 2000 and 2010/Seasonal units include second homes.

²² The year-round figure is the one used under Chapter 40B for determining the 10% affordability goal, which based on 2010 census data is 7,935 units (total housing units of 17,188 minus 9,253 seasonal units).

* Percentage of all housing units ** Percentage of occupied housing units

This information by town is provided in Table 13 of Appendix 2. While Edgartown had the most housing units at 5,220 units, Chilmark had both the highest percentage of owner-occupied housing (73.9%) as well as seasonal and second home units (74.0%). Tisbury had the highest proportion of rental units at 38.2% of its housing stock. The average household size for homeowners ranged from 2.09 persons in Aquinnah to 2.36 persons in West Tisbury, and ranged for renters from 2.01 persons in West Tisbury to 2.25 in Edgartown.

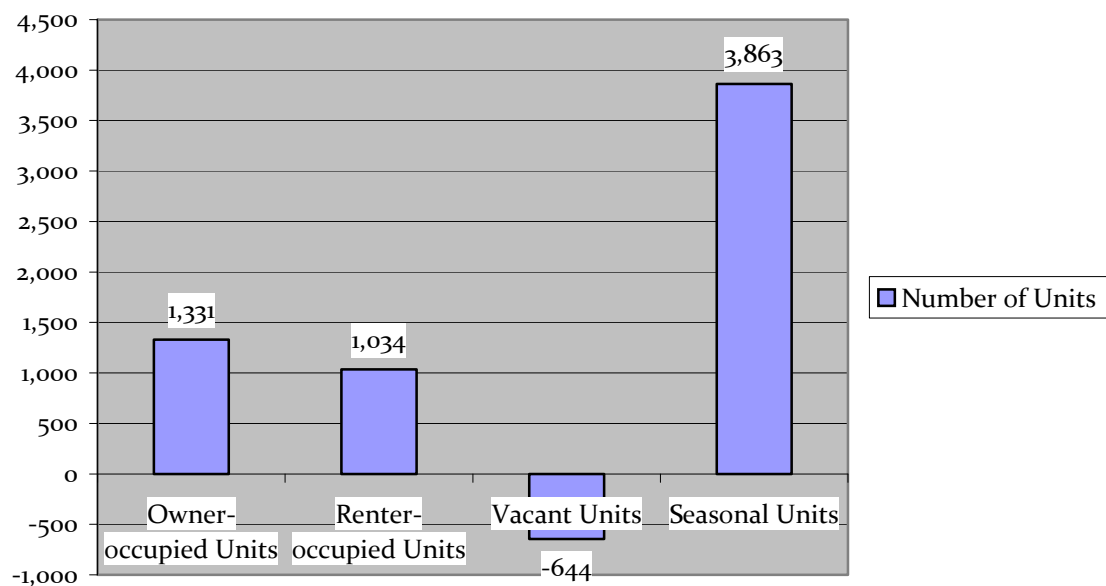
In reviewing changes in the housing stock since 1990, a number of important trends become apparent:

- Continued but slower housing growth with significant demo/rebuild activity***
 Building permit activity since the 2010 census counts is summarized by town in Table 4-3 for a total of ? net new units through mid-October 2012. These units include? single-family homes, ? duplexes or two-family structures, and ? units that involved the conversion of garage or office space to apartments. (Waiting for info on this from some towns.)

During the last few years, housing starts have gone down significantly, the economy being a major factor. Many contractors had to downsize their operations, and some even had crippling overhead that lead to their demise. There has been a big changeover from new construction to additions, repairs, and some teardown replacements. Spec building has become nonexistent, and custom home building is limited. There has been an increase in modular home construction, not only for single-family homes but for garages and guest houses as well.

Figure 4-2

Change in Number of Units, 1990 to 2010



There was a considerable amount of demolition/rebuild activity, involving the teardown and replacement of ? units. These teardowns have primarily involved summer rentals that were acquired because of their locations and replaced by large homes for summer rentals.

The demolition delay bylaw in Edgartown requires property owners to offer any unit that they plan to demolish to the Dukes County Regional Housing Authority, which in turn notifies other housing organizations on the Island of the opportunity to move the unit to another site for affordable housing. During the past few years, a dozen or so units have been moved and remain occupied as affordable. Because the Housing Authority or other organizations have to cover the costs of moving the structure plus any improvements, this opportunity has not been fully utilized and some of the units were not worth saving given their condition. Nevertheless, housing organizations have benefited by stripping the properties of building materials that were used on other affordable housing initiatives.

Given the numbers of demolition and rebuilding activity, funding to move units and locations to place them should be made available to save viable housing and convert units to long-term affordability for year-round residents.

Table 4-3: New Housing Units From April 2010 to Mid-October 2012

Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
4/2010-12/2010	5 SF – 3 demos = 2 net units		38 SF + 2 G + 2D + 1 SF to D – 12 demos = 33 net units	1 SF	6 SF	41 SF – 8 demos = 33 net new units
2011	2 SF – 1 demo = 1 net unit		28 SF + 3 G + 1 O – 8 demos = 24 net units		11 SF + 2 D = 15 units	
As of 10/2012			16 SF + 3 G – 5 demos = 14 net units		7 SF + 1 D = 9 units	
Total	3		71	1?	30	33

Sources: Town Building Departments, October 2012

SF = Single-family units; D = duplex units/two-family units; G = conversion from garage or new unit above garage; and O = conversion from office

The Island Plan, prepared in December 2009, estimated that there about 31% of the Island's land area, or about 17,815 acres, was available for future development or protection. With current zoning, the Plan estimated that as many as 12,000 more homes and main buildings could be added, translating into about 26,000 more people. Efforts to guide future development, including a diversity of housing types and affordability levels, will be essential to the Island's future.

- ***High seasonal housing stock***

A major characteristic of the Island's housing dynamic is the high and continuing development of units that are used seasonally or periodically as second homes. As noted above, *more than two-thirds of the new housing produced from 1990 to 2010 was for seasonal or occasional use*. Dukes County has the second highest percentage of seasonal units, second only to Nantucket as noted in Figure 4-3. Barnstable County also has a high

seasonal and second home market with Berkshire County next at less than 20%. All of the other counties had seasonal housing units of less than 10% of their housing stock.

Figure 4-3

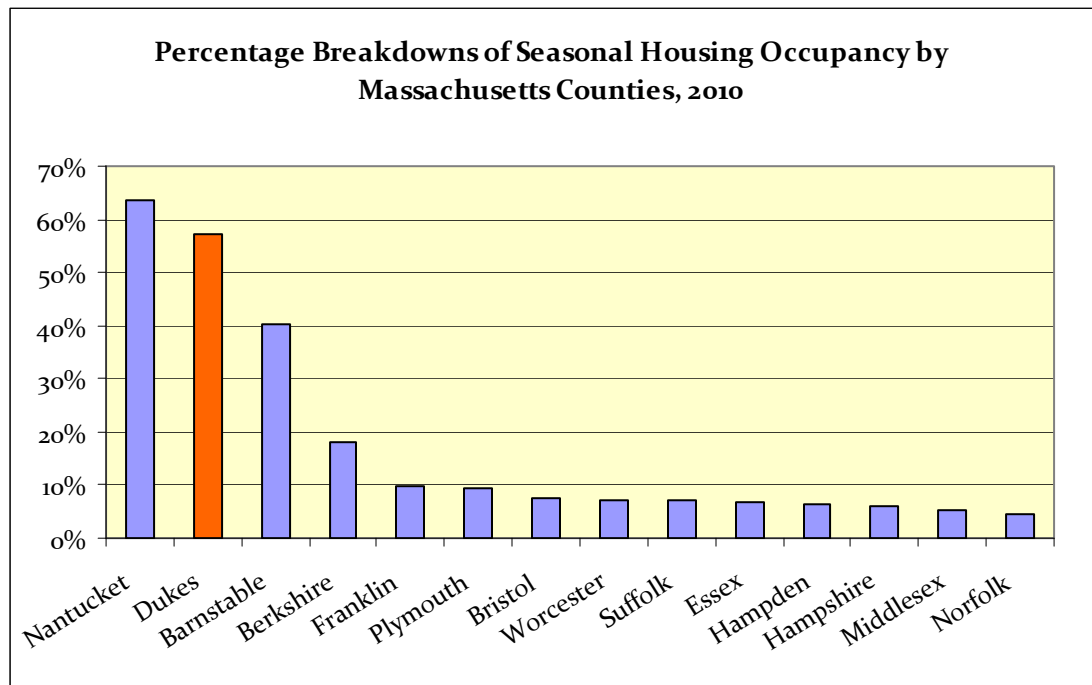
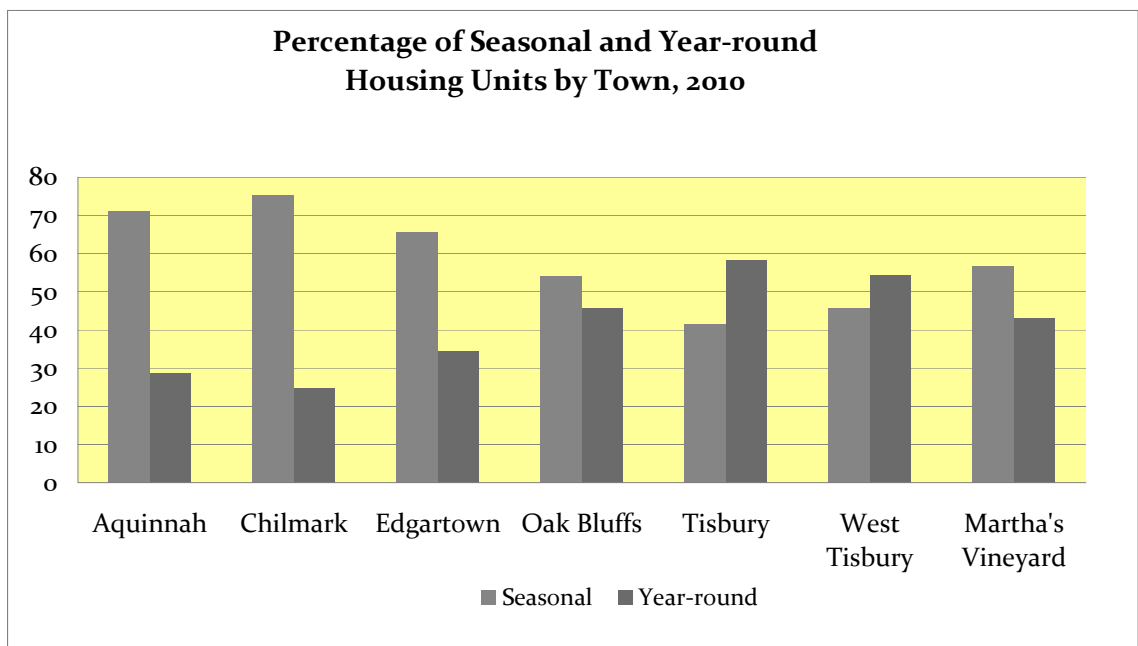


Figure 4-4 compares the percentage of seasonal and year-round units for each of the six towns. All of the communities have more seasonal units than year-round units with the exceptions of Tisbury and West Tisbury. Aquinnah, Chilmark and Edgartown all had very high levels of seasonal units at 68.6%, 74.0% and 62.4%, respectively.

Figure 4-4



- **Proportional increase in rental units**

Rental housing production increased by 72.1% between 1990 and 2010, creating 1,034 additional year-round rental units. The proportion of rental units as part of the total housing stock grew from 28.7% in 1990 to one-third of all units by 2010. There were more new year-round owner-occupied units built during this period, 1,331 units, but the percentage of the total owner-occupied housing stock decreased from 71.3% in 1990 and 2000 to about two-thirds of all units by 2010.

- **Decrease in persons per unit for homeowner units and a small increase for rentals**

As noted in the demographic profile, household size continues to shrink as a whole and largely reflects regional, state and national trends towards smaller households. The average number of persons per unit declined between 1990 and 2010, from 2.40 persons to 2.29 persons for owner-occupied units. Surprisingly, the average number of persons per rental unit increased a bit, from 2.08 to 2.10 persons during the same period.

- **Relative scarcity of multi-family housing**

Table 4-4 shows that the vast majority of Island housing units was in single-family detached homes. Only about 10% of all units were in other types of dwellings, 2% in single-family attached homes, 3% in small multi-family units, and about another 3% in mobile homes, boats or RV's. Unlike most communities, there is a very limited amount of housing in larger multi-family structures with only 1.5% of all units in dwellings of more than five (5) units. See Table 14 in Appendix 2 for the distribution of housing types by town.

The dominance of single-family homes reflects historic development patterns on the Vineyard; but given the high cost of land, limited economies of scale, and need to preserve open space, such housing is not the most efficient and economic way to produce affordable housing.

Table 4-4: Units by Type of Structure, 1990-2010

Type of Structure	1990		2000		2010	
	#	%	#	%	#	%
1-detached units ²³	10,491	90.4	13,518	91.1	15,205	90.5
1-attached units	143	1.2	367	2.5	336	2.0
2 units	298	2.6	458	3.1	328	2.0
3-4 units	228	2.0	217	1.5	173	1.0
5-9 units	138	1.2	175	1.2	145	0.9
10+ units	65	0.6	84	0.6	98	0.6
Mobile homes, boats, RV's	241	2.1	17	0.1	524	3.1
Total	11,604	100.0	14,836	100.0	16,809	100.0

Source: U.S. Census Bureau, Census 1990 and 2000 Summary File 3 and American Community Survey 2006-2010. Data includes all housing units, including seasonal units and second homes.

²³ A single-family detached unit is freestanding as one unit while single-family attached homes involve townhouses or duplex units, typically condos.

- ***Two-thirds of rentals were in single-family homes***

As noted in Table 4-5, almost all of the owner-occupied units were in single-family dwellings and two-thirds of the rentals were single-family dwellings as well, most likely indistinguishable from ownership units. This level is extremely high in comparison to the state at 14.2%. More than one-quarter of the rental units were in small multi-family properties with only 67 units in larger developments, all in Oak Bluffs, likely referring to Island Elderly Housing's Woodside Village development. This information by town is presented in Table 14 of Appendix 2.

Table 4-5: Type of Structure by Tenure for Year-round Housing, 2010

Type of Structure	Homeowner Units		Renter Units	
	#	%	#	%
1-units/detached and attached	4,317	96.3	705	67.5
2 to 9 units	134	3.0	273	26.1
10+ units	0	0.0	67	6.4
Other	34	0.7	0	0.0
Total	4,485	100.0	1,045	100.0

Source: US Census Bureau, American Community Survey 2006-2010

- ***The size of Island housing is comparable to the state average***

While housing on the Vineyard is significantly more costly, when compared to the state overall, certainly in comparison to most communities, these costs do not translate into larger homes overall. Table 4-6 provides information on the distribution of unit sizes, more specifically the number of rooms per unit, in comparison to the state. This data indicates that the median sized unit was relatively modest with 5.6 rooms, or two to three bedrooms, the same as the state. In addition those units most appropriate for single persons, with three rooms or less, comprised only 13.3% of the housing stock, somewhat lower than the state level of 15.1%. On the other end of the range, larger housing units with eight (8) rooms or more involved 15.1% of the Vineyard's housing stock but 20.8% of the units in the state. There was a higher proportion of units with five to seven units on the Vineyard in comparison to the state however.

Table 4-6: Number of Rooms Per Unit, 2010

Number of Rooms Per Unit	Dukes County		Massachusetts	
	#	%	#	%
1 Room	662	3.9	68,766	2.5
2 Rooms	653	3.9	79,410	2.8
3 Rooms	930	5.5	273,947	9.8
4 Rooms	2,009	12.0	437,273	15.6
5 Rooms	3,631	21.6	515,001	18.4
6 Rooms	3,740	22.2	499,493	17.8
7 Rooms	2,652	15.8	343,280	12.3
8 Rooms	1,545	9.2	261,476	9.3
9 or More Rooms	987	5.9	321,659	11.5
Total	16,809	100.0	2,800,305	100.0
Median (Rooms)	5.6 Rooms		5.6 Rooms	

Source: US Census Bureau, American Community Survey 2006-2010

It should also be noted that one-third of all households involved individuals living alone. Since one-quarter of all units had four rooms or less, there are considerable numbers of single-persons who are over-housed on the Island.

4.3 Vacancy Rates – Increased rental vacancy rate

The vacancy rates for ownership housing for both 2000 and 2010 were well below 5%, indicative of an extremely tight housing market. The vacancy rate for rental units increased from a relatively low rate of 3.6% in 2000 to 8.2% by 2010. The high seasonal turnover of rentals may explain this higher rental vacancy rate somewhat, and it still remained lower than the national level as shown in Table 4-7.

Table 4-7: Vacancy Rates by Tenure, 2000 and 2010

Tenure	2000	2010	MA 2010	Nation 2010
Rental	3.6	8.2	6.5%	9.2%
Homeowner	1.3	2.5	1.5%	2.4%

Source: US Census Bureau, 2000 and 2010

4.4 Foreclosures -- Increasing foreclosure activity

From January 1 through November 1, 2012, the Island experienced 40 petitions to foreclose, the first formal part of the foreclosure process, and 30 actual foreclosure auctions. While there was very limited foreclosure activity in Aquinnah, Chilmark and West Tisbury, there were twelve (12) auctions in Oak Bluffs, five (5) in Edgartown, and ten (10) in Tisbury. This level of foreclosure activity is up from 2011, when there were 20 auctions and only a dozen petitions to foreclose and considerably higher than 2007, prior to the economic downturn, with only four (4) petitions and two (2) auctions. A breakdown of foreclosure activity by town is provided in Table 15 of Appendix 2.

4.5 Housing Costs and Affordability – High housing costs leading to large affordability gaps for both homeownership and rentals

Homeownership – Values have come down but are still extraordinarily high

Martha's Vineyard has among the highest housing costs in the state, surpassed only by Nantucket with a median single-family home price of more than \$1 million as of September 2012. Table 4-8 shows the dramatic increase in home values from *census data*, from a median of \$195,800 in 1990 to \$681,300 by 2010 in comparison to a median of \$342,000 for the state. In 2010, only 1,000 homes, or 22.3% of the owner-occupied housing stock, were valued below \$500,000. Only 148 units or 3.3% were valued at less than \$200,000 and therefore affordable to households earning at or below 80% of area median income (AMI). These were likely subsidized or very small in poor condition.

Table 4-8: Values of Owner-Occupied Housing, 1990 – 2010

Price Range	1990		2000		2010	
	#	%	#	%	#	%
Less than \$100,000	191	6.2	64	1.6	80	1.8
\$100,000 to \$199,999	1,405	45.7	734	18.7	68	1.5
\$200,000 to \$299,999	749	24.3	1,132	28.8	171	3.8
\$300,000 to \$499,999	504	16.4	1,190	30.3	681	15.2
\$500,000 to \$999,999	228	7.4	572	14.6	2,546	56.8
\$1 million or more			235	6.0	939	20.9
Total	3,077	100.0	3,927	100.0	4,485	100.0
Median (dollars)	\$195,800		\$304,000		\$681,300	

Source: US Census Bureau, Census 1990 and 2000 and American Community Survey 2006-2010

Table 4-9 summarizes median sales prices for single-family homes and condominiums from 2000 through September 2012, and these prices are also presented in Figure 4-5. Prices for single-family homes increased steadily, reaching the height of the market in 2007 with a median price of \$700,000. With the bursting of the housing bubble, prices decreased to a low of \$512,000 in 2011. It appears that the market is beginning to revive somewhat with a median price of \$535,000 as of September 2012. Table 16 of Appendix 2 includes information on median values by town.

Table 4-9: Median Sales Prices and Number of Sales, January 2000 – September 2012

Year	Months	Single-family/#	Condo/#
2012	Jan – Sep	\$535,000/197	\$209,000/9
2011	Jan – Dec	512,000/204	477,500/12
2010	Jan – Dec	600,000/245	499,000/10
2009	Jan – Dec	592,500/181	340,000/17
2008	Jan – Dec	650,000/178	305,000/19
2007	Jan – Dec	700,000/235	370,000/23
2006	Jan – Dec	649,500/264	283,000/23
2005	Jan – Dec	660,000/329	295,000/38
2004	Jan – Dec	580,000/373	349,000/36
2003	Jan – Dec	487,500/290	461,669/26
2002	Jan – Dec	400,000/338	124,000/45
2001	Jan – Dec	405,000/270	30,500/56
2000	Jan – Dec	335,000/293	103,750/52

Source: Banker & Tradesman/The Warren Group, October 16, 2012

The condo market, which is much smaller at 348 units in 2012, has fluctuated widely over the past dozen years as shown in Figure 4-5. Because the number of sales is small, new units coming onto the market can affect median prices significantly. In 2003, 2010 and 2011, the median values of single-family and condos approached each other, with another marked drop-off in condo prices in 2012.

A December 2012 article in *Banker & Tradesman*, referencing Nantucket and Martha's Vineyard, stated, "Even as the broader housing market in Massachusetts has begun to surge back this year, they're breaking

out ahead of the pack, providing a signal about the strength of the high-end market.²⁴ The article went on to point out that the Island’s housing market goes beyond the region indicating, “Of course, the Islands also benefit from some unique factors as well, with most purchasers long-time vacationers who come from all over the country, increasing the pool of potential buyers.”

Figure 4-5

Median Home and Condo Prices, 2000 to September 2012

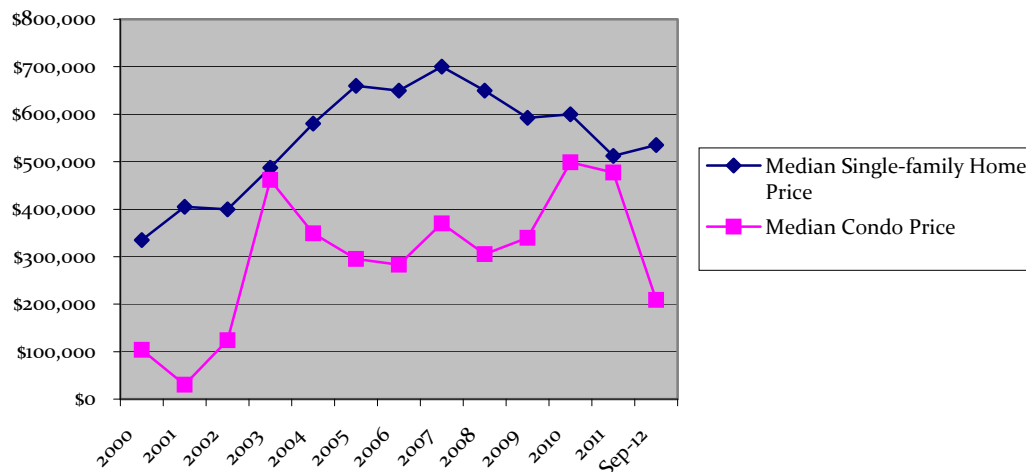
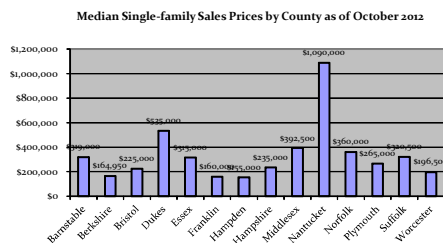


Figure 4-6 presents the median sales prices for single-family homes by county as of October 2012, clearly demonstrating the high housing prices on the Islands -- \$535,000 and \$1,090,000 for Dukes and Nantucket Counties, respectively. The next highest median price is \$392,500 for Middlesex County. The state’s median house price was \$287,500, not much more than half that of Dukes County.

Figure 4-6



²⁴ Sullivan, Colleen M., “High End Sales Propel Nantucket, Vineyard Housing Markets: Buyers See ‘Bargains’ on Islands, from \$200,000 Houses to \$20 Million Mansions”, *Banker & Tradesman*, December 10, 2012.

Another analysis of housing market data is presented in Table 4-10, which provides information on the *distribution of recent sale prices* from August 2011 through early October 2012. (See Table 17 in Appendix 2 for information by town.) There were a total of 335 sales, all single-family homes with the exception of five (5) condos. Units that sold below \$200,000, included 19 homes but were typically very small, likely needed significant improvements, and had few locational advantages. Almost one-third sold between \$300,000 and \$500,000 and about one-fifth sold for more than \$1 million. The highest sales price was \$7 million for a large waterfront property in Tisbury. The median price during this period of time was \$525,000. There were only five (5) condominium sales during this period, four (4) in Edgartown and one (1) in Oak Bluffs with prices ranging from a low of \$209,000 to a high of \$1.1 million.

Table 4-10: Single-family House and Condo Sales, August 2011 to October 5, 2012

Sales Price Range	#	%
Less than 199,999	19	5.7
\$200,000-299,999	39	11.6
\$300,000-399,999	55	16.4
\$400,000-499,999	50	14.9
\$500,000-599,999	39	11.6
\$600,000-699,999	30	9.0
\$700,000-799,999	22	6.6
\$800,000-899,999	13	3.9
\$900,000-999,999	7	2.1
\$1,000,000-1,999,999	30	9.0
\$2,000,000 +	31	9.3
Total	335	100.0

Source: Multiple Listing Service data from Banker & Tradesman, October 23, 2012.

Town Assessor data is presented in Table 4-11 that provides the range of values by major dwelling type. As indicated in Table 4-4, the Island has very limited diversity of housing types and almost all residential properties are single-family detached or attached homes, including the 11,698 properties in Table 4-11, plus at least some of the condos and the multiple houses that are on a single lot. While the towns include other types of residential properties, the numbers of mixed residential and commercial units as well multi-family properties are small in number. Even condos are a small segment of the Island's housing stock with only 348 units. Condos are nonexistent in Chilmark and total only six (6) and four (4) units in Aquinnah and West Tisbury, respectively. The breakdown of these housing types by town is included in Tables 18 to 20 in Appendix 2.

This data is also visually displayed in Figure 4-7. While the distribution of values for most types of properties is generally a bell-shaped curve, with most properties clustered in the middle ranges, this is not the case for Vineyard values. The chart actually displays two (2) curves representing two (2) separate housing markets. The first curve is what might be expected in most relatively affluent communities with housing values rising precipitously above the \$200,000 level, with about 44% of the units included in Table 4-11 (about 47% of single-family homes) in the \$300,000 to \$600,000 range, and with a significant drop-off after that to much smaller numbers of units in the \$700,000 to \$1 million range. The Vineyard includes another distinct luxury housing market. After the million-dollar threshold, there is another curve that includes about one-quarter of all

single-family homes and 17.5% of the properties with multiple houses, peaking at the \$2 million level for single-family homes.

(We should include a GIS map of some of these ranges, perhaps under \$300,000, \$300,000 to \$600,000, \$600,000 to \$1 million, and over \$1 million?)

Table 4-11: Island-wide Assessed Values of Residential Properties with Numbers/Percentages, 2012

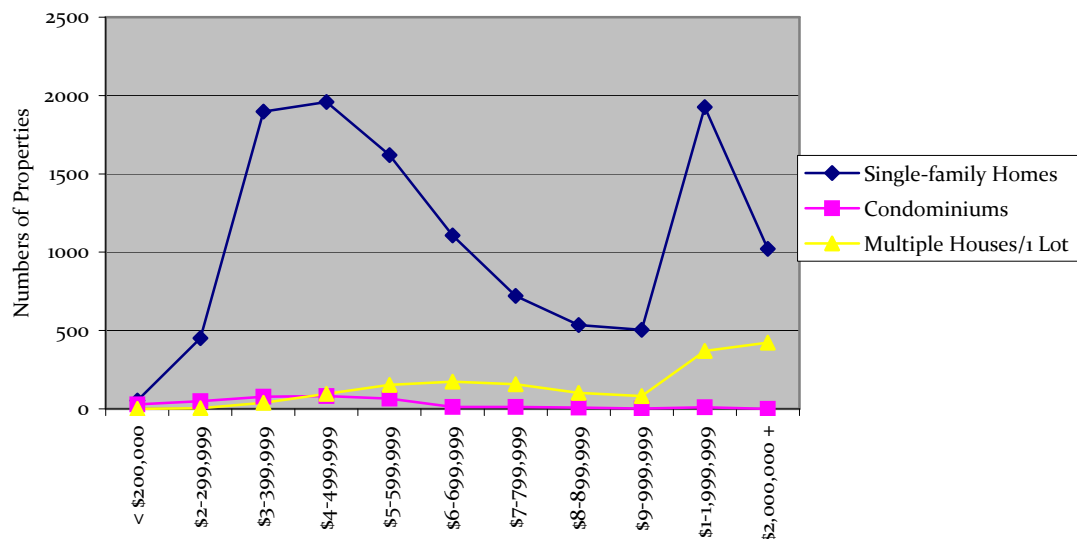
Value	Single-family Properties	Condominiums	Multiple Houses/1 Lot	Total
< \$200,000	53/0.5%	28/8.0%	0/0.0%	81/0.6%
\$2-299,999	451/3.9%	50/14.4%	4/0.3%	505/3.7%
\$3-399,999	1,897/16.2%	77/22.1%	38/2.4%	2,012/14.7%
\$4-499,999	1,959/16.7%	81/23.3%	97/6.1%	2,137/15.7%
\$5-599,999	1,620/13.8%	66/19.0%	154/9.6%	1,840/13.5%
\$6-699,999	1,108/9.5%	12/3.4%	173/10.8%	1,293/9.5%
\$7-799,999	722/6.2%	12/3.4%	158/9.9%	892/6.5%
\$8-899,999	535/4.6%	9/2.6%	103/6.4%	647/4.7%
\$9-999,999	504/4.3%	3/0.9%	81/5.1%	588/4.3%
\$1-1,999,999	1,927/15.6%	10/2.9%	370/23.1%	2,307/16.9%
\$2,000,000 +	1,022/8.7%	0/0.0%	422/26.4%	1,444/10.6%
Total	11,698/100.0%	348/100.0%	1,600/100.0%	13,646/100.0%

Source: Town Assessors, fiscal year 2012

There are actually two homeownership markets on the Island, one that resembles other affluent communities with a concentration of houses in the \$300,000 to \$600,000 range, and another distinct luxury market averaging about \$2 million for single-family homes.

Figure 4-7

Numbers of Properties by Type and Value



Not surprisingly, there were very few units that were valued at less than \$200,000, only 81 or 0.6% of the property types included in the analysis. Some of these units were subsidized and most were relatively small.

A detailed affordability analysis of these market conditions is provided in Appendix 1. Through the combination of information in Tables 1 and 2 of Appendix 1, it is possible to compute the affordability gap, typically defined as the difference between what a median income household can afford and the median priced unit on the market. *The affordability gap was \$213,500 as of September 2012, the difference between \$321,500 (based on the median income figure for a household of two and 80% financing) and the median house price of \$535,000.* The gap increases to almost \$300,000 (\$297,000) for those earning at 80% AMI, assuming they can qualify for 95% financing through the Soft Second Loan Program or MassHousing mortgage financing. It is only at the 150% AMI level that the affordability gap begins to disappear, assuming 80% financing and the purchaser's ability to come up with about \$110,000 in cash to cover the down payment and closing costs and meet other rigorous underwriting criteria.

Table 4-12: Affordability Gaps for Homeownership as of October 2012

County	Median Income *	Affordable Price**	Median House Price***	Affordability Gap
Dukes	\$62,407	\$321,500	\$535,000	\$213,500
Barnstable	\$56,699	\$288,000	\$319,000	\$31,000
Berkshire	\$42,969	\$195,000	\$164,950	-\$30,050
Bristol	\$53,409	\$239,000	\$225,000	-\$14,000
Essex	\$64,887	\$300,000	\$315,000	\$15,000
Franklin	\$50,361	\$221,000	\$160,000	-\$81,000
Hampden	\$47,897	\$217,000	\$155,000	-\$62,000
Hampshire	\$54,179	\$246,000	\$235,000	-\$11,000
Middlesex	\$76,978	\$356,000	\$392,500	\$36,500
Nantucket	\$83,347	\$444,000	\$1,090,000	\$646,000
Norfolk	\$81,889	\$373,000	\$360,000	-\$13,000
Plymouth	\$68,253	\$306,000	\$265,000	-\$41,000
Suffolk	\$49,276	\$223,000	\$320,500	\$97,500
Worcester	\$60,493	\$270,000	\$196,500	-\$73,500
Massachusetts	\$63,961	\$290,000	\$288,000	-\$2,000

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010.

** Figures based on interest of 5.0%, 30-year term, estimated annual property tax rates,²⁵ insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and 80% financing.

*** Based on the Warren Group/Banker & Tradesman Town Stats figures of November 30, 2012.

A comparison of affordability gaps for all counties in Massachusetts is presented in Table 4-12, clearly showing that the Islands have the highest affordability gaps by far. While the affordability

²⁵ Tax rates were estimated based on a review of municipalities within each county (\$6 per thousand for Barnstable County, \$13 for Berkshire, \$14 for Bristol, \$5.36 for Dukes, \$12 for Essex, \$15 for Franklin, \$15 for Hampden, \$13 for Hampshire, \$12 for Middlesex, \$3.62 for Nantucket, \$13 for Norfolk, \$14 for Plymouth, \$13.14 for Suffolk, \$14 for Worcester County, and \$13 statewide.

gaps were \$213,500 and \$646,000 for Dukes and Nantucket Counties respectively, the only other counties that had any affordability gaps at all included Barnstable County at \$31,000, Essex County at \$15,000, Middlesex County at \$36,500, and Suffolk County at \$97,500. While affordability gaps would have been much higher for all counties a few years ago before the bursting of the housing bubble, the significant decrease in median home prices and interest rates have caused the gap to completely disappear in most counties.

Another result of the recent recession has been increasing challenges in obtaining mortgage financing, including much higher upfront cash requirements. The estimates included in Table 4-12 are based on 80% financing, requiring a purchaser to come up with 20% down payments in addition to closing costs. In effect the high upfront cash requirements effectively increases the affordability gap substantially. For example, a household earning the median income of \$68,253 in Plymouth County, could likely afford a single-family house costing \$306,000 but would have to have approximately \$65,000 in cash available to obtain financing, not an easy task for any household that does not have access to equity from a previous house.

The analysis in Appendix 1 also identifies how many single-family homes on the Vineyard were affordable within various income categories, showing that Island-wide only 20 single-family homes were assessed as being affordable to those earning at or below 80% of area median income (a maximum of \$54,000 for a household of two) and most of these were either very small cottages or subsidized units. Another 59 homes were affordable to those earning between 80% AMI and median income (median income of \$62,407), representing less than 1% of all single-family units. This analysis also indicates that there is very limited availability of homes for those earning between median income and 150% AMI.

Rental Housing – Significant seasonal shifts have lead to homelessness during the summer

The Vineyard's rental market is complicated by substantial seasonal shifts. Because of the high demand for summer rentals, many property owners are economically motivated to rent in the summer season, often for exorbitant prices by the week, and then lower the price significantly during the winter, typically spanning Labor Day through Memorial Day. While year-round rentals are certainly available, they tend to come at some premium in comparison to winter rentals in compensation from some foregone summer revenue.

This economic scenario establishes the context for what has been known as the “Island Shuffle”, where those in winter rentals are forced to find alternative accommodations during the summer. In essence many of these renters become homeless in search of a temporary place to live whether doubled up with friends or families, camping, or commuting from off-Island.

Table 4-13 presents information on rental costs from 1990 to 2010, based on the US Census. The rental market has changed substantially as the median rent more than doubled between 1990 and 2010, going from \$512 per month to \$1,180. In 2000 more than half of the community's rental units were in the \$500 to \$1,000 price range. By 2010 the market had shifted to where more than half of these units were priced beyond \$1,000, with almost one-fifth renting for more than \$1,500. Rental costs by town are provided in Table 23 of Appendix 2.

Table 4-13: Rental Costs, 1990-2010

Gross Rent	1990		2000		2010	
	#	%	#	%	#	%
Under \$200	95	6.9	45	2.5	0	0.0
\$200-299	75	5.5	66	3.7	20	1.9
\$300-499	370	26.9	130	7.3	49	4.7
\$500-749	461	33.5	559	31.4	42	4.0
\$750-999	160	11.6	487	27.4	184	17.6
\$1,000-1,499	33	2.4	251	14.1	304	29.1
\$1,500 +			24	1.3	207	19.8
No Cash Rent ²⁶	181	13.2	218	12.2	239	22.9
Total*	1,375	100.0	1,780	100.0	1,045	100.0
Median Rent	\$512		\$741		\$1,180	

Source: US Census Bureau, Census 1990 and 2000 Summary File 3 and American Community Survey 2008-2010

Note: The estimates provided by the Census Bureau's American Community Survey substantially undercount the total number of occupied rental units in comparison to the actual 2010 census count of 2,468 units.

Rental listings from Craigslist and local realtors in Martha's Vineyard for September and October 2012 (see Appendix 1 for these listings) suggest that more current rents are higher, ranging from \$800 for a two-bedroom winter rental in Oak Bluffs to \$2,500 for a new two-bedroom, year-round house in Katama. Most of the rentals fell between \$1,200 and \$2,200. There were actually only a few apartments available on a year-round basis. A local realtor indicated that they typically had no more than eight to a dozen listings of long-term rentals (units available year-round or for the winter season) at any particular time.

While a home can rent for \$1,200 per month in the winter, it can then command \$15,000 to \$25,000 per week during the summer. Seasonal rentals range considerably from a \$1,200 per week "shack" on Chappaquiddick to as high as \$45,000 per week with waterfront access, a pool, and all of the "bells and whistles" that accompany Island luxury. A local realtor suggested that houses along Edgartown's harbor perhaps held the highest value. Typically any house with waterfront access or views, a pool, and a relatively new or updated house would rent in the \$20,000 to \$30,000 per week range.

The detailed affordability analysis in Appendix 1 also examines rentals. Table 1 looks at what renters can afford at different income levels. For example, a two-person household earning at 50% of area median income and earning \$35,800 annually could afford a monthly rental of only about \$595.00, assuming they are paying no more than 30% of their income on housing and pay utility bills that average about \$300 per month. A rental this low is impossible to find on the Vineyard unless the unit is subsidized. The lowest two-bedroom rental advertised in September and October 2012 was more than twice this amount, listed at \$1,400, also typically requiring first and last month's rent and a security deposit equivalent to a month's rent when the lease is signed or about \$4,000 in cash. *This means that any household looking to rent in the private housing market must have a considerable income and amount of cash available. The consequence is that people have to pay much more than they can afford for their housing.*

²⁶ "No cash rent" means that the tenant does not make formal payments to the owner.

Also, using the lowest prices advertised in September and October of 2012 on Craigslist, a year-round two-bedroom unit renting for \$1,400 would require an income of \$68,000, assuming \$300 per month in utility bills and that housing expenses were no more than 30% of the household's income. This is more than the median income level, leaving those earning less than median income priced out of the rental market. While winter rentals might be a bit more affordable, they leave these households veritably homeless during the summer. To put these rentals in another perspective, someone earning minimum wage of \$8.00 for 40 hours per week every week during the year would still only earn a gross income of \$16,640. Households with two persons earning the minimum wage would still have less than half the income that is needed to afford this market rent. Even someone earning the average weekly wage of \$875 during the first quarter of 2012 (translating into an annual income of approximately \$46,000) would only be able to afford a unit of about \$850 per month.

Market rents are not only well beyond lower wage earners, but are even too high for those earning at median income. Consequently renters pay far too much for their housing and may become virtually homeless during the summer given the seasonal competition for limited units.

4.6 Subsidized Housing Inventory (SHI)

Appendix 6 includes a summary of the projects and number of units by town that are included in the Subsidized Housing Inventory (SHI) and thus meet all state requirements of affordability under Chapter 40B regulations (see Appendix 4 for details on these requirements). There was a total of 411 SHI units or 5.2% of the Island's year-round housing stock. About three-quarters of the units involved rentals, and almost half of the affordable units were produced through comprehensive permits and therefore involved overrides of local zoning. (We should insert a GIS map that identifies the existing affordable and community housing stock.)

As noted in the table, there are a few projects where the affordability restrictions are due to expire and will lead to some loss of SHI units in the future. For example, the shorter-term deed riders for the Housing Rehab Programs will expire between 2017 and 2019. The affordability of the 3 units at the Rectory are also due to expire in 2017, although since the units are owned and managed by the Dukes County Regional Housing Authority (DCRHA) it is likely that they will be refinanced to extend affordability into the long-term. All of the other units, where affordability is not in perpetuity, involve expiring dates well into the future, however restrictions for some of these projects included different terms and conditions than those used today and need to be closely monitored to insure continued affordability.

Due to the exceedingly high property values on the Vineyard, the State Legislature granted Nantucket and Dukes County the right to place permanent deed restrictions on properties whose owners earn up to 150% of area median income (AMI), but still priced out of the local housing market. A summary of the full range of income limits, from 30% to 150% AMI, is included as Appendix 5

Martha's Vineyard is fortunate to have strong local capacity to produce affordable and community housing and provide important housing resources and services through a number of local and regional organizations. These are described in Section 6 but include the following:

- *Dukes County Regional Housing Authority (DCRHA)*
- *Martha's Vineyard Commission (MVC)*
- *Habitat for Humanity of Martha's Vineyard*
- *Island Elderly Housing (IEH)*
- *The Resource Inc. (TRI)*
- *Community Action Committee of Cape Cod and the Islands*
- *Housing Assistance Corporation (HAC)*
- *Island Housing Trust (IHT)*
- *The Community Builders (TCB)*
- *Aquinnah Wampanoag Tribal Housing Authority*
- *Martha's Vineyard Housing Fund (MVHF)*
- *Almost all of the towns have both an Affordable Housing Committee and Housing Trust²⁷*

There is substantial demand for affordable units, and DCRHA maintains wait lists for both rental and homeownership units with 235 and 312 applicants, respectively. These wait lists are broken down by the size of household, by town and by income level and are included in Appendix 2.

DCRHA also administers the *Rental Conversion Program* that provides rental assistance for 75 households in market rentals through Town CPA support with a current waitlist of 115 households. This initiative subsidizes the rents of Island residents earning at or below 80% AMI who pay no more than 30% of their adjusted income towards a maximum of 50% of total rent.

There are a number of projects in planning and development that are estimated to produce another five (5) affordable housing units that will be eligible for inclusion in the SHI, including the following:

- *Sepiessa II*
The Housing Authority is in the process of adding a one-bedroom, two-bedroom and three-bedroom apartment for a total of three (3) additional units.
- *Greenough House*
The Housing Authority is working on adding two (2) units.

5. Priority Housing Needs

As indicated in Section 2, this Housing Needs Assessment recommends that there be a focus on rental unit development, proposing about an 80% to 20% split between rentals and affordable homeownership in the new affordable and community housing units created. The reasons behind this recommendation are based on the following important benefits of rentals:

- Better address the needs of lower waged workers, addressing the more transitory residency of many workers.
Indicator of Need: The average weekly wage is still insufficient to cover most rentals much less far more expensive homeownership options.

²⁷ Aquinnah does not have an Affordable Housing Trust Fund at this time.

- Target the needs of the Island's most vulnerable residents with very limited financial means.
Indicator of Need: The number of individuals and families in poverty almost doubled between 1990 and 2010 and almost tripled in the case of those 65 years of age or older.
- Reduce the negative impacts of the summer's "Island Shuffle" on both individuals and families.
Indicator of Need: While winter rentals may be more affordable, they render many households virtually homeless during the summer, estimated to involve approximately 23% of renters who have lived on the Island for at least five years according to the November 2001 Housing Needs Assessment (any updated estimate?).
- Provide opportunities for some seniors who are overhoused and spending far too much to remain in their homes to relocate to more affordable and less isolated settings, opening up their homes to families requiring more space.
Indicator of Need: Of the 1,610 Island seniors who are homeowners, 56.5% were spending too much of their income on housing.
- Promote accessory units in existing homes that provide small year-round rentals and also offer additional income to owners, particularly those on fixed incomes.
Indicator of Need: There were 429 seniors who were homeowners and spending more than half of their income on housing, most of these earning at or below 50% AMI.
- Offer opportunities to build new more clustered, mixed-income communities that promote greater affordability through economies of scale in development, reduce the stigma of affordable housing, and help build connections among Island residents.
Indicator of Need: In order to meet annual production goals of at least 50 units, it will be necessary to develop multi-family housing that takes advantage of some economies of scale and are of sufficient size to utilize public subsidy funds such as the Low Income Housing Tax Credit.

The affordability analysis in Appendix 1 (Table 6) indicates that there has been a shortage of rental units for those in the lowest income levels with a deficit of 192 units for extremely low-income households earning less than 30% of area median income and 173 units for those earning between 30% and 50% of area median income, referred to by HUD as very low-income households. This population clearly needs subsidized rentals. Of the 675 rental units that were estimated to be occupied by those earning at or below 80% AMI (see Table 7 in Appendix 1), 304 were included as part of the Island's Subsidized Housing Inventory (see Table 4-14), leaving approximately 371 rental units that were apparently not subsidized. This level is equivalent to the 365 deficit of affordable rental units needed as calculated in Table 6 of Appendix 1, which reinforces this level of need.

It is likely that these deficits do not completely reflect the total need for affordable rental units. First, the figures are based on estimates from Census Bureau survey data that suggest a rental housing stock of 1,140 units instead of the 2,468 counted when the Census Bureau obtained information from every household. It may not be unreasonable to suggest that the estimates in Table 6 of Appendix 1 represent only about half of the actual demand. Second, the seasonal shifts in the rental market create even more burdens for households. Clearly those renters who are

displaced during the summer season should be added to any estimates of need. Third, there are substantial wait lists for subsidized rental units, including 235 households for DCRHA rental units and 115 households for its Rental Assistance Program. Fourth, as the population continues to grow, there will be a responding need for more workers with corresponding needs for more housing, rental housing in particular.

It is important to note that the affordability analysis in Appendix 1 calculates larger deficits for homeownership units than rentals. However, as suggested above, this Housing Needs Assessment recommends a priority focus on those residents with the most limited financial means that are best accommodated through rentals. Nevertheless, this Needs Study also incorporates production goals for first-time homeownership opportunities equivalent to 20% of new affordable and community housing units created. This study also recognizes that many of the cost burdened homeownership are likely ineligible for subsidized housing as the significant equity in their homes would disqualify them from assistance.

Through a review of key socio-economic trends, changes in the housing stock, and existing affordability gaps, the following priority housing needs are identified for subpopulations of Island residents:

Extremely and Very Low-income Residents

This Housing Needs Assessment suggests that those with the lowest incomes who are not currently living in subsidized housing be considered the top priority for new affordable unit creation and support services where needed.

As indicated in Table 7 of Appendix 1, there were 730 households who earned at or below 30% of area median income in 2009 (the most recently-released data from a special HUD report that breaks down income level by tenure, type of household and cost burdens). Of these households, 705 or 81% were paying too much for their housing (140 paying between 30% and 50% of their income on housing costs and 450 paying more than half of their income on housing). Of the 200 total renters in this income range, 115 were paying too much and it is likely that the remaining 85 were living in subsidized housing.

Given existing rents, it is hard to imagine circumstances where tenants at this income level can afford to live on the Vineyard unless 1) they are living in units subsidized by a public program or project, 2) the owners are offering below market rents, or 3) the tenants are paying way too much for housing based on their income. Additionally, given current housing prices, homeownership is out of reach for these extremely and very low-income households unless perhaps they are long-term owners without a mortgage. Even those without mortgage payments are likely encountering difficulties affording to live in their homes given the high costs of living on the Vineyard.

It should be noted that while those falling within these income categories clearly have the greatest unmet housing needs on the Island, providing housing for them requires substantial amounts of subsidies given existing affordability gaps.

This Housing Needs Assessment proposes targeting all of the rental units to those earning within 50% AMI although this study acknowledges that some financing for rental developments is directed to those earning within 60% AMI which would also address the unmet housing needs of lower income Island workers and their families.

Families

Families are the mainstay of any community, establishing roots within the community to raise children and pass on the Island legacy to subsequent generations. While the number of family households on the Island increased between 1990 and 2010, the percentage of families decreased from 60.5% of all households to 57.3%. Moreover, almost 31% of the households with children were headed by one parent (70.7% of these involved single mothers) suggesting a compelling need for affordable housing for families with only one income. Many families were also spending far too much for their housing.

According to information from HUD that was distilled from census estimates (Table 7 of Appendix 1), of the 350 small families²⁸ who were renters, 125 were spending more than half of their incomes on housing, most of them earning less than 50% AMI. Of the 1,955 small families that were homeowners, 810 or 41.4% were experiencing cost burdens, including 315 of these families who were earning within 80% AMI.

There were few large families, reflected in the Island's declining average household size. Information from Appendix 1 (Table 7) estimate only 70 renters and 250 owners involved large families, with only four (4) of the renters but 58% of the owner households experiencing cost burdens. In fact all of the 80 large families that were homeowners and earning within 80% AMI were paying more than half of their income on housing. These costs burdened owners should have other alternative and affordable places to live on the Island.

This Housing Needs Assessment recommends directing approximately 60% of new units created to families.

Seniors

Over 700 seniors, or almost half of those 65 years of age or older, had incomes of less than \$35,000, and 378, or one-quarter of all seniors, earned between \$10,000 and \$25,000. Many seniors were also living in housing that was by common definition not affordable, although approximately 131 of these seniors were living in subsidized housing and therefore not cost burdened.

Appendix 1 (Table 7) documents that there were 55 renters and 909 owners age 62 or more who were experiencing cost burdens including an estimated 439 who were spending at least half their income on housing expenses. *It is likely that most of the seniors who rented were already in subsidized housing, although the remaining 55 with cost burdens would be primary targets for assistance.*²⁹ Of the 870 seniors who were homeowners, 369 or 42.4% were paying more than half of their income on housing. These seniors were likely to be living on fixed incomes but with substantial equity in their homes that would make it difficult for them to qualify for subsidized units whether affordable ownership or rentals. Also, other market options are beyond their means unless they can pay cash to cover most of the purchase price for a new home or condo with the equity from their previous home or opt for a market rental unit.

²⁸ Small families are those with two (2) to four (4) members and large families have five (5) or more members.

²⁹ Approximately 131 seniors occupy subsidized housing and therefore have no cost burdens.

It will also be important to incorporate greater handicapped accessibility and “visitability” improvements into new and existing units to accommodate an increasingly aging population. For example, residents between the ages of 45 and 64 increased from 2,158 in 1990 to 5,645 by 2010, an increase of 162%. These residents, many of whom are part of the baby boom generation, comprised 18.5% of the population in 1990 but grew to 34.1% in 2010. More supportive services to help seniors age in place will also be required. Housing production goals incorporate these factors, suggesting that at least 10% of all new units be handicapped accessible and/or have supportive services. Also, additional assisted living facilities and nursing homes should be promoted to serve this increasingly older population of Islanders, enabling them to remain in their community.

This Housing Needs Assessment suggests targeting approximately 20% of all new units created to seniors.

Singles

Singles comprised about one-third of all households in Dukes County. Of these single-person households, 1,541 or 62.6% were under 65 years of age. As indicated in Appendix 1 (Table 7) those in the “other” category, representing non-family and non-elderly households, had substantial cost burdens including 41.2% of renters and 51% of owners. Two hundred (200) or 41.2% of these renter households were spending more than half of their income on housing as was another 334 or 51% of these owner households. Affordable rental housing will be needed to provide housing for essential single workers, including those lower wage earners in the service industries. These singles also include children who were raised on the Vineyard and are looking for an avenue to return to their community.

This Housing Needs Assessment proposes that approximately 20% of all new units created be directed to singles who were providing essential services on the Vineyard.

People with Disabilities

Table 3-14 presents information on the numbers and types of disabilities within several age ranges. Unfortunately, the Census Bureau has not released this type of data since 2000, but these figures suggest that there have been significant numbers of residents with disabilities. In 2000, there were 3,691 residents who claimed a disability, representing about 25% of all residents. It is unlikely that the level of disabilities has changed markedly, particularly given increases in older residents.

The Massachusetts Accessible Housing Registry (MassAccess),³⁰ shows a great shortage of accessible units throughout the state and lists only 19 such units on the Vineyard (these units were at Woodside Village, Aidylberg, Greenough House, Margaret C. Love House (1 studio), Vineyard Village Apartments, and Sepiessa Point Apartments), although there is one (1) additional unit in the Housing Authority’s Noyes Building and two (2) at their Middle Line Road development. It is difficult to assess where improvements may have been made without the units being included on the Mass Access website, but it is clear that the Island has a severe shortage of accessible units.³¹

³⁰ MassAccess is a website that was created by Citizens Housing and Planning Association (CHAPA) and other partners to help people with disabilities find affordable and accessible housing in Massachusetts.

³¹ Accessible homeownership units are more difficult to identify as there may be homeowners who have made modifications to their homes to promote better accessibility without any intentions of selling in the future.

There are additional housing units on the Vineyard that provide housing and supportive services to those with special needs including:

- Eight (8) units as part of group homes for mentally disabled adults who do not require continuous medical or nursing care. These units are administered by the Massachusetts Department of Mental Health (DMH) or by a provider agency under contract with DMH.
- The Havenside Corporation that is a private, non-profit provider of rental apartments for Island elders (25 one-bedroom units, 4 two-bedroom units, and one (1) studio).
- The Henrietta Brewer House (14 units) and Long Hill (10 units) are assisted living facilities for seniors.
- Windemere Nursing and Rehabilitation Center that provides beds for seniors and those with Alzheimers (16-bed residential living wing, 21-bed Alzheimers/Special Needs wing, and 40-bed long-term care wing).
- Vineyard House that provides supportive housing for adults in recovery (in three (3) homes for 17 adults).
- Seven Hills Community Services and Community Systems Inc. offers residential services for adults with mental retardation in private homes as part of a shared living or adult foster care arrangement (7 adults).
- Fellowship Health Resources Inc. provides residential services for those with mental illness (8 SRO units at the Housing Authority's Lagoon Heights).
- A DCRHA property, 45 Franklin Street, with four (4) SRO's for individuals with cognitive impairments with serves supported by a Department of Developmental Services (DDS) contract.

This Housing Needs Assessment suggests incorporating handicapped accessibility and/or supportive services into at least 10% of all new affordable and community housing units created.

Homeless

Homelessness is a regional problem. The Cape and Islands Regional Network to End Homelessness conducts an annual Point in Time census of the homeless every January, counting families and individuals on the streets, in motels, in emergency shelters, and in transitional housing. In January 2011, there were 269 individuals on the Cape and the Islands who were identified as homeless and 248 homeless families that included 218 teens and children. There is some sentiment that the incidence of homelessness among families is underreported and actual numbers are higher. This count also does not include the hidden homeless or those doubled-up not by choice with family or friends or otherwise precariously housed. The many challenges to providing housing for the homeless include the lack of resources to rehabilitate apartments and build new housing, the reduction of Section 8 subsidies, and the relocation of the homeless from other areas.

The Cape and the Islands Regional Network to End Homelessness has prepared a Regional Plan that includes the following additional information on the homeless:

- There were 150 to 200 veterans and their families on Cape Cod and the Islands who were homeless or at risk of homelessness. This population encounters a number of other problems as well including physical and mental health issues and unemployment.

- Youth in the 18 to 24 age range are at risk of homelessness as they grapple with addiction, gender issues or sexual orientation, age out of foster care, are returning veterans, and have a disability.
- Seniors also face homelessness due largely to substantial reductions in income following retirement and the lack of affordable, accessible and community-based housing in concert with minimal family support and chronic medical issues and disabilities.

While there is a concerted effort to improve conditions for the homeless, there are insufficient resources to provide housing and support services to meet all of the needs. This is the case for the region as a whole and the Island in particular. The Regional Plan acknowledges that while the Cape and the Islands has a comprehensive prevention system in place, the current system does not provide enough permanent supportive housing to move the homeless from shelters into more stable housing. It further recognizes that these shortages are even more acute on the Islands.

Martha's Vineyard does not have emergency or transitional shelters and as a result any person or family that becomes homeless must be transported to some facility off the Island. Various local organizations, including Island Clergy, the Dukes County Commissioners, local businesses (such as hotels/motels that provide rooms) and police provide support to the homeless or those at risk of homelessness. The Boys and Girls Club provides meals for children, and there are counseling and other interventions available locally to treat substance abuse and mental health problems that sometimes contribute to homelessness. (Note: We will get more info on these programs in the next phase of the planning process.)

This Housing Needs Assessment proposes targeting new housing to the Island's most vulnerable residents earning at HUD's extremely low or very low income levels, who would be most at risk of homelessness.

Community Housing

Table 5 in Appendix 1 estimates that there is not a shortage of rental units for those earning above 80% of area median income but calculates a deficit of 795 ownership units for those earning between 80% and 150% AMI. The ownership figure was computed by comparing what households could afford in this income range to the values of existing properties on the Island. This significant shortage suggests that there are too many homeowners living well beyond their means. Table 1 in Appendix 1 also indicates that even those earning at 120% AMI are priced out of the housing market with an estimated affordability gap of \$104,000. Those earning towards the highest end of this income range are likely to better be able to afford homeownership as a household earning at 150% AMI can afford a \$556,000 home (with 80% financing and more than \$115,000 in upfront cash requirements) which is beyond the median house price of \$535,000 for the Island and the medians for Oak Bluffs and Tisbury as well.

It should be noted that subsidized housing development on the Island has included units for those earning beyond 80% AMI, but still priced out of the housing market, in an effort to meet a wider range of housing needs and leverage limited public funding. For example, the houses at Jenney Way included units for those earning within four (4) income tiers – 80%, 100%, 120% and 150% AMI, all with resale restrictions. Moreover, the waitlists for subsidized units maintained by the Dukes County Regional Housing Authority, includes 42 households with incomes between 100% and 120% AMI and 26 with incomes between 120% and 140%, further demonstrating need.

Some continued support for community housing needs should be considered, promoting year-round housing options and mixed-income environments with a somewhat less per unit demand on subsidy funds. (10% of all subsidized units?)

Seasonal Housing

The summer brings approximately 5,000 seasonal workers to the Vineyard to support the summer's busy tourist season. Some employers provide housing for their workers in dormitories or other accommodations. Local leaders need to continue to support the efforts of employers to provide such seasonal housing for their workers. (We will be holding a forum with employers that will provide additional information on seasonal housing needs.)

Summary (A good question was raised as to whether we want to be so specific about including breakdowns by particular target groups. We should discuss.)

Table 5-1 provides a summary of what housing is available to various subpopulations, estimates the unmet need for each of these populations and compares it to what is proposed to be undertaken in efforts to implement this Housing Needs Assessment.

While the proposed annual housing production goal of 50 units appears to be ambitious given past production levels, it still falls substantially short of the actual need.

Table 5-1: Unmet Housing Needs

Type of Housing	Housing Available	Unmet Need*	Recommended For Next Year/Five Years**
Rentals			
Extremely Low Income (within 30% AMI)	8	192/384	40 units/200 units
Very Low Income (30 to 50% AMI)	77	173/346	
Low to Moderate Income (50 to 80% AMI)	240	About 26 on DCRHA wait list	
Ownership			
Less than 80% AMI	20	1,550	10 units/50 units
80% to 100% AMI	50	207	
100% to 150% AMI	575	588	
Total	970		50 units/250 units
Types of Populations			
Seniors***	180 rental units 701 owner units	55 renters 909 owners	20% of all units created or 10/50 units
Families***	222 rental units 1,145 owner units	198 renters 1,250 owners	60% of all units created or 30/150 units
Singles***	125 rental units 86 owner units	200 renters 334 owners	20% of all units created or 10/50 units
Total	527 rental units 1,932 owner units	453 renters 2,493 owners	50 units/250 units
People with Disabilities ***	22 (19 MassAccess + 3 more DCRHA units) + est. 175 other units with supportive	4,554	10% of all units created or 5/25 units (part of the total units created for senior, families and individuals)

	services		
Homeless***	No shelters on the Island	? estimate	Part of the 200 rental units listed above
Community Housing?	?		We should discuss.
Seasonal Workforce	?	5,000	?

Sources: US Department of Housing and Urban Development (HUD), SOCDS CHAS Data, 2009;

MassAccess; and Massachusetts Department of Housing and Community Development, August 28, 2012.

*See Tables 5 and 6 in Appendix 1. Also, because Table 7 in Appendix 1 undercounts the occupied rental units by about half, we have also doubled the unmet housing needs for another estimate.

** Based on annual production goals that total 50 units/year.

*** These population groups are also largely incorporated in the numbers of those with unmet housing needs earning at extremely low and very low income levels. The numbers with disabilities represents an estimate of 25% of all residents in 2012, the same level of those with disabilities in 2000. Available units for seniors, families and other individuals were derived from the number of units that did not involve occupants with cost burdens in Table 7 of Appendix 1 and the unmet housing needs included those who were paying too much for their housing (more than 30% of their income). Singles came from the “other “ category in Table 7 of Appendix 1 that include non-elderly and non-family households.

6. Evaluation of Existing Programs/Projects and Organizational Capacity *(This will be a summary of Interim Report #2)*

7. Recommendations *(This will be a summary of Interim Report #3)*

8. Conclusion

APPENDIX 1

Affordability Analysis of Existing Housing

While it is useful to have a better understanding of past and current housing costs, it is also important to analyze the implications of these costs on housing affordability. Tables 1 and 2 examine affordability from two different vantage points. Table 1 calculates what households earning at various income levels can afford, and Table 2 examines some of the housing costs summarized above in Section 4.5, estimating what households must earn to afford these prices *based on spending no more than 30% of their income on housing expenses*, the commonly applied threshold of affordability.

There is some debate as to whether this 30% affordability threshold is an appropriate one for the Vineyard. Some argue that because housing costs are so very high, it is unrealistic to expect many households to be able to adhere to a 30% standard and 40% might be a more pragmatic alternative. Others suggest that the Island's high cost of living also make it extremely difficult to stick to a 30% housing affordability guideline and the figure should be closer to 20%. The Martha's Vineyard Commission has prepared or commissioned studies that analyzed the actual costs of living and doing business on the Island. The Commission itself prepared a report on the cost of living in 2006 that indicated a composite cost of living index of 157 for the Vineyard as opposed to a national average of 100, or 57% above the national average.³² This was about 12% higher than the index for Boston for the same time period. The highest contributing cost contributing to the index was housing, which was almost twice the national average and 13% higher than Boston's. Transportation costs were also a major contributing factor, estimated to be 22% higher than Boston's.

Another report, prepared by John J. Ryan of Development Cycles and the Martha's Vineyard Commission in October 2008, indicated an even higher cost of living index for the Vineyard with a composite score of 170 as opposed to the national average of 100 and 135 for the Boston area.³³ This translates into the need for an after tax income of \$85,050 for the Vineyard to have the equivalent buying power of a typical American family with an after tax income of \$50,000.

Both assertions hold some validity. For the purpose of this Housing Needs Assessment, the 30% standard will be maintained as it is the generally acknowledged guideline and basically cuts the difference between the other 40% and 20% affordability options.

Table 1 shows how homeownership and rentals are more or less affordable to households earning at different income levels. The calculations in the table also indicate that the amount of down payment has a substantial bearing on what households can afford. Before the economic turndown, it had been fairly easy for purchasers to limit their down payments to 5% or even less as long as they paid private mortgage insurance or qualified for a subsidized mortgage program such as the state's Soft Second Loan Program. Lenders now are typically applying more rigid lending criteria, including the need for 20% down payments and stricter credit requirements, that make homeownership, particularly first-

³² Flynn, Christine, *Martha's Vineyard Commission Cost of Living Index for 2006*, April 2007.

³³ Ryan, John J. of Development Cycles, *Martha's Vineyard Cost of Living and Doing Business Study*, prepared for the Martha's Vineyard Commission, October 2008.

time homeownership, much more challenging. Because condominiums and small multi-family units are such a very small segment of the Island's housing stock, the analysis focuses solely on single-family homes and rentals.

As Table 1 demonstrates, a household earning the same level of income can acquire a much higher priced home with more cash down. It should be noted that the figures assume that those earning at or below 80% AMI would qualify for a subsidized mortgage program without a requirement for purchasing private mortgage insurance (PMI). The highest house price that a household could afford at the 80% AMI limit of \$54,000 is \$238,000 in the case of 95% financing and \$277,500 if the purchaser could come up with approximately \$60,000 in upfront cash for the 20% down payment and closing costs.

Table 1: Affordability Analysis I
Maximum Affordable Prices Based on Income Levels and Financing

Single-family	Income Level	30% Monthly Income	Estimated Max. Affordable Price 5% Down ***	Estimated Max. Affordable Price 20% Down ***
	80% AMI = \$54,000**	\$1,350	\$238,000	\$277,500
	Median Income = \$62,407*	\$1,560.18	\$264,000	\$321,500
	120% AMI = \$85,920 ****	\$2,148	\$364,000	\$431,000
	150% AMI = \$107,400****	\$2,685.00	\$456,000	\$556,000
Rental	Income Level	30% Monthly Income	Estimated Utility Cost****	Affordable Monthly Rental
	30% AMI = \$21,500**	\$537.50	\$300	\$237.50
	50% AMI = \$35,800**	\$895.00	\$300	\$595.00
	80% AMI = \$54,000**	\$1,350.00	\$300	\$1,050.00
	Median Income = \$62,407*	\$1,560.18	\$300	\$1,260.18

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County.

** HUD 2012 Income Limits for the Dukes County MSA for a household of two (2), which is the average household size for owner-occupants on the Vineyard (2.29 persons).

*** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighted by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (*assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI*).

****Figures from Dukes County Regional Housing Authority. These include utility allowances that vary according to the number of bedrooms, program (HOME, HUD, MHP, LIP, Section 8) and type of utility (gas, oil). The average allowance for a two-bedroom unit using gas was \$340 and \$270 with oil. This analysis uses an average utility allowance of \$300 per month.

Note: The estimated purchase prices for the affordable units at the 80% AMI level are maximum levels and not equivalent to the actual purchase prices of affordable units as the state formula for calculating purchase prices insures a marketing window and is based on a household earning at 70% AMI.

Table 1 also looks at what renters can afford at different income levels. For example, a two-person household earning at 50% of area median income and earning \$35,800 annually could afford a

monthly rental of only about \$595.00, assuming they are paying no more than 30% of their income on housing and pay utility bills that average about \$300 per month. A rental this low is impossible to find on the Vineyard unless the unit is subsidized, year-round rentals in particular. The lowest two-bedroom rental advertised in September and October 2012 was more than twice this amount of \$1,400, also typically requiring first and last month's rent and a security deposit equivalent to a month's rent when the lease is signed. This means that any household looking to rent in the private housing market must have a considerable income and amount of cash available. The consequence is that people have to pay much more than they can afford for their housing.

Table 2 explores affordability from another angle, going from specific housing costs to income instead of the other way around as was the case in Table 1. Taking the median single-family house prices for Dukes County and each of the six towns, the income that would be required to afford this price is calculated, showing the differences between 95% and 80% financing. For example, using the \$535,000 median single-family home price for the County as of September 2012, a household would have to earn \$126,000 if they could access 95% financing. An income of \$103,500 would be required in the case of 80% financing, which would also require about \$60,000 in cash to cover down payment and closing costs. The calculations for each of the towns vary according to the median price and tax rate, ranging from an estimated income of \$75,150 to afford the median house price in Oak Bluffs based on 80% financing, to twice that amount or \$150,000 for Chilmark.

Table 2: Affordability Analysis II
Income Required to Afford Median Price or Minimum Market Rents

Single-family	Median Price*	Estimated Mortgage		Income Required **	
		5% Down	20% Down	5% Down	20% Down
Island-wide	\$535,000	\$508,250	\$428,000	\$126,000	\$103,500
Aquinnah	\$642,500	\$610,375	\$514,000	\$148,000	\$121,000
Chilmark	\$825,000	\$783,750	\$660,000	\$184,800	\$150,000
Edgartown	\$653,388	\$620,719	\$522,710	\$149,500	\$122,000
Oak Bluffs	\$374,000	\$355,300	\$299,200	\$91,000	\$75,150
Tisbury	\$430,000	\$408,500	\$344,000	\$105,250	\$87,150
West Tisbury	\$704,000	\$668,800	\$563,200	\$164,500	\$135,000
Rental/Island-wide	Estimated Market Monthly Rental ***	Estimated Monthly Utility Costs ****	Income Required		
One-bedroom	\$1,000	\$235	\$49,400		
Two-bedroom	\$1,400	\$300	\$68,000		
Three-bedroom	\$1,800	\$380	\$87,200		

Source: Calculations provided by Karen Sunnarborg.

* From The Warren Group Town Stats data as of September 2012.

** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand for Dukes County (this is based on an average of the tax rates for all six towns, weighted by the number of housing units) and actual tax rates for each town (\$3.93 for Aquinnah, \$2.08 for Chilmark, \$3.43 for Edgartown, \$7.39 for Oak Bluffs, \$8.01 for Tisbury, and \$4.92 for West Tisbury), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount.

*** Lowest prices seen in September and October 2012 in Craigslist for year-round rentals.

**** Utility allowances vary according to the number of bedrooms, program (HOME, HUD, MHP, LIP, Section 8) and type of utility (gas, oil). The average allowance for a two-bedroom unit using gas was \$340 and \$270 with oil, for example with this analysis about cutting the difference with an average utility allowance of \$300 per month.

Updated rental listings from Craigslist and local realtors in Martha's Vineyard are offered below (most of these listings involve the tenant paying utilities) for September and October 2012. There were only a few apartments available on a year-round basis. A local realtor indicated that they typically had no more than eight to a dozen listings of long-term rentals (units available year-round or for the winter season) at any particular time.

No listings for Aquinnah

Chilmark

\$800 for a 1,300 square foot winter rental of a 2-bedroom house at the end of a ½ mile dirt road

\$1,400 for a 2-bedroom cottage available year-round

\$1,600 of a 2-bedroom cottage available year-round

Edgartown

\$750 for a year-round cottage on Chappaquiddick Island

\$1,000 for a bedroom in a 2-bedroom townhouse with a year-round option

\$1,200 for a 1-bedroom, 400 square foot guesthouse available as a winter rental

\$1,300 for a 2-bedroom unit on the outskirts of Edgartown, available year-round

\$1,800 for a 3-bedroom home, available on a year-round basis

\$2,500 for a new 2-bedroom house in Katama on a year-round basis

Oak Bluffs

A 1-bedroom rental unit was advertised as follows:

\$700 for 1 person as a winter rental

\$900 for a couple as a winter rental

\$900 for 1 person as a year-round rental

\$1,200 for a couple as a year-round rental

\$800 for a 2-bedroom winter rental

\$900 for a 2-bedroom, 900 square foot guesthouse for the winter

\$1,250 for a 1-bedroom cottage as a winter rental

\$1,500 for a 1-bedroom guesthouse available year-round

\$1,700 for a winter rental of a small 4-bedroom house

\$1,850 for a 3-bedroom year-round rental

\$2,200 for a 4-bedroom home available year-round

Tisbury

\$1,700 for a winter rental of a 3-bedroom house in Vineyard Haven

West Tisbury

\$900 for a 1-bedroom winter rental with 800 square feet of living space

\$1,050 for a 1-bedroom basement walkout apartment for winter or year-round

\$1,200 for a 2-bedroom winter rental described as "cute and clean"

\$1,260 for a 2-bedroom winter rental

\$2,200 for a 4-bedroom house for the winter

Using the lowest prices advertised in September and October of 2012 on Craigslist, a year-round two-bedroom unit renting for \$1,400 would require an income of \$68,000, assuming \$300 per

month in utility bills and that housing expenses were no more than 30% of the household's income. This is more than the median income level, leaving those earning less than median income priced out of the rental market. While winter rentals might be a bit more affordable, they leave these households veritably homeless during the summer. To put these rentals in another perspective, someone earning minimum wage of \$8.00 for 40 hours per week every week during the year would still only earn a gross income of \$16,640. Households with two persons earning the minimum wage would still have less than half the income that is needed to afford this market rent.

Market rents are not only well beyond lower wage earners, but are also too high for those earning even at median income. Consequently renters pay far too much for their housing and may become virtually homeless during the summer given the seasonal competition for limited units.

Through the combination of information in Tables 1 and 2, it is possible to compute the affordability gap, typically defined as the difference between what a median income household can afford and the median priced unit on the market. The affordability gap would then be \$213,500 as of September 2012, the difference between \$321,500 (based on the median income figure for a household of two and 80% financing) and the median house price of \$535,000. The gap increases to almost \$300,000 (\$297,000) for those earning at 80% AMI, assuming they can qualify for 95% financing through the Soft Second Loan Program or MassHousing mortgage financing. The gap decreases to \$104,000 for households earning at 120% AMI, and *it is only at the 150% AMI level that the affordability gap disappears, assuming 80% financing and the purchaser's ability to come up with about \$110,000 in cash to cover the down payment and closing costs.*

Table 3: Affordability Gaps for Homeownership as of September 2012

Town	Median Income *	Affordable Price **	Median House Price ***	Affordability Gap
Aquinnah	\$57,500	\$303,000	\$642,500	\$339,500
Chilmark	\$72,917	\$399,000	\$825,000	\$426,000
Edgartown	\$67,625	\$360,500	\$653,388	\$292,888
Oak Bluffs	\$59,156	\$294,000	\$374,000	\$80,000
Tisbury	\$58,551	\$288,000	\$430,000	\$142,000
West Tisbury	\$71,667	\$372,500	\$704,000	\$331,500
County	\$62,407	\$321,500	\$535,000	\$213,500

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County and 2006-2010 for the six towns.

** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand for Dukes County (this is based on an average of the tax rates for all six towns, weighted by the number of housing units) and the actual tax rates for each town (\$3.93 for Aquinnah, \$2.08 for Chilmark, \$3.43 for Edgartown, \$7.39 for Oak Bluffs, \$8.01 for Tisbury, and \$4.92 for West Tisbury), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and 80% financing.

*** Based on the Warren Group/Banker & Tradesman Town Stats figures of October 16, 2012.

Table 3 provides information on the affordability gap for each town, ranging from a low of \$80,000 in Oak Bluffs to a high of \$426,000 in Chilmark. *It is important to note that this analysis*

assumes 80% financing, requiring substantial amounts of upfront cash from savings or equity from a previous house, effectively widening the affordability gap.

Table 4 identifies how many single-family homes on the Vineyard were affordable within various income categories, showing that only 20 single-family homes were assessed as being affordable to those earning at or below 80% of area median income and most of these are either very small cottages or subsidized units. Another 59 homes were affordable to those earning between 80% AMI and median income, representing less than 1% of all single-family units. This analysis also indicates that there is very limited availability of homes for those earning between median income and 150% AMI.

It is also important to note that this analysis is based on assessed values of all single-family properties on the Vineyard but does not include smaller segments of the housing stock including condos and multiple houses on one parcel, but there were only 78 condos and four (4) multiple houses on one parcel that were assessed for less than \$300,000. These calculations for each of the six towns are provided in Table 22 of Appendix 1.

Table 4: Affordability Analysis III
Relative Affordability of Single-family Units on the Island, 2012

Price Range ***	Income Range	Number	Percentage
Less than \$188,000	Less than 80% AMI**	20	0.2
\$188,001-\$238,000	80% - 100% AMI (median income)*	59	0.5
\$238,001-\$321,500	100% - 150% AMI ****	575	4.9
More than \$321,000	More than 150% AMI****	11,044	94.4
Total		11,698	100.0

Source: Town Assessors' Databases for fiscal year 2012.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County.

** HUD 2012 Income Limits for the Dukes County MSA for a household of two (2), which is the average household size for owner-occupied units on the Vineyard (2.29 persons).

*** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighted by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (*assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI*).

****Figures from the Dukes County Regional Housing Authority.

Table 5 demonstrates a need for more affordable homeownership opportunities for those earning at or below 80% of area median income. These calculations suggest that of the 1,570 owner households who were estimated to have earned at or below 80% AMI, there were only 20 single-family homes that would have been affordable to them based on fiscal year 2012 assessed values and other noted assumptions. It is likely that another 28 condos

that were assessed for less than \$200,000 would have been affordable as well.³⁴ There is a projected deficit of 1,550 ownership units for those earning at or below 80% of median income as well as deficits of 207 units for those earning between 80% AMI and median income and 588 units for those earning between median income and 150% of median.

Table 5: Homeownership Need/Demand Analysis, 2012

Income Group	Income Range*	Affordable Sales Prices Single-family **	# Owner Households ***	# Existing Single-family Units**	Deficit -/ Surplus+
Less than 80% AMI	\$54,000 and less	Up to \$188,000	1,570	20	-1,550
80%-100% AMI	\$54,001 to \$62,407	\$188,000-\$238,000	266	59	-207
100%-150% AMI	\$62,408 to \$107,400	\$238,001-\$321,500	1,163	575	-588
			2,999	654	-2,345

Source: US Census Bureau's 2008-2010 American Community Survey, 2010 estimates and Town Assessor's data for fiscal year 2012.

* For a household of two (2) as the average household size for owners was 2.29 persons per the 2010 US census. Also based on 2012 HUD income limits for Dukes County.

** See analysis in Table 4. *** Data from Table 7 and extrapolated data from Table 3-8 for the 80% to 100% and 100% to 150% AMI ranges.

Table 6 indicates that there has been a shortage of rental units for those in the lowest income levels with a deficit of 192 units for extremely low-income households earning less than 30% of area median income and 173 units for those earning between 30% and 50% of area median income, referred to by HUD as very low-income households. This population clearly needs subsidized rentals. Of the 675 rental units that were estimated to be occupied by those earning at or below 80% AMI (see Table 7), 304 were included as part of the Island's Subsidized Housing Inventory (see Table 4-13), leaving approximately 371 rental units that were apparently not subsidized. This level is equivalent to the 365 deficit calculated in Table 6.

It is likely that these deficits do not totally reflect total need for affordable rental units. First, the figures are based on estimates from Census Bureau survey data that suggest a rental housing stock of 1,140 units instead of the 2,468 counted as part of the actual 2010 census counts. It may not be unreasonable to suggest then that the estimates in Table 6 represent only about half of the actual demand. Second, the seasonal shifts in the rental market create even more burdens for households. Clearly those renters who are displaced during the summer season should be added to any estimates of need. Third, there are substantial wait lists for subsidized rental units, including 235 households for DCRHA rental units and 115 households for its Rental Conversion Program. Fourth, as the population continues to grow, there will be a responding need for more workers with corresponding needs for more housing, rental housing in particular.

³⁴ Because monthly condo fees as included in mortgage underwriting, condo prices tend to be higher than single-family homes for purchasers earning at the same income level.

Table 6: Rental Unit Need/Demand Analysis, 2012

Income Group	Income Range*	Affordable Rent**	# Renter Households ***	# Existing Units ****	Deficit -/ Surplus+
Less than 30% AMI	\$21,500 and less	\$237.50 and less	200	8	-192
Between 30% and 50% AMI	\$21,501 to \$35,800	\$237.51 to \$595	250	77	-173
Between 50% and 80% AMI	\$35,801 to \$54,000	\$596 to \$1,050	225	240	+15
Between 80% and 100% AMI	\$54,000 to \$62,407	1,051 to 1,260.18	44	127	+83

Source: US Census Bureau's 2008-2010 American Community Survey, 2009 estimates.

* For a household of two (2) as the average household size for renters was 2.10 persons per the 2010 US census. Also based on 2012 HUD income limits for Dukes County.

** Includes a utility allowance of \$150 per month.

*** Data from Table 7 and extrapolated income data for renters from Table 3-8 for those earning between 80% and 100% AMI.

**** Extrapolated data on monthly rental costs from the US Census Bureau's American Community Survey estimates for 2008-2010.

This analysis likely undercounts actual need. Data from Table 7 below suggests that there were 675 rentals that were occupied by those earning at or below 80% of area median income, of which 304 were subsidized and included as part of the Subsidized Housing Inventory (see Table 4-13).

It is also useful to identify numbers of residents living beyond their means based on their housing costs. HUD provides data on housing affordability problems through its CHAS report, identifying cost burdens by household type and tenure and offering a breakdown of households within specific income categories as summarized in Table 7. This report, based on 2009 estimates for Dukes County, indicates the following:

- Of the 5,610 households counted, 1,412 or one-quarter were spending between 30% and 50% of their income on housing and another 994 or 22.1% were spending more than half their income on housing including 245 renters and 994 owners.
- There were 730 households earning at or below 30% AMI, referred to by HUD as extremely low-income households, and 61.6% were spending more than 50% of their income on housing including 69.8% of the owners and 40% of renters in this income category. Many of those paying more than half of their income on rental housing were single adults, categorized as part of the "other renter" category.
- There were 610 households earning between 30% and 50% AMI, referred to by HUD as very low-income households, and more than half (51.6%) were spending 50% or more of their income on housing including 56% of the renters and 49% of the owners.
- Of the 905 households earning between 50% and 80% AMI, which HUD defines as low- and moderate-income households, 474 were spending too much on housing, including 60 renters and 414 owners, with 254 households spending at least half of their income on housing.
- There were 55 renters and 909 owners age 62 or more who were experiencing cost burdens including an estimated 439 who were spending at least half their income on housing

expenses. It is likely that most of the seniors who rent are already in subsidized housing, although the remaining 55 with cost burdens should be primary targets for assistance.

- Of the 350 small families who were renters, 125 were spending more than half of their incomes on housing, most of these earning less than 50% AMI. Of the 1,955 small families that were homeowners, 810 or 41.4% were experiencing cost burdens, including 315 of these families who were earning within 80% AMI.
- There were few large families counted in the data, only 70 renters and 250 owners, with only four (4) of the renters but 58% of the owner households experiencing cost burdens. In fact all of the 80 large families that were homeowners and earning within 80% AMI were paying more than half of their income on housing.
- Those in the “other” category, representing non-family and non-elderly households, had substantial cost burdens including 41.2% of renters and 51% of owners.

Altogether there were 2,245 households with incomes within 80% AMI suggesting that about 30% of all households may have qualified for housing assistance based on their income, without consideration of financial assets. It is not surprising that about 70% of these households were spending too much on their housing given existing housing prices.

Table 7: Type of Households by Income Category and Cost Burdens*, 2009

Type of Household	Households Earning < 30% MFI/# with cost burdens (# spending 50% or more)	Households Earning > 30% to < 50% MFI/ # with cost burdens *	Households Earning > 50% to < 80% MFI/# with cost burdens *	Households Earning > 80% MFI/ # with cost burdens *	Total/# with cost burdens *
Elderly Renters	95/35 (10)	15/0 (0)	60/10 (0)	65/0 (0)	235/45 (10)
Small Family Renters	30/0 (20)	110/4 (95)	65/25 (10)	145/40 (0)	350/69 (125)
Large Family Renters	0/0 (0)	15/4 (0)	15/0 (0)	40/0 (0)	70/4 (0)
Other Renters	75/0 (50)	110/35 (45)	85/0 (15)	215/55 (0)	485/90 (110)
Total Renters	200/35 (80)	250/43 (140)	225/35 (25)	465/95 (0)	1,140/208 (245)
Elderly Owners	320/80 (215)	250/95 (115)	300/105 (39)	740/200 (60)	1,610/480 (429)
Small Family Owners	90/0 (90)	90/40 (45)	195/35 (105)	1,580/375 (120)	1,955/450 (360)
Large Family Owners	40/0 (40)	0/0 (0)	40/0 (40)	170/40 (25)	250/40 (105)
Other Owners	80/25 (25)	20/4 (15)	145/45 (45)	410/160 (15)	655/234 (100)
Total Owners	530/105 (370)	360/139 (175)	680/185 (229)	2,900/775 (220)	4,470/1,204 (994)
Total	730/140 (450)	610/182 (315)	905/220 (254)	3,365/870 (220)	5,610/1,412 (1,239)

Source: US Department of Housing and Urban Development (HUD), SOCDs CHAS Data, 2009.

MFI indicates median family income.

*Cost burdens indicate that households are spending more than 30% of their income on housing. The CHAS report also provides data on those spending more than 50% of earnings on housing as indicated by parentheses ().

Definitions: Large-family households are defined as having five (5) or more members, small families with two (2) to four (4) members. Elderly refers to those 62 years of age and older. “Other” household refers to non-family and non-elderly households.

APPENDIX 2

Town Reports

THE TOWN OF AQUINNAH

INTRODUCTION

Dramatic clay cliffs that are unique to the entire East Coast characterize the town of Aquinnah, formerly called Gay Head. Small and largely undeveloped, the community has been occupied primarily of Native Americans of Wampanoag descent.

(We should include a map of the Island that shades the area for each particular town.)

DEMOGRAPHIC AND ECONOMIC PROFILE

Population Growth

Aquinnah is a small community with a population of 311 according to the 2010 US Census, which grew to 468 residents according to Town records as of October 2012. The town actually lost population during the 1980s as well as more recently with a loss of 33 residents between 2000 and 2010. It includes about 2.6% of the Island's population.

Table 1: Population Growth – Total Population and Percentage Change, 1930 to 2012 and 2020 Projections

Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Dukes County
1930	161/--	252/--	1,276/--	1,333/--	1,541/--	270/--	4,953/--
1940	127/-21.1%	226/-10.3%	1,370/7.4%	1,584/18.8%	1,966/27.6%	260/-3.7%	5,669/14.5%
1950	88/-30.7%	183/-19.0%	1,508/10.1%	1,521/-4.0%	1,930/-1.8%	347/33.5%	5,633/-0.6%
1960	103/17.0%	238/30.1%	1,474/-2.3%	1,419/-6.7%	2,169/12.4%	360/3.7%	5,829/3.5%
1970	118/14.6%	340/42.9%	1,481/0.5%	1,385/-2.4%	2,257/4.1%	453/25.8%	6,117/4.9%
1980	220/86.4%	489/43.8%	2,204/48.8%	1,984/43.2%	2,972/31.7%	1,010/123%	8,942/46.2%
1990	201/-8.6%	650/32.9%	3,062/38.9%	2,804/41.3%	3,120/5.0%	1,704/68.7%	11,639/30.2%
2000	344/71.1%	843/29.7%	3,779/23.4%	3,713/32.4%	3,755/20.4%	2,467/44.8%	14,987/28.8%
3/2010	311/-9.6%	866/2.7%	4,067/7.6%	4,527/21.9%	3,949/5.2%	2,740/11.1%	16,535/10.3%
2020 est.	466/49.8%	1,164/34.4%	5,619/38.2%	6,061/33.9%	4,501/14.0%	3,883/41.7%	21,694/31.2%
% 2010 County pop.	1.9%	5.2%	24.6%	27.4%	23.9%	16.6%	100.0%
2012	468 (as of 10-18-12)	1,183 (as of 10-1-12)	4,531 (as of 8-1-12)	4,737 (as of 9-19-12)	4,194 (as of 10-18-12)	3,103 (as of 10-18-12)	18,216
% 10/12 County pop.	2.6%	6.5%	24.9%	26.0%	23.0%	17.0%	100.0%

Sources: US Census Bureau 2010, projections from the Massachusetts Institute of Social and Economic Research (MISER), and Town Clerks from all six towns.

Note: There were also 75 residents of the town of Gosnold in Dukes County in 2010.

Racial Composition

Aquinnah is the most racially diverse community on the Vineyard with a minority population of 42.4% of all residents, most who were of Native American descent from the Wampanoag tribe.

Table 2: Racial Composition by Town and Island-wide, 2010

Race	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury	Dukes County
Minority Pop. *	132 (42.4%)	31 (3.6%)	476 (11.7%)	719 (15.9%)	541 (13.7%)	141 (5.1%)	2,043 (12.4%)
Black	5	15	102	220	144	25	511
Native Am.	83	2	20	44	17	17	183
Asian/Pac. Is.	1	2	26	57	18	20	138
Other	6	3	224	178	206	25	642
Latino **	15	7	99	110	118	35	384
Total Pop.	311	866	4,067	4,527	3,949	2,740	16,535

Sources: US Census Bureau, 2010 * All non-White classifications ** Latino or Hispanic of any race.

Age Distribution

Aquinnah has fewer seniors than its Island sister communities, but more young adults and middle-aged residents.

Table 3: Age Distribution by Town – Number/Percentage, 2010

Age Range	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury
Under 18 Years	61/19.6%	156/18.0%	803/19.7%	867/19.2%	728/18.4%	547/20.0%
18 – 24 Years	22/7.1%	33/3.8%	232/5.7%	269/5.9%	260/6.6%	165/6.0%
25 – 34 Years	30/9.6%	76/8.8%	470/11.6%	534/11.8%	495/12.5%	242/8.8%
35 – 44 Years	42/13.5%	90/10.4%	540/13.3%	630/13.9%	535/13.5%	330/12.0%
45 – 54 Years	57/18.3%	137/15.8%	690/17.0%	773/17.1%	635/16.1%	467/17.0%
55 – 64 Years	70/22.5%	175/20.2%	711/17.5%	662/14.6%	637/16.1%	603/22.0%
Over 65 Years	29/9.3%	199/23.0%	621/15.3%	792/17.5%	659/16.7%	386/14.1%
Total	311/100.0%	866/100.0%	4,067/100%	4,527/100%	3,949/100%	2,740/100%
Median Age	45.5 Years	50.7 Years	44.8 Years	44.4 Years	44.3 Years	46.9 Years

Source: US Census Bureau, 2010

Table 4: State Ranking Regarding the Age of the Population by Town, 2010

Town	Pop. Growth 2000-2010	Median Age	State Rank	% Below Age 5	State Rank	Age 65 or Older	State Rank
Aquinnah	-9.6%	45.5	255	6.4%	322	9.3%	17
Chilmark	2.7%	50.7	329	4.2%	73	23.0%	332
Edgartown	7.6%	44.8	234	5.6%	250	15.3%	217
Oak Bluffs	21.9%	44.4	219	5.8%	279	17.5%	274
Tisbury	5.2%	44.3	214	5.0%	175	16.7%	254
W. Tisbury	11.1%	46.9	289	4.7%	146	14.1%	175
County	10.3%	45.3	--	5.3%	--	16.3%	--
State	1.03%	39.1	--	5.6%	--	13.8%	--

Source: US Census Bureau, 2010

Note: Rank of the 351 municipalities in Massachusetts

Households

Almost 56% of Aquinnah's households were families, and the community had the highest percentage of female-headed households with children and the lowest average household size of 2.14 persons in comparison to the other towns.

Table 5: Household Characteristics – Number/Percentage, 2010

Type of Household	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total Hhs	145/100.0%	398/100.0%	1,794/100.0%	1,989/100.0%	1,806/100%	1,197/100.0%
Family Hhs*	81/55.9%	242/60.8%	1,074/59.9%	1,095/55.1%	975/54.0%	733/61.2
Female Heads of Families *	9/6.2%	14/3.5%	98/5.5%	94/4.7%	103/5.7%	69/5.8
Non-family Households*	64/44.1%	156/39.2%	720/40.1%	894/44.9%	831/46.0%	464/38.8
Ave. Hh Size	2.14 persons	2.16 persons	2.25 persons	2.24 persons	2.19 persons	2.26 persons

Source: US Census Bureau, 2010

Income

The town has a median per capita income of \$31,233 and a median household income \$57,500, lower than the other towns. Aquinnah's median family income of \$83,750 is on the other hand among the highest in comparison to the other Island communities.

Table 6: Income Distribution by Town – Number/Percentage, 2010

Income	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W. Tisbury
Under \$10,000	10/7.8	35/9.3	88/6.2	56/4.0	95/7.5	41/4.8%
10,000-24,999	19/14.8	17/4.5	127/8.9	239/17.0	154/12.2	98/11.4%
25,000-34,999	6/4.7	47/12.5	73/5.1	149/10.6	141/11.2	22/2.6%
35,000-49,999	25/19.5	38/10.1	262/18.4	191/13.6	98/7.8	103/12.0%
50,000-74,999	13/10.2	53/14.1	183/12.9	169/12.0	264/20.9	222/25.9%
75,000-99,999	12/9.4	52/13.9	340/23.9	277/19.7	137/10.9	123/14.4%
100,000-149,999	18/14.1	59/15.7	137/9.6	171/12.2	280/22.2	116/13.6%
150,000 +	25/19.5	74/19.7	213/15.0	151/10.8	92/7.3	136/15.9%
Total	128/100.0	375/100.0	1,423/100.0	1,403/100.0	1,261/100.0	856/100.0%
Per Capita Income	\$31,233	\$49,133	\$37,147	\$28,417	\$29,693	\$36,254

Source: US Census Bureau, American Community Survey, 2006-2010

Table 7: Median Income by Town, 1990 to 2010

Town	1990		2000		2010	
	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.
Aquinnah	\$18,250	\$27,500	\$45,208	\$45,458	\$57,500	\$83,750
Chilmark	34,375	40,625	41,917	63,750	72,917	88,958
Edgartown	36,285	43,803	50,407	55,153	67,625	79,219
Oak Bluffs	31,117	38,462	42,044	53,841	59,156	75,025
Tisbury	28,281	40,274	37,041	53,051	58,551	69,936
W. Tisbury	32,422	39,423	54,077	59,514	71,667	91,389
County	31,994	41,369	45,559	55,018	62,407	77,231

Source: US Census Bureau, 1990 and 2000 Summary File 3; American Community Survey 2006-2010

Poverty

There were 31 individuals living below the poverty line in 2010, representing 10% of all residents and higher than the other communities with the exception of Edgartown.

Table 8: Poverty Levels by Town – Number/Percentage, 2010

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Individuals*	31/10.1	70/8.1	476/11.7	426/9.4	170/4.3	260/9.8
Families**	5/6.7	9/3.6	93/8.7	66/6.0	27/2.8	32/4.4
Female-headed Families***	4/50.0	4/25.0	0/0.0	9/9.5	0/0.0	0/0.0
Related Children Under 18 Years****	5/9.0	3/1.7	20/2.5	95/11.0	0/0.0	0/0.0
Individuals 65 Years and Over	4/14.8	16/8.1	0/0.0	63/7.9	117/17.8	10/2.6

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of total population ** Percentage of all families

*** Percentage of all female-headed families **** Percentage of related children less than 18 years

***** Percentage of all individuals age 65+

Employment

Aquinnah has relatively few employment opportunities with 281 jobs as of August 2012, but employment has been growing, increasing by 241% between 1990 and 2011.

Table 9: Average Annual Employment By Town, 1990 to 2011

Town	1990	2000	2011	August 2012	% Change 1990-2011
Aquinnah	59	225	201	281	241%
Chilmark	152	543	549	765	261%
Edgartown	1,451	2,484	2,642	3,682	82%
Oak Bluffs	1,210	2,336	2,811	3,919	132%
Tisbury	1,971	2,420	2,516	3,507	28%
West Tisbury	221	1,751	1,913	2,667	766%
Total	5,064	9,759	10,632	14,821	110%

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

The average weekly wage was only \$706 in 2011 that translates into an average monthly income of \$3,036. This income is insufficient to afford the median gross rent of \$1,180 in 2010 based on a household spending no more than 30% of its income on housing. This is a problem for all communities on the Island, demonstrating substantial affordability gaps.

Table 10: Average Weekly Wages in Comparison to Rental Housing Costs by Town

Town	Average Weekly Wage, 2011	Average Monthly Wage*	Maximum Housing Cost/Month**	Median Gross Rent, 2010
Aquinnah	\$706	\$3,036	\$610.74	\$1,180
Chilmark	\$727	\$3,126	\$637.83	\$1,141
Edgartown	\$798	\$3,431	\$729.42	\$1,302
Oak Bluffs	\$731	\$3,143	\$642.99	\$1,000
Tisbury	\$891	\$3,831	\$849.39	\$1,111
West Tisbury	\$848	\$3,646	\$793.92	\$1,212

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012; and US Census Bureau, American Community Survey 2006-2010

* Monthly income based on 4.3 times the weekly wage.

** Assumes a monthly utility allowance of \$300 and the household spending no more than 30% of their income on housing.

Table 11: Employment and Wages by Industry (Number of Establishments/Average Employment/Average Weekly Wages), 2011

Industry	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Agric., forestry, fishing, hunting					3/12/\$372	
Construction	3/5/\$1,188	4/10/\$785	73/242/\$1,274	38/76/\$904	69/201/\$1,020	32/118/1,102
Manufacturing					7/31/\$642	
Wholesale Trade			8/13/\$808	3/13/\$1,156	8/57/\$880	
Retail Trade		8/28/\$526	67/389/\$505	39/207/\$649	83/603/\$720	11/65/\$836
Transportation/Warehousing			16/132/\$709	5/19/\$683	12/71/\$926	4/58/\$706
Information			8/77/\$729	5/23/\$828	9/69/\$930	5/24/\$940
Finance/Ins.			9/96/\$1,337	4/27/\$962	8/68/\$1,069	
Real estate/rental/leasing			21/40/\$684	9/18/\$1,090	13/39/\$684	4/9/\$996
Professional/tech. services		3/2/\$5,952	21/76/\$1,122	7/10/\$757	35/117/\$1,264	11/30/\$975
Administrative/waste services		7/32/\$897	18/143/\$1,013	11/30/\$571	28/115/\$907	9/88/\$725
Educ. services				4/344/\$1,025		3/131/\$955
Health care/social assist.			8/33/\$729	7/123/\$755	25/570/\$1,182	6/21/\$498
Arts/entertainment/rec.			11/172/\$763	8/76/\$611	14/98/\$724	
Accommodation/food services			46/571/\$611	47/396/\$480	31/283/\$571	7/64/\$525
Other services		7/7/\$872	39/139/\$673	20/159/\$360	54/134/\$634	14/28/\$798
Public Administration	4/78/\$666		15/131/\$1,226			9/71/\$787
Total	11/92/\$706	53/253/\$727	372/2,442/\$798	225/1,682/\$731	414/2,619/\$891	128/757/\$848

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

HOUSING PROFILE

Housing Growth

Aquinnah experienced the greatest housing growth between 1970 and 2000. From 2000 through early 2010, another 43 units were added to the housing stock with three (3) additional units built as of October 2012 for a total of 570 housing units.

Table 12: Housing Units by Year Structure Was Built by Town – Number/Percentage, 2010

Years	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
2000-2010	43/7.6%	89/5.4%	330/6.7%	206/4.8%	96/3.2%	107/5.0%
1990-1999	142/25.0%	367/22.2%	1,077/21.6%	614/14.4%	313/10.5%	506/23.7%
1980-1989	116/20.5%	263/15.9%	1,356/27.2%	1,101/25.9%	518/17.5%	701/32.9%
1970-1979	79/13.9%	294/17.8%	897/18.0%	598/14.0%	455/15.3%	210/9.8%
1960-1969	57/10.1%	193/11.7%	217/4.4%	145/3.4%	211/7.1%	123/5.8%
1950-1959	29/5.1%	118/7.1%	150/3.0%	93/2.2%	161/5.4%	94/4.4%
1940-1949	31/5.5%	70/4.2%	308/6.2%	104/2.4%	170/5.7%	0/0.0%
1939 or earlier	70/12.3%	257/15.6%	647/13.0%	1,396/32.8%	1,043/35.2%	391/18.3%
Total	567/100.0%	1,651/100%	4,962/100.0%	4,257/100.0%	2,967/100%	2,132/100%

Source: US Census Bureau, American Community Survey, 2006-2010

Because this is sample data, there are variations from the actual counts summarized in Table 13.

Types of Units and Structures

Of the 503 total housing units as of 2010, 345 or 68.6% were seasonal or second homes, the highest level on the Island next to Chilmark. Of the year-round units, 62.8% were owner-occupied compared to rentals representing 37.2% of all units.

Table 13: Housing Characteristics by Town – Number/Percentage, 2010

Housing Characteristics	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total # Units	503/100.0%	1,606/100%	5,220/100.0%	4,346/100%	3,094/100%	2,204/100%
Occupied Units *	145/28.8%	398/24.8%	1,794/34.4%	1,989/45.8%	1,806/58.4%	1,197/54.3%
Occ. Owner Units **	91/62.8%	294/73.9%	1,199/66.8%	1,319/66.3%	1,117/61.8%	864/72.2%
Occ. Rental Units **	54/37.2%	104/26.1%	595/33.2%	670/33.7%	689/38.2%	333/27.8%
Total Vacant Units- Seasonal & Occ. Units *	358-345/ 71.2%- 68.6%	1,208-1,188/ 75.2%- 74.0%	3,426-3,258/ 65.6%-62.4%	2,357-2,208/ 54.2%- 50.8%	1,288-1,129/ 41.6%- 36.5%	1,007-951/ 45.7%- 43.1%
Ave. Hh Size of Owner-Occ. Unit	2.09 persons	2.21 persons	2.25 persons	2.33 persons	2.26 persons	2.36 persons
Ave. Hh Size of Renter-Occ. Unit	2.24 persons	2.02 persons	2.25 persons	2.05 persons	2.06 persons	2.01 persons

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of all housing units ** Percentage of occupied housing units

Almost all of Aquinnah's housing units were single-family homes.

Table 14: Type of Structure by Town – Number/Percentage, 2010

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1-units/ detached and attached	553/97.5%	1,578/95.6%	4,716/94.7%	3,888/91.3%	2,600/87.6%	1,981/92.9%
2 to 9 units	8/1.4%	8/0.5%	107/2.1%	134/3.1%	339/11.4%	22/1.0%
10+ units	0/0.0%	0/0.0%	0/0.0%	98/2.3%	0/0.0%	0/0.0%
Mobile home	6/1.1%	65/3.9%	159/3.2%	137/3.2%	28/0.9%	129/6.1%
Other	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	567/100.0%	1,651/100.0%	4,982/100.0%	4,257/100.0%	2,967/100.0%	2,132/100.0%

Source: US Census Bureau, American Community Survey, 2006-2010

The community has experienced little foreclosure activity, with only one (1) auction and three (3) petitions to foreclose, all occurring in 2012.

Table 15: Foreclosure Activity by Town – 2011/January 1 through November 1, 2012

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Foreclosure Auction	0/1	0/1	5/5	7/12	8/10	0/1
Petition to Foreclose	0/3	1/2	4/10	2/13	3/10	2/2

Source: Banker & Tradesman, November 6, 2012

Housing Costs and Affordability

Homeownership

Aquinnah had a median single-family house price of \$642,000 as of September 2012 from a high of almost \$1.8 million in 2007.

Table 16: Median Single-family Home Prices by Town, September 2012

Median Sales Price	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1990	\$252,500	\$250,000	\$117,500	NA	NA	\$135,459
2000	\$875,000	\$912,500	\$327,000	\$270,000	\$299,950	\$435,000
2005	\$1,797,500	\$1,700,000	\$717,500	\$595,000	\$580,000	\$705,000
2007	\$1,350,000	\$2,800,000	\$700,000	\$532,250	\$672,500	\$866,000
2010	\$862,500	\$1,385,000	\$675,000	\$475,000	\$468,750	\$615,000
Sept. 2012	\$642,500	\$825,000	\$653,388	\$374,000	\$430,000	\$704,000

Source: Banker & Tradesman/The Warren Group, October 18, 2012

In regard to actual sales, there were only nine (9) sales between August 2011 and October 2012, with a median sales price of \$808,000. Only three (3) of the sales were below \$700,000, but there were two (2) sales of more than \$2 million.

**Table 17: Distribution of Sales Prices by Town and Number/Percentage,
August 1, 2011 to October 5, 2012**

Sales Price Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$199,999	0/0.0%	0/0.0%	3/2.7%	10/10.4%	3/4.6%	3/8.6%
\$2-299,999	0/0.0%	1/5.3%	9/8.1%	16/16.7%	13/20.0%	0/0.0%
\$3-399,999	0/0.0%	2/10.5%	11/9.9%	26/27.1%	14/21.5%	2/5.7%
\$4-499,999	2/22.2%	1/5.3%	21/18.9%	13/13.5%	9/13.8%	4/11.4%
\$5-599,999	1/11.1%	1/5.3%	11/9.9%	12/12.5%	9/13.8%	5/14.3%
\$6-699,999	0/0.0%	2/10.5%	11/9.9%	6/6.3%	5/7.7%	6/17.1%
\$7-799,999	1/11.1%	1/5.3%	8/7.2%	4/4.2%	4/6.2%	4/11.4%
\$8-899,999	1/11.1%	2/10.5%	7/6.3%	2/2.1%	0/0.0%	1/2.9%
\$9-999,999	1/11.1%	0/0.0%	3/2.7%	1/1.0%	2/3.1%	0/0.0%
\$1-1,999,999	1/11.1%	3/15.8%	17/15.3%	2/2.1%	2/3.1%	5/14.3%
\$2,000,000 +	2/22.2%	6/31.6%	10/9.0%	4/4.2%	4/6.2%	5/14.3%
Total	9/100.0%	19/100.0%	111/100.0%	96/100.0%	65/100.0%	35/100.0%
Median Price	\$808,000	\$1,250,000	\$600,000	\$378,000	\$430,000	\$665,000

Source: Banker & Tradesman/The Warren Group, October 23, 2012

Note: There were only five (5) condominium sales during this period, four (4) in Edgartown and one (1) in Oak Bluffs with prices ranging from a low of \$209,000 to a high of \$1.1 million.

Town Assessor data indicates that only six (6) of the 382 single-family homes were valued at less than \$300,000 and 60% of the homes were assessed for more than \$1 million.

Table 18: Assessed Values of Single-family Homes by Town with Number/Percentage, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	2/0.5%	5/0.5%	12/0.3%	25/0.8%	5/0.3%	4/0.3%
\$2-299,999	4/1.0%	7/0.7%	67/1.9%	239/7.2%	100/5.0%	34/2.3%
\$3-399,999	14/3.7%	3/0.3%	273/7.8%	1,021/30.7%	560/28.2%	26/1.8%
\$4-499,999	18/4.7%	1/0.1%	674/19.3%	756/22.7%	395/19.8%	115/7.9%
\$5-599,999	16/4.2%	29/2.7%	609/17.5%	430/12.9%	220/11.0%	316/21.8%
\$6-699,999	16/4.2%	69/6.5%	365/10.5%	268/8.1%	121/6.1%	269/18.6%
\$7-799,999	26/6.8%	90/8.5%	217/6.2%	143/4.3%	74/3.7%	172/11.9%
\$8-899,999	26/6.8%	95/8.9%	138/4.0%	105/3.2%	76/3.8%	95/6.6%
\$9-999,999	31/8.1%	78/7.3%	198/5.7%	67/2.0%	49/2.5%	81/5.6%
\$1-1,999,999	195/51.0%	378/35.6%	574/16.5%	224/6.7%	226/11.4%	230/15.9%
\$2,000,000 +	34/8.9%	307/28.9%	361/10.3%	48/1.4%	165/8.3%	107/7.4%
Total	382/100.0%	1,062/100.0%	3,488/100%	3,326/100.0%	1,991/100	1,449/100.0%

Source: Town Assessors, fiscal year 2012

Aquinnah has only six (6) condominiums, with two (2) assessed between \$300,000 and \$399,999 and another four (4) between \$400,000 and \$499,999. The town had 26 properties that involved multiple homes on one (1) lot, and more than three-quarters of these units were assessed for more than \$1 million.

Table 19: Assessed Values of Condominiums by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	9/6.4%	0/0.0%	16/13.4%	3/75.0%
\$2-299,999	0/0.0%	0/0.0%	12/8.5%	17/21.8%	21/17.6%	0/0.0%
\$3-399,999	2/33.3%	0/0.0%	30/21.3%	36/46.2%	8/6.7%	1/25.0%
\$4-499,999	4/66.7%	0/0.0%	41/29.1%	8/10.3%	28/23.5%	0/0.0%
\$5-599,999	0/0.0%	0/0.0%	33/23.4%	6/7.7%	27/22.7%	0/0.0%
\$6-699,999	0/0.0%	0/0.0%	5/3.5%	5/6.4%	2/1.7%	0/0.0%
\$7-799,999	0/0.0%	0/0.0%	2/1.4%	5/6.4%	5/4.2%	0/0.0%
\$8-899,999	0/0.0%	0/0.0%	1/0.7%	1/1.3%	7/5.9%	0/0.0%
\$9-999,999	0/0.0%	0/0.0%	2/1.4%	0/0.0%	1/0.8%	0/0.0%
\$1-1,999,999	0/0.0%	0/0.0%	6/4.3%	0/0.0%	4/3.4%	0/0.0%
\$2,000,000 +	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	6/100.0%	0/0.0%	141/100.0%	78/100.0%	119/100.0%	4/100.0%

Source: Town Assessors, fiscal year 2012

Table 20: Assessed Values of Properties with Multiple Houses on One Lot by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$2-299,999	0/0.0%	0/0.0%	0/0.0%	3/1.4%	1/0.4%	0/0.0%
\$3-399,999	0/0.0%	0/0.0%	6/0.9%	18/8.3%	13/5.7%	1/0.4%
\$4-499,999	0/0.0%	0/0.0%	19/3.0%	49/22.6%	28/12.3%	1/0.4%
\$5-599,999	0/0.0%	0/0.0%	58/9.0%	47/21.7%	41/18.1%	8/2.9%
\$6-699,999	1/3.8%	6/2.8%	91/14.2%	25/11.5%	21/9.3%	29/10.5%
\$7-799,999	1/3.8%	10/4.7%	57/8.9%	12/5.5%	17/7.5%	61/22.2%
\$8-899,999	2/7.7%	16/7.5%	32/5.0%	11/5.1%	9/4.0%	33/12.0%
\$9-999,999	2/7.7%	11/5.2%	25/3.9%	5/2.3%	11/4.8%	27/9.8%
\$1-1,999,999	12/46.2%	74/34.9%	125/19.4%	36/16.6%	50/22.0%	73/26.5%
\$2,000,000 +	8/30.8%	95/44.8%	230/35.8%	11/5.1%	36/15.9%	42/15.3%
Total	26/100.0%	212/100.0	643/100.0%	217/100.0%	227/100.0%	275/100.0%

Source: Town Assessors, fiscal year 2012

Aquinnah has an *affordability gap* of \$339,500, the difference between what a median income household can afford (\$303,000) and the median priced unit (\$642,500). This analysis demonstrates how very challenging it is to afford housing in Aquinnah as even those earning below 150% of area median income are virtually shut-out of the private housing market with few exceptions. In fact, there were only four (4) single-family homes in Aquinnah that would have been affordable to a household earning below median income, one (1) for someone earning below 80% AMI and none for those in the 100% to 150% income range.

Table 21: Affordability Gaps for Homeownership as of September 2012

Town	Median Income*	Affordable Price**	Median House Price***	Affordability Gap
Aquinnah	\$57,500	\$303,000	\$642,500	\$339,500
Chilmark	\$72,917	\$399,000	\$825,000	\$426,000
Edgartown	\$67,625	\$360,500	\$653,388	\$292,888
Oak Bluffs	\$59,156	\$294,000	\$374,000	\$80,000
Tisbury	\$58,551	\$288,000	\$430,000	\$142,000
West Tisbury	\$71,667	\$372,500	\$704,000	\$331,500
County	\$62,407	\$321,500	\$535,000	\$213,500

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County and 2006-2010 for the six towns.

** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand for Dukes County (this is based on an average of the tax rates for all six towns, weighted by the number of housing units) and the actual tax rates for each town (\$3.93 for Aquinnah, \$2.08 for Chilmark, \$3.43 for Edgartown, \$7.39 for Oak Bluffs, \$8.01 for Tisbury, and \$4.92 for West Tisbury), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and 80% financing.

*** Based on the Warren Group/Banker & Tradesman Town Stats figures of October 16, 2012.

Table 22: Relative Affordability of Single-family Units by Town, Numbers/Percentages, 2012

Income Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Less than 80% AMI**	1	3	9	1	3	3
80%** - 100% AMI*	3	4	14	7	17	14
100% - 150% AMI ****	0	5	80	296	171	23
More than 150% AMI****	378	1,050	3,385	3,022	1,800	1,409
Total	382	1,062	3,488	3,326	1,991	1,449

Source: Town Assessors' Databases for fiscal year 2012.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County.

** HUD 2012 Income Limits for the Dukes County MSA for a household of two (2), which is the average household size for owner-occupied units on the Vineyard (2.29 persons).

*** Figures based on interest of 5.0, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighed by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI).

**** Figures from Dukes County Regional Housing Authority.

Rental Housing

In regard to rentals, Census survey data counted 35 rental units with a median gross rental of \$1,080, not much higher or lower than the other communities. More than three-quarters of the units were renting between \$1,000 and \$1,499.

The median \$1,080 rental would require an income of approximately \$55,000 assuming \$300 per month in utility costs and paying no more than 30% of one's income on housing. This is not much less than Aquinnah's median household income level.

Table 23: Rental Costs with Numbers/Percentages, 2010

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Under \$200	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$200-299	0/0.0%	0/0.0%	0/0.0%	20/7.9%	0/0.0%	0/0.0%
\$300-499	0/0.0%	0/0.0%	0/0.0%	30/11.9%	19/5.8%	0/0.0%
\$500-749	0/0.0%	4/6.8%	7/2.6%	17/6.7%	10/3.0%	0/0.0%
\$750-999	6/17.1%	4/6.8%	37/13.8%	43/17.1%	90/27.4%	0/0.0%
\$1,000-1,499	27/77.1%	14/23.7%	150/56.0%	63/25.0%	37/11.3%	13/20.6%
\$1,500 +	2/5.7%	3/5.1%	31/11.6%	47/18.7%	115/35.1%	9/14.3%
No Cash Rent ³⁵	0/0.0%	34/57.6%	43/16.0%	32/12.7%	57/17.4%	41/65.1%
Total*	35/100.0%	59/100.0%	268/100.0%	252/100.0%	328/100.0%	63/100.0%
Median Rent	\$1,180	\$1,141	\$1,302	\$1,000	\$1,111	\$1,212

Sources: US Census Bureau, American Community Survey 2006-2010.

Note: The estimates provided by the Census Bureau's American Community Survey substantially undercount the total number of occupied rental units in comparison to the actual 2010 census counts.

Subsidized Housing Inventory (SHI)

Out of the total 41 units included in the Island's Subsidized Housing Inventory (SHI), 41 or 26% of the town's year-round housing units were approved by the state as affordable.

Table 24: Aquinnah's Subsidized Housing Inventory (SHI)

Project Name	# SHI Units	Project Type/ Subsidizing Agency	Use of a Comp Permit	Affordability Expiration Date
Tribal Housing	18	Rental/HUD	Yes	2048
Tribal Housing	6	Rental/HUD	Yes	2049
Mutual Housing	7	Rental/HUD	Yes	2051
Tribal Housing	2	Rental/HUD	Yes	2054
Homeowner Rehab Program (LCCDC)	8	Ownership/DHCD	No	2017-2019
Total	41/25.95%	158 year-round units 33 or 80.5% SHI were rentals		

Source: Massachusetts Department of Housing and Community Development, August 28, 2012

We will insert DCRHA waitlist info for homeownership and rentals and another section on priority actions for promoting affordable housing.

³⁵ No cash rent involves units where there are no formal rent payments.

THE TOWN OF CHILMARK

INTRODUCTION

Chilmark is a small rural community that attracts those seeking privacy and untouched beaches. Menemsha, a tiny fishing village in the town, has been a prime vacation destination known for its magnificent sunsets.

(We should include a map of the Island that identifies the boundaries of each town.)

DEMOGRAPHIC AND ECONOMIC PROFILE

Population Growth

Chilmark had a population of only 866 according to the 2010 US Census, which grew to 1,183 residents according to Town records as of October 2012, representing a recent growth rate of 36.6%. The town includes about 6.5% of the Island's population.

Table 1: Population Growth – Total Population and Percentage Change, 1930 to 2012 and 2020 Projections

Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Dukes County
1930	161/--	252/--	1,276/--	1,333/--	1,541/--	270/--	4,953/--
1940	127/-21.1%	226/-10.3%	1,370/7.4%	1,584/18.8%	1,966/27.6%	260/-3.7%	5,669/14.5%
1950	88/-30.7%	183/-19.0%	1,508/10.1%	1,521/-4.0%	1,930/-1.8%	347/33.5%	5,633/-0.6%
1960	103/17.0%	238/30.1%	1,474/-2.3%	1,419/-6.7%	2,169/12.4%	360/3.7%	5,829/3.5%
1970	118/14.6%	340/42.9%	1,481/0.5%	1,385/-2.4%	2,257/4.1%	453/25.8%	6,117/4.9%
1980	220/86.4%	489/43.8%	2,204/48.8%	1,984/43.2%	2,972/31.7%	1,010/123%	8,942/46.2%
1990	201/-8.6%	650/32.9%	3,062/38.9%	2,804/41.3%	3,120/5.0%	1,704/68.7%	11,639/30.2%
2000	344/71.1%	843/29.7%	3,779/23.4%	3,713/32.4%	3,755/20.4%	2,467/44.8%	14,987/28.8%
3/2010	311/-9.6%	866/2.7%	4,067/7.6%	4,527/21.9%	3,949/5.2%	2,740/11.1%	16,535/10.3%
2020 est.	466/49.8%	1,164/34.4%	5,619/38.2%	6,061/33.9%	4,501/14.0%	3,883/41.7%	21,694/31.2%
% 2010 County pop.	1.9%	5.2%	24.6%	27.4%	23.9%	16.6%	100.0%
2012	468 (as of 10-18-12)	1,183 (as of 10-1-12)	4,531 (as of 8-1-12)	4,737 (as of 9-19-12)	4,194 (as of 10-18-12)	3,103 (as of 10-18-12)	18,216
% 10/12 County pop.	2.6%	6.5%	24.9%	26.0%	23.0%	17.0%	100.0%

Sources: US Census Bureau 2010, projections from the Massachusetts Institute of Social and Economic Research (MISER), and Town Clerks from all six towns.

Note: There were also 75 residents of the town of Gosnold in Dukes County in 2010.

Racial Composition

Chilmark has a very small minority population representing 3.6% of its residents. About half of these residents claimed Black or African American descent.

Table 2: Racial Composition by Town and Island-wide, 2010

Race	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury	Dukes County
Minority Pop. *	132 (42.4%)	31 (3.6%)	476 (11.7%)	719 (15.9%)	541 (13.7%)	141 (5.1%)	2,043 (12.4%)
Black	5	15	102	220	144	25	511
Native Am.	83	2	20	44	17	17	183
Asian/Pac. Is.	1	2	26	57	18	20	138
Other	6	3	224	178	206	25	642
Latino **	15	7	99	110	118	35	384
Total Pop.	311	866	4,067	4,527	3,949	2,740	16,535

Source: US Census Bureau, 2010 * All non-White classifications ** Latino or Hispanic of any race.

Age Distribution

Chilmark had the highest median age on the Island of 50.7 years, among the highest in the state. This is due to its relatively high number of residents 55 years of age and older (43.2%), and almost one-quarter (23%) of Chilmark's residents were 65 or older.

Table 3: Age Distribution by Town – Number/Percentage, 2010

Age Range	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury
Under 18 Years	61/19.6%	156/18.0%	803/19.7%	867/19.2%	728/18.4%	547/20.0%
18 – 24 Years	22/7.1%	33/3.8%	232/5.7%	269/5.9%	260/6.6%	165/6.0%
25 – 34 Years	30/9.6%	76/8.8%	470/11.6%	534/11.8%	495/12.5%	242/8.8%
35 – 44 Years	42/13.5%	90/10.4%	540/13.3%	630/13.9%	535/13.5%	330/12.0%
45 – 54 Years	57/18.3%	137/15.8%	690/17.0%	773/17.1%	635/16.1%	467/17.0%
55 – 64 Years	70/22.5%	175/20.2%	711/17.5%	662/14.6%	637/16.1%	603/22.0%
Over 65 Years	29/9.3%	199/23.0%	621/15.3%	792/17.5%	659/16.7%	386/14.1%
Total	311/100.0%	866/100.0%	4,067/100%	4,527/100%	3,949/100%	2,740/100%
Median Age	45.5 Years	50.7 Years	44.8 Years	44.4 Years	44.3 Years	46.9 Years

Source: US Census Bureau, 2010

Table 4: State Ranking Regarding the Age of the Population by Town, 2010

Town	Pop. Growth 2000-2010	Median Age	State Rank	% Below Age 5	State Rank	Age 65 or Older	State Rank
Aquinnah	-9.6%	45.5	255	6.4%	322	9.3%	17
Chilmark	2.7%	50.7	329	4.2%	73	23.0%	332
Edgartown	7.6%	44.8	234	5.6%	250	15.3%	217
Oak Bluffs	21.9%	44.4	219	5.8%	279	17.5%	274
Tisbury	5.2%	44.3	214	5.0%	175	16.7%	254
W. Tisbury	11.1%	46.9	289	4.7%	146	14.1%	175
County	10.3%	45.3	--	5.3%	--	16.3%	--
State	1.03%	39.1	--	5.6%	--	13.8%	--

Source: US Census Bureau, 2010

Note: Rank of the 351 municipalities in Massachusetts

Households

Almost 61% of Chilmark's households were families, higher than the other Island communities with the exception of West Tisbury. The average household size was 2.16 persons, relatively low in comparison to the other towns.

Table 5: Household (Hh) Characteristics – Number/Percentage, 2010

Type of Household	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total Hhs	145/100.0%	398/100.0%	1,794/100.0%	1,989/100.0%	1,806/100%	1,197/100.0%
Family Hhs*	81/55.9%	242/60.8%	1,074/59.9%	1,095/55.1%	975/54.0%	733/61.2
Female Heads of Families *	9/6.2%	14/3.5%	98/5.5%	94/4.7%	103/5.7%	69/5.8
Non-family Households*	64/44.1%	156/39.2%	720/40.1%	894/44.9%	831/46.0%	464/38.8
Ave. Hh Size	2.14 persons	2.16 persons	2.25 persons	2.24 persons	2.19 persons	2.26 persons

Source: US Census Bureau, 2010

Income

The town had a median per capita income of \$49,133 and a median household income \$72,917, the highest income levels on the Island.

Table 6: Income Distribution by Town – Number/Percentage, 2010

Income	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W. Tisbury
Under \$10,000	10/7.8	35/9.3	88/6.2	56/4.0	95/7.5	41/4.8%
10,000-24,999	19/14.8	17/4.5	127/8.9	239/17.0	154/12.2	98/11.4%
25,000-34,999	6/4.7	47/12.5	73/5.1	149/10.6	141/11.2	22/2.6%
35,000-49,999	25/19.5	38/10.1	262/18.4	191/13.6	98/7.8	103/12.0%
50,000-74,999	13/10.2	53/14.1	183/12.9	169/12.0	264/20.9	222/25.9%
75,000-99,999	12/9.4	52/13.9	340/23.9	277/19.7	137/10.9	123/14.4%
100,000-149,999	18/14.1	59/15.7	137/9.6	171/12.2	280/22.2	116/13.6%
150,000 +	25/19.5	74/19.7	213/15.0	151/10.8	92/7.3	136/15.9%
Total	128/100.0	375/100.0	1,423/100.0	1,403/100.0	1,261/100.0	856/100.0%
Per Capita Income	\$31,233	\$49,133	\$37,147	\$28,417	\$29,693	\$36,254

Source: US Census Bureau, American Community Survey, 2006-2010

Table 7: Median Income by Town, 1990 to 2010

Town	1990		2000		2010	
	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.
Aquinnah	\$18,250	\$27,500	\$45,208	\$45,458	\$57,500	\$83,750
Chilmark	34,375	40,625	41,917	63,750	72,917	88,958
Edgartown	36,285	43,803	50,407	55,153	67,625	79,219
Oak Bluffs	31,117	38,462	42,044	53,841	59,156	75,025
Tisbury	28,281	40,274	37,041	53,051	58,551	69,936
W. Tisbury	32,422	39,423	54,077	59,514	71,667	91,389
County	31,994	41,369	45,559	55,018	62,407	77,231

Source: US Census Bureau, 1990 and 2000 Summary File 3 and American Community Survey 2006-2010

Poverty

There were 70 individuals living below the poverty line in 2010, representing 8.1% of all residents, relatively low in comparison to the other communities.

Table 8: Poverty Levels by Town – Number/Percentage, 2010

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Individuals*	31/10.1	70/8.1	476/11.7	426/9.4	170/4.3	260/9.8
Families**	5/6.7	9/3.6	93/8.7	66/6.0	27/2.8	32/4.4
Female-headed Families***	4/50.0	4/25.0	0/0.0	9/9.5	0/0.0	0/0.0
Related Children Under 18 Years****	5/9.0	3/1.7	20/2.5	95/11.0	0/0.0	0/0.0
Individuals 65 Years and Over	4/14.8	16/8.1	0/0.0	63/7.9	117/17.8	10/2.6

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of total population ** Percentage of all families

*** Percentage of all female-headed families **** Percentage of related children less than 18 years

***** Percentage of all individuals age 65+

Employment

Chilmark has limited employment opportunities with 765 jobs as of August 2012, but employment has been increasing, with 261% growth in employment between 1990 and 2011.

Table 9: Average Annual Employment By Town, 1990 to 2011

Town	1990	2000	2011	August 2012	% Change 1990-2011
Aquinnah	59	225	201	281	241%
Chilmark	152	543	549	765	261%
Edgartown	1,451	2,484	2,642	3,682	82%
Oak Bluffs	1,210	2,336	2,811	3,919	132%
Tisbury	1,971	2,420	2,516	3,507	28%
West Tisbury	221	1,751	1,913	2,667	766%
Total	5,064	9,759	10,632	14,821	110%

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

The average weekly wage was only \$727 in 2011 that translates into an average monthly income of \$3,126. This income is insufficient to afford the median gross rent of \$1,141 in 2010 based on a household spending no more than 30% of its income on housing. This is a problem for all communities on the Island, demonstrating substantial affordability gaps.

Table 10: Average Weekly Wages in Comparison to Rental Housing Costs by Town

Town	Average Weekly Wage, 2011	Average Monthly Wage*	Maximum Housing Cost/Month**	Median Gross Rent, 2010
Aquinnah	\$706	\$3,036	\$610.74	\$1,180
Chilmark	\$727	\$3,126	\$637.83	\$1,141
Edgartown	\$798	\$3,431	\$729.42	\$1,302
Oak Bluffs	\$731	\$3,143	\$642.99	\$1,000
Tisbury	\$891	\$3,831	\$849.39	\$1,111
West Tisbury	\$848	\$3,646	\$793.92	\$1,212

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012; and US Census Bureau, American Community Survey 2006-2010

* Monthly income based on 4.3 times the weekly wage.

** Assumes a monthly utility allowance of \$300 and the household spending no more than 30% of their income on housing.

Table 11: Employment and Wages by Industry (Number of Establishments/Average Employment/Average Weekly Wages), 2011

Industry	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Agric., forestry, fishing, hunting					3/12/\$372	
Construction	3/5/\$1,188	4/10/\$785	73/242/\$1,274	38/76/\$904	69/201/\$1,020	32/118/1,102
Manufacturing					7/31/\$642	
Wholesale Trade			8/13/\$808	3/13/\$1,156	8/57/\$880	
Retail Trade		8/28/\$526	67/389/\$505	39/207/\$649	83/603/\$720	11/65/\$836
Transportation/Warehousing			16/132/\$709	5/19/\$683	12/71/\$926	4/58/\$706
Information			8/77/\$729	5/23/\$828	9/69/\$930	5/24/\$940
Finance/Ins.			9/96/\$1,337	4/27/\$962	8/68/\$1,069	
Real estate/rental/leasing			21/40/\$684	9/18/\$1,090	13/39/\$684	4/9/\$996
Professional/tech. services		3/2/\$5,952	21/76/\$1,122	7/10/\$757	35/117/\$1,264	11/30/\$975
Administrative/waste services		7/32/\$897	18/143/\$1,013	11/30/\$571	28/115/\$907	9/88/\$725
Educ. services				4/344/\$1,025		3/131/\$955
Health care/social assist.			8/33/\$729	7/123/\$755	25/570/\$1,182	6/21/\$498
Arts/entertainment/rec.			11/172/\$763	8/76/\$611	14/98/\$724	
Accommodation/food services			46/571/\$611	47/396/\$480	31/283/\$571	7/64/\$525
Other services		7/7/\$872	39/139/\$673	20/159/\$360	54/134/\$634	14/28/\$798
Public Administration	4/78/\$666		15/131/\$1,226			9/71/\$787
Total	11/92/\$706	53/253/\$727	372/2,442/\$798	225/1,682/\$731	414/2,619/\$891	128/757/\$848

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

HOUSING PROFILE

Housing Growth

Chilmark experienced its greatest housing growth between 1970 and 2000. From 2000 through early 2010, another 89 units were added to the housing stock with an additional ? units built as of October 2012 for a total of ? housing units.

Table 12: Housing Units by Year Structure Was Built by Town – Number/Percentage, 2010

Years	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
2000-2010	43/7.6%	89/5.4%	330/6.7%	206/4.8%	96/3.2%	107/5.0%
1990-1999	142/25.0%	367/22.2%	1,077/21.6%	614/14.4%	313/10.5%	506/23.7%
1980-1989	116/20.5%	263/15.9%	1,356/27.2%	1,101/25.9%	518/17.5%	701/32.9%
1970-1979	79/13.9%	294/17.8%	897/18.0%	598/14.0%	455/15.3%	210/9.8%
1960-1969	57/10.1%	193/11.7%	217/4.4%	145/3.4%	211/7.1%	123/5.8%
1950-1959	29/5.1%	118/7.1%	150/3.0%	93/2.2%	161/5.4%	94/4.4%
1940-1949	31/5.5%	70/4.2%	308/6.2%	104/2.4%	170/5.7%	0/0.0%
1939 or earlier	70/12.3%	257/15.6%	647/13.0%	1,396/32.8%	1,043/35.2%	391/18.3%
Total	567/100.0%	1,651/100%	4,962/100.0%	4,257/100.0%	2,967/100%	2,132/100%

Source: US Census Bureau, American Community Survey, 2006-2010

Because this is sample data, there are variations from the actual counts summarized in Table 14.

Types of Units and Structures

Of the 1,606 total housing units as of 2010, 1,188 or 74.0% were seasonal or second homes, the highest level on the Island. Of the year-round units, 73.9% were owner-occupied which was higher than any of the other towns. Correspondingly, Chilmark had the lowest level of rentals that included only 26.1% of the housing stock.

Table 13: Housing Characteristics by Town – Number/Percentage, 2010

Housing Characteristics	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total # Units	503/100.0%	1,606/100%	5,220/100.0%	4,346/100%	3,094/100%	2,204/100%
Occupied Units *	145/28.8%	398/24.8%	1,794/34.4%	1,989/45.8%	1,806/58.4%	1,197/54.3%
Occ. Owner Units **	91/62.8%	294/73.9%	1,199/66.8%	1,319/66.3%	1,117/61.8%	864/72.2%
Occ. Rental Units **	54/37.2%	104/26.1%	595/33.2%	670/33.7%	689/38.2%	333/27.8%
Total Vacant Units- Seasonal & Occ. Units *	358-345/ 71.2%- 68.6%	1,208-1,188/ 75.2%- 74.0%	3,426-3,258/ 65.6%-62.4%	2,357-2,208/ 54.2%- 50.8%	1,288-1,129/ 41.6%- 36.5%	1,007-951/ 45.7%- 43.1%
Ave. Hh Size of Owner-Occ. Unit	2.09 persons	2.21 persons	2.25 persons	2.33 persons	2.26 persons	2.36 persons
Ave. Hh Size of Renter-Occ. Unit	2.24 persons	2.02 persons	2.25 persons	2.05 persons	2.06 persons	2.01 persons

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of all housing units ** Percentage of occupied housing units

Almost all of Chilmark's housing units were single-family homes.

Table 14: Type of Structure by Town – Number/Percentage, 2010

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1-units/ detached and attached	553/97.5%	1,578/95.6%	4,716/94.7%	3,888/91.3%	2,600/87.6%	1,981/92.9%
2 to 9 units	8/1.4%	8/0.5%	107/2.1%	134/3.1%	339/11.4%	22/1.0%
10+ units	0/0.0%	0/0.0%	0/0.0%	98/2.3%	0/0.0%	0/0.0%
Mobile home	6/1.1%	65/3.9%	159/3.2%	137/3.2%	28/0.9%	129/6.1%
Other	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	567/100.0%	1,651/100.0%	4,982/100.0%	4,257/100.0%	2,967/100.0%	2,132/100.0%

Source: US Census Bureau, American Community Survey, 2006-2010

The community has experienced little foreclosure activity, with only one (1) auction in 2012 and three (3) petitions to foreclose, one (1) in 2011 and two (2) in 2012.

Table 15: Foreclosure Activity by Town – 2011/January 1 through November 1, 2012

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Foreclosure Auction	0/1	0/1	5/5	7/12	8/10	0/1
Petition to Foreclose	0/3	1/2	4/10	2/13	3/10	2/2

Source: Banker & Tradesman, November 6, 2012

Housing Costs and Affordability

Homeownership

Chilmark had a median single-family house price of \$825,000 as of September 2012, from a high of \$2.8 million in 2007. On average, *Chilmark has had the highest housing values on the Island.*

Table 16: Median Single-family Home Prices by Town, September 2012

Median Sales Price	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1990	\$252,500	\$250,000	\$117,500	NA	NA	\$135,459
2000	\$875,000	\$912,500	\$327,000	\$270,000	\$299,950	\$435,000
2005	\$1,797,500	\$1,700,000	\$717,500	\$595,000	\$580,000	\$705,000
2007	\$1,350,000	\$2,800,000	\$700,000	\$532,250	\$672,500	\$866,000
2010	\$862,500	\$1,385,000	\$675,000	\$475,000	\$468,750	\$615,000
Sept. 2012	\$642,500	\$825,000	\$653,388	\$374,000	\$430,000	\$704,000

Source: Banker & Tradesman/The Warren Group, October 18, 2012

In regard to actual sales, there were only 19 sales between August 2011 and October 2012, with a median of \$1,250,000. Only three (3) of the sales were below \$400,000 but there were nine (9) sales of more than \$1 million.

**Table 17: Distribution of Sales Prices by Town and Number/Percentage,
August 1, 2011 to October 5, 2012**

Sales Price Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$199,999	0/0.0%	0/0.0%	3/2.7%	10/10.4%	3/4.6%	3/8.6%
\$2-299,999	0/0.0%	1/5.3%	9/8.1%	16/16.7%	13/20.0%	0/0.0%
\$3-399,999	0/0.0%	2/10.5%	11/9.9%	26/27.1%	14/21.5%	2/5.7%
\$4-499,999	2/22.2%	1/5.3%	21/18.9%	13/13.5%	9/13.8%	4/11.4%
\$5-599,999	1/11.1%	1/5.3%	11/9.9%	12/12.5%	9/13.8%	5/14.3%
\$6-699,999	0/0.0%	2/10.5%	11/9.9%	6/6.3%	5/7.7%	6/17.1%
\$7-799,999	1/11.1%	1/5.3%	8/7.2%	4/4.2%	4/6.2%	4/11.4%
\$8-899,999	1/11.1%	2/10.5%	7/6.3%	2/2.1%	0/0.0%	1/2.9%
\$9-999,999	1/11.1%	0/0.0%	3/2.7%	1/1.0%	2/3.1%	0/0.0%
\$1-1,999,999	1/11.1%	3/15.8%	17/15.3%	2/2.1%	2/3.1%	5/14.3%
\$2,000,000 +	2/22.2%	6/31.6%	10/9.0%	4/4.2%	4/6.2%	5/14.3%
Total	9/100.0%	19/100.0%	111/100.0%	96/100.0%	65/100.0%	35/100.0%
Median Price	\$808,000	\$1,250,000	\$600,000	\$378,000	\$430,000	\$665,000

Source: Banker & Tradesman/The Warren Group, October 23, 2012

Town Assessor data indicates that only 12 of the 1,062 single-family homes were valued at less than \$300,000 and that 64.5% of the homes were assessed at more than \$1 million.

Table 18: Assessed Values of Single-family Homes by Town with Number/Percentage, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	2/0.5%	5/0.5%	12/0.3%	25/0.8%	5/0.3%	4/0.3%
\$2-299,999	4/1.0%	7/0.7%	67/1.9%	239/7.2%	100/5.0%	34/2.3%
\$3-399,999	14/3.7%	3/0.3%	273/7.8%	1,021/30.7%	560/28.2%	26/1.8%
\$4-499,999	18/4.7%	1/0.1%	674/19.3%	756/22.7%	395/19.8%	115/7.9%
\$5-599,999	16/4.2%	29/2.7%	609/17.5%	430/12.9%	220/11.0%	316/21.8%
\$6-699,999	16/4.2%	69/6.5%	365/10.5%	268/8.1%	121/6.1%	269/18.6%
\$7-799,999	26/6.8%	90/8.5%	217/6.2%	143/4.3%	74/3.7%	172/11.9%
\$8-899,999	26/6.8%	95/8.9%	138/4.0%	105/3.2%	76/3.8%	95/6.6%
\$9-999,999	31/8.1%	78/7.3%	198/5.7%	67/2.0%	49/2.5%	81/5.6%
\$1-1,999,999	195/51.0%	378/35.6%	574/16.5%	224/6.7%	226/11.4%	230/15.9%
\$2,000,000 +	34/8.9%	307/28.9%	361/10.3%	48/1.4%	165/8.3%	107/7.4%
Total	382/100.0%	1,062/100.0%	3,488/100%	3,326/100.0%	1,991/100	1,449/100.0%

Source: Town Assessors, fiscal year 2012

Chilmark does not have any condominiums but it does have 212 properties that involved multiple houses on one (1) lot with 80% of them valued at more than \$1 million.

Table 19: Assessed Values of Condominiums by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	9/6.4%	0/0.0%	16/13.4%	3/75.0%
\$2-299,999	0/0.0%	0/0.0%	12/8.5%	17/21.8%	21/17.6%	0/0.0%
\$3-399,999	2/33.3%	0/0.0%	30/21.3%	36/46.2%	8/6.7%	1/25.0%
\$4-499,999	4/66.7%	0/0.0%	41/29.1%	8/10.3%	28/23.5%	0/0.0%
\$5-599,999	0/0.0%	0/0.0%	33/23.4%	6/7.7%	27/22.7%	0/0.0%
\$6-699,999	0/0.0%	0/0.0%	5/3.5%	5/6.4%	2/1.7%	0/0.0%
\$7-799,999	0/0.0%	0/0.0%	2/1.4%	5/6.4%	5/4.2%	0/0.0%
\$8-899,999	0/0.0%	0/0.0%	1/0.7%	1/1.3%	7/5.9%	0/0.0%
\$9-999,999	0/0.0%	0/0.0%	2/1.4%	0/0.0%	1/0.8%	0/0.0%
\$1-1,999,999	0/0.0%	0/0.0%	6/4.3%	0/0.0%	4/3.4%	0/0.0%
\$2,000,000 +	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	6/100.0%	0/0.0%	141/100.0%	78/100.0%	119/100.0%	4/100.0%

Source: Town Assessors, fiscal year 2012

Table 20: Assessed Values of Properties with Multiple Houses on One Lot by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$2-299,999	0/0.0%	0/0.0%	0/0.0%	3/1.4%	1/0.4%	0/0.0%
\$3-399,999	0/0.0%	0/0.0%	6/0.9%	18/8.3%	13/5.7%	1/0.4%
\$4-499,999	0/0.0%	0/0.0%	19/3.0%	49/22.6%	28/12.3%	1/0.4%
\$5-599,999	0/0.0%	0/0.0%	58/9.0%	47/21.7%	41/18.1%	8/2.9%
\$6-699,999	1/3.8%	6/2.8%	91/14.2%	25/11.5%	21/9.3%	29/10.5%
\$7-799,999	1/3.8%	10/4.7%	57/8.9%	12/5.5%	17/7.5%	61/22.2%
\$8-899,999	2/7.7%	16/7.5%	32/5.0%	11/5.1%	9/4.0%	33/12.0%
\$9-999,999	2/7.7%	11/5.2%	25/3.9%	5/2.3%	11/4.8%	27/9.8%
\$1-1,999,999	12/46.2%	74/34.9%	125/19.4%	36/16.6%	50/22.0%	73/26.5%
\$2,000,000 +	8/30.8%	95/44.8%	230/35.8%	11/5.1%	36/15.9%	42/15.3%
Total	26/100.0%	212/100.0	643/100.0%	217/100.0%	227/100.0%	275/100.0%

Source: Town Assessors, fiscal year 2012

Chilmark has an affordability gap of \$426,000, the highest on the Island. This gap is the difference between what a median income household can afford (\$399,000) and the median priced unit (\$825,000). This analysis demonstrates how very challenging it is to afford to live in Chilmark. There were only twelve (12) single-family homes that would have been affordable to a household earning below 150% AMI, only seven (7) for someone earning below median income. Consequently, even those earning below 150% of area median income are virtually shutout of the private housing market with only a few exceptions.

Table 21: Affordability Gaps for Homeownership as of September 2012

Town	Median Income*	Affordable Price**	Median House Price***	Affordability Gap
Aquinnah	\$57,500	\$303,000	\$642,500	\$339,500
Chilmark	\$72,917	\$399,000	\$825,000	\$426,000
Edgartown	\$67,625	\$360,500	\$653,388	\$292,888
Oak Bluffs	\$59,156	\$294,000	\$374,000	\$80,000
Tisbury	\$58,551	\$288,000	\$430,000	\$142,000
West Tisbury	\$71,667	\$372,500	\$704,000	\$331,500
County	\$62,407	\$321,500	\$535,000	\$213,500

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County and 2006-2010 for the six towns.

** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand for Dukes County (this is based on an average of the tax rates for all six towns, weighted by the number of housing units) and the actual tax rates for each town (\$3.93 for Aquinnah, \$2.08 for Chilmark, \$3.43 for Edgartown, \$7.39 for Oak Bluffs, \$8.01 for Tisbury, and \$4.92 for West Tisbury), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and 80% financing.

*** Based on the Warren Group/Banker & Tradesman Town Stats figures of October 16, 2012.

Table 23: Relative Affordability of Single-family Units by Town, Numbers/Percentages, 2012

Income Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Less than 80% AMI**	1	3	9	1	3	3
80%** - 100% AMI*	3	4	14	7	17	14
100% - 150% AMI ****	0	5	80	296	171	23
More than 150% AMI****	378	1,050	3,385	3,022	1,800	1,409
Total	382	1,062	3,488	3,326	1,991	1,449

Source: Town Assessors' Databases for fiscal year 2012.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County.

** HUD 2012 Income Limits for the Dukes County MSA for a household of two (2), which is the average household size for owner-occupied units on the Vineyard (2.29 persons).

*** Figures based on interest of 5.0, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighed by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI).

**** Figures from Dukes County Regional Housing Authority.

Rental Housing

In regard to rentals, Census survey data counted 59 rental units with a median gross rental of \$1,141, not much higher or lower than the other communities. More than half of the units did not involve rental payments. This \$1,141 rental would require an income of approximately \$57,600 assuming \$300 per month in utility costs and paying no more than 30% of one's income on housing.

Table 22: Rental Costs with Numbers/Percentages, 2010

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Under \$200	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$200-299	0/0.0%	0/0.0%	0/0.0%	20/7.9%	0/0.0%	0/0.0%
\$300-499	0/0.0%	0/0.0%	0/0.0%	30/11.9%	19/5.8%	0/0.0%
\$500-749	0/0.0%	4/6.8%	7/2.6%	17/6.7%	10/3.0%	0/0.0%
\$750-999	6/17.1%	4/6.8%	37/13.8%	43/17.1%	90/27.4%	0/0.0%
\$1,000-1,499	27/77.1%	14/23.7%	150/56.0%	63/25.0%	37/11.3%	13/20.6%
\$1,500 +	2/5.7%	3/5.1%	31/11.6%	47/18.7%	115/35.1%	9/14.3%
No Cash Rent ³⁶	0/0.0%	34/57.6%	43/16.0%	32/12.7%	57/17.4%	41/65.1%
Total*	35/100.0%	59/100.0%	268/100.0%	252/100.0%	328/100.0%	63/100.0%
Median Rent	\$1,180	\$1,141	\$1,302	\$1,000	\$1,111	\$1,212

Sources: US Census Bureau, American Community Survey 2006-2010.

Note: The estimates provided by the Census Bureau's American Community Survey substantially undercount the total number of occupied rental units in comparison to the actual 2010 census counts.

Subsidized Housing Inventory (SHI)

Out of the total 411 units included in the Island's Subsidized Housing Inventory (SHI), three (3) or 0.72% of the town's year-round housing units were approved by the state as affordable with another six (6) units to be added to the SHI with the Middle Line Road project.

Table 24: Chilmark's Subsidized Housing Inventory (SHI) by Town

Project Name	# SHI Units	Project Type/ Subsidizing Agency	Use of a Comp Permit	Affordability Expiration Date
Homeowner Rehab Program (Oak Bluffs)	3	Ownership/DHCD	No	2017-2019
Middle Line Road Apt. (not on SHI)?*	6			
Total	3/0.72%	418 year-round units All ownership rehab		

Source: Massachusetts Department of Housing and Community Development, August 28, 2012

* Dukes County Regional Housing Authority units

We will insert DCRHA waitlist info for homeownership and rentals and another section on priority actions for promoting affordable housing.

³⁶ No cash rent involves units where there are no formal rent payments.

THE TOWN OF EDGARTOWN

INTRODUCTION

Edgartown was the first town settled on the Island and maintains the historic charm of its seafaring past. A once prosperous whaling port, the harbor remains busy with boats of all types and is rimmed by fine houses. The town's Greek Revival and Federal architecture has been preserved and reflects the financial successes of its whaling captains from centuries past.

(We should include a map of the Island that identifies the boundaries of each town.)

DEMOGRAPHIC AND ECONOMIC PROFILE

Population Growth

Edgartown is among the largest communities on the Island with a population of 4,067 according to the 2010 US Census, which has grown to 4,531 residents according to Town records as of August 2012, representing a recent growth rate of 11.4%. The town includes about 25% of the Island's population.

Table 1: Population Growth – Total Population and Percentage Change, 1930 to 2012 and 2020 Projections

Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Dukes County
1930	161/--	252/--	1,276/--	1,333/--	1,541/--	270/--	4,953/--
1940	127/-21.1%	226/-10.3%	1,370/7.4%	1,584/18.8%	1,966/27.6%	260/-3.7%	5,669/14.5%
1950	88/-30.7%	183/-19.0%	1,508/10.1%	1,521/-4.0%	1,930/-1.8%	347/33.5%	5,633/-0.6%
1960	103/17.0%	238/30.1%	1,474/-2.3%	1,419/-6.7%	2,169/12.4%	360/3.7%	5,829/3.5%
1970	118/14.6%	340/42.9%	1,481/0.5%	1,385/-2.4%	2,257/4.1%	453/25.8%	6,117/4.9%
1980	220/86.4%	489/43.8%	2,204/48.8%	1,984/43.2%	2,972/31.7%	1,010/123%	8,942/46.2%
1990	201/-8.6%	650/32.9%	3,062/38.9%	2,804/41.3%	3,120/5.0%	1,704/68.7%	11,639/30.2%
2000	344/71.1%	843/29.7%	3,779/23.4%	3,713/32.4%	3,755/20.4%	2,467/44.8%	14,987/28.8%
3/2010	311/-9.6%	866/2.7%	4,067/7.6%	4,527/21.9%	3,949/5.2%	2,740/11.1 %	16,535/10.3%
2020 est.	466/49.8%	1,164/34.4%	5,619/38.2%	6,061/33.9%	4,501/14.0%	3,883/41.7%	21,694/31.2%
% 2010 County pop.	1.9%	5.2%	24.6%	27.4%	23.9%	16.6%	100.0%
2012	468 (as of 10-18-12)	1,183 (as of 10-1-12)	4,531 (as of 8-1-12)	4,737 (as of 9-19-12)	4,194 (as of 10-18-12)	3,103 (as of 10-18-12)	18,216
% 10/12 County pop.	2.6%	6.5%	24.9%	26.0%	23.0%	17.0%	100.0%

Sources: US Census Bureau 2010, projections from the Massachusetts Institute of Social and Economic Research (MISER), and Town Clerks from all six towns.

Note: There were also 75 residents of the town of Gosnold in Dukes County in 2010.

Racial Composition

Edgartown had a minority population of 476 residents or 11.7% of all residents in 2010. The largest minority groups were Blacks or African Americans, those of Latino descent, and residents in the “other” category.

Table 2: Racial Composition by Town and Island-wide, 2010

Race	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury	Dukes County
Minority Pop. *	132 (42.4%)	31 (3.6%)	476 (11.7%)	719 (15.9%)	541 (13.7%)	141 (5.1%)	2,043 (12.4%)
Black	5	15	102	220	144	25	511
Native Am.	83	2	20	44	17	17	183
Asian/Pac. Is.	1	2	26	57	18	20	138
Other	6	3	224	178	206	25	642
Latino **	15	7	99	110	118	35	384
Total Pop.	311	866	4,067	4,527	3,949	2,740	16,535

Source: US Census Bureau, 2010 * All non-White classifications ** Latino or Hispanic of any race.

Age Distribution

Edgartown had a median age of 44.8% years, ranking 234 among the 351 municipalities in the state. With the exception of young adults, the town's age distribution was relatively evenly spread among age ranges.

Table 3: Age Distribution by Town – Number/Percentage, 2010

Age Range	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury
Under 18 Years	61/19.6%	156/18.0%	803/19.7%	867/19.2%	728/18.4%	547/20.0%
18 – 24 Years	22/7.1%	33/3.8%	232/5.7%	269/5.9%	260/6.6%	165/6.0%
25 – 34 Years	30/9.6%	76/8.8%	470/11.6%	534/11.8%	495/12.5%	242/8.8%
35 – 44 Years	42/13.5%	90/10.4%	540/13.3%	630/13.9%	535/13.5%	330/12.0%
45 – 54 Years	57/18.3%	137/15.8%	690/17.0%	773/17.1%	635/16.1%	467/17.0%
55 – 64 Years	70/22.5%	175/20.2%	711/17.5%	662/14.6%	637/16.1%	603/22.0%
Over 65 Years	29/9.3%	199/23.0%	621/15.3%	792/17.5%	659/16.7%	386/14.1%
Total	311/100.0%	866/100.0%	4,067/100%	4,527/100%	3,949/100%	2,740/100%
Median Age	45.5 Years	50.7 Years	44.8 Years	44.4 Years	44.3 Years	46.9 Years

Source: US Census Bureau, 2010

Table 4: State Ranking Regarding the Age of the Population by Town, 2010

Town	Pop. Growth 2000-2010	Median Age	State Rank	% Below Age 5	State Rank	Age 65 or Older	State Rank
Aquinnah	-9.6%	45.5	255	6.4%	322	9.3%	17
Chilmark	2.7%	50.7	329	4.2%	73	23.0%	332
Edgartown	7.6%	44.8	234	5.6%	250	15.3%	217
Oak Bluffs	21.9%	44.4	219	5.8%	279	17.5%	274
Tisbury	5.2%	44.3	214	5.0%	175	16.7%	254
W. Tisbury	11.1%	46.9	289	4.7%	146	14.1%	175
County	10.3%	45.3	--	5.3%	--	16.3%	--
State	1.03%	39.1	--	5.6%	--	13.8%	--

Source: US Census Bureau, 2010 Note: Rank of the 351 municipalities in Massachusetts

Households

Almost 60% of Edgartown's households were families, and 98 of these households were single female heads of households. The average household size was 2.25 persons, relatively high in comparison to the other towns.

Table 5: Household (Hh) Characteristics – Number/Percentage, 2010

Type of Household	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total Hhs	145/100.0%	398/100.0%	1,794/100.0%	1,989/100.0%	1,806/100%	1,197/100.0%
Family Hhs*	81/55.9%	242/60.8%	1,074/59.9%	1,095/55.1%	975/54.0%	733/61.2
Female Heads of Families *	9/6.2%	14/3.5%	98/5.5%	94/4.7%	103/5.7%	69/5.8
Non-family Households*	64/44.1%	156/39.2%	720/40.1%	894/44.9%	831/46.0%	464/38.8
Ave. Hh Size	2.14 persons	2.16 persons	2.25 persons	2.24 persons	2.19 persons	2.26 persons

Source: US Census Bureau, 2010

Income

The town had a median per capita income of \$37,147 and a median household income \$67,625, relatively close to the Island-wide level.

Table 6: Income Distribution by Town – Number/Percentage, 2010

Income	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W. Tisbury
Under \$10,000	10/7.8	35/9.3	88/6.2	56/4.0	95/7.5	41/4.8%
10,000-24,999	19/14.8	17/4.5	127/8.9	239/17.0	154/12.2	98/11.4%
25,000-34,999	6/4.7	47/12.5	73/5.1	149/10.6	141/11.2	22/2.6%
35,000-49,999	25/19.5	38/10.1	262/18.4	191/13.6	98/7.8	103/12.0%
50,000-74,999	13/10.2	53/14.1	183/12.9	169/12.0	264/20.9	222/25.9%
75,000-99,999	12/9.4	52/13.9	340/23.9	277/19.7	137/10.9	123/14.4%
100,000-149,999	18/14.1	59/15.7	137/9.6	171/12.2	280/22.2	116/13.6%
150,000 +	25/19.5	74/19.7	213/15.0	151/10.8	92/7.3	136/15.9%
Total	128/100.0	375/100.0	1,423/100.0	1,403/100.0	1,261/100.0	856/100.0%
Per Capita Income	\$31,233	\$49,133	\$37,147	\$28,417	\$29,693	\$36,254

Source: US Census Bureau, American Community Survey, 2006-2010

Table 7: Median Income by Town, 1990 to 2010

Town	1990		2000		2010	
	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.
Aquinnah	\$18,250	\$27,500	\$45,208	\$45,458	\$57,500	\$83,750
Chilmark	34,375	40,625	41,917	63,750	72,917	88,958
Edgartown	36,285	43,803	50,407	55,153	67,625	79,219
Oak Bluffs	31,117	38,462	42,044	53,841	59,156	75,025
Tisbury	28,281	40,274	37,041	53,051	58,551	69,936
W. Tisbury	32,422	39,423	54,077	59,514	71,667	91,389
County	31,994	41,369	45,559	55,018	62,407	77,231

Source: US Census Bureau, 1990 and 2000 Summary File 3 and American Community Survey 2006-2010

Poverty

There were 476 individuals and 93 families living below the poverty line in 2010, representing 11.7% and 8.7% of all residents and families, respectively. These are the *highest levels on the Vineyard*.

Table 8: Poverty Levels by Town – Number/Percentage, 2010

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Individuals*	31/10.1	70/8.1	476/11.7	426/9.4	170/4.3	260/9.8
Families**	5/6.7	9/3.6	93/8.7	66/6.0	27/2.8	32/4.4
Female-headed Families***	4/50.0	4/25.0	0/0.0	9/9.5	0/0.0	0/0.0
Related Children Under 18 Years****	5/9.0	3/1.7	20/2.5	95/11.0	0/0.0	0/0.0
Individuals 65 Years and Over	4/14.8	16/8.1	0/0.0	63/7.9	117/17.8	10/2.6

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of total population ** Percentage of all families

*** Percentage of all female-headed families **** Percentage of related children less than 18 years

***** Percentage of all individuals age 65+

Employment

Next to Tisbury, Edgartown has the greatest number of employment opportunities on the Island with 3,682 jobs as of August 2012, and employment increasing by 82% between 1990 and 2011. Many of these jobs were in the service industry that supports the town's tourist industry.

Table 9: Average Annual Employment By Town, 1990 to 2011

Town	1990	2000	2011	August 2012	% Change 1990-2011
Aquinnah	59	225	201	281	241%
Chilmark	152	543	549	765	261%
Edgartown	1,451	2,484	2,642	3,682	82%
Oak Bluffs	1,210	2,336	2,811	3,919	132%
Tisbury	1,971	2,420	2,516	3,507	28%
West Tisbury	221	1,751	1,913	2,667	766%
Total	5,064	9,759	10,632	14,821	110%

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

The average weekly wage was only \$798 in 2011 that translates into an average monthly income of \$3,431. This income is insufficient to afford the median gross rent of \$1,302 in 2010 based on a household spending no more than 30% of its income on housing. This is a problem for all communities on the Island, demonstrating substantial affordability gaps.

Table 10: Average Weekly Wages in Comparison to Rental Housing Costs by Town

Town	Average Weekly Wage, 2011	Average Monthly Wage*	Maximum Housing Cost/Month**	Median Gross Rent, 2010
Aquinnah	\$706	\$3,036	\$610.74	\$1,180
Chilmark	\$727	\$3,126	\$637.83	\$1,141
Edgartown	\$798	\$3,431	\$729.42	\$1,302
Oak Bluffs	\$731	\$3,143	\$642.99	\$1,000
Tisbury	\$891	\$3,831	\$849.39	\$1,111
West Tisbury	\$848	\$3,646	\$793.92	\$1,212

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012; and US Census Bureau, American Community Survey 2006-2010

* Monthly income based on 4.3 times the weekly wage.

** Assumes a monthly utility allowance of \$300 and the household spending no more than 30% of their income on housing.

Table 11: Employment and Wages by Industry (Number of Establishments/Average Employment/Average Weekly Wages), 2011

Industry	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Agric., forestry, fishing, hunting					3/12/\$372	
Construction	3/5/\$1,188	4/10/\$785	73/242/\$1,274	38/76/\$904	69/201/\$1,020	32/118/1,102
Manufacturing					7/31/\$642	
Wholesale Trade			8/13/\$808	3/13/\$1,156	8/57/\$880	
Retail Trade		8/28/\$526	67/389/\$505	39/207/\$649	83/603/\$720	11/65/\$836
Transportation/Warehousing			16/132/\$709	5/19/\$683	12/71/\$926	4/58/\$706
Information			8/77/\$729	5/23/\$828	9/69/\$930	5/24/\$940
Finance/Ins.			9/96/\$1,337	4/27/\$962	8/68/\$1,069	
Real estate/rental/leasing			21/40/\$684	9/18/\$1,090	13/39/\$684	4/9/\$996
Professional/tech. services		3/2/\$5,952	21/76/\$1,122	7/10/\$757	35/117/\$1,264	11/30/\$975
Administrative/waste services		7/32/\$897	18/143/\$1,013	11/30/\$571	28/115/\$907	9/88/\$725
Educ. services				4/344/\$1,025		3/131/\$955
Health care/social assist.			8/33/\$729	7/123/\$755	25/570/\$1,182	6/21/\$498
Arts/entertainment/rec.			11/172/\$763	8/76/\$611	14/98/\$724	
Accommodation/food services			46/571/\$611	47/396/\$480	31/283/\$571	7/64/\$525
Other services		7/7/\$872	39/139/\$673	20/159/\$360	54/134/\$634	14/28/\$798
Public Administration	4/78/\$666		15/131/\$1,226			9/71/\$787
Total	11/92/\$706	53/253/\$727	372/2,442/\$798	225/1,682/\$731	414/2,619/\$891	128/757/\$848

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

HOUSING PROFILE

Housing Growth

Edgartown experienced the greatest housing growth between 1970 and 2000. From 2000 through early 2010, another 330 units were added to the housing stock with an additional 71 units built as of October 2012 for a total of 5,291 housing units.

Table 12: Housing Units by Year Structure Was Built by Town – Number/Percentage, 2010

Years	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
2000-2010	43/7.6%	89/5.4%	330/6.7%	206/4.8%	96/3.2%	107/5.0%
1990-1999	142/25.0%	367/22.2%	1,077/21.6%	614/14.4%	313/10.5%	506/23.7%
1980-1989	116/20.5%	263/15.9%	1,356/27.2%	1,101/25.9%	518/17.5%	701/32.9%
1970-1979	79/13.9%	294/17.8%	897/18.0%	598/14.0%	455/15.3%	210/9.8%
1960-1969	57/10.1%	193/11.7%	217/4.4%	145/3.4%	211/7.1%	123/5.8%
1950-1959	29/5.1%	118/7.1%	150/3.0%	93/2.2%	161/5.4%	94/4.4%
1940-1949	31/5.5%	70/4.2%	308/6.2%	104/2.4%	170/5.7%	0/0.0%
1939 or earlier	70/12.3%	257/15.6%	647/13.0%	1,396/32.8%	1,043/35.2%	391/18.3%
Total	567/100.0%	1,651/100%	4,962/100.0%	4,257/100.0%	2,967/100%	2,132/100%

Source: US Census Bureau, American Community Survey, 2006-2010

Because this is sample data, there are variations from the actual counts summarized in Table 14.

Types of Units and Structures

Of the 5,220 total housing units as of 2010, 3,258 or 62.4% were seasonal or second homes. Of the year-round units, 66.8% were owner-occupied compared to rentals representing 33.2% of the housing stock.

Table 13: Housing Characteristics by Town – Number/Percentage, 2010

Housing Characteristics	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total # Units	503/100.0%	1,606/100%	5,220/100.0%	4,346/100%	3,094/100%	2,204/100%
Occupied Units *	145/28.8%	398/24.8%	1,794/34.4%	1,989/45.8%	1,806/58.4%	1,197/54.3%
Occ. Owner Units **	91/62.8%	294/73.9%	1,199/66.8%	1,319/66.3%	1,117/61.8%	864/72.2%
Occ. Rental Units **	54/37.2%	104/26.1%	595/33.2%	670/33.7%	689/38.2%	333/27.8%
Total Vacant Units- Seasonal & Occ. Units *	358-345/ 71.2%- 68.6%	1,208-1,188/ 75.2%- 74.0%	3,426-3,258/ 65.6%-62.4%	2,357-2,208/ 54.2%- 50.8%	1,288-1,129/ 41.6%- 36.5%	1,007-951/ 45.7%- 43.1%
Ave. Hh Size of Owner-Occ. Unit	2.09 persons	2.21 persons	2.25 persons	2.33 persons	2.26 persons	2.36 persons
Ave. Hh Size of Renter-Occ. Unit	2.24 persons	2.02 persons	2.25 persons	2.05 persons	2.06 persons	2.01 persons

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of all housing units ** Percentage of occupied housing units

Almost all of Edgartown's housing units were single-family homes.

Table 14: Type of Structure by Town – Number/Percentage, 2010

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1-units/ detached and attached	553/97.5%	1,578/95.6%	4,716/94.7%	3,888/91.3%	2,600/87.6%	1,981/92.9%
2 to 9 units	8/1.4%	8/0.5%	107/2.1%	134/3.1%	339/11.4%	22/1.0%
10+ units	0/0.0%	0/0.0%	0/0.0%	98/2.3%	0/0.0%	0/0.0%
Mobile home	6/1.1%	65/3.9%	159/3.2%	137/3.2%	28/0.9%	129/6.1%
Other	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	567/100.0%	1,651/100.0%	4,982/100.0%	4,257/100.0%	2,967/100.0%	2,132/100.0%

Source: US Census Bureau, American Community Survey, 2006-2010

The community has experienced some foreclosure activity, with five (5) auctions in 2011 and another five (5) in 2012. There were four (4) petitions to foreclose filed in 2011, increasing to ten (10) such petitions in 2012.

Table 15: Foreclosure Activity by Town – 2011/January 1 through November 1, 2012

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Foreclosure Auction	0/1	0/1	5/5	7/12	8/10	0/1
Petition to Foreclose	0/3	1/2	4/10	2/13	3/10	2/2

Source: Banker & Tradesman, November 6, 2012

Housing Costs and Affordability

Homeownership

Edgartown had a median single-family house price of \$653,388 as of September 2012, from a high of \$717,500 in 2005. Housing values while very high, were in the mid-range in comparison to the other communities on the Island.

Table 16: Median Single-family Home Prices by Town, September 2012

Median Sales Price	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1990	\$252,500	\$250,000	\$117,500	NA	NA	\$135,459
2000	\$875,000	\$912,500	\$327,000	\$270,000	\$299,950	\$435,000
2005	\$1,797,500	\$1,700,000	\$717,500	\$595,000	\$580,000	\$705,000
2007	\$1,350,000	\$2,800,000	\$700,000	\$532,250	\$672,500	\$866,000
2010	\$862,500	\$1,385,000	\$675,000	\$475,000	\$468,750	\$615,000
Sept. 2012	\$642,500	\$825,000	\$653,388	\$374,000	\$430,000	\$704,000

Source: Banker & Tradesman/The Warren Group, October 18, 2012

In regard to actual sales, there were 111 sales between August 2011 and October 2012, with a median of \$600,000. Only 12 of the sales were below \$300,000, but there were 27 sales of more than \$1 million.

**Table 17: Distribution of Sales Prices by Town and Number/Percentage,
August 1, 2011 to October 5, 2012**

Sales Price Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$199,999	0/0.0%	0/0.0%	3/2.7%	10/10.4%	3/4.6%	3/8.6%
\$2-299,999	0/0.0%	1/5.3%	9/8.1%	16/16.7%	13/20.0%	0/0.0%
\$3-399,999	0/0.0%	2/10.5%	11/9.9%	26/27.1%	14/21.5%	2/5.7%
\$4-499,999	2/22.2%	1/5.3%	21/18.9%	13/13.5%	9/13.8%	4/11.4%
\$5-599,999	1/11.1%	1/5.3%	11/9.9%	12/12.5%	9/13.8%	5/14.3%
\$6-699,999	0/0.0%	2/10.5%	11/9.9%	6/6.3%	5/7.7%	6/17.1%
\$7-799,999	1/11.1%	1/5.3%	8/7.2%	4/4.2%	4/6.2%	4/11.4%
\$8-899,999	1/11.1%	2/10.5%	7/6.3%	2/2.1%	0/0.0%	1/2.9%
\$9-999,999	1/11.1%	0/0.0%	3/2.7%	1/1.0%	2/3.1%	0/0.0%
\$1-1,999,999	1/11.1%	3/15.8%	17/15.3%	2/2.1%	2/3.1%	5/14.3%
\$2,000,000 +	2/22.2%	6/31.6%	10/9.0%	4/4.2%	4/6.2%	5/14.3%
Total	9/100.0%	19/100.0%	111/100.0%	96/100.0%	65/100.0%	35/100.0%
Median Price	\$808,000	\$1,250,000	\$600,000	\$378,000	\$430,000	\$665,000

Source: Banker & Tradesman/The Warren Group, October 23, 2012

Note: There were only five (5) condominium sales during this period, four (4) in Edgartown and one (1) in Oak Bluffs with prices ranging from a low of \$209,000 to a high of \$1.1 million.

Town Assessor data indicates that only 79 of the 3,488 single-family homes were valued at less than \$300,000 and that 26.8% of the homes were assessed for more than \$1 million. Almost half (47.3%) of single-family homes were valued in the \$400,000 to \$700,000 range.

Table 18: Assessed Values of Single-family Homes by Town with Number/Percentage, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	2/0.5%	5/0.5%	12/0.3%	25/0.8%	5/0.3%	4/0.3%
\$2-299,999	4/1.0%	7/0.7%	67/1.9%	239/7.2%	100/5.0%	34/2.3%
\$3-399,999	14/3.7%	3/0.3%	273/7.8%	1,021/30.7%	560/28.2%	26/1.8%
\$4-499,999	18/4.7%	1/0.1%	674/19.3%	756/22.7%	395/19.8%	115/7.9%
\$5-599,999	16/4.2%	29/2.7%	609/17.5%	430/12.9%	220/11.0%	316/21.8%
\$6-699,999	16/4.2%	69/6.5%	365/10.5%	268/8.1%	121/6.1%	269/18.6%
\$7-799,999	26/6.8%	90/8.5%	217/6.2%	143/4.3%	74/3.7%	172/11.9%
\$8-899,999	26/6.8%	95/8.9%	138/4.0%	105/3.2%	76/3.8%	95/6.6%
\$9-999,999	31/8.1%	78/7.3%	198/5.7%	67/2.0%	49/2.5%	81/5.6%
\$1-1,999,999	195/51.0%	378/35.6%	574/16.5%	224/6.7%	226/11.4%	230/15.9%
\$2,000,000 +	34/8.9%	307/28.9%	361/10.3%	48/1.4%	165/8.3%	107/7.4%
Total	382/100.0%	1,062/100.0%	3,488/100%	3,326/100.0%	1,991/100	1,449/100.0%

Source: Town Assessors, Fiscal Year 2012

Edgartown had 141 condominiums with almost three-quarters (73.8%) assessed between \$300,000 and \$600,000. The town also had 643 properties that involved multiple houses on one (1) lot with more than half (55.2%) valued at more than \$1 million. The properties that rim Edgartown's harbor are a visible testament to the town's luxury housing market.

Table 19: Assessed Values of Condominiums by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	9/6.4%	0/0.0%	16/13.4%	3/75.0%
\$2-299,999	0/0.0%	0/0.0%	12/8.5%	17/21.8%	21/17.6%	0/0.0%
\$3-399,999	2/33.3%	0/0.0%	30/21.3%	36/46.2%	8/6.7%	1/25.0%
\$4-499,999	4/66.7%	0/0.0%	41/29.1%	8/10.3%	28/23.5%	0/0.0%
\$5-599,999	0/0.0%	0/0.0%	33/23.4%	6/7.7%	27/22.7%	0/0.0%
\$6-699,999	0/0.0%	0/0.0%	5/3.5%	5/6.4%	2/1.7%	0/0.0%
\$7-799,999	0/0.0%	0/0.0%	2/1.4%	5/6.4%	5/4.2%	0/0.0%
\$8-899,999	0/0.0%	0/0.0%	1/0.7%	1/1.3%	7/5.9%	0/0.0%
\$9-999,999	0/0.0%	0/0.0%	2/1.4%	0/0.0%	1/0.8%	0/0.0%
\$1-1,999,999	0/0.0%	0/0.0%	6/4.3%	0/0.0%	4/3.4%	0/0.0%
\$2,000,000 +	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	6/100.0%	0/0.0%	141/100.0%	78/100.0%	119/100.0%	4/100.0%

Source: Town Assessors, Fiscal Year 2012

Table 20: Assessed Values of Properties with Multiple Houses on One Lot by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$2-299,999	0/0.0%	0/0.0%	0/0.0%	3/1.4%	1/0.4%	0/0.0%
\$3-399,999	0/0.0%	0/0.0%	6/0.9%	18/8.3%	13/5.7%	1/0.4%
\$4-499,999	0/0.0%	0/0.0%	19/3.0%	49/22.6%	28/12.3%	1/0.4%
\$5-599,999	0/0.0%	0/0.0%	58/9.0%	47/21.7%	41/18.1%	8/2.9%
\$6-699,999	1/3.8%	6/2.8%	91/14.2%	25/11.5%	21/9.3%	29/10.5%
\$7-799,999	1/3.8%	10/4.7%	57/8.9%	12/5.5%	17/7.5%	61/22.2%
\$8-899,999	2/7.7%	16/7.5%	32/5.0%	11/5.1%	9/4.0%	33/12.0%
\$9-999,999	2/7.7%	11/5.2%	25/3.9%	5/2.3%	11/4.8%	27/9.8%
\$1-1,999,999	12/46.2%	74/34.9%	125/19.4%	36/16.6%	50/22.0%	73/26.5%
\$2,000,000 +	8/30.8%	95/44.8%	230/35.8%	11/5.1%	36/15.9%	42/15.3%
Total	26/100.0%	212/100.0	643/100.0%	217/100.0%	227/100.0%	275/100.0%

Source: Town Assessors, Fiscal Year 2012

Edgartown had an affordability gap of \$292,888 for single-family homes. This gap is the difference between what a median income household can afford (\$360,500) and the median priced unit (\$653,388). This analysis demonstrates how very challenging it is to afford to live in Edgartown. There were only 23 single-family homes that would have been affordable to a household earning below median income, only nine (9) for those earning below 80% AMI.

Table 21: Affordability Gaps for Homeownership as of September 2012

Town	Median Income*	Affordable Price**	Median House Price***	Affordability Gap
Aquinnah	\$57,500	\$303,000	\$642,500	\$339,500
Chilmark	\$72,917	\$399,000	\$825,000	\$426,000
Edgartown	\$67,625	\$360,500	\$653,388	\$292,888
Oak Bluffs	\$59,156	\$294,000	\$374,000	\$80,000
Tisbury	\$58,551	\$288,000	\$430,000	\$142,000
West Tisbury	\$71,667	\$372,500	\$704,000	\$331,500
County	\$62,407	\$321,500	\$535,000	\$213,500

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County and 2006-2010 for the six towns.

** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand for Dukes County (this is based on an average of the tax rates for all six towns, weighted by the number of housing units) and the actual tax rates for each town (\$3.93 for Aquinnah, \$2.08 for Chilmark, \$3.43 for Edgartown, \$7.39 for Oak Bluffs, \$8.01 for Tisbury, and \$4.92 for West Tisbury), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and 80% financing.

*** Based on the Warren Group/Banker & Tradesman Town Stats figures of October 16, 2012.

Table 22: Relative Affordability of Single-family Units by Town, Numbers/Percentages, 2012

Income Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Less than 80% AMI**	1	3	9	1	3	3
80%** - 100% AMI*	3	4	14	7	17	14
100% - 150% AMI ****	0	5	80	296	171	23
More than 150% AMI****	378	1,050	3,385	3,022	1,800	1,409
Total	382	1,062	3,488	3,326	1,991	1,449

Source: Town Assessors' Databases for Fiscal Year 2012.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County.

** HUD 2012 Income Limits for the Dukes County MSA for a household of two (2), which is the average household size for owner-occupied units on the Vineyard (2.29 persons).

*** Figures based on interest of 5.0, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighed by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI).

**** Figures from Dukes County Regional Housing Authority.

Rental Housing

In regard to rentals, Census survey data counted 268 rental units with a median gross rental of \$1,302, the highest on the Island. More than half of the units (56%) rented in the \$1,000 to \$1,500 range. This \$1,302 rental would require an income of approximately \$64,000 assuming \$300 per month in utility costs and paying no more than 30% of one's income on housing. This is close to the town's median household income level.

Table 23: Rental Costs with Numbers/Percentages, 2010

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Under \$200	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$200-299	0/0.0%	0/0.0%	0/0.0%	20/7.9%	0/0.0%	0/0.0%
\$300-499	0/0.0%	0/0.0%	0/0.0%	30/11.9%	19/5.8%	0/0.0%
\$500-749	0/0.0%	4/6.8%	7/2.6%	17/6.7%	10/3.0%	0/0.0%
\$750-999	6/17.1%	4/6.8%	37/13.8%	43/17.1%	90/27.4%	0/0.0%
\$1,000-1,499	27/77.1%	14/23.7%	150/56.0%	63/25.0%	37/11.3%	13/20.6%
\$1,500 +	2/5.7%	3/5.1%	31/11.6%	47/18.7%	115/35.1%	9/14.3%
No Cash Rent ³⁷	0/0.0%	34/57.6%	43/16.0%	32/12.7%	57/17.4%	41/65.1%
Total*	35/100.0%	59/100.0%	268/100.0%	252/100.0%	328/100.0%	63/100.0%
Median Rent	\$1,180	\$1,141	\$1,302	\$1,000	\$1,111	\$1,212

Sources: US Census Bureau, American Community Survey 2006-2010.

Note: The estimates provided by the Census Bureau's American Community Survey substantially undercount the total number of occupied rental units in comparison to the actual 2010 census counts.

Subsidized Housing Inventory (SHI)

Out of the total 411 units included in the Island's Subsidized Housing Inventory (SHI), 89 or 4.54% of the Town's year-round housing units were approved by the state as affordable.

Table 24: Edgartown's Subsidized Housing Inventory (SHI)

Project Name	# SHI Units	Project Type/ Subsidizing Agency	Use of a Comp Permit	Affordability Expiration Date
Fisher Road Apartments*	8	Rental/DHCD & MHP	No	2027
Pennywise Path/Morgan Woods	60	Rental/DHCD & MassHousing	Yes	2057
High and Pease Point	2	Ownership/MassHousing	Yes	Perpetuity
Fair Way Village	3	Ownership/MassHousing	Yes	Perpetuity
Jenney Way (not on SHI)?				
Homeowner Rehab Program (Oak Bluffs)	12	Ownership/DHCD	No	2017-2019
Rehab Program (Oak Bluffs)	4	Rental	No	2019
Total	89/4.54%	1,962 year-round units 72 or 80.9% were rentals		

Source: Massachusetts Department of Housing and Community Development, August 28, 2012

* Dukes County Regional Housing Authority units

We will insert DCRHA waitlist info for homeownership and rentals and another section on priority actions for promoting affordable housing.

³⁷ No cash rent involves units where there are no formal rent payments.

THE TOWN OF OAK BLUFFS

INTRODUCTION

Oak Bluffs is known for its old Methodist Summer Campground and its “gingerbread” Victorian cottages. The town was built following the Civil War as a summer meeting place for Methodists, the focal point being the Tabernacle that can accommodate 2,000 people. Oak Bluffs today is a vibrant resort community that is characterized by colorful architecture, funky shops, ethnic cafes, and a lively nightlife. While housing costs remain high, it is also the most affordable place to live on the Vineyard. (We should include a map of the Island that identifies the boundaries of each town.)

DEMOGRAPHIC AND ECONOMIC PROFILE

Population Growth

Oak Bluffs is the largest community on the Island with a population of 4,527 according to the 2010 US Census, which has grown to 4,737 residents according to Town records as of September 2012, representing a recent growth rate of 4.6%. The town includes about 26% of the Island’s population.

Table 1: Population Growth – Total Population and Percentage Change, 1930 to 2012 and 2020 Projections

Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Dukes County
1930	161/--	252/--	1,276/--	1,333/--	1,541/--	270/--	4,953/--
1940	127/-21.1%	226/-10.3%	1,370/7.4%	1,584/18.8%	1,966/27.6%	260/-3.7%	5,669/14.5%
1950	88/-30.7%	183/-19.0%	1,508/10.1%	1,521/-4.0%	1,930/-1.8%	347/33.5%	5,633/-0.6%
1960	103/17.0%	238/30.1%	1,474/-2.3%	1,419/-6.7%	2,169/12.4%	360/3.7%	5,829/3.5%
1970	118/14.6%	340/42.9%	1,481/0.5%	1,385/-2.4%	2,257/4.1%	453/25.8%	6,117/4.9%
1980	220/86.4%	489/43.8%	2,204/48.8%	1,984/43.2%	2,972/31.7%	1,010/123%	8,942/46.2%
1990	201/-8.6%	650/32.9%	3,062/38.9%	2,804/41.3%	3,120/5.0%	1,704/68.7%	11,639/30.2%
2000	344/71.1%	843/29.7%	3,779/23.4%	3,713/32.4%	3,755/20.4%	2,467/44.8%	14,987/28.8%
3/2010	311/-9.6%	866/2.7%	4,067/7.6%	4,527/21.9%	3,949/5.2%	2,740/11.1%	16,535/10.3%
2020/est.	466/49.8%	1,164/34.4%	5,619/38.2%	6,061/33.9%	4,501/14.0%	3,883/41.7%	21,694/31.2%
% 2010 County pop.	1.9%	5.2%	24.6%	27.4%	23.9%	16.6%	100.0%
2012	468 (as of 10-18-12)	1,183 (as of 10-1-12)	4,531 (as of 8-1-12)	4,737 (as of 9-19-12)	4,194 (as of 10-18-12)	3,103 (as of 10-18-12)	18,216
% 10/12 County pop.	2.6%	6.5%	24.9%	26.0%	23.0%	17.0%	100.0%

Sources: US Census Bureau 2010, projections from the Massachusetts Institute of Social and Economic Research (MISER), and Town Clerks from all six towns.

Note: There were also 75 residents of the town of Gosnold in Dukes County in 2010.

Racial Composition

Oak Bluffs had the largest minority population on the Island with 719 minority residents or 15.9% of all residents in 2010. The largest minority groups were Blacks or African Americans, those of Latino descent, and residents in the “other” category.

Table 2: Racial Composition by Town and Island-wide, 2010

Race	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury	Dukes County
Minority Pop. *	132 (42.4%)	31 (3.6%)	476 (11.7%)	719 (15.9%)	541 (13.7%)	141 (5.1%)	2,043 (12.4%)
Black	5	15	102	220	144	25	511
Native Am.	83	2	20	44	17	17	183
Asian/Pac. Is.	1	2	26	57	18	20	138
Other	6	3	224	178	206	25	642
Latino **	15	7	99	110	118	35	384
Total Pop.	311	866	4,067	4,527	3,949	2,740	16,535

Sources: US Census Bureau, 2010 * All non-White classifications ** Latino or Hispanic of any race.

Age Distribution

Oak Bluffs had a median age of 44.4% years, ranking 219 among the 351 municipalities in the state. With the exception of young adults, the town's age distribution was relatively evenly spread among age ranges.

Table 3: Age Distribution by Town – Number/Percentage, 2010

Age Range	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury
Under 18 Years	61/19.6%	156/18.0%	803/19.7%	867/19.2%	728/18.4%	547/20.0%
18 – 24 Years	22/7.1%	33/3.8%	232/5.7%	269/5.9%	260/6.6%	165/6.0%
25 – 34 Years	30/9.6%	76/8.8%	470/11.6%	534/11.8%	495/12.5%	242/8.8%
35 – 44 Years	42/13.5%	90/10.4%	540/13.3%	630/13.9%	535/13.5%	330/12.0%
45 – 54 Years	57/18.3%	137/15.8%	690/17.0%	773/17.1%	635/16.1%	467/17.0%
55 – 64 Years	70/22.5%	175/20.2%	711/17.5%	662/14.6%	637/16.1%	603/22.0%
Over 65 Years	29/9.3%	199/23.0%	621/15.3%	792/17.5%	659/16.7%	386/14.1%
Total	311/100.0%	866/100.0%	4,067/100%	4,527/100%	3,949/100%	2,740/100%
Median Age	45.5 Years	50.7 Years	44.8 Years	44.4 Years	44.3 Years	46.9 Years

Source: US Census Bureau, 2010

Table 4: State Ranking Regarding the Age of the Population by Town, 2010

Town	Pop. Growth 2000-2010	Median Age	State Rank	% Below Age 5	State Rank	Age 65 or Older	State Rank
Aquinnah	-9.6%	45.5	255	6.4%	322	9.3%	17
Chilmark	2.7%	50.7	329	4.2%	73	23.0%	332
Edgartown	7.6%	44.8	234	5.6%	250	15.3%	217
Oak Bluffs	21.9%	44.4	219	5.8%	279	17.5%	274
Tisbury	5.2%	44.3	214	5.0%	175	16.7%	254
W. Tisbury	11.1%	46.9	289	4.7%	146	14.1%	175
County	10.3%	45.3	--	5.3%	--	16.3%	--
State	1.03%	39.1	--	5.6%	--	13.8%	--

Source: US Census Bureau, 2010 Note: Rank of the 351 municipalities in Massachusetts

Households

About 55% of Oak Bluff's households were families, the lowest level next to Tisbury. The average household size was 2.24 persons, relatively high in comparison to the other towns.

Table 5: Household (Hh) Characteristics – Number/Percentage, 2010

Type of Household	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total Hhs	145/100.0%	398/100.0%	1,794/100.0%	1,989/100.0%	1,806/100%	1,197/100.0%
Family Hhs*	81/55.9%	242/60.8%	1,074/59.9%	1,095/55.1%	975/54.0%	733/61.2
Female Heads of Families *	9/6.2%	14/3.5%	98/5.5%	94/4.7%	103/5.7%	69/5.8
Non-family Households*	64/44.1%	156/39.2%	720/40.1%	894/44.9%	831/46.0%	464/38.8
Ave. Hh Size	2.14 persons	2.16 persons	2.25 persons	2.24 persons	2.19 persons	2.26 persons

Source: US Census Bureau, 2010

Income

The town had a median per capita income of \$28,417 and a median household income \$59,156, lower than Island-wide levels.

Table 6: Income Distribution by Town – Number/Percentage, 2010

Income	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W. Tisbury
Under \$10,000	10/7.8	35/9.3	88/6.2	56/4.0	95/7.5	41/4.8%
10,000-24,999	19/14.8	17/4.5	127/8.9	239/17.0	154/12.2	98/11.4%
25,000-34,999	6/4.7	47/12.5	73/5.1	149/10.6	141/11.2	22/2.6%
35,000-49,999	25/19.5	38/10.1	262/18.4	191/13.6	98/7.8	103/12.0%
50,000-74,999	13/10.2	53/14.1	183/12.9	169/12.0	264/20.9	222/25.9%
75,000-99,999	12/9.4	52/13.9	340/23.9	277/19.7	137/10.9	123/14.4%
100,000-149,999	18/14.1	59/15.7	137/9.6	171/12.2	280/22.2	116/13.6%
150,000 +	25/19.5	74/19.7	213/15.0	151/10.8	92/7.3	136/15.9%
Total	128/100.0	375/100.0	1,423/100.0	1,403/100.0	1,261/100.0	856/100.0%
Per Capita Income	\$31,233	\$49,133	\$37,147	\$28,417	\$29,693	\$36,254

Source: US Census Bureau, American Community Survey, 2006-2010

Table 7: Median Income by Town, 1990 to 2010

Town	1990		2000		2010	
	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.
Aquinnah	\$18,250	\$27,500	\$45,208	\$45,458	\$57,500	\$83,750
Chilmark	34,375	40,625	41,917	63,750	72,917	88,958
Edgartown	36,285	43,803	50,407	55,153	67,625	79,219
Oak Bluffs	31,117	38,462	42,044	53,841	59,156	75,025
Tisbury	28,281	40,274	37,041	53,051	58,551	69,936
W. Tisbury	32,422	39,423	54,077	59,514	71,667	91,389
County	31,994	41,369	45,559	55,018	62,407	77,231

Source: US Census Bureau, 1990 and 2000 Summary File 3 and American Community Survey 2006-2010

Poverty

There were 426 individuals and 66 families living below the poverty line in 2010, representing 9.4% and 6.0% of all residents and families, respectively. *The highest level was for children in poverty at 11%.*

Table 8: Poverty Levels by Town – Number/Percentage, 2010

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Individuals*	31/10.1	70/8.1	476/11.7	426/9.4	170/4.3	260/9.8
Families**	5/6.7	9/3.6	93/8.7	66/6.0	27/2.8	32/4.4
Female-headed Families***	4/50.0	4/25.0	0/0.0	9/9.5	0/0.0	0/0.0
Related Children Under 18 Years****	5/9.0	3/1.7	20/2.5	95/11.0	0/0.0	0/0.0
Individuals 65 Years and Over	4/14.8	16/8.1	0/0.0	63/7.9	117/17.8	10/2.6

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of total population ** Percentage of all families

*** Percentage of all female-headed families **** Percentage of related children less than 18 years

***** Percentage of all individuals age 65+

Employment

Oak Bluffs has the greatest number of employment opportunities on the Island with 3,919 jobs as of August 2012, and employment increasing by 132% between 1990 and 2011. Many of these jobs were in the service industry that supports the town's lively tourist industry.

Table 9: Average Annual Employment By Town, 1990 to 2011

Town	1990	2000	2011	August 2012	% Change 1990-2011
Aquinnah	59	225	201	281	241%
Chilmark	152	543	549	765	261%
Edgartown	1,451	2,484	2,642	3,682	82%
Oak Bluffs	1,210	2,336	2,811	3,919	132%
Tisbury	1,971	2,420	2,516	3,507	28%
West Tisbury	221	1,751	1,913	2,667	766%
Total	5,064	9,759	10,632	14,821	110%

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

The average weekly wage was only \$731 in 2011 that translates into an average monthly income of \$3,143. This income is insufficient to afford the median gross rent of \$1,000 in 2010 based on a household spending no more than 30% of its income on housing. This is a problem for all communities on the Island, demonstrating substantial affordability gaps.

Table 10: Average Weekly Wages in Comparison to Rental Housing Costs by Town

Town	Average Weekly Wage, 2011	Average Monthly Wage*	Maximum Housing Cost/Month**	Median Gross Rent, 2010
Aquinnah	\$706	\$3,036	\$610.74	\$1,180
Chilmark	\$727	\$3,126	\$637.83	\$1,141
Edgartown	\$798	\$3,431	\$729.42	\$1,302
Oak Bluffs	\$731	\$3,143	\$642.99	\$1,000
Tisbury	\$891	\$3,831	\$849.39	\$1,111
West Tisbury	\$848	\$3,646	\$793.92	\$1,212

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012; and US Census Bureau, American Community Survey 2006-2010

* Monthly income based on 4.3 times the weekly wage.

** Assumes a monthly utility allowance of \$300 and the household spending no more than 30% of their income on housing.

Table 11: Employment and Wages by Industry (Number of Establishments/Average Employment/Average Weekly Wages), 2011

Industry	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Agric., forestry, fishing, hunting					3/12/\$372	
Construction	3/5/\$1,188	4/10/\$785	73/242/\$1,274	38/76/\$904	69/201/\$1,020	32/118/1,102
Manufacturing					7/31/\$642	
Wholesale Trade			8/13/\$808	3/13/\$1,156	8/57/\$880	
Retail Trade		8/28/\$526	67/389/\$505	39/207/\$649	83/603/\$720	11/65/\$836
Transportation/Warehousing			16/132/\$709	5/19/\$683	12/71/\$926	4/58/\$706
Information			8/77/\$729	5/23/\$828	9/69/\$930	5/24/\$940
Finance/Ins.			9/96/\$1,337	4/27/\$962	8/68/\$1,069	
Real estate/rental/leasing			21/40/\$684	9/18/\$1,090	13/39/\$684	4/9/\$996
Professional/tech. services		3/2/\$5,952	21/76/\$1,122	7/10/\$757	35/117/\$1,264	11/30/\$975
Administrative/waste services		7/32/\$897	18/143/\$1,013	11/30/\$571	28/115/\$907	9/88/\$725
Educ. services				4/344/\$1,025		3/131/\$955
Health care/social assist.			8/33/\$729	7/123/\$755	25/570/\$1,182	6/21/\$498
Arts/entertainment/rec.			11/172/\$763	8/76/\$611	14/98/\$724	
Accommodation/food services			46/571/\$611	47/396/\$480	31/283/\$571	7/64/\$525
Other services		7/7/\$872	39/139/\$673	20/159/\$360	54/134/\$634	14/28/\$798
Public Administration	4/78/\$666		15/131/\$1,226			9/71/\$787
Total	11/92/\$706	53/253/\$727	372/2,442/\$798	225/1,682/\$731	414/2,619/\$891	128/757/\$848

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

HOUSING PROFILE

Housing Growth

Oak Bluffs experienced the greatest housing growth between 1970 and 2000. From 2000 through early 2010, another 206 units were added to the housing stock with an additional ? units built as of October 2012 for a total of ? housing units.

Table 12: Housing Units by Year Structure Was Built by Town – Number/Percentage, 2010

Years	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
2000-2010	43/7.6%	89/5.4%	330/6.7%	206/4.8%	96/3.2%	107/5.0%
1990-1999	142/25.0%	367/22.2%	1,077/21.6%	614/14.4%	313/10.5%	506/23.7%
1980-1989	116/20.5%	263/15.9%	1,356/27.2%	1,101/25.9%	518/17.5%	701/32.9%
1970-1979	79/13.9%	294/17.8%	897/18.0%	598/14.0%	455/15.3%	210/9.8%
1960-1969	57/10.1%	193/11.7%	217/4.4%	145/3.4%	211/7.1%	123/5.8%
1950-1959	29/5.1%	118/7.1%	150/3.0%	93/2.2%	161/5.4%	94/4.4%
1940-1949	31/5.5%	70/4.2%	308/6.2%	104/2.4%	170/5.7%	0/0.0%
1939 or earlier	70/12.3%	257/15.6%	647/13.0%	1,396/32.8%	1,043/35.2%	391/18.3%
Total	567/100.0%	1,651/100%	4,962/100.0%	4,257/100.0%	2,967/100%	2,132/100%

Source: US Census Bureau, American Community Survey, 2006-2010

Because this is sample data, there are variations from the actual counts summarized in Table 14.

Types of Units and Structures

Of the 4,346 total housing units as of 2010, 2,208 or about half (50.8%) were seasonal or second homes. Of the year-round units, 66.3% were owner-occupied compared to rentals representing 33.7% of the housing stock.

Table 13: Housing Characteristics by Town – Number/Percentage, 2010

Housing Characteristics	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total # Units	503/100.0%	1,606/100%	5,220/100.0%	4,346/100%	3,094/100%	2,204/100%
Occupied Units *	145/28.8%	398/24.8%	1,794/34.4%	1,989/45.8%	1,806/58.4%	1,197/54.3%
Occ. Owner Units **	91/62.8%	294/73.9%	1,199/66.8%	1,319/66.3%	1,117/61.8%	864/72.2%
Occ. Rental Units **	54/37.2%	104/26.1%	595/33.2%	670/33.7%	689/38.2%	333/27.8%
Total Vacant Units- Seasonal & Occ. Units *	358-345/ 71.2%- 68.6%	1,208-1,188/ 75.2%- 74.0%	3,426-3,258/ 65.6%-62.4%	2,357-2,208/ 54.2%- 50.8%	1,288-1,129/ 41.6%- 36.5%	1,007-951/ 45.7%- 43.1%
Ave. Hh Size of Owner-Occ. Unit	2.09 persons	2.21 persons	2.25 persons	2.33 persons	2.26 persons	2.36 persons
Ave. Hh Size of Renter-Occ. Unit	2.24 persons	2.02 persons	2.25 persons	2.05 persons	2.06 persons	2.01 persons

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of all housing units ** Percentage of occupied housing units

Almost all of Oak Bluff's housing units were single-family homes.

Table 14: Type of Structure by Town – Number/Percentage, 2010

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1-units/ detached and attached	553/97.5%	1,578/95.6%	4,716/94.7%	3,888/91.3%	2,600/87.6%	1,981/92.9%
2 to 9 units	8/1.4%	8/0.5%	107/2.1%	134/3.1%	339/11.4%	22/1.0%
10+ units	0/0.0%	0/0.0%	0/0.0%	98/2.3%	0/0.0%	0/0.0%
Mobile home	6/1.1%	65/3.9%	159/3.2%	137/3.2%	28/0.9%	129/6.1%
Other	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	567/100.0%	1,651/100.0%	4,982/100.0%	4,257/100.0%	2,967/100.0%	2,132/100.0%

Source: US Census Bureau, American Community Survey, 2006-2010

The community has experienced some foreclosure activity, with seven (7) auctions in 2011, increasing to a dozen in 2012. There were two (2) petitions to foreclose filed in 2011, increasing again to 13 such petitions in 2012.

Table 15: Foreclosure Activity by Town – 2011/January 1 through November 1, 2012

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Foreclosure Auction	0/1	0/1	5/5	7/12	8/10	0/1
Petition to Foreclose	0/3	1/2	4/10	2/13	3/10	2/2

Source: Banker & Tradesman, November 6, 2012

Housing Costs and Affordability

Homeownership

While housing costs are still high, *Oak Bluffs has the most affordable housing on the Island* with a median single-family house price of \$374,000 as of September 2012, from a high of \$595,000 in 2005.

Table 16: Median Single-family Home Prices by Town, September 2012

Median Sales Price	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1990	\$252,500	\$250,000	\$117,500	NA	NA	\$135,459
2000	\$875,000	\$912,500	\$327,000	\$270,000	\$299,950	\$435,000
2005	\$1,797,500	\$1,700,000	\$717,500	\$595,000	\$580,000	\$705,000
2007	\$1,350,000	\$2,800,000	\$700,000	\$532,250	\$672,500	\$866,000
2010	\$862,500	\$1,385,000	\$675,000	\$475,000	\$468,750	\$615,000
Sept. 2012	\$642,500	\$825,000	\$653,388	\$374,000	\$430,000	\$704,000

Source: Banker & Tradesman/The Warren Group, October 18, 2012

In regard to actual sales, there were 96 sales between August 2011 and October 2012, with a median of \$378,000. More than half of these sales (54.2%) were for less than \$400,000.

**Table 17: Distribution of Sales Prices by Town and Number/Percentage,
August 1, 2011 to October 5, 2012**

Sales Price Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$199,999	0/0.0%	0/0.0%	3/2.7%	10/10.4%	3/4.6%	3/8.6%
\$2-299,999	0/0.0%	1/5.3%	9/8.1%	16/16.7%	13/20.0%	0/0.0%
\$3-399,999	0/0.0%	2/10.5%	11/9.9%	26/27.1%	14/21.5%	2/5.7%
\$4-499,999	2/22.2%	1/5.3%	21/18.9%	13/13.5%	9/13.8%	4/11.4%
\$5-599,999	1/11.1%	1/5.3%	11/9.9%	12/12.5%	9/13.8%	5/14.3%
\$6-699,999	0/0.0%	2/10.5%	11/9.9%	6/6.3%	5/7.7%	6/17.1%
\$7-799,999	1/11.1%	1/5.3%	8/7.2%	4/4.2%	4/6.2%	4/11.4%
\$8-899,999	1/11.1%	2/10.5%	7/6.3%	2/2.1%	0/0.0%	1/2.9%
\$9-999,999	1/11.1%	0/0.0%	3/2.7%	1/1.0%	2/3.1%	0/0.0%
\$1-1,999,999	1/11.1%	3/15.8%	17/15.3%	2/2.1%	2/3.1%	5/14.3%
\$2,000,000 +	2/22.2%	6/31.6%	10/9.0%	4/4.2%	4/6.2%	5/14.3%
Total	9/100.0%	19/100.0%	111/100.0%	96/100.0%	65/100.0%	35/100.0%
Median Price	\$808,000	\$1,250,000	\$600,000	\$378,000	\$430,000	\$665,000

Source: Banker & Tradesman/The Warren Group, October 23, 2012

Note: There were only five (5) condominium sales during this period, four (4) in Edgartown and one (1) in Oak Bluffs with prices ranging from a low of \$209,000 to a high of \$1.1 million.

Town Assessor data indicates that 264 of the 3,326 single-family homes were valued at less than \$300,000 and that more than half (53.4%) were assessed in the \$300,000 to \$500,000 range.

Table 18: Assessed Values of Single-family Homes by Town with Number/Percentage, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	2/0.5%	5/0.5%	12/0.3%	25/0.8%	5/0.3%	4/0.3%
\$2-299,999	4/1.0%	7/0.7%	67/1.9%	239/7.2%	100/5.0%	34/2.3%
\$3-399,999	14/3.7%	3/0.3%	273/7.8%	1,021/30.7%	560/28.2%	26/1.8%
\$4-499,999	18/4.7%	1/0.1%	674/19.3%	756/22.7%	395/19.8%	115/7.9%
\$5-599,999	16/4.2%	29/2.7%	609/17.5%	430/12.9%	220/11.0%	316/21.8%
\$6-699,999	16/4.2%	69/6.5%	365/10.5%	268/8.1%	121/6.1%	269/18.6%
\$7-799,999	26/6.8%	90/8.5%	217/6.2%	143/4.3%	74/3.7%	172/11.9%
\$8-899,999	26/6.8%	95/8.9%	138/4.0%	105/3.2%	76/3.8%	95/6.6%
\$9-999,999	31/8.1%	78/7.3%	198/5.7%	67/2.0%	49/2.5%	81/5.6%
\$1-1,999,999	195/51.0%	378/35.6%	574/16.5%	224/6.7%	226/11.4%	230/15.9%
\$2,000,000 +	34/8.9%	307/28.9%	361/10.3%	48/1.4%	165/8.3%	107/7.4%
Total	382/100.0%	1,062/100.0%	3,488/100%	3,326/100.0%	1,991/100	1,449/100.0%

Source: Town Assessors, Fiscal Year 2012

Oak Bluffs had 78 condominiums with two-thirds assessed between \$200,000 and \$400,000. The town also had 217 properties that involved multiple houses on one (1) lot with 55.8% valued in the \$400,000 to \$700,000 range, however 21.7% were assessed for more than \$1 million.

Table 19: Assessed Values of Condominiums by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	9/6.4%	0/0.0%	16/13.4%	3/75.0%
\$2-299,999	0/0.0%	0/0.0%	12/8.5%	17/21.8%	21/17.6%	0/0.0%
\$3-399,999	2/33.3%	0/0.0%	30/21.3%	36/46.2%	8/6.7%	1/25.0%
\$4-499,999	4/66.7%	0/0.0%	41/29.1%	8/10.3%	28/23.5%	0/0.0%
\$5-599,999	0/0.0%	0/0.0%	33/23.4%	6/7.7%	27/22.7%	0/0.0%
\$6-699,999	0/0.0%	0/0.0%	5/3.5%	5/6.4%	2/1.7%	0/0.0%
\$7-799,999	0/0.0%	0/0.0%	2/1.4%	5/6.4%	5/4.2%	0/0.0%
\$8-899,999	0/0.0%	0/0.0%	1/0.7%	1/1.3%	7/5.9%	0/0.0%
\$9-999,999	0/0.0%	0/0.0%	2/1.4%	0/0.0%	1/0.8%	0/0.0%
\$1-1,999,999	0/0.0%	0/0.0%	6/4.3%	0/0.0%	4/3.4%	0/0.0%
\$2,000,000 +	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	6/100.0%	0/0.0%	141/100.0%	78/100.0%	119/100.0%	4/100.0%

Source: Town Assessors, Fiscal Year 2012

Table 20: Assessed Values of Properties with Multiple Houses on One Lot by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$2-299,999	0/0.0%	0/0.0%	0/0.0%	3/1.4%	1/0.4%	0/0.0%
\$3-399,999	0/0.0%	0/0.0%	6/0.9%	18/8.3%	13/5.7%	1/0.4%
\$4-499,999	0/0.0%	0/0.0%	19/3.0%	49/22.6%	28/12.3%	1/0.4%
\$5-599,999	0/0.0%	0/0.0%	58/9.0%	47/21.7%	41/18.1%	8/2.9%
\$6-699,999	1/3.8%	6/2.8%	91/14.2%	25/11.5%	21/9.3%	29/10.5%
\$7-799,999	1/3.8%	10/4.7%	57/8.9%	12/5.5%	17/7.5%	61/22.2%
\$8-899,999	2/7.7%	16/7.5%	32/5.0%	11/5.1%	9/4.0%	33/12.0%
\$9-999,999	2/7.7%	11/5.2%	25/3.9%	5/2.3%	11/4.8%	27/9.8%
\$1-1,999,999	12/46.2%	74/34.9%	125/19.4%	36/16.6%	50/22.0%	73/26.5%
\$2,000,000 +	8/30.8%	95/44.8%	230/35.8%	11/5.1%	36/15.9%	42/15.3%
Total	26/100.0%	212/100.0	643/100.0%	217/100.0%	227/100.0%	275/100.0%

Source: Town Assessors, Fiscal Year 2012

Oak Bluffs had an affordability gap of \$80,000 for single-family homes. This gap is the difference between what a median income household can afford (\$294,000) and the median priced unit (\$374,000). While this gap is the lowest on the Island, it still suggests that it is very challenging to afford housing in town. There were only eight (8) single-family homes in Oak Bluffs that would have been affordable to a household earning below median income, only one (1) for those earning below 80% AMI. There were an additional 296 homes that would be affordable to a household earning in the 100% to 150% AMI range, suggesting some relative affordability in this income range.

Table 21: Affordability Gaps for Homeownership as of September 2012

Town	Median Income*	Affordable Price**	Median House Price***	Affordability Gap
Aquinnah	\$57,500	\$303,000	\$642,500	\$339,500
Chilmark	\$72,917	\$399,000	\$825,000	\$426,000
Edgartown	\$67,625	\$360,500	\$653,388	\$292,888
Oak Bluffs	\$59,156	\$294,000	\$374,000	\$80,000
Tisbury	\$58,551	\$288,000	\$430,000	\$142,000
West Tisbury	\$71,667	\$372,500	\$704,000	\$331,500
County	\$62,407	\$321,500	\$535,000	\$213,500

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County and 2006-2010 for the six towns.

** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand for Dukes County (this is based on an average of the tax rates for all six towns, weighted by the number of housing units) and the actual tax rates for each town (\$3.93 for Aquinnah, \$2.08 for Chilmark, \$3.43 for Edgartown, \$7.39 for Oak Bluffs, \$8.01 for Tisbury, and \$4.92 for West Tisbury), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and 80% financing.

*** Based on the Warren Group/Banker & Tradesman Town Stats figures of October 16, 2012.

Table 23: Relative Affordability of Single-family Units by Town, Numbers/Percentages, 2012

Income Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Less than 80% AMI**	1	3	9	1	3	3
80%** - 100% AMI*	3	4	14	7	17	14
100% - 150% AMI ****	0	5	80	296	171	23
More than 150% AMI****	378	1,050	3,385	3,022	1,800	1,409
Total	382	1,062	3,488	3,326	1,991	1,449

Source: Town Assessors' Databases for Fiscal Year 2012.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County.

** HUD 2012 Income Limits for the Dukes County MSA for a household of two (2), which is the average household size for owner-occupied units on the Vineyard (2.29 persons).

*** Figures based on interest of 5.0, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighed by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI).

**** Figures from Dukes County Regional Housing Authority.

Rental Housing

In regard to rentals, Census survey data counted 252 rental units with a median gross rental of \$1,000, the lowest on the Island. This \$1,000 rental would require an income of approximately \$52,000 assuming \$300 per month in utility costs and paying no more than 30% of one's income on housing.

Table 23: Rental Costs with Numbers/Percentages, 2010

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Under \$200	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$200-299	0/0.0%	0/0.0%	0/0.0%	20/7.9%	0/0.0%	0/0.0%
\$300-499	0/0.0%	0/0.0%	0/0.0%	30/11.9%	19/5.8%	0/0.0%
\$500-749	0/0.0%	4/6.8%	7/2.6%	17/6.7%	10/3.0%	0/0.0%
\$750-999	6/17.1%	4/6.8%	37/13.8%	43/17.1%	90/27.4%	0/0.0%
\$1,000-1,499	27/77.1%	14/23.7%	150/56.0%	63/25.0%	37/11.3%	13/20.6%
\$1,500 +	2/5.7%	3/5.1%	31/11.6%	47/18.7%	115/35.1%	9/14.3%
No Cash Rent ³	0/0.0%	34/57.6%	43/16.0%	32/12.7%	57/17.4%	41/65.1%
Total*	35/100.0%	59/100.0%	268/100.0%	252/100.0%	328/100.0%	63/100.0%
Median Rent	\$1,180	\$1,141	\$1,302	\$1,000	\$1,111	\$1,212

Sources: US Census Bureau, American Community Survey 2006-2010.

Note: The estimates provided by the Census Bureau's American Community Survey substantially undercount the total number of occupied rental units in comparison to the actual 2010 census counts.

Subsidized Housing Inventory (SHI)

Out of the total 411 units included in the Island's Subsidized Housing Inventory (SHI), 146 or 6.83% of the Town's year-round housing units were approved by the state as affordable.

Table 24: Oak Bluff's Subsidized Housing Inventory (SHI) by Town

Project Name	# SHI Units	Project Type/ Subsidizing Agency	Use of 40B	Affordability Expiration Date
Lagoon Heights*	8	Rental -SRO's/DHCD	No	Perpetuity
Woodside Village I**	45	Rental/HUD	No	2034
Woodside Village II**	18	Rental/HUD	Yes	2041
Woodside Village III**	9	Rental/HUD	Yes	2042
Aidyberg I**	5	Rental/HUD	Yes	Perpetuity
Aidyberg II**	5	Rental/HUD & DHCD	Yes	Perpetuity
Woodside Village IV**	9	Rental/HUD	Yes	Perpetuity
Woodside Village V**	5	Rental/HUD	Yes	Perpetuity
Woodside Village VI**	9	Rental/HUD & DHCD	Yes	Perpetuity
DMH Group Homes	8	Rental-special needs/DMH	No	NA
Twin Oaks	1	Ownership/DHCD	Yes	Perpetuity
Noyes Building*	3	Rental/DHCD	No	Perpetuity
Homeowner Rehab Program	21	Ownership/DHCD	No	2017-2019
Total	146/6.83%	2,138 year-round units 116 or 79.5% were rentals		

Source: Massachusetts Department of Housing and Community Development, August 28, 2012

* Dukes County Regional Housing Authority units

³⁸ No cash rent involves units where there are no formal rent payments.

** Island Elderly Housing units for seniors and individuals with disabilities

We will insert DCRHA waitlist info for homeownership and rentals and another section on priority actions for promoting affordable housing.

THE TOWN OF TISBURY

INTRODUCTION

Tisbury, which includes the village of Vineyard Haven, is the transportation and commercial hub of the Island. Visitors arriving by ferry from Woods Hole are greeted by a wide assortment of shops and restaurants as well as transportation connections to other Island destinations.

(We should include a map of the Island that identifies the boundaries of each town.)

DEMOGRAPHIC AND ECONOMIC PROFILE

Population Growth

Tisbury is among the largest communities on the Island with a population of 3,949 according to the 2010 US Census, which has grown to 4,194 residents according to Town records as of October 2012, representing a recent growth rate of 6.2%. The town includes about 23% of the Island's population.

Table 1: Population Growth – Total Population and Percentage Change, 1930 to 2012 and 2020 Projections

Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Dukes County
1930	161/--	252/--	1,276/--	1,333/--	1,541/--	270/--	4,953/--
1940	127/-21.1%	226/-10.3%	1,370/7.4%	1,584/18.8%	1,966/27.6%	260/-3.7%	5,669/14.5%
1950	88/-30.7%	183/-19.0%	1,508/10.1%	1,521/-4.0%	1,930/-1.8%	347/33.5%	5,633/-0.6%
1960	103/17.0%	238/30.1%	1,474/-2.3%	1,419/-6.7%	2,169/12.4%	360/3.7%	5,829/3.5%
1970	118/14.6%	340/42.9%	1,481/0.5%	1,385/-2.4%	2,257/4.1%	453/25.8%	6,117/4.9%
1980	220/86.4%	489/43.8%	2,204/48.8%	1,984/43.2%	2,972/31.7%	1,010/123%	8,942/46.2%
1990	201/-8.6%	650/32.9%	3,062/38.9%	2,804/41.3%	3,120/5.0%	1,704/68.7%	11,639/30.2%
2000	344/71.1%	843/29.7%	3,779/23.4%	3,713/32.4%	3,755/20.4%	2,467/44.8%	14,987/28.8%
3/2010	311/-9.6%	866/2.7%	4,067/7.6%	4,527/21.9%	3,949/5.2%	2,740/11.1%	16,535/10.3%
2020/est.	466/49.8%	1,164/34.4%	5,619/38.2%	6,061/33.9%	4,501/14.0%	3,883/41.7%	21,694/31.2%
% 2010 County pop.	1.9%	5.2%	24.6%	27.4%	23.9%	16.6%	100.0%
2012	468 (as of 10-18-12)	1,183 (as of 10-1-12)	4,531 (as of 8-1-12)	4,737 (as of 9-19-12)	4,194 (as of 10-18-12)	3,103 (as of 10-18-12)	18,216
% 10/12 County pop.	2.6%	6.5%	24.9%	26.0%	23.0%	17.0%	100.0%

Sources: US Census Bureau 2010, projections from the Massachusetts Institute of Social and Economic Research (MISER), and Town Clerks from all six towns.

Note: There were also 75 residents of the town of Gosnold in Dukes County in 2010.

Racial Composition

Tisbury had the second largest minority population on the Island with 541 minority residents or 13.7% of all residents in 2010. The largest minority groups were Blacks or African Americans, those of Latino descent, and residents in the “other” category.

Table 2: Racial Composition by Town and Island-wide, 2010

Race	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury	Dukes County
Minority Pop. *	132 (42.4%)	31 (3.6%)	476 (11.7%)	719 (15.9%)	541 (13.7%)	141 (5.1%)	2,043 (12.4%)
Black	5	15	102	220	144	25	511
Native Am.	83	2	20	44	17	17	183
Asian/Pac. Is.	1	2	26	57	18	20	138
Other	6	3	224	178	206	25	642
Latino **	15	7	99	110	118	35	384
Total Pop.	311	866	4,067	4,527	3,949	2,740	16,535

Source: US Census Bureau, 2010 * All non-White classifications ** Latino or Hispanic of any race.

Age Distribution

Tisbury had a median age of 44.3% years, ranking 214 among the 351 municipalities in the state. With the exception of young adults, the town’s age distribution was relatively evenly spread among age ranges.

Table 3: Age Distribution by Town – Number/Percentage, 2010

Age Range	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury
Under 18 Years	61/19.6%	156/18.0%	803/19.7%	867/19.2%	728/18.4%	547/20.0%
18 – 24 Years	22/7.1%	33/3.8%	232/5.7%	269/5.9%	260/6.6%	165/6.0%
25 – 34 Years	30/9.6%	76/8.8%	470/11.6%	534/11.8%	495/12.5%	242/8.8%
35 – 44 Years	42/13.5%	90/10.4%	540/13.3%	630/13.9%	535/13.5%	330/12.0%
45 – 54 Years	57/18.3%	137/15.8%	690/17.0%	773/17.1%	635/16.1%	467/17.0%
55 – 64 Years	70/22.5%	175/20.2%	711/17.5%	662/14.6%	637/16.1%	603/22.0%
Over 65 Years	29/9.3%	199/23.0%	621/15.3%	792/17.5%	659/16.7%	386/14.1%
Total	311/100.0%	866/100.0%	4,067/100%	4,527/100%	3,949/100%	2,740/100%
Median Age	45.5 Years	50.7 Years	44.8 Years	44.4 Years	44.3 Years	46.9 Years

Source: US Census Bureau, 2010

Table 4: State Ranking Regarding the Age of the Population by Town, 2010

Town	Pop. Growth 2000-2010	Median Age	State Rank	% Below Age 5	State Rank	Age 65 or Older	State Rank
Aquinnah	-9.6%	45.5	255	6.4%	322	9.3%	17
Chilmark	2.7%	50.7	329	4.2%	73	23.0%	332
Edgartown	7.6%	44.8	234	5.6%	250	15.3%	217
Oak Bluffs	21.9%	44.4	219	5.8%	279	17.5%	274
Tisbury	5.2%	44.3	214	5.0%	175	16.7%	254
W. Tisbury	11.1%	46.9	289	4.7%	146	14.1%	175
County	10.3%	45.3	--	5.3%	--	16.3%	--
State	1.03%	39.1	--	5.6%	--	13.8%	--

Source: US Census Bureau, 2010 Note: Rank of the 351 municipalities in Massachusetts

Households

About 54% of Tisbury's households were families, the lowest level on the Island. The average household size was 2.19 persons, relatively low in comparison to the other towns.

Table 5: Household (Hh) Characteristics – Number/Percentage, 2010

Type of Household	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total Hhs	145/100.0%	398/100.0%	1,794/100.0%	1,989/100.0%	1,806/100%	1,197/100.0%
Family Hhs*	81/55.9%	242/60.8%	1,074/59.9%	1,095/55.1%	975/54.0%	733/61.2
Female Heads of Families *	9/6.2%	14/3.5%	98/5.5%	94/4.7%	103/5.7%	69/5.8
Non-family Households*	64/44.1%	156/39.2%	720/40.1%	894/44.9%	831/46.0%	464/38.8
Ave. Hh Size	2.14 persons	2.16 persons	2.25 persons	2.24 persons	2.19 persons	2.26 persons

Source: US Census Bureau, 2010

Income

The town had a median per capita income of \$29,693 and a median household income \$58,551, lowest in comparison to the other towns.

Table 6: Income Distribution by Town – Number/Percentage, 2010

Income	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W. Tisbury
Under \$10,000	10/7.8	35/9.3	88/6.2	56/4.0	95/7.5	41/4.8%
10,000-24,999	19/14.8	17/4.5	127/8.9	239/17.0	154/12.2	98/11.4%
25,000-34,999	6/4.7	47/12.5	73/5.1	149/10.6	141/11.2	22/2.6%
35,000-49,999	25/19.5	38/10.1	262/18.4	191/13.6	98/7.8	103/12.0%
50,000-74,999	13/10.2	53/14.1	183/12.9	169/12.0	264/20.9	222/25.9%
75,000-99,999	12/9.4	52/13.9	340/23.9	277/19.7	137/10.9	123/14.4%
100,000-149,999	18/14.1	59/15.7	137/9.6	171/12.2	280/22.2	116/13.6%
150,000 +	25/19.5	74/19.7	213/15.0	151/10.8	92/7.3	136/15.9%
Total	128/100.0	375/100.0	1,423/100.0	1,403/100.0	1,261/100.0	856/100.0%
Per Capita Income	\$31,233	\$49,133	\$37,147	\$28,417	\$29,693	\$36,254

Source: US Census Bureau, American Community Survey, 2006-2010

Table 7: Median Income by Town, 1990 to 2010

Town	1990		2000		2010	
	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.
Aquinnah	\$18,250	\$27,500	\$45,208	\$45,458	\$57,500	\$83,750
Chilmark	34,375	40,625	41,917	63,750	72,917	88,958
Edgartown	36,285	43,803	50,407	55,153	67,625	79,219
Oak Bluffs	31,117	38,462	42,044	53,841	59,156	75,025
Tisbury	28,281	40,274	37,041	53,051	58,551	69,936
W. Tisbury	32,422	39,423	54,077	59,514	71,667	91,389
County	31,994	41,369	45,559	55,018	62,407	77,231

US Census Bureau, 1990 and 2000 Summary File 3 and American Community Survey 2006-2010

Poverty

There were 170 individuals and 27 families living below the poverty line in 2010, representing 4.3% and 2.8% of all residents and families, respectively. *The highest level was for those 65 years of age or older, with 117 persons living in poverty or 17.8% of all those in this age group.*

Table 8: Poverty Levels by Town – Number/Percentage, 2010

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Individuals*	31/10.1	70/8.1	476/11.7	426/9.4	170/4.3	260/9.8
Families**	5/6.7	9/3.6	93/8.7	66/6.0	27/2.8	32/4.4
Female-headed Families***	4/50.0	4/25.0	0/0.0	9/9.5	0/0.0	0/0.0
Related Children Under 18 Years****	5/9.0	3/1.7	20/2.5	95/11.0	0/0.0	0/0.0
Individuals 65 Years and Over	4/14.8	16/8.1	0/0.0	63/7.9	117/17.8	10/2.6

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of total population ** Percentage of all families

*** Percentage of all female-headed families **** Percentage of related children less than 18 years

***** Percentage of all individuals age 65+

Employment

Tisbury has substantial employment opportunities with 3,507 jobs as of August 2012, increasing by 28% between 1990 and 2011. Many of these jobs were in the service industry that supports the Island's tourist industry.

Table 9: Average Annual Employment By Town, 1990 to 2011

Town	1990	2000	2011	August 2012	% Change 1990-2011
Aquinnah	59	225	201	281	241%
Chilmark	152	543	549	765	261%
Edgartown	1,451	2,484	2,642	3,682	82%
Oak Bluffs	1,210	2,336	2,811	3,919	132%
Tisbury	1,971	2,420	2,516	3,507	28%
West Tisbury	221	1,751	1,913	2,667	766%
Total	5,064	9,759	10,632	14,821	110%

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

The average weekly wage was \$891 in 2011, the highest on the Island. This wage translates into an average monthly income of \$3,831. This income is still insufficient to afford the median gross rent of \$1,111 in 2010 based on a household spending no more than 30% of its income on housing. This is a problem for all communities on the Island, demonstrating substantial affordability gaps.

Table 10: Average Weekly Wages in Comparison to Rental Housing Costs by Town

Town	Average Weekly Wage, 2011	Average Monthly Wage*	Maximum Housing Cost/Month**	Median Gross Rent, 2010
Aquinnah	\$706	\$3,036	\$610.74	\$1,180
Chilmark	\$727	\$3,126	\$637.83	\$1,141
Edgartown	\$798	\$3,431	\$729.42	\$1,302
Oak Bluffs	\$731	\$3,143	\$642.99	\$1,000
Tisbury	\$891	\$3,831	\$849.39	\$1,111
West Tisbury	\$848	\$3,646	\$793.92	\$1,212

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012; and US Census Bureau, American Community Survey 2006-2010

* Monthly income based on 4.3 times the weekly wage.

** Assumes a monthly utility allowance of \$300 and the household spending no more than 30% of their income on housing.

Table 11: Employment and Wages by Industry (Number of Establishments/Average Employment/Average Weekly Wages), 2011

Industry	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Agric., forestry, fishing, hunting					3/12/\$372	
Construction	3/5/\$1,188	4/10/\$785	73/242/\$1,274	38/76/\$904	69/201/\$1,020	32/118/1,102
Manufacturing					7/31/\$642	
Wholesale Trade			8/13/\$808	3/13/\$1,156	8/57/\$880	
Retail Trade		8/28/\$526	67/389/\$505	39/207/\$649	83/603/\$720	11/65/\$836
Transportation/Warehousing			16/132/\$709	5/19/\$683	12/71/\$926	4/58/\$706
Information			8/77/\$729	5/23/\$828	9/69/\$930	5/24/\$940
Finance/Ins.			9/96/\$1,337	4/27/\$962	8/68/\$1,069	
Real estate/rental/leasing			21/40/\$684	9/18/\$1,090	13/39/\$684	4/9/\$996
Professional/tech. services		3/2/\$5,952	21/76/\$1,122	7/10/\$757	35/117/\$1,264	11/30/\$975
Administrative/waste services		7/32/\$897	18/143/\$1,013	11/30/\$571	28/115/\$907	9/88/\$725
Educ. services				4/344/\$1,025		3/131/\$955
Health care/social assist.			8/33/\$729	7/123/\$755	25/570/\$1,182	6/21/\$498
Arts/entertainment/rec.			11/172/\$763	8/76/\$611	14/98/\$724	
Accommodation/food services			46/571/\$611	47/396/\$480	31/283/\$571	7/64/\$525
Other services		7/7/\$872	39/139/\$673	20/159/\$360	54/134/\$634	14/28/\$798
Public Administration	4/78/\$666		15/131/\$1,226			9/71/\$787
Total	11/92/\$706	53/253/\$727	372/2,442/\$798	225/1,682/\$731	414/2,619/\$891	128/757/\$848

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

HOUSING PROFILE

Housing Growth

Tisbury experienced the greatest housing growth between 1970 and 2000. From 2000 through early 2010, another 96 units were added to the housing stock with an additional 30 units built as of October 2012 for a total of 3,124 housing units.

Table 12: Housing Units by Year Structure Was Built by Town – Number/Percentage, 2010

Years	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
2000-2010	43/7.6%	89/5.4%	330/6.7%	206/4.8%	96/3.2%	107/5.0%
1990-1999	142/25.0%	367/22.2%	1,077/21.6%	614/14.4%	313/10.5%	506/23.7%
1980-1989	116/20.5%	263/15.9%	1,356/27.2%	1,101/25.9%	518/17.5%	701/32.9%
1970-1979	79/13.9%	294/17.8%	897/18.0%	598/14.0%	455/15.3%	210/9.8%
1960-1969	57/10.1%	193/11.7%	217/4.4%	145/3.4%	211/7.1%	123/5.8%
1950-1959	29/5.1%	118/7.1%	150/3.0%	93/2.2%	161/5.4%	94/4.4%
1940-1949	31/5.5%	70/4.2%	308/6.2%	104/2.4%	170/5.7%	0/0.0%
1939 or earlier	70/12.3%	257/15.6%	647/13.0%	1,396/32.8%	1,043/35.2%	391/18.3%
Total	567/100.0%	1,651/100%	4,962/100.0%	4,257/100.0%	2,967/100%	2,132/100%

Source: US Census Bureau, American Community Survey, 2006-2010

Because this is sample data, there are variations from the actual counts summarized in Table 14.

Types of Units and Structures

Of the 3,094 total housing units as of 2010, 1,129 or 36.5% were seasonal or second homes, the lowest level of such units on the Island. Of the year-round units, 61.8% were owner-occupied compared to rentals representing 38.2% of the housing stock. Tisbury had the highest level of rental-occupancy in comparison to the other towns.

Table 13: Housing Characteristics by Town – Number/Percentage, 2010

Housing Characteristics	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total # Units	503/100.0%	1,606/100%	5,220/100.0%	4,346/100%	3,094/100%	2,204/100%
Occupied Units *	145/28.8%	398/24.8%	1,794/34.4%	1,989/45.8%	1,806/58.4%	1,197/54.3%
Occ. Owner Units **	91/62.8%	294/73.9%	1,199/66.8%	1,319/66.3%	1,117/61.8%	864/72.2%
Occ. Rental Units **	54/37.2%	104/26.1%	595/33.2%	670/33.7%	689/38.2%	333/27.8%
Total Vacant Units- Seasonal & Occ. Units *	358-345/ 71.2%- 68.6%	1,208-1,188/ 75.2%- 74.0%	3,426-3,258/ 65.6%-62.4%	2,357-2,208/ 54.2%- 50.8%	1,288-1,129/ 41.6%- 36.5%	1,007-951/ 45.7%- 43.1%
Ave. Hh Size of Owner-Occ. Unit	2.09 persons	2.21 persons	2.25 persons	2.33 persons	2.26 persons	2.36 persons
Ave. Hh Size of Renter-Occ. Unit	2.24 persons	2.02 persons	2.25 persons	2.05 persons	2.06 persons	2.01 persons

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of all housing units ** Percentage of occupied housing units

Tisbury also had the greatest amount of housing diversity with 87.6% of its units in single-family dwellings and 11.4% in small multi-family dwellings.

Table 14: Type of Structure by Town – Number/Percentage, 2010

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1-units/ detached and attached	553/97.5%	1,578/95.6%	4,716/94.7%	3,888/91.3%	2,600/87.6%	1,981/92.9%
2 to 9 units	8/1.4%	8/0.5%	107/2.1%	134/3.1%	339/11.4%	22/1.0%
10+ units	0/0.0%	0/0.0%	0/0.0%	98/2.3%	0/0.0%	0/0.0%
Mobile home	6/1.1%	65/3.9%	159/3.2%	137/3.2%	28/0.9%	129/6.1%
Other	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	567/100.0%	1,651/100.0%	4,982/100.0%	4,257/100.0%	2,967/100.0%	2,132/100.0%

Source: US Census Bureau, American Community Survey, 2006-2010

The community has experienced some foreclosure activity, with eight (8) auctions in 2011, increasing to ten (10) in 2012. There were three (3) petitions to foreclose filed in 2011, increasing again to ten (10) such petitions in 2012.

Table 15: Foreclosure Activity by Town – 2011/January 1 through November 1, 2012

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Foreclosure Auction	0/1	0/1	5/5	7/12	8/10	0/1
Petition to Foreclose	0/3	1/2	4/10	2/13	3/10	2/2

Source: Banker & Tradesman, November 6, 2012

Housing Costs and Affordability

Homeownership

While housing costs are still high, *Tisbury, next to Oak Bluffs, has the most affordable housing on the Island* with a median single-family house price of \$430,000 as of September 2012, from a high of \$672,500 in 2007.

Table 16: Median Single-family Home Prices by Town, September 2012

Median Sales Price	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1990	\$252,500	\$250,000	\$117,500	NA	NA	\$135,459
2000	\$875,000	\$912,500	\$327,000	\$270,000	\$299,950	\$435,000
2005	\$1,797,500	\$1,700,000	\$717,500	\$595,000	\$580,000	\$705,000
2007	\$1,350,000	\$2,800,000	\$700,000	\$532,250	\$672,500	\$866,000
2010	\$862,500	\$1,385,000	\$675,000	\$475,000	\$468,750	\$615,000
Sept. 2012	\$642,500	\$825,000	\$653,388	\$374,000	\$430,000	\$704,000

Source: Banker & Tradesman/The Warren Group, October 18, 2012

In regard to actual sales, there were 65 sales between August 2011 and October 2012, with a median of \$430,000. Almost half of these sales (46.1%) were for less than \$400,000.

**Table 17: Distribution of Sales Prices by Town and Number/Percentage,
August 1, 2011 to October 5, 2012**

Sales Price Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$199,999	0/0.0%	0/0.0%	3/2.7%	10/10.4%	3/4.6%	3/8.6%
\$2-299,999	0/0.0%	1/5.3%	9/8.1%	16/16.7%	13/20.0%	0/0.0%
\$3-399,999	0/0.0%	2/10.5%	11/9.9%	26/27.1%	14/21.5%	2/5.7%
\$4-499,999	2/22.2%	1/5.3%	21/18.9%	13/13.5%	9/13.8%	4/11.4%
\$5-599,999	1/11.1%	1/5.3%	11/9.9%	12/12.5%	9/13.8%	5/14.3%
\$6-699,999	0/0.0%	2/10.5%	11/9.9%	6/6.3%	5/7.7%	6/17.1%
\$7-799,999	1/11.1%	1/5.3%	8/7.2%	4/4.2%	4/6.2%	4/11.4%
\$8-899,999	1/11.1%	2/10.5%	7/6.3%	2/2.1%	0/0.0%	1/2.9%
\$9-999,999	1/11.1%	0/0.0%	3/2.7%	1/1.0%	2/3.1%	0/0.0%
\$1-1,999,999	1/11.1%	3/15.8%	17/15.3%	2/2.1%	2/3.1%	5/14.3%
\$2,000,000 +	2/22.2%	6/31.6%	10/9.0%	4/4.2%	4/6.2%	5/14.3%
Total	9/100.0%	19/100.0%	111/100.0%	96/100.0%	65/100.0%	35/100.0%
Median Price	\$808,000	\$1,250,000	\$600,000	\$378,000	\$430,000	\$665,000

Source: Banker & Tradesman/The Warren Group, October 23, 2012

Note: There were only five (5) condominium sales during this period, four (4) in Edgartown and one (1) in Oak Bluffs with prices ranging from a low of \$209,000 to a high of \$1.1 million.

Town Assessor data indicates that 105 of the 1,991 single-family homes were valued at less than \$300,000 with another 560 units assessed in the \$300,000 to \$400,000 range. Another 30.8% were valued between \$400,000 and \$600,000. Tisbury still has a luxury market with 19.7% of the single-family homes assessed for more than \$1 million.

Table 18: Assessed Values of Single-family Homes by Town with Number/Percentage, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	2/0.5%	5/0.5%	12/0.3%	25/0.8%	5/0.3%	4/0.3%
\$2-299,999	4/1.0%	7/0.7%	67/1.9%	239/7.2%	100/5.0%	34/2.3%
\$3-399,999	14/3.7%	3/0.3%	273/7.8%	1,021/30.7%	560/28.2%	26/1.8%
\$4-499,999	18/4.7%	1/0.1%	674/19.3%	756/22.7%	395/19.8%	115/7.9%
\$5-599,999	16/4.2%	29/2.7%	609/17.5%	430/12.9%	220/11.0%	316/21.8%
\$6-699,999	16/4.2%	69/6.5%	365/10.5%	268/8.1%	121/6.1%	269/18.6%
\$7-799,999	26/6.8%	90/8.5%	217/6.2%	143/4.3%	74/3.7%	172/11.9%
\$8-899,999	26/6.8%	95/8.9%	138/4.0%	105/3.2%	76/3.8%	95/6.6%
\$9-999,999	31/8.1%	78/7.3%	198/5.7%	67/2.0%	49/2.5%	81/5.6%
\$1-1,999,999	195/51.0%	378/35.6%	574/16.5%	224/6.7%	226/11.4%	230/15.9%
\$2,000,000 +	34/8.9%	307/28.9%	361/10.3%	48/1.4%	165/8.3%	107/7.4%
Total	382/100.0%	1,062/100.0%	3,488/100%	3,326/100.0%	1,991/100	1,449/100.0%

Source: Town Assessors, Fiscal Year 2012

Tisbury has 119 condominiums with more than half (52.9%) assessed between \$300,000 and \$600,000. The town also had 227 properties that involved multiple houses on one (1) lot with 30.4% valued in the \$400,000 to \$600,000 range and 37.9% for more than \$1 million.

Table 19: Assessed Values of Condominiums by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	9/6.4%	0/0.0%	16/13.4%	3/75.0%
\$2-299,999	0/0.0%	0/0.0%	12/8.5%	17/21.8%	21/17.6%	0/0.0%
\$3-399,999	2/33.3%	0/0.0%	30/21.3%	36/46.2%	8/6.7%	1/25.0%
\$4-499,999	4/66.7%	0/0.0%	41/29.1%	8/10.3%	28/23.5%	0/0.0%
\$5-599,999	0/0.0%	0/0.0%	33/23.4%	6/7.7%	27/22.7%	0/0.0%
\$6-699,999	0/0.0%	0/0.0%	5/3.5%	5/6.4%	2/1.7%	0/0.0%
\$7-799,999	0/0.0%	0/0.0%	2/1.4%	5/6.4%	5/4.2%	0/0.0%
\$8-899,999	0/0.0%	0/0.0%	1/0.7%	1/1.3%	7/5.9%	0/0.0%
\$9-999,999	0/0.0%	0/0.0%	2/1.4%	0/0.0%	1/0.8%	0/0.0%
\$1-1,999,999	0/0.0%	0/0.0%	6/4.3%	0/0.0%	4/3.4%	0/0.0%
\$2,000,000 +	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	6/100.0%	0/0.0%	141/100.0%	78/100.0%	119/100.0%	4/100.0%

Source: Town Assessors, Fiscal Year 2012

Table 20: Assessed Values of Properties with Multiple Houses on One Lot by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$2-299,999	0/0.0%	0/0.0%	0/0.0%	3/1.4%	1/0.4%	0/0.0%
\$3-399,999	0/0.0%	0/0.0%	6/0.9%	18/8.3%	13/5.7%	1/0.4%
\$4-499,999	0/0.0%	0/0.0%	19/3.0%	49/22.6%	28/12.3%	1/0.4%
\$5-599,999	0/0.0%	0/0.0%	58/9.0%	47/21.7%	41/18.1%	8/2.9%
\$6-699,999	1/3.8%	6/2.8%	91/14.2%	25/11.5%	21/9.3%	29/10.5%
\$7-799,999	1/3.8%	10/4.7%	57/8.9%	12/5.5%	17/7.5%	61/22.2%
\$8-899,999	2/7.7%	16/7.5%	32/5.0%	11/5.1%	9/4.0%	33/12.0%
\$9-999,999	2/7.7%	11/5.2%	25/3.9%	5/2.3%	11/4.8%	27/9.8%
\$1-1,999,999	12/46.2%	74/34.9%	125/19.4%	36/16.6%	50/22.0%	73/26.5%
\$2,000,000 +	8/30.8%	95/44.8%	230/35.8%	11/5.1%	36/15.9%	42/15.3%
Total	26/100.0%	212/100.0	643/100.0%	217/100.0%	227/100.0%	275/100.0%

Source: Town Assessors, Fiscal Year 2012

Tisbury had an affordability gap of \$142,000 for single-family homes. This gap is the difference between what a median income household can afford (\$288,000) and the median priced unit (\$430,000). While this gap is the lower than the other communities on the Island with the exception of Oak Bluffs, it still suggests that it is very challenging to afford housing in town. There were only 20 single-family homes in Tisbury that would have been affordable to a household earning below median income, only three (3) for those earning below 80% AMI. There were an additional 171 homes that would be affordable to a household earning between 100% and 150% AMI, showing some moderate affordability in this income range.

Table 21: Affordability Gaps for Homeownership as of September 2012

Town	Median Income*	Affordable Price**	Median House Price***	Affordability Gap
Aquinnah	\$57,500	\$303,000	\$642,500	\$339,500
Chilmark	\$72,917	\$399,000	\$825,000	\$426,000
Edgartown	\$67,625	\$360,500	\$653,388	\$292,888
Oak Bluffs	\$59,156	\$294,000	\$374,000	\$80,000
Tisbury	\$58,551	\$288,000	\$430,000	\$142,000
West Tisbury	\$71,667	\$372,500	\$704,000	\$331,500
County	\$62,407	\$321,500	\$535,000	\$213,500

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County and 2006-2010 for the six towns.

** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand for Dukes County (this is based on an average of the tax rates for all six towns, weighted by the number of housing units) and the actual tax rates for each town (\$3.93 for Aquinnah, \$2.08 for Chilmark, \$3.43 for Edgartown, \$7.39 for Oak Bluffs, \$8.01 for Tisbury, and \$4.92 for West Tisbury), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and 80% financing.

*** Based on the Warren Group/Banker & Tradesman Town Stats figures of October 16, 2012.

Table 23: Relative Affordability of Single-family Units by Town, Numbers/Percentages, 2012

Income Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Less than 80% AMI**	1	3	9	1	3	3
80%** - 100% AMI*	3	4	14	7	17	14
100% - 150% AMI ****	0	5	80	296	171	23
More than 150% AMI****	378	1,050	3,385	3,022	1,800	1,409
Total	382	1,062	3,488	3,326	1,991	1,449

Source: Town Assessors' Databases for Fiscal Year 2012.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County.

** HUD 2012 Income Limits for the Dukes County MSA for a household of two (2), which is the average household size for owner-occupied units on the Vineyard (2.29 persons).

*** Figures based on interest of 5.0, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighed by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI).

**** Figures from Dukes County Regional Housing Authority.

Rental Housing

In regard to rentals, Census survey data counted 328 rental units, the most for any community on the Vineyard, with a median gross rental of \$1,111. This rental would require an income of approximately \$56,500 assuming \$300 per month in utility costs and paying no more than 30% of one's income on housing.

Table 22: Rental Costs with Numbers/Percentages, 2010

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Under \$200	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$200-299	0/0.0%	0/0.0%	0/0.0%	20/7.9%	0/0.0%	0/0.0%
\$300-499	0/0.0%	0/0.0%	0/0.0%	30/11.9%	19/5.8%	0/0.0%
\$500-749	0/0.0%	4/6.8%	7/2.6%	17/6.7%	10/3.0%	0/0.0%
\$750-999	6/17.1%	4/6.8%	37/13.8%	43/17.1%	90/27.4%	0/0.0%
\$1,000-1,499	27/77.1%	14/23.7%	150/56.0%	63/25.0%	37/11.3%	13/20.6%
\$1,500 +	2/5.7%	3/5.1%	31/11.6%	47/18.7%	115/35.1%	9/14.3%
No Cash Rent ³⁹	0/0.0%	34/57.6%	43/16.0%	32/12.7%	57/17.4%	41/65.1%
Total*	35/100.0%	59/100.0%	268/100.0%	252/100.0%	328/100.0%	63/100.0%
Median Rent	\$1,180	\$1,141	\$1,302	\$1,000	\$1,111	\$1,212

Sources: US Census Bureau, American Community Survey 2006-2010.

Note: The estimates provided by the Census Bureau's American Community Survey substantially undercount the total number of occupied rental units in comparison to the actual 2010 census counts.

Subsidized Housing Inventory (SHI)

Out of the total 411 units included in the Island's Subsidized Housing Inventory (SHI), 109 or 5.55% of the town's year-round housing units were approved by the state as affordable.

Table 24: Tisbury's Subsidized Housing Inventory (SHI) by Town

Project Name	# SHI Units	Project Type/ Subsidizing Agency	Use of a Comp Permit	Affordability Expiration Date
Greenough House*	6	Rental/DHCD	No	Perpetuity
Hillside Village**	40	Rental/RHS	No	2025
Rectory*	3	Rental/DHCD	No	2017
Vineyard Village*	12	Rental/DHCD	No	2029
Hillside Village II**	10	Rental/HUD	Yes	2030
Hillside Village III**	5	Rental/DHCD & HUD	Yes	2035
Love Housing Apartments**	5	Rental/HUD	Yes	2042
Homeowner Rehab Program (Oak Bluffs)	9	Ownership/DHCD	No	2018
Homeowner Rehab Program (Tisbury)	13	Ownership/DHCD	No	2018
Fairwinds	3	Ownership/FHLBB & MassHousing	Yes	Perpetuity
Kelsey Project	1	Ownership/DHCD	Yes	2104
Habitat for Humanity/ Andrews Road	1	Ownership/DHCD	Yes	2106

³⁹ No cash rent involves units where there are no formal rent payments.

Lamberts Cove Road	1	Ownership/DHCD	Yes	Perpetuity
Lake Street*(not on SHI)?	4	Rental?/Town of Tisbury	?	
118 Franklin Street* (not on SHI)?	9	Rental/		
Lagoon Pond* (not on SHI)?	4	Rental/		
Total	109/5.55%	1,965 year-round units 81 or 74.3% were rentals		

Source: Massachusetts Department of Housing and Community Development, August 28, 2012

* Dukes County Regional Housing Authority units

** Island Elderly Housing units for seniors and individuals with disabilities

We will insert DCRHA waitlist info for homeownership and rentals and another section on priority actions for promoting affordable housing.

THE TOWN OF WEST TISBURY

INTRODUCTION

West Tisbury is the geographic center of the Island, and is dominated by more than 30 farms. As the agricultural hub, it hosts a farmers market every Saturday during the summer and an old-fashioned fair in August.

(We should include a map of the Island that identifies the boundaries of each town.)

DEMOGRAPHIC AND ECONOMIC PROFILE

Population Growth

West Tisbury had a population of 2,740 according to the 2010 US Census, which grew to 3,103 residents according to Town records as of October 2012, representing a recent growth rate of 13.2%. The town includes about 17% of the Island's population.

Table 1: Population Growth – Total Population and Percentage Change, 1930 to 2012 and 2020 Projections

Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Dukes County
1930	161/--	252/--	1,276/--	1,333/--	1,541/--	270/--	4,953/--
1940	127/-21.1%	226/-10.3%	1,370/7.4%	1,584/18.8%	1,966/27.6%	260/-3.7%	5,669/14.5%
1950	88/-30.7%	183/-19.0%	1,508/10.1%	1,521/-4.0%	1,930/-1.8%	347/33.5%	5,633/-0.6%
1960	103/17.0%	238/30.1%	1,474/-2.3%	1,419/-6.7%	2,169/12.4%	360/3.7%	5,829/3.5%
1970	118/14.6%	340/42.9%	1,481/0.5%	1,385/-2.4%	2,257/4.1%	453/25.8%	6,117/4.9%
1980	220/86.4%	489/43.8%	2,204/48.8%	1,984/43.2%	2,972/31.7%	1,010/123%	8,942/46.2%
1990	201/-8.6%	650/32.9%	3,062/38.9%	2,804/41.3%	3,120/5.0%	1,704/68.7%	11,639/30.2%
2000	344/71.1%	843/29.7%	3,779/23.4%	3,713/32.4%	3,755/20.4%	2,467/44.8%	14,987/28.8%
3/2010	311/-9.6%	866/2.7%	4,067/7.6%	4,527/21.9%	3,949/5.2%	2,740/11.1%	16,535/10.3%
2020/est.	466/49.8%	1,164/34.4%	5,619/38.2%	6,061/33.9%	4,501/14.0%	3,883/41.7%	21,694/31.2%
% 2010 County pop.	1.9%	5.2%	24.6%	27.4%	23.9%	16.6%	100.0%
2012	468 (as of 10-18-12)	1,183 (as of 10-1-12)	4,531 (as of 8-1-12)	4,737 (as of 9-19-12)	4,194 (as of 10-18-12)	3,103 (as of 10-18-12)	18,216
% 10/12 County pop.	2.6%	6.5%	24.9%	26.0%	23.0%	17.0%	100.0%

Sources: US Census Bureau 2010, projections from the Massachusetts Institute of Social and Economic Research (MISER), and Town Clerks from all six towns.

Note: There were also 75 residents of the town of Gosnold in Dukes County in 2010.

Racial Composition

West Tisbury had a relatively small minority population with 141 minority residents or 5.1% of all residents in 2010. These residents were spread among a number of minority groups, the highest being of Latino descent.

Table 2: Racial Composition by Town and Island-wide, 2010

Race	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury	Dukes County
Minority Pop. *	132 (42.4%)	31 (3.6%)	476 (11.7%)	719 (15.9%)	541 (13.7%)	141 (5.1%)	2,043 (12.4%)
Black	5	15	102	220	144	25	511
Native Am.	83	2	20	44	17	17	183
Asian/Pac. Is.	1	2	26	57	18	20	138
Other	6	3	224	178	206	25	642
Latino **	15	7	99	110	118	35	384
Total Pop.	311	866	4,067	4,527	3,949	2,740	16,535

Source: US Census Bureau, 2010 * All non-White classifications ** Latino or Hispanic of any race.

Age Distribution

West Tisbury had a median age of 46.9% years, ranking 289 among the 351 municipalities in the state. The town had a significant population of baby boomers with 22% of residents in the 55 to 64 age range. It also had the *highest number of children* with 20% of the population under 18.

Table 3: Age Distribution by Town – Number/Percentage, 2010

Age Range	Aquinnah	Chilmark	Edgar-town	Oak Bluffs	Tisbury	West Tisbury
Under 18 Years	61/19.6%	156/18.0%	803/19.7%	867/19.2%	728/18.4%	547/20.0%
18 – 24 Years	22/7.1%	33/3.8%	232/5.7%	269/5.9%	260/6.6%	165/6.0%
25 – 34 Years	30/9.6%	76/8.8%	470/11.6%	534/11.8%	495/12.5%	242/8.8%
35 – 44 Years	42/13.5%	90/10.4%	540/13.3%	630/13.9%	535/13.5%	330/12.0%
45 – 54 Years	57/18.3%	137/15.8%	690/17.0%	773/17.1%	635/16.1%	467/17.0%
55 – 64 Years	70/22.5%	175/20.2%	711/17.5%	662/14.6%	637/16.1%	603/22.0%
Over 65 Years	29/9.3%	199/23.0%	621/15.3%	792/17.5%	659/16.7%	386/14.1%
Total	311/100.0%	866/100.0%	4,067/100%	4,527/100%	3,949/100%	2,740/100%
Median Age	45.5 Years	50.7 Years	44.8 Years	44.4 Years	44.3 Years	46.9 Years

Source: US Census Bureau, 2010

Table 4: State Ranking Regarding the Age of the Population by Town, 2010

Town	Pop. Growth 2000-2010	Median Age	State Rank	% Below Age 5	State Rank	Age 65 or Older	State Rank
Aquinnah	-9.6%	45.5	255	6.4%	322	9.3%	17
Chilmark	2.7%	50.7	329	4.2%	73	23.0%	332
Edgartown	7.6%	44.8	234	5.6%	250	15.3%	217
Oak Bluffs	21.9%	44.4	219	5.8%	279	17.5%	274
Tisbury	5.2%	44.3	214	5.0%	175	16.7%	254
W. Tisbury	11.1%	46.9	289	4.7%	146	14.1%	175
County	10.3%	45.3	--	5.3%	--	16.3%	--
State	1.03%	39.1	--	5.6%	--	13.8%	--

Source: US Census Bureau, 2010 Note: Rank of the 351 municipalities in Massachusetts

Households

About 61% of West Tisbury's households were families, the highest level on the Island and likely correlated with the relatively high number of children. The average household size was 2.26 persons, also the highest among Vineyard communities and related to the number of children.

Table 5: Household (Hh) Characteristics – Number/Percentage, 2010

Type of Household	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total Hhs	145/100.0%	398/100.0%	1,794/100.0%	1,989/100.0%	1,806/100%	1,197/100.0%
Family Hhs*	81/55.9%	242/60.8%	1,074/59.9%	1,095/55.1%	975/54.0%	733/61.2
Female Heads of Families *	9/6.2%	14/3.5%	98/5.5%	94/4.7%	103/5.7%	69/5.8
Non-family Households*	64/44.1%	156/39.2%	720/40.1%	894/44.9%	831/46.0%	464/38.8
Ave. Hh Size	2.14 persons	2.16 persons	2.25 persons	2.24 persons	2.19 persons	2.26 persons

Source: US Census Bureau, 2010

Income

The town had a median per capita income of \$36,254 and a median household income \$71,667. It also had the highest median family income at \$91,389.

Table 6: Income Distribution by Town – Number/Percentage, 2010

Income	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W. Tisbury
Under \$10,000	10/7.8	35/9.3	88/6.2	56/4.0	95/7.5	41/4.8%
10,000-24,999	19/14.8	17/4.5	127/8.9	239/17.0	154/12.2	98/11.4%
25,000-34,999	6/4.7	47/12.5	73/5.1	149/10.6	141/11.2	22/2.6%
35,000-49,999	25/19.5	38/10.1	262/18.4	191/13.6	98/7.8	103/12.0%
50,000-74,999	13/10.2	53/14.1	183/12.9	169/12.0	264/20.9	222/25.9%
75,000-99,999	12/9.4	52/13.9	340/23.9	277/19.7	137/10.9	123/14.4%
100,000-149,999	18/14.1	59/15.7	137/9.6	171/12.2	280/22.2	116/13.6%
150,000 +	25/19.5	74/19.7	213/15.0	151/10.8	92/7.3	136/15.9%
Total	128/100.0	375/100.0	1,423/100.0	1,403/100.0	1,261/100.0	856/100.0%
Per Capita Income	\$31,233	\$49,133	\$37,147	\$28,417	\$29,693	\$36,254

Source: US Census Bureau, American Community Survey, 2006-2010

Table 7: Median Income by Town, 1990 to 2010

Town	1990		2000		2010	
	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.	Median Hh Income	Median Family Inc.
Aquinnah	\$18,250	\$27,500	\$45,208	\$45,458	\$57,500	\$83,750
Chilmark	34,375	40,625	41,917	63,750	72,917	88,958
Edgartown	36,285	43,803	50,407	55,153	67,625	79,219
Oak Bluffs	31,117	38,462	42,044	53,841	59,156	75,025
Tisbury	28,281	40,274	37,041	53,051	58,551	69,936
W. Tisbury	32,422	39,423	54,077	59,514	71,667	91,389
County	31,994	41,369	45,559	55,018	62,407	77,231

Source: US Census Bureau, 1990 and 2000 Summary File 3 and American Community Survey 2006-2010

Poverty

There were 260 individuals and 32 families living below the poverty line in 2010, representing 9.8% and 4.4% of all residents and families, respectively.

Table 8: Poverty Levels by Town – Number/Percentage, 2010

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Individuals*	31/10.1	70/8.1	476/11.7	426/9.4	170/4.3	260/9.8
Families**	5/6.7	9/3.6	93/8.7	66/6.0	27/2.8	32/4.4
Female-headed Families***	4/50.0	4/25.0	0/0.0	9/9.5	0/0.0	0/0.0
Related Children Under 18 Years****	5/9.0	3/1.7	20/2.5	95/11.0	0/0.0	0/0.0
Individuals 65 Years and Over	4/14.8	16/8.1	0/0.0	63/7.9	117/17.8	10/2.6

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of total population ** Percentage of all families

*** Percentage of all female-headed families **** Percentage of related children less than 18 years

***** Percentage of all individuals age 65+

Employment

West Tisbury has a growing employment base with 2,667 jobs as of August 2012, *increasing by 766% between 1990 and 2011 from only 221 jobs.*

Table 9: Average Annual Employment By Town, 1990 to 2011

Town	1990	2000	2011	August 2012	% Change 1990-2011
Aquinnah	59	225	201	281	241%
Chilmark	152	543	549	765	261%
Edgartown	1,451	2,484	2,642	3,682	82%
Oak Bluffs	1,210	2,336	2,811	3,919	132%
Tisbury	1,971	2,420	2,516	3,507	28%
West Tisbury	221	1,751	1,913	2,667	766%
Total	5,064	9,759	10,632	14,821	110%

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

The average weekly wage was \$848 in 2011, the second highest on the Island next to Tisbury. This wage translates into an average monthly income of \$3,646. This income is insufficient to afford the median gross rent of \$1,212 in 2010 based on a household spending no more than 30% of its income on housing. This is a problem for all communities on the Island, demonstrating substantial affordability gaps.

Table 10: Average Weekly Wages in Comparison to Rental Housing Costs by Town

Town	Average Weekly Wage, 2011	Average Monthly Wage*	Maximum Housing Cost/Month**	Median Gross Rent, 2010
Aquinnah	\$706	\$3,036	\$610.74	\$1,180
Chilmark	\$727	\$3,126	\$637.83	\$1,141
Edgartown	\$798	\$3,431	\$729.42	\$1,302
Oak Bluffs	\$731	\$3,143	\$642.99	\$1,000
Tisbury	\$891	\$3,831	\$849.39	\$1,111
West Tisbury	\$848	\$3,646	\$793.92	\$1,212

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012; and US Census Bureau, American Community Survey 2006-2010

* Monthly income based on 4.3 times the weekly wage.

** Assumes a monthly utility allowance of \$300 and the household spending no more than 30% of their income on housing.

Table 11: Employment and Wages by Industry (Number of Establishments/Average Employment/Average Weekly Wages), 2011

Industry	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Agric., forestry, fishing, hunting					3/12/\$372	
Construction	3/5/\$1,188	4/10/\$785	73/242/\$1,274	38/76/\$904	69/201/\$1,020	32/118/1,102
Manufacturing					7/31/\$642	
Wholesale Trade			8/13/\$808	3/13/\$1,156	8/57/\$880	
Retail Trade		8/28/\$526	67/389/\$505	39/207/\$649	83/603/\$720	11/65/\$836
Transportation/Warehousing			16/132/\$709	5/19/\$683	12/71/\$926	4/58/\$706
Information			8/77/\$729	5/23/\$828	9/69/\$930	5/24/\$940
Finance/Ins.			9/96/\$1,337	4/27/\$962	8/68/\$1,069	
Real estate/rental/leasing			21/40/\$684	9/18/\$1,090	13/39/\$684	4/9/\$996
Professional/tech. services		3/2/\$5,952	21/76/\$1,122	7/10/\$757	35/117/\$1,264	11/30/\$975
Administrative/waste services		7/32/\$897	18/143/\$1,013	11/30/\$571	28/115/\$907	9/88/\$725
Educ. services				4/344/\$1,025		3/131/\$955
Health care/social assist.			8/33/\$729	7/123/\$755	25/570/\$1,182	6/21/\$498
Arts/entertainment/rec.			11/172/\$763	8/76/\$611	14/98/\$724	
Accommodation/food services			46/571/\$611	47/396/\$480	31/283/\$571	7/64/\$525
Other services		7/7/\$872	39/139/\$673	20/159/\$360	54/134/\$634	14/28/\$798
Public Administration	4/78/\$666		15/131/\$1,226			9/71/\$787
Total	11/92/\$706	53/253/\$727	372/2,442/\$798	225/1,682/\$731	414/2,619/\$891	128/757/\$848

Source: Massachusetts Executive Office of Labor and Workforce Development, October 2012

HOUSING PROFILE

Housing Growth

West Tisbury experienced the greatest housing growth between 1980 and 2000. From 2000 through early 2010, another 107 units were added to the housing stock with an additional 33 units built as of October 2012 for a total of 2,237 housing units.

Table 12: Housing Units by Year Structure Was Built by Town – Number/Percentage, 2010

Years	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
2000-2010	43/7.6%	89/5.4%	330/6.7%	206/4.8%	96/3.2%	107/5.0%
1990-1999	142/25.0%	367/22.2%	1,077/21.6%	614/14.4%	313/10.5%	506/23.7%
1980-1989	116/20.5%	263/15.9%	1,356/27.2%	1,101/25.9%	518/17.5%	701/32.9%
1970-1979	79/13.9%	294/17.8%	897/18.0%	598/14.0%	455/15.3%	210/9.8%
1960-1969	57/10.1%	193/11.7%	217/4.4%	145/3.4%	211/7.1%	123/5.8%
1950-1959	29/5.1%	118/7.1%	150/3.0%	93/2.2%	161/5.4%	94/4.4%
1940-1949	31/5.5%	70/4.2%	308/6.2%	104/2.4%	170/5.7%	0/0.0%
1939 or earlier	70/12.3%	257/15.6%	647/13.0%	1,396/32.8%	1,043/35.2%	391/18.3%
Total	567/100.0%	1,651/100%	4,962/100.0%	4,257/100.0%	2,967/100%	2,132/100%

Source: US Census Bureau, American Community Survey, 2006-2010

Because this is sample data, there are variations from the actual counts summarized in Table 14.

Types of Units and Structures

Of the 2,204 total housing units as of 2010, 951 or 43.1% were seasonal or second homes, the second lowest level of such units on the Island next to Tisbury. Of the year-round units, 72.2% were owner-occupied compared to rentals representing 27.8% of the housing stock. West Tisbury had the second highest level of owner-occupancy in comparison to the other towns exceeded only by Chilmark.

Table 13: Housing Characteristics by Town – Number/Percentage, 2010

Housing Characteristics	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Total # Units	503/100.0%	1,606/100%	5,220/100.0%	4,346/100%	3,094/100%	2,204/100%
Occupied Units *	145/28.8%	398/24.8%	1,794/34.4%	1,989/45.8%	1,806/58.4%	1,197/54.3%
Occ. Owner Units **	91/62.8%	294/73.9%	1,199/66.8%	1,319/66.3%	1,117/61.8%	864/72.2%
Occ. Rental Units **	54/37.2%	104/26.1%	595/33.2%	670/33.7%	689/38.2%	333/27.8%
Total Vacant Units- Seasonal & Occ. Units *	358-345/ 71.2%- 68.6%	1,208-1,188/ 75.2%- 74.0%	3,426-3,258/ 65.6%-62.4%	2,357-2,208/ 54.2%- 50.8%	1,288-1,129/ 41.6%- 36.5%	1,007-951/ 45.7%- 43.1%
Ave. Hh Size of Owner-Occ. Unit	2.09 persons	2.21 persons	2.25 persons	2.33 persons	2.26 persons	2.36 persons
Ave. Hh Size of Renter-Occ. Unit	2.24 persons	2.02 persons	2.25 persons	2.05 persons	2.06 persons	2.01 persons

Source: US Census Bureau, American Community Survey, 2006-2010

* Percentage of all housing units ** Percentage of occupied housing units

West Tisbury also had very little housing diversity with 92.9% of its units in single-family dwellings. Census data indicates that the town had 129 mobile homes as well, representing 6.1% of all units.

Table 14: Type of Structure by Town – Number/Percentage, 2010

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1-units/ detached and attached	553/97.5%	1,578/95.6%	4,716/94.7%	3,888/91.3%	2,600/87.6%	1,981/92.9%
2 to 9 units	8/1.4%	8/0.5%	107/2.1%	134/3.1%	339/11.4%	22/1.0%
10+ units	0/0.0%	0/0.0%	0/0.0%	98/2.3%	0/0.0%	0/0.0%
Mobile home	6/1.1%	65/3.9%	159/3.2%	137/3.2%	28/0.9%	129/6.1%
Other	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	567/100.0%	1,651/100.0%	4,982/100.0%	4,257/100.0%	2,967/100.0%	2,132/100.0%

Source: US Census Bureau, American Community Survey, 2006-2010

The community has experienced very little foreclosure activity with one (1) auction in 2012, and two (2) petitions to foreclose filed in 2011 and another two (2) such petitions in 2012.

Table 15: Foreclosure Activity by Town – 2011/January 1 through November 1, 2012

Type of Structure	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Foreclosure Auction	0/1	0/1	5/5	7/12	8/10	0/1
Petition to Foreclose	0/3	1/2	4/10	2/13	3/10	2/2

Source: Banker & Tradesman, November 6, 2012

Housing Costs and Affordability

Homeownership

Housing costs are high in West Tisbury with a median single-family house price of \$704,000 as of September 2012, from a high of \$866,000 in 2007. This median is the second highest on the Island, second only to Chilmark.

Table 16: Median Single-family Home Prices by Town, September 2012

Median Sales Price	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
1990	\$252,500	\$250,000	\$117,500	NA	NA	\$135,459
2000	\$875,000	\$912,500	\$327,000	\$270,000	\$299,950	\$435,000
2005	\$1,797,500	\$1,700,000	\$717,500	\$595,000	\$580,000	\$705,000
2007	\$1,350,000	\$2,800,000	\$700,000	\$532,250	\$672,500	\$866,000
2010	\$862,500	\$1,385,000	\$675,000	\$475,000	\$468,750	\$615,000
Sept. 2012	\$642,500	\$825,000	\$653,388	\$374,000	\$430,000	\$704,000

Source: Banker & Tradesman/The Warren Group, October 18, 2012

In regard to actual sales, there were 35 sales between August 2011 and October 2012, with a median of \$665,000. Only five (5) of these sales were for less than \$400,000 while 19 were in the \$400,000 to \$800,000 range with another ten (10) sales for over \$1 million.

**Table 17: Distribution of Sales Prices by Town and Number/Percentage,
August 1, 2011 to October 5, 2012**

Sales Price Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$199,999	0/0.0%	0/0.0%	3/2.7%	10/10.4%	3/4.6%	3/8.6%
\$2-299,999	0/0.0%	1/5.3%	9/8.1%	16/16.7%	13/20.0%	0/0.0%
\$3-399,999	0/0.0%	2/10.5%	11/9.9%	26/27.1%	14/21.5%	2/5.7%
\$4-499,999	2/22.2%	1/5.3%	21/18.9%	13/13.5%	9/13.8%	4/11.4%
\$5-599,999	1/11.1%	1/5.3%	11/9.9%	12/12.5%	9/13.8%	5/14.3%
\$6-699,999	0/0.0%	2/10.5%	11/9.9%	6/6.3%	5/7.7%	6/17.1%
\$7-799,999	1/11.1%	1/5.3%	8/7.2%	4/4.2%	4/6.2%	4/11.4%
\$8-899,999	1/11.1%	2/10.5%	7/6.3%	2/2.1%	0/0.0%	1/2.9%
\$9-999,999	1/11.1%	0/0.0%	3/2.7%	1/1.0%	2/3.1%	0/0.0%
\$1-1,999,999	1/11.1%	3/15.8%	17/15.3%	2/2.1%	2/3.1%	5/14.3%
\$2,000,000 +	2/22.2%	6/31.6%	10/9.0%	4/4.2%	4/6.2%	5/14.3%
Total	9/100.0%	19/100.0%	111/100.0%	96/100.0%	65/100.0%	35/100.0%
Median Price	\$808,000	\$1,250,000	\$600,000	\$378,000	\$430,000	\$665,000

Source: Banker & Tradesman/The Warren Group, October 23, 2012

Note: There were only five (5) condominium sales during this period, four (4) in Edgartown and one (1) in Oak Bluffs with prices ranging from a low of \$209,000 to a high of \$1.1 million.

Town Assessor data indicates that 38 of the 1,449 single-family homes were valued at less than \$300,000 and only 26 homes were assessed in the \$300,000 to \$400,000 range. More than half (52.3%) were valued between \$500,000 and \$800,000. *Almost one-quarter (23.3%) of West Tisbury's single-family homes were assessed for more than \$1 million.*

Table 18: Assessed Values of Single-family Homes by Town with Number/Percentage, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	2/0.5%	5/0.5%	12/0.3%	25/0.8%	5/0.3%	4/0.3%
\$2-299,999	4/1.0%	7/0.7%	67/1.9%	239/7.2%	100/5.0%	34/2.3%
\$3-399,999	14/3.7%	3/0.3%	273/7.8%	1,021/30.7%	560/28.2%	26/1.8%
\$4-499,999	18/4.7%	1/0.1%	674/19.3%	756/22.7%	395/19.8%	115/7.9%
\$5-599,999	16/4.2%	29/2.7%	609/17.5%	430/12.9%	220/11.0%	316/21.8%
\$6-699,999	16/4.2%	69/6.5%	365/10.5%	268/8.1%	121/6.1%	269/18.6%
\$7-799,999	26/6.8%	90/8.5%	217/6.2%	143/4.3%	74/3.7%	172/11.9%
\$8-899,999	26/6.8%	95/8.9%	138/4.0%	105/3.2%	76/3.8%	95/6.6%
\$9-999,999	31/8.1%	78/7.3%	198/5.7%	67/2.0%	49/2.5%	81/5.6%
\$1-1,999,999	195/51.0%	378/35.6%	574/16.5%	224/6.7%	226/11.4%	230/15.9%
\$2,000,000 +	34/8.9%	307/28.9%	361/10.3%	48/1.4%	165/8.3%	107/7.4%
Total	382/100.0%	1,062/100.0%	3,488/100%	3,326/100.0%	1,991/100	1,449/100.0%

Source: Town Assessors, Fiscal Year 2012

West Tisbury has only four (4) condominiums, three (3) of which were valued at less than \$200,000, which were likely subsidized. The town also had 275 properties that involved multiple houses on one (1) lot with 54.5% valued in the \$600,000 to \$1 million range and 41.8% at more than \$1 million.

Table 19: Assessed Values of Condominiums by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	9/6.4%	0/0.0%	16/13.4%	3/75.0%
\$2-299,999	0/0.0%	0/0.0%	12/8.5%	17/21.8%	21/17.6%	0/0.0%
\$3-399,999	2/33.3%	0/0.0%	30/21.3%	36/46.2%	8/6.7%	1/25.0%
\$4-499,999	4/66.7%	0/0.0%	41/29.1%	8/10.3%	28/23.5%	0/0.0%
\$5-599,999	0/0.0%	0/0.0%	33/23.4%	6/7.7%	27/22.7%	0/0.0%
\$6-699,999	0/0.0%	0/0.0%	5/3.5%	5/6.4%	2/1.7%	0/0.0%
\$7-799,999	0/0.0%	0/0.0%	2/1.4%	5/6.4%	5/4.2%	0/0.0%
\$8-899,999	0/0.0%	0/0.0%	1/0.7%	1/1.3%	7/5.9%	0/0.0%
\$9-999,999	0/0.0%	0/0.0%	2/1.4%	0/0.0%	1/0.8%	0/0.0%
\$1-1,999,999	0/0.0%	0/0.0%	6/4.3%	0/0.0%	4/3.4%	0/0.0%
\$2,000,000 +	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
Total	6/100.0%	0/0.0%	141/100.0%	78/100.0%	119/100.0%	4/100.0%

Source: Town Assessors, Fiscal Year 2012

Table 20: Assessed Values of Properties with Multiple Houses on One Lot by Town with Numbers/Percentages, 2012

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
< \$200,000	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$2-299,999	0/0.0%	0/0.0%	0/0.0%	3/1.4%	1/0.4%	0/0.0%
\$3-399,999	0/0.0%	0/0.0%	6/0.9%	18/8.3%	13/5.7%	1/0.4%
\$4-499,999	0/0.0%	0/0.0%	19/3.0%	49/22.6%	28/12.3%	1/0.4%
\$5-599,999	0/0.0%	0/0.0%	58/9.0%	47/21.7%	41/18.1%	8/2.9%
\$6-699,999	1/3.8%	6/2.8%	91/14.2%	25/11.5%	21/9.3%	29/10.5%
\$7-799,999	1/3.8%	10/4.7%	57/8.9%	12/5.5%	17/7.5%	61/22.2%
\$8-899,999	2/7.7%	16/7.5%	32/5.0%	11/5.1%	9/4.0%	33/12.0%
\$9-999,999	2/7.7%	11/5.2%	25/3.9%	5/2.3%	11/4.8%	27/9.8%
\$1-1,999,999	12/46.2%	74/34.9%	125/19.4%	36/16.6%	50/22.0%	73/26.5%
\$2,000,000 +	8/30.8%	95/44.8%	230/35.8%	11/5.1%	36/15.9%	42/15.3%
Total	26/100.0%	212/100.0	643/100.0%	217/100.0%	227/100.0%	275/100.0%

Source: Town Assessors, Fiscal Year 2012

West Tisbury had an affordability gap of \$331,500 for single-family homes, among the highest on the Island. This gap is the difference between what a median income household can afford (\$372,500) and the median priced unit (\$704,000). This gap suggests that it is extremely challenging to afford housing in town. There were only 17 single-family homes in West Tisbury that would have been affordable to a household earning below median income, only three (3) for those earning below 80% AMI. There were an additional 23 homes that would be affordable to a household earning in the 100% to 150% AMI range.

Table 21: Affordability Gaps for Homeownership as of September 2012

Town	Median Income*	Affordable Price**	Median House Price***	Affordability Gap
Aquinnah	\$57,500	\$303,000	\$642,500	\$339,500
Chilmark	\$72,917	\$399,000	\$825,000	\$426,000
Edgartown	\$67,625	\$360,500	\$653,388	\$292,888
Oak Bluffs	\$59,156	\$294,000	\$374,000	\$80,000
Tisbury	\$58,551	\$288,000	\$430,000	\$142,000
West Tisbury	\$71,667	\$372,500	\$704,000	\$331,500
County	\$62,407	\$321,500	\$535,000	\$213,500

Source: Calculations provided by Karen Sunnarborg.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County and 2006-2010 for the six towns.

** Figures based on interest of 5.0%, 30-year term, annual property tax rate of \$5.36 per thousand for Dukes County (this is based on an average of the tax rates for all six towns, weighted by the number of housing units) and the actual tax rates for each town (\$3.93 for Aquinnah, \$2.08 for Chilmark, \$3.43 for Edgartown, \$7.39 for Oak Bluffs, \$8.01 for Tisbury, and \$4.92 for West Tisbury), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and 80% financing.

*** Based on the Warren Group/Banker & Tradesman Town Stats figures of October 16, 2012.

Table 23: Relative Affordability of Single-family Units by Town, Numbers/Percentages, 2012

Income Range	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Less than 80% AMI**	1	3	9	1	3	3
80%** - 100% AMI*	3	4	14	7	17	14
100% - 150% AMI ****	0	5	80	296	171	23
More than 150% AMI****	378	1,050	3,385	3,022	1,800	1,409
Total	382	1,062	3,488	3,326	1,991	1,449

Source: Town Assessors' Databases for Fiscal Year 2012.

* Based on US Census Bureau estimates from its American Community Survey, 2008-2010, for Dukes County.

** HUD 2012 Income Limits for the Dukes County MSA for a household of two (2), which is the average household size for owner-occupied units on the Vineyard (2.29 persons).

*** Figures based on interest of 5.0, 30-year term, annual property tax rate of \$5.36 per thousand (this is based on an average of the tax rates for all six towns, weighed by the number of housing units), insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing earning at median income (assumes Soft Second Mortgage or MassHousing mortgages for those earning within 80% AMI that do not require PMI).

**** Figures from Dukes County Regional Housing Authority.

Rental Housing

In regard to rentals, Census survey data counted 63 rental units with a median gross rental of \$1,212. This rental would require an income of approximately \$60,500 assuming \$300 per month in utility costs and paying no more than 30% of one's income on housing. *Almost two-thirds of the rental units (65.1%) involved no formal cash payment.*

Table 22: Rental Costs with Numbers/Percentages, 2010

Value	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury
Under \$200	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%	0/0.0%
\$200-299	0/0.0%	0/0.0%	0/0.0%	20/7.9%	0/0.0%	0/0.0%
\$300-499	0/0.0%	0/0.0%	0/0.0%	30/11.9%	19/5.8%	0/0.0%
\$500-749	0/0.0%	4/6.8%	7/2.6%	17/6.7%	10/3.0%	0/0.0%
\$750-999	6/17.1%	4/6.8%	37/13.8%	43/17.1%	90/27.4%	0/0.0%
\$1,000-1,499	27/77.1%	14/23.7%	150/56.0%	63/25.0%	37/11.3%	13/20.6%
\$1,500 +	2/5.7%	3/5.1%	31/11.6%	47/18.7%	115/35.1%	9/14.3%
No Cash Rent ⁴⁰	0/0.0%	34/57.6%	43/16.0%	32/12.7%	57/17.4%	41/65.1%
Total*	35/100.0%	59/100.0%	268/100.0%	252/100.0%	328/100.0%	63/100.0%
Median Rent	\$1,180	\$1,141	\$1,302	\$1,000	\$1,111	\$1,212

Source: US Census Bureau, American Community Survey 2006-2010.

Note: The estimates provided by the Census Bureau's American Community Survey substantially undercount the total number of occupied rental units in comparison to the actual 2010 census counts.

Subsidized Housing Inventory (SHI)

Out of the total 411 units included in the Island's Subsidized Housing Inventory (SHI), 23 or 1.84% of the town's year-round housing units were approved by the state as affordable.

Table 24: West Tisbury's Subsidized Housing Inventory (SHI) by Town

Project Name	# SHI Units	Project Type/ Subsidizing Agency	Use of a Comp Permit	Affordability Expiration Date
West Tisbury				
Sepiessa Rental Housing*	4	Ownership/DHCD	Yes	Perpetuity
Island Cohousing	4	Ownership/FHLBB	Yes	Perpetuity
Halcyon Way Apartments*	2	Rental/MassHousing	Yes	2101
Shovelhead Realty Trust	1	Ownership/FHLBB	Yes	Perpetuity
Homeowners Rehab Program (Oak Bluffs)	12	Ownership/DHCD	No	2017-2019
Total	23/1.84%	1,253 year-round units 2 or 8.7% were rentals		

Source: Massachusetts Department of Housing and Community Development, August 28, 2012

* Dukes County Regional Housing Authority units

We will insert DCRHA waitlist info for homeownership and rentals and another section on priority actions for promoting affordable housing.

⁴⁰ No cash rent involves units where there are no formal rent payments.

APPENDIX 3

Glossary of Housing Terms

Affordable Housing

A subjective term, but as used in this Plan, refers to housing available to a household earning no more than 80% of area median income at a cost that is no more than 30% of total household income.

Area Median Income (AMI)

The estimated median income, adjusted for family size, by metropolitan area (or county in nonmetropolitan areas) that is adjusted by HUD annually and used as the basis of eligibility for most housing assistance programs. Sometimes referred to as “MFI” or median family income.

Chapter 40B

The state’s comprehensive permit law, enacted in 1969, established an affordable housing goal of 10% for every community. In communities below the 10% goal, developers of low- and moderate-income housing can seek an expedited local review under the comprehensive permit process and can request a limited waiver of local zoning and other restrictions, which hamper construction of affordable housing. Developers can appeal to the state if their application is denied or approved with conditions that render it uneconomic, and the state can overturn the local decision if it finds it unreasonable in light of the need for affordable housing.

Chapter 44B

The Community Preservation Act Enabling Legislation that allows communities, at local option, to establish a Community Preservation Fund to preserve open space, historic resources and community housing, by imposing a surcharge of up to 3% on local property taxes. The state provides matching funds from its own Community Preservation Trust Fund, generated from an increase in certain Registry of Deeds’ fees.

Comprehensive Permit

Expedited permitting process for developers building affordable housing under Chapter 40B “anti-snob zoning” law. A comprehensive permit, rather than multiple individual permits from various local boards, is issued by the local zoning boards of appeals to qualifying developers.

Department of Housing and Community Development (DHCD)

DHCD is the state’s lead agency for housing and community development programs and policy. It oversees state-funded public housing, administers rental assistance programs, provides funds for municipal assistance, and funds a variety of programs to stimulate the development of affordable housing.

Fair Housing Act

Federal legislation, first enacted in 1968, that provides the Secretary of HUD with investigation and enforcement responsibilities for fair housing practices. It prohibits discrimination in housing and lending based on race, color, religion, sex, national origin, handicap, or familial status. There is also a Massachusetts Fair Housing Act, which extends the prohibition against discrimination to sexual orientation, marital status, ancestry, veteran status, children, and age. The state law also

prohibits discrimination against families receiving public assistance or rental subsidies, or because of any requirement of these programs.

Inclusionary Zoning

A zoning ordinance or bylaw that requires a developer to include affordable housing as part of a development or contribute to a fund for such housing.

Infill Development

The practice of building on vacant or undeveloped parcels in dense areas, especially urban and inner suburban neighborhoods. Promotes compact development, which in turn allows undeveloped land to remain open and green.

Local Initiative Program (LIP)

A state program under which communities may use local resources and DHCD technical assistance to develop affordable housing that is eligible for inclusion on the state Subsidized Housing Inventory (SHI). LIP is not a financing program, but the DHCD technical assistance qualifies as a subsidy and enables locally supported developments that do not require other financial subsidies to use the comprehensive permit process. At least 25% of the units must be set-aside as affordable to households earning less than 80% of area median income.

MassHousing (formerly the Massachusetts Housing Finance Agency, MHFA)

A quasi-public agency created in 1966 to help finance affordable housing programs. MassHousing sells both tax-exempt and taxable bonds to finance its many single-family and multi-family programs.

Metropolitan Statistical Area (MSA)

The term is also used for CMSAs (consolidated metropolitan statistical areas) and PMSAs (primary metropolitan statistical areas) that are geographic units used for defining urban areas that are based largely on commuting patterns. The federal Office of Management and Budget defines these areas for statistical purposes only, but many federal agencies use them for programmatic purposes, including allocating federal funds and determining program eligibility. HUD uses MSAs as its basis for setting income guidelines and fair market rents.

Mixed-Income Housing Development

Development that includes housing for various income levels.

Mixed-Use Development

Projects that combine different types of development such as residential, commercial, office, industrial and institutional into one project.

Overlay Zoning

A zoning district, applied over one or more other districts that contains additional provisions for special features or conditions, such as historic buildings, affordable housing, or wetlands.

Public Housing Agency (PHA)

A public entity that operates housing programs: includes state housing agencies (including DHCD), housing finance agencies and local housing authorities. This is a HUD definition that is used to describe the entities that are permitted to receive funds or administer a wide range of

HUD programs including public housing and Section 8 rental assistance. The Dukes County Regional Housing Authority serves as the Island's public housing agency.

Regional Non-Profit Housing Organizations

Regional non-profit organizations include nine private, non-profit housing agencies, which administer the Section 8 Program on a statewide basis, under contract with DHCD. Each agency serves a wide geographic region. Collectively, they cover the entire state and administer over 15,000 Section 8 vouchers. In addition to administering Section 8 subsidies, they administer state-funded rental assistance (MRVP) in communities without participating local housing authorities. They also develop affordable housing and run housing rehabilitation and weatherization programs, operate homeless shelters, run homeless prevention and first-time homebuyer programs, and offer technical assistance and training programs for communities. The Housing Assistance Corporation (HAC) serves as the Island's regional non-profit organization.

Regional Planning Agencies (RPAs)

These are public agencies that coordinate planning in each of thirteen regions of the state. They are empowered to undertake studies of resources, problems, and needs of their districts. They provide professional expertise to communities in areas such as master planning, affordable housing and open space planning, and traffic impact studies. In the case of the Cape Cod, Dukes County and Nantucket Commissions, the RPA's are land use regulatory agencies as well as planning agencies. The Martha's Vineyard Commission (CCC) serves as the Island's regional planning agency.

Request for Proposals (RFP)

A process for soliciting applications for funding when funds are awarded competitively or soliciting proposals from developers as an alternative to lowest-bidder competitive bidding.

Section 8

Refers to the major federal (HUD) program – actually a collection of programs – providing rental assistance to low-income households to help them pay for housing. Participating tenants pay 30% of their income (some pay more) for housing (rent and basic utilities) and the federal subsidy pays the balance of the rent. The Program is now officially called the Housing Choice Voucher Program.

Smart Growth

The term used to refer to a rapidly growing and widespread movement that calls for a more coordinated, environmentally sensitive approach to planning and development. A response to the problems associated with unplanned, unlimited suburban development – or sprawl – smart growth principles call for more efficient land use, compact development patterns, less dependence on the automobile, a range of housing opportunities and choices, and improved jobs/housing balance.

Subsidy

Typically refers to financial assistance that fills the gap between the costs of any affordable housing development and what the occupants can afford based on program eligibility requirements. Many times multiple subsidies from various funding sources are required, often referred to as the “layering” of subsidies, in order to make a project feasible. In the state's Local Initiative Program (LIP), DHCD's technical assistance qualifies as a subsidy and enables locally

supported developments that do not require other financial subsidies to use the comprehensive permit process. Also, “internal subsidies” refers to those developments that do not have an external source(s) of funding for affordable housing, but use the value of the market units to “cross subsidize” the affordable ones.

Subsidized Housing Inventory (SHI)

This is the official list of units, by municipality, that count toward a community’s 10% goal as prescribed by Chapter 40B comprehensive permit law.

US Department of Housing and Urban Development (HUD)

The primary federal agency for regulating housing, including fair housing and housing finance. It is also the major federal funding source for affordable housing programs.

APPENDIX 4

Summary of Housing Regulations and Resources

I. SUMMARY OF HOUSING REGULATIONS

A. Chapter 40B Comprehensive Permit Law

The Massachusetts Comprehensive Permit Law, Chapter 40B Sections 20-23 of the General Laws, was enacted as Chapter 774 of the Acts of 1969 to encourage the construction of affordable housing throughout the state, particularly outside of cities. Often referred to as the Anti-Snob Zoning Act, it requires all communities to use a streamlined review process through the local Zoning Board of Appeals for “comprehensive permits” submitted by developers for projects proposing zoning and other regulatory waivers and incorporating affordable housing for at least 25% of the units. Only one application is submitted to the ZBA instead of separate permit applications that are typically required by a number of local departments as part of the normal development process. Here the ZBA takes the lead and consults with the other relevant departments (e.g., building department, planning department, highway department, fire department, sanitation department, etc.) on a single application. The Conservation Commission retains jurisdiction under the Wetlands Protection Act and Department of Environmental Protection, the Building Inspector applies the state building code, and the Board of Health enforces Title V.

For a development to qualify under Chapter 40B, it must meet all of the following requirements:

- Must be part of a “subsidized” development built by a public agency, non-profit organization, or limited dividend corporation.
- At least 25% of the units in the development must be income restricted to households with incomes at or below 80% of area median income and have rents or sales prices restricted to affordable levels income levels defined each year by the US Department of Housing and Urban Development.
- Affordability restrictions must be in effect in perpetuity unless there is a justification for a shorter term that must be approved by DHCD.
- Development must be subject to a regulatory agreement and monitored by a public agency or non-profit organization.
- Project sponsors must meet affirmative marketing requirements.

According to Chapter 40B regulations, the ZBA decision to deny or place conditions on a comprehensive permit project cannot be appealed by the developer if any of the following conditions are met⁴¹:

- The community has met the “statutory minima” by having at least 10% of its year-round housing stock affordable as defined by Chapter 40B, at least 1.5% of the community’s land area includes affordable housing as defined again by 40B, or annual affordable housing construction is on at least 0.3% of the community’s land area.

⁴¹ Section 56.03 of the new Chapter 40B regulations.

- The community has made “recent progress” adding SHI eligible housing units during the prior 12 months equal at least to 2% of its year-round housing.
- The community has a one- or two-year exemption under Planned Production.
- The application is for a “large project” that equals at least 6% of all housing units in a community with less than 2,500 housing units.
- A “related application” for the site was filed, pending or withdrawn within 12 months of the application.

If a municipality does not meet any of the above thresholds, it is susceptible to appeals by comprehensive permit applicants of the ZBA’s decision to the state’s Housing Appeals Committee (HAC). This makes the Town susceptible to a state override of local zoning if a developer chooses to create affordable housing through the Chapter 40B comprehensive permit process.⁴² Recently approved regulations add a new requirement that ZBA’s provide early written notice (within 15 days of the opening of the local hearing) to the applicant and to DHCD if they intend to deny or condition the permit based on the grounds listed above that make the application appeal proof, providing documentation for its position. Under these circumstances, municipalities can count projects with approved comprehensive permits that are under legal approval, but not by the ZBA, at the time.

If the applicant appeals the use of these “appeals proof” grounds, DHCD will review materials from the ZBA and applicant and issue a decision within 30 days of receipt of the appeal (failure to issue a decision is a construction approval of the ZBA’s position). Either the ZBA or applicant can appeal DHCD’s decision by filing an interlocutory appeal with the Housing Appeals Committee (HAC) within 20 days of receiving DHCD’s decision. If a ZBA fails to follow this procedure, it waives its right to deny a permit on these “appeal-proof” grounds.

Recent changes to Chapter 40B also address when a community can count a unit as eligible for inclusion in the SHI including:

- *40R*
Units receiving zoning approval under 40R count when the permit or approval is filed with the municipal clerk provided that no appeals are filed by the board or when the last appeal is fully resolved, similar to a comprehensive permit project.
- *Certificate of Occupancy*
Units added to the SHI on the basis of receiving building permits become temporarily ineligible if the C of O is not issued within 18 months.
- *Large Phased Projects*

⁴² Chapter 774 of the Acts of 1969 established the Massachusetts Comprehensive Permit Law (Massachusetts General Laws Chapter 40B) to facilitate the development of affordable housing for low- and moderate-income households (defined as any housing subsidized by the federal or state government under any program to assist in the construction of low- or moderate-income housing for those earning less than 80% of median income) by permitting the state to override local zoning and other restrictions in communities where less than 10% of the year-round housing is subsidized for low- and moderate-income households.

If the comprehensive permit approval or zoning approval allows a project to be built in phases and each phase includes at least 150 units and average time between the start of each phase is 15 months or less, then the entire project remains eligible for the SHI as long as the phasing schedule set forth in the permit approval continues to be met.

- *Projects with Expired Use Restrictions*
Units become ineligible for inclusion in the SHI upon expiration or termination of the initial use restriction unless a subsequent use restriction is imposed.
- *Biennial Municipal Reporting*
Municipalities are responsible for providing the information on units that should be included in the SHI through a statement certified by the chief executive officer.

Towns are allowed to set-aside up to 70% of the affordable units available in a 40B development for those who have a connection to the community as defined under state guidelines including current residents, municipal employees, or employees of businesses located in town. It is also worth noting that the Town, through its Affirmative Fair Housing Marketing Plan, must demonstrate the associated local need for the community preference and insure that there will be no discriminatory impacts with the use of community preference.

While there are ongoing discussions regarding how the state should count the affordable units for the purpose of determining whether a community has met the 10% goal, in a rental project if the subsidy applies to the entire project, all units are counted towards the state standard. For homeownership projects, only the units made affordable to those households earning within 80% of median income can be attributed to the affordable housing inventory.

There are up to three stages in the 40B process – the project eligibility stage, the application stage, and at times the appeals stage. First, the applicant must apply for eligibility of a proposed 40B project/site from a subsidizing agency. Under Chapter 40B, subsidized housing is not limited exclusively to housing receiving direct public subsidies but also applies to privately-financed projects receiving technical assistance from the State through its Local Initiative Program (LIP) or through MassHousing (Housing Starts Program), Federal Home Loan Bank Board (New England Fund), MassDevelopment, and Massachusetts Housing Partnership Fund. The subsidizing agency then forwards the application to the local Board of Selectmen for a 30-day comment period. The Board of Selectmen solicits comments from Town officials and other boards and based on their review the subsidizing agency typically issues a project eligibility letter. Alternatively, a developer may approach the Board of Selectmen for their endorsement of the project, and the Selectmen can submit an application to DHCD for certification under the Local Initiative Program (for more information see description in Section I.E below).

Recent changes to 40B regulations expands the items a subsidizing agency must consider when determining site eligibility including:

- Information provided by the municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, including inclusionary zoning, multi-family districts and 40R overlay zones.
- Whether the conceptual design is appropriate for the site including building massing, topography, environmental resources, and integration into existing development patterns.

- That the land valuation, as included in the pro forma, is consistent with DHCD guidelines regarding cost examination and limitations on profits and distribution.
- Requires that LIP site approval applications be submitted by the municipality's chief executive officer.
- Specifies that members of local boards can attend the site visit conducted during DHCD's 30-day review period.
- Requires that the subsidizing agency provide a copy of its determination of eligibility to DHCD, the chief executive officer of the municipality, the ZBA and the applicant.

If there are substantial changes to a project before the ZBA issues its decision, the subsidizing agency can defer the re-determination of site/project eligibility until the ZBA issues its decision unless the chief executive officer of the municipality or applicant requests otherwise. New 40B regulations provide greater detail on this re-determination process. Additionally, challenges to project eligibility determinations can only be made on the grounds that there has been a substantial change to the project that affects project eligibility requirements and leaves resolution of the challenge to the subsidizing agency.

The next stage in the comprehensive permit process is the application phase including pre-hearing activities such as adopting rules before the application is submitted, setting a reasonable filing fee, providing for technical "peer review" fees, establishing a process for selecting technical consultants, and setting forth minimum application submission requirements. Failure to open a public hearing within 30 days of filing an application can result in constructive approval. The public hearing is the most critical part of the whole application process. Here is the chance for the Zoning Board of Appeals' consultants to analyze existing site conditions, advise the ZBA on the capacity of the site to handle the proposed type of development, and to recommend alternative development designs. Here is where the ZBA gets the advice of experts on unfamiliar matters – called peer review. Consistency of the project with local needs is the central principal in the review process.

Another important component of the public hearing process is the project economic analysis that determines whether conditions imposed and waivers denied would render the project "uneconomic". The burden of proof is on the applicant, who must prove that it is impossible to proceed and still realize a reasonable return, which cannot be more than 20%. Another part of the public hearing process is the engineering review. The ZBA directs its consultants to analyze the consistency of the project with local bylaws and regulations and to examine the feasibility of alternative designs.

More recent Chapter 40B regulations now add a number of requirements related to the hearing process that include:

- The hearing must be terminated within 180 days of the filing of a complete application unless the applicant consents to extend.
- Allows communities already considering three (3) or more comprehensive permit applications to stay a hearing on additional applications if the total units under consideration meet the definition of a large project (larger of 300 units or 2% of housing in communities with 7,500 housing units as of the latest Census, 250 units in communities with 5,001 to 7,499 total units, 200 units in communities with 2,500 to 5,000 units, and 150 units or 10% of housing in communities with less than 2,500 units).
- Local boards can adopt local rules for the conduct of their hearings, but they must obtain an opinion from DHCD that their rules are consistent with Chapter 40B.

- Local boards cannot impose “unreasonable or unnecessary” time or cost burdens on an applicant and cannot require an applicant to pay legal fees for general representation of the ZBA or other boards. The new requirements go into the basis of the fees in more detail, but as a general rule the ZBA may not assess any fee greater than the amount that might be appropriated from town or city funds to review a project of a similar type and scale.
- An applicant can appeal the selection of a consultant within 20 days of the selection on the grounds that the consultant has a conflict of interest or lacks minimum required qualifications.
- Specifies and limits the circumstances under which ZBA’s can review pro formas.
- Zoning waivers are only required under “as of right” requirements, not from special permit requirements.
- Forbids ZBA’s from imposing conditions that deviate from the project eligibility requirements or that would require the project to provide more affordable units than the minimum threshold required by DHCD guidelines.
- States that ZBA’s cannot delay or deny an application because a state or federal approval has not been obtained.
- Adds new language regarding what constitutes an uneconomic condition including requiring applicants to pay for off-site public infrastructure or improvements if they involve pre-existing conditions, are not usually imposed on unsubsidized housing or are disproportionate to the impacts of the proposed development or require a reduction in the number of units other than on a basis of legitimate local concerns (health, safety, environment, design, etc.). Also states that a condition shall not be considered uneconomic if it would remove or modify a proposed nonresidential element of a project that is not allowed by right.

After the public hearing is closed, the ZBA must set-aside at least two sessions for deliberations within 40 days of the close of the hearing. These deliberations can result in either approval, approval with conditions, or denial.

Subsidizing agencies are required to issue final project eligibility approvals following approval of the comprehensive permit reconfirming project eligibility, including financial feasibility, and approving the proposed use restriction and finding that the applicant has committed to complying with cost examination requirements. New Chapter 40B regulations set forth the basic parameters for insuring that profit limitations are enforced, while leaving the definition of “reasonable return” to the subsidizing agency in accordance with DHCD guidelines. The applicant or subsequent developer must submit a detailed financial statement, prepared by a certified public accountant, to the subsidizing agency in a form and upon a schedule determined by the DHCD guidelines.

If the process heads into the third stage – the appeals process – the burden is on the ZBA to demonstrate that the denial is consistent with local needs, meaning the public health and safety and environmental concerns outweigh the regional need for housing. If a local ZBA denies the permit, a state Housing Appeals Committee (HAC) can overrule the local decision if less than 10% of the locality’s year round housing stock has been subsidized for households earning less than 80% of median income, if the locality cannot demonstrate health and safety reasons for the denial that cannot be mitigated, or if the community has not met housing production goals based on an approved plan or other statutory minima listed above. The HAC has upheld the developer in the

vast majority of the cases, but in most instances promotes negotiation and compromise between the developer and locality. In its 30-year history, only a handful of denials have been upheld on appeal. The HAC cannot issue a permit, but may only order the ZBA to issue one. Also, any aggrieved person, except the applicant, may appeal to the Superior Court or Land Court, but even for abutters, establishing “standing” in court is an uphill battle. Appeals from approvals are often filed to force a delay in commencing a project, but the appeal must demonstrate “legal error” in the decision of the ZBA or HAC.

B. Housing Production Regulations

As part of the Chapter 40B comprehensive permit regulations, the Massachusetts Department of Housing and Community Development (DHCD) is administering the Housing Production Program in accordance with regulations that enable cities and towns to do the following:

- Prepare and adopt an Housing Production Plan that demonstrates production of an increase of .05% over one year or 1.0% over two-years of its year-round housing stock eligible for inclusion in the Subsidized Housing Inventory (39 units and 79 units, respectively, for Martha’s Vineyard) for *approval* by DHCD.⁴³
- Request *certification* of compliance with the plan by demonstrating production of at least the number of units indicated above.
- Through local ZBA action, deny a comprehensive permit application during the period of certified compliance, which is 12 months following submission of the production documentation to DHCD, or 24 months if the 1.0% threshold is met.

For the plan to be acceptable to DHCD it must meet the following requirements:

- Include a comprehensive housing needs assessment to establish the context for municipal action based on the most recent census data. The assessment must include a discussion of municipal infrastructure based on future planned improvements.
- Address a mix of housing consistent with identified needs and market conditions.
- Address the following strategies including -
 - Identification of geographic areas in which land use regulations will be modified to accomplish affordable housing production goals.
 - Identification of specific sites on which comprehensive permit applications will be encouraged.
 - Preferable characteristics of residential development such as infill housing, clustered areas, and compact development.
 - Municipally owned parcels for which development proposals will be sought.
 - Participation in regional collaborations addressing housing development.

Plans must be adopted by the Board of Selectmen and Planning Board, and the term of an approved plan is five (5) years.

C. Chapter 40R/40S

In 2004, the State Legislature approved a new zoning tool for communities in recognition that escalating housing prices, now beyond the reach of increasing numbers of state residents, are causing graduates from area institutions of higher learning to relocate to other areas of the

⁴³ Massachusetts General Law Chapter 40B, 760 CMR 31.07 (1)(i).

country in search of greater affordability. The Commonwealth Housing Task Force, in concert with other organizations and institutions, developed a series of recommendations, most of which were enacted by the State Legislature as Chapter 40R of the Massachusetts General Laws. The key components of these regulations are that “the state provide financial and other incentives to local communities that pass Smart Growth Overlay Zoning Districts that allow the building of single-family homes on smaller lots and the construction of apartments for families at all income levels, and the state increase its commitment to fund affordable housing for families of low and moderate income”.⁴⁴

The statute defines 40R as “a principle of land development that emphasizes mixing land uses, increases the availability of affordable housing by creating a range of housing opportunities in neighborhoods, takes advantage of compact design, fosters distinctive and attractive communities, preserves opens space, farmland, natural beauty and critical environmental areas, strengthens existing communities, provides a variety of transportation choices, makes development decisions predictable, fair and cost effective and encourages community and stakeholder collaboration in development decisions.”⁴⁵ The key components of 40R include:

- Allows local option to adopt Overlay Districts near transit, areas of concentrated development, commercial districts, rural village districts, and other suitable locations;
- Allows “as-of-right” residential development of minimum allowable densities;
- Provides that 20% of the units be affordable;
- Promotes mixed-use and infill development;
- Provides two types of payments to municipalities; and
- Encourages open space and protects historic districts.

The incentives prescribed by the Task Force and passed by the Legislature include an incentive payment upon the passage of the Overlay District based on the number of projected housing units as follows:

Incentive Payments	
Incentive Units	Payments
Up to 20	\$10,000
21-100	\$75,000
101-200	\$200,000
210-500	\$350,000
501 or more	\$600,000

There are also density bonus payments of \$3,000 for each residential unit issued a building permit. To be eligible for these incentives the Overlay Districts need to allow mixed-use development and densities of 20 units per acre for apartment buildings, 12 units per acre for two and three-family homes, and at least eight units per acre for single-family homes. Communities with populations of less than 10,000 residents are eligible for a waiver of these density requirements, however significant hardship must be demonstrated. The Zoning Districts would also encourage housing development on vacant infill lots and in underutilized nonresidential

⁴⁴ Edward Carman, Barry Bluestone, and Eleanor White for The Commonwealth Housing Task Force, “A Housing Strategy for Smart Growth and Economic Development: Executive Summary”, October 30, 2003, p. 3.

⁴⁵ Massachusetts General Law, Chapter 40R, Section 11.

buildings. The Task Force emphasizes that Planning Boards, which would enact the Zoning Districts, would be “able to ensure that what is built in the District is compatible with and reflects the character of the immediate neighborhood.”⁴⁶

The principal benefits of 40R include:

- Expands a community’s planning efforts;
- Allows communities to address housing needs;
- Allows communities to direct growth;
- Can help communities meet planned production goals and 10% threshold under Chapter 40B;
- Can help identify preferred locations for 40B developments; and
- State incentive payments.

The formal steps involved in creating Overlay Districts are as follows:

- The Town holds a public hearing as to whether to adopt an Overlay District per the requirements of 40R;
- The Town applies to DHCD prior to adopting the new zoning;
- DHCD reviews the application and issues a Letter of Eligibility if the new zoning satisfies the requirements of 40R;
- The Town adopts the new zoning through a two-thirds vote of Town Meeting subject to any modifications required by DHCD;
- The Town submits evidence of approval to DHCD upon the adoption of the new zoning; and
- DHCD issues a letter of approval, which indicates the number of incentive units and the amount of payment.

The state recently enacted Chapter 40S under the Massachusetts General Law that provides additional benefits through insurance to towns that build affordable housing under 40R that they would not be saddled with the extra school costs caused by school-aged children who might move into this new housing. This funding was initially included as part of 40R but was eliminated during the final stages of approval. In effect, 40S is a complimentary insurance plan for communities concerned about the impacts of a possible net increase in school costs due to new housing development.

Another tool that complements the 40R Program is the state’s new Compact Neighborhoods Program described below in Section II.B.15.

D. Local Initiative Program (LIP) Guidelines

The Local Initiative Program (LIP) is a technical assistance subsidy program to facilitate Chapter 40B developments and locally produced affordable units. The general requirements of LIP include insuring that projects are consistent with sustainable or smart growth development principles as well as local housing needs. LIP recognizes that there is a critical need for all types of housing but encourages family and special needs housing in

⁴⁶ “A Housing Strategy for Smart Growth and Economic Development: Executive Summary,” p. 4.

particular. Age-restricted housing (over 55) is allowed but the locality must demonstrate actual need and marketability. DHCD has the discretion to withhold approval of age-restricted housing if other such housing units within the community remain unbuilt or unsold or if the age-restricted units are unresponsive to the need for family housing within the context of other recent local housing efforts.

There are two types of LIP projects, those using the comprehensive permit process, the so-called “friendly” 40B’s, and Local Action Units, units where affordability is a result of some local action such as inclusionary zoning, Community Preservation funding, other regulatory requirements, etc.

Specific LIP requirements include the following by category:

Income and Assets

- Must be affordable to those earning at or below 80% of area median income adjusted by family size and annually by HUD. Applicants for affordable units must meet the program income limits in effect at the time they apply for the unit and must continue to meet income limits in effect when they actually purchase a unit.
- For homeownership units, the household may not have owned a home within the past three years except for age-restricted “over 55” housing.
- For homeownership projects, assets may not be greater than \$75,000 except for age-restricted housing where the net equity from the ownership of a previous house cannot be more than \$200,000.
- Income and asset limits determine eligibility for lottery participation.

Allowable Sales Prices and Rents⁴⁷

- Rents are calculated at what is affordable to a household earning 80% of area median income adjusted for family size, assuming they pay no more than 30% of their income on housing. Housing costs include rent and payments for heat, hot water, cooking fuel, and electric. If there is no municipal trash collection a trash removal allowance should be included. If utilities are separately metered and paid by the tenant, the LIP rent is reduced based on the area’s utility allowance. Indicate on the DHCD application whether the proposed rent has been determined with the use of utility allowances for some or all utilities.
- Sales prices of LIP units are set so a household earning 70% of area median income would have to pay no more than 30% of their income for housing. Housing costs include mortgage principal and interest on a 30-year fixed term mortgage at 95% of purchase price, property taxes, condo fees⁴⁸, private mortgage insurance (if putting less than 20% of purchase price down), and hazard insurance.
- The initial maximum sales price or rent is calculated as affordable to a household with a number of household members equal to the number of bedrooms plus one

⁴⁷ DHCD has an electronic mechanism for calculating maximum sales prices on its website at www.mass.gov/dhcd.

⁴⁸ DHCD will review condo fee estimates and approve a maximum condo fee as part of the calculation of maximum sales price. The percentage interests assigned to the condo must conform to the approved condo fees and require a lower percentage interest assigned to the affordable units as opposed to the market rate ones. DHCD must review the Schedule of Beneficial Interests in the Master Deed to confirm that LIP units have been assigned percentage interests that correspond to the condo fees.

(for example a two-bedroom unit would be priced based on what a three-person household could afford).

Allowable Financing and Costs

- Allowable development costs include the “as is” value of the property based on existing zoning at the time of application for a project eligibility letter (initial application to DHCD). Carrying costs (i.e., property taxes, property insurance, interest payments on acquisitions financing, etc.) can be no more than 20% of the “as is” market value unless the carrying period exceeds 24 months. Reasonable carrying costs must be verified by the submission of documentation not within the exclusive control of the applicant.
- Appraisals are required except for small projects of 20 units or less at the request of the Board of Selectmen where the applicant for the LIP comprehensive permit submits satisfactory evidence of value.
- Profits are limited to no more than 20% of total allowable development costs in homeownership projects.
- In regard to rental developments, payment of fees and profits are limited to no more than 10% of total development costs net of profits and fees and any working capital or reserves intended for property operations. Beginning upon initial occupancy and then proceeding on an annual basis, annual dividend distributions will be limited to no more than 10% of the owner’s equity in the project. Owner’s equity is the difference between the appraised as-built value and the sum of any public equity and secured debt on the property.
- For LIP comprehensive permit projects, DHCD requires all developers to post a bond (or a letter of credit) with the municipality to guarantee the developer’s obligations to provide a satisfactory cost certification upon completion of construction and to have any excess profits, beyond what is allowed, revert back to the municipality. The bond is discharged after DHCD has determined that the developer has appropriately complied with the profit limitations.
- No third party mortgages are allowed for homeownership units.

Marketing and Outreach

- Marketing and outreach, including lottery administration in adherence with all Fair Housing laws and the state’s Affirmative Fair Housing Marketing Plan Guidelines.
- LIP requires that the lottery draw and rank households by size.
- If there are proportionately less minority applicants in the community preference pool than the proportion in the region, a preliminary lottery must be held to boost, if possible, the proportion of minority applicants to this regional level.
- A maximum of up to 70% of the units may be local preference units for those who have a connection to the community as defined by the state under Section III.C of the Comprehensive Permit Guidelines.
- The Marketing Plan must affirmatively provide outreach to area minority communities to notify them about availability of the unit(s) and must demonstrate the need for local preference as well as insure that there will be no discriminatory impacts as a result of using local preference criteria.

- Marketing materials must be available/application process open for a period of at least 60 days.
- Marketing should begin about six (6) months before occupancy.
- Lottery must be held unless there are no more qualified applicants than units available.

Regulatory Requirements

- The affordable units design, type, size, etc. must be the same as the market units and dispersed throughout the development.
- Units developed through LIP as affordable must be undistinguishable from market units as viewed from the exterior (unless the project has a DHCD-approved alternative development plan that is only granted under exceptional circumstances) and contain complete living facilities.
- For over 55 projects, only one household member must be 55 or older.
- Household size relationship to unit size is based on “households” = number of bedrooms plus one – i.e., a four-person household in a three-bedroom unit (important also for calculating purchase prices of the affordable units for which LIP has a formula as noted above).
- Must have deed restrictions in effect in perpetuity unless the applicant or municipality can justify a shorter term to DHCD.
- for at least 15 years for housing rehabilitation and 30 years for new construction.
- All affordable units for families must have at least two or more bedrooms and meet state sanitary codes and these minimum requirements –

1 bedroom – 700 square feet/1 bath
2 bedrooms – 900 square feet/1 bath
3 bedrooms – 1,200 square feet/ 1 ½ baths
4 bedrooms – 1,400 square feet/2 baths

- Appraisals may take into account the probability of obtaining a variance, special permit or other zoning relief but must exclude any value relating to the possible issuance of a comprehensive permit.

The process that is required for using LIP for 40B developments – “friendly” comprehensive permit projects – is largely developer driven. It is based on the understanding that the developer and Town are working together on a project that meets community needs. Minimum requirements include:

1. Written support of the municipality’s chief elected official, the Board of Selectmen in the case of towns, and the local housing partnership, trust or other designated local housing entity. The chief executive officer is in fact required to submit the application to DHCD.
2. At least 25% of the units must be affordable and occupied by households earning at or below 80% of area median income or at least 20% of units restricted to households at or below 50% of area median income.
3. Affordability restrictions must be in effect in perpetuity, to be monitored by DHCD through a recorded regulatory agreement.

4. Project sponsors must prepare and execute an affirmative fair marketing plan that must be approved by DHCD.
5. Developer's profits are restricted per Chapter 40B requirements.

The process that is required for using LIP for 40B developments – “friendly” comprehensive permit projects – is as follows:

1. Application process
 - Developer meets with Town
 - Developer and Town agree to proposal
 - Town chief elected officer submits application to DHCD with developer's input
2. DHCD review involves the consideration of:
 - Sustainable development criteria (redevelop first, concentrate development, be fair, restore and enhance the environment, conserve natural resources, expand housing opportunities, provide transportation choice, increase job opportunities, foster sustainable businesses, and plan regionally),
 - Number and type of units,
 - Pricing of units to be affordable to households earning no more than 70% of area median income,
 - Affirmative marketing plan,
 - Financing, and
 - Site visit.
3. DHCD issues site eligibility letter that enables the developer to bring the proposal to the ZBA for processing the comprehensive permit.
4. Zoning Board of Appeals holds hearing
 - Developer and Town sign regulatory agreement to guarantee production of affordable units that includes the price of units and deed restriction in the case of homeownership and limits on rent increases if a rental project. The deed restriction limits the profit upon resale and requires that the units be sold to another buyer meeting affordability criteria.
 - Developer forms a limited dividend corporation that limits profits.
 - The developer and Town sign a regulatory agreement.
5. Marketing
 - Marketing plan must provide outreach to area minority communities to notify them about availability of the unit(s).
 - Local preference is limited to those who live/work in the community with a maximum of 70% of the affordable units.
 - Marketing materials must be available/application process open for a period of at least 60 days.
 - Lottery must be held.
6. DHCD approval must include
 - Marketing plan, lottery application, and lottery explanatory materials

- Regulatory agreement (DHCD is a signatory)
- Deed rider (Use standard LIP document)
- Purchase arrangements for each buyer including signed mortgage commitment, signed purchase and sale agreement and contact information of purchaser's closing attorney.

As mentioned above, in addition to being used for "friendly" 40B projects, LIP can be used for counting those affordable units as part of a Town's Subsidized Housing Inventory that are created as a result of some local action. Following occupancy of the units, a Local Action Units application must be submitted to DHCD for the units to be counted as affordable. This application is on DHCD's web site.

The contact person at DHCD is Janice Lesniak of the LIP staff (phone: 617-573-1309; fax: 617-573-1330; email: janice.lesniak@state.ma.us). For legal questions contact Elsa Campbell, Housing Specialist (phone: 617-573-1321; fax: 617-573-1330; email: elsa.campbell@state.ma.us).

E. MassWorks Infrastructure Program

The MassWorks Infrastructure Program provides a one-stop shop for municipalities and other eligible public entities seeking public infrastructure funding to support economic development and job creation. The Program represents an administrative consolidation of six former grant programs:

- Public Works Economic Development (PWED)
- Community Development Action Grant (CDAG)
- Growth Districts Initiative (GDI) Grant Program
- Massachusetts Opportunity Relocation and Expansion Program (MORE)
- Small Town Rural Assistance Program (STRAP)
- Transit Oriented Development (TOD) Program

The MassWorks Infrastructure Program provides a one-stop shop for municipalities and other eligible public entities seeking public infrastructure funding to support:

- Economic development and job creation and retention
- Housing development at density of at least 4 units to the acre (both market and affordable units)
- Transportation improvements to enhancing safety in small, rural communities

The MassWorks Infrastructure Program is administered by the Executive Office of Housing and Economic Development, in cooperation with the Department of Transportation and Executive Office for Administration & Finance.

II. SUMMARY OF HOUSING RESOURCES

Those programs that may be most appropriate to development activity on the Vineyard are described below.⁴⁹

A. Technical Assistance

1. Priority Development Fund⁵⁰

A relatively new state-funded initiative, the Priority Development Fund, provides planning assistance to municipalities for housing production. In June 2004, DHCD began making \$3 million available through this Fund on a first-come, first-served basis to encourage the new production of housing, especially mixed-income rental housing. PDF assistance supports a broad range of activities to help communities produce housing. Applications must demonstrate the community's serious long-term commitment and willingness to increase its housing supply in ways that are consistent with the Commonwealth's principles of sustainable development.

Eligible activities include community initiated activities and implementation activities associated with the production of housing on specific sites. Community initiated activities include but are not limited to:

Zoning activities that support the program objectives include:

- Incentive zoning provisions to increase underlying housing density;
- Smart Growth Zoning Overlay Districts, including Compact Neighborhoods zoning;
- Inter- and intra-municipal Transferable Development Rights proposals;
- Zoning that promotes compact housing and development such as by right multi-family housing, accessory apartment units, clustered development, and inclusionary zoning;
- Zoning provisions authorizing live-and-work units, housing units for seasonal employees, mixed assisted living facilities and the conversion of large single-family structures, vacant mills, industrial buildings, commercial space, a school or other similar facilities, into multi-family developments; and
- Other innovative zoning approaches developed by and for an individual community.

Education and outreach efforts that support the program objectives include:

- Establishment of a local or regional affordable housing trust;
- Development of a plan of action for housing activities that will be undertaken with Community Preservation Act funds;
- Preparation of Housing Production Plans; and
- Efforts to build local support (grass-root education) necessary to achieve consensus or approval of local zoning initiatives.

Implementation activities associated with the production of housing in site-specific areas include but are not limited to:

- Identification of properties, site evaluation, land assembly and financial feasibility analysis; and

⁴⁹ Program information was gathered through agency brochures, agency program guidelines and application materials as well as the following resources: Verrilli, Ann. Housing Guidebook for Massachusetts. Produced by the Citizen's Housing and Planning Association, June 1999.

⁵⁰ Description taken from the state's program description.

- Development of a Request for Proposal (RFP) for the disposition of land.

The PDF assistance is not available to serve as a substitute for pre-development assessment of alternative development scenarios for parcels already controlled by an identified private developer or to supplant municipal funds to pay staff salaries.

Eligible applicants consist of cities and towns within the Commonwealth. Municipalities may enter into third party agreements with consultants approved by DHCD, however only a municipality will be allowed to enter into a contract with MassHousing regarding the distribution of funds. Municipalities will be responsible for attesting that all funds have been expended for their intended purposes.

Joint applications involving two or more communities within a region or with similar housing challenges are strongly encouraged as a way to leverage limited resources, however, one municipality will be required to serve as the lead.

MassHousing and DHCD reserve the right to screen applications and to coordinate requests from communities seeking similar services. For example, rural communities may be more effectively served by an application for a shared consultant who can work with numerous towns to address zoning challenges that enhance housing production. Likewise, it may be more effective to support an application for a consultant to review model zoning bylaws or overlay districts with a number of interested communities with follow-up at the community level to support grassroots education, than it is to support the separate development of numerous zoning bylaws. Communities submitting multiple applications must prioritize their applications.

In exchange for the assistance, municipalities must agree to share the end product of the funded activities with DHCD and MassHousing and with other communities in the Commonwealth through reports, meetings, workshops, and to highlight these activities in print, on the web or other media outlets.

The agencies will focus the evaluation of applications to determine overall consistency with program goals and the principles of sustainable development. Applications will be evaluated based on:

- Eligibility of activity;
- Public support;
- Demonstrated need for funds;
- Likelihood activity will result in production of housing;
- Reasonableness of the timeline;
- Readiness to proceed with proposed project;
- Capacity to undertake activity;
- Cost estimates and understanding of the proposed project cost;
- Proposed activity having clearly defined benefits that will result in the production of housing; and
- Benefits being realized within a 2-3 year-timeframe.

Applications for funding will be accepted and evaluated on a rolling review basis. In order to deploy this assistance as effectively and efficiently as possible, or in the event the planning funds are oversubscribed, communities that have relatively greater planning capacity and/or resources may be requested to provide some matching funds. Additional consideration and flexibility for the assistance will be made for communities with little or no planning staff capacity or resources.

Communities may apply to DHCD for assistance of up to \$50,000. The amount of funds awarded will be a reflection of the anticipated impact on housing production. DHCD and MassHousing reserve the right to designate proposals as "Initiatives of Exceptional Merit," in order to increase the amount of assistance and scope of services for certain projects.

2. *Peer to Peer Technical Assistance*

This state program utilizes the expertise and experience of local officials from one community to provide assistance to officials in another comparable community to share skills and knowledge on short-term problem solving or technical assistance projects related to community development and capacity building. Funding is provided through the Community Development Block Grant Program and is limited to grants of no more than \$1,000, providing up to 30 hours of technical assistance.

Applications are accepted on a continuous basis, but funding is limited. To apply, a municipality must provide DHCD with a brief written description of the problem or issue, the technical assistance needed and documentation of a vote of the Board of Selectmen or letter from the Town Administrator supporting the request for a peer. Communities may propose a local official from another community to serve as the peer or ask DHCD for a referral. If DHCD approves the request and once the peer is recruited, DHCD will enter into a contract for services with the municipality. When the work is completed to the municipality's satisfaction, the Town must prepare a final report, submit it to DHCD, and request reimbursement for the peer.

3. *MHP Intensive Community Support Team*

The Massachusetts Housing Partnership Fund is a quasi-public agency that offers a wide range of technical and financial resources to support affordable housing. The Intensive Community Support Team provides sustained, in-depth assistance to support the development of affordable housing. Focusing on housing production, the Team helps local advocates move a project from the conceptual phase through construction, bringing expertise and shared lessons from other parts of the state. The team can also provide guidance on project finance. Those communities, which are interested in this initiative, should contact the MHP Fund directly for more information.

4. *MHP Chapter 40B Technical Assistance Program*

Working with DHCD, MHP launched this program in 1999 to provide technical assistance to those communities needing assistance in reviewing comprehensive permit applications. The Program offers up to \$10,000 in third-party technical assistance to enable communities to hire consultants to help them review Chapter 40B applications. Those communities that are interested in this initiative should contact the MHP Fund directly for more information.

MHP recently announced new guidelines to help cities and towns review housing development proposals under Chapter 40B including:

- State housing agencies will now appraise and establish the land value of 40B sites before issuing project eligibility letters.
- State will put standards in place for determining when permit conditions make a 40B development “uneconomic”.
- There will be set guidelines on determining related-party transactions, i.e., when a developer may also have a role as contractor or realtor.
- Advice on how to identify the most important issues early and communicate them to the developer, how informal work sessions can be effective, and how to make decisions that are unlikely to be overturned in court.

5. *Smart Growth Technical Assistance Grants*

The state recently announced the availability of *Smart Growth Technical Assistance Grants* from the Executive Office of Environmental Affairs that provides up to \$30,000 per community to implement smart growth zoning changes and other activities that will improve sustainable development practices. Eligible activities include:

- Zoning changes that implement planning recommendations;
- Development of mixed-use zoning districts;
- Completion of Brownfields inventory or site planning;
- Implementation of stormwater BMPs;
- Completion of Open Space Residential Design bylaws/ordinances;
- Implementation of Low Impact Development (LID) bylaws/ordinances; and
- Development of a Right-to-Farm bylaw/ordinance or zoning protections for agricultural preservation.

The state requires that localities provide a match of 15% of this special technical assistance fund and encourages communities that are interested in the same issues to apply jointly.

B. Housing Development

While comprehensive permits typically do not involve external public subsidies but use internal subsidies by which the market units in fact subsidize the affordable ones, communities are finding that they also require public subsidies to cover the costs of affordable or mixed-income residential development and need to access a range of programs through the state and federal government and other financial institutions to accomplish their objectives and meet affordable housing goals. Because the costs of development are typically significantly higher than the rents or purchase prices that low- and moderate-income tenants can afford, multiple layers of subsidies are often required to fill the gaps. Sometimes even Chapter 40B developments are finding it useful to apply for external subsidies to increase the numbers of affordable units, to target units to lower income or special needs populations, or to fill gaps that market rates cannot fully cover.

The state requires applicants to submit a One Stop Application for most of its housing subsidy programs in an effort to standardize the application process across agencies and programs. A Notice of Funding Availability (NOFA) is issued by the state usually twice annually for its rental programs and homeownership initiatives. Using the One Stop Application, applicants can apply to several programs simultaneously to support the funding needs of a particular project.

1. HOME Program

HUD created the HOME Program in 1990 to provide grants to states, larger cities and consortia of smaller cities and towns to do the following:

- Produce rental housing;
- Provide rehabilitation loans and grants, including lead paint removal and accessibility modifications, for rental and owner-occupied properties;
- Offer tenant-based rental assistance (two-year subsidies); and/or
- Assist first-time homeowners.

The HOME Program funding is targeted to homebuyers or homeowners earning no more than 80% of median income and to rental units where at least 90% of the units must be affordable and occupied by households earning no more than 60% of median income, the balance to those earning within 80% of median. Moreover, for those rental projects with five or more units, at least 20% of the units must be reserved for households earning less than 50% of median income. In addition to income guidelines, the HOME Program specifies the need for deed restrictions, resale requirements, and maximum sales prices or rentals.

The HOME Rental Program is targeted to the acquisition and rehabilitation of multi-family distressed properties or new construction of multi-family rental housing from five to fifty units. Once again, the maximum subsidy per project is \$750,000 and the maximum subsidy per unit in localities that receive HOME or CDBG funds directly from HUD is \$50,000 (these communities should also include a commitment of local funds in the project). Subsidies are in the form of deferred loans at 0% interest for 30 years. State HOME funding cannot be combined with another state subsidy program with several exceptions including the Low Income Housing Tax Credits, HIF and the Soft Second Program.

Because the towns on the Vineyard are not entitlement communities, meaning that they are not automatically entitled to receive HOME funding based on HUD's funding formula. Instead they need to apply directly to DHCD during prescribed funding rounds announced by Notices of Funding Availability.

2. Community Development Block Grant Program (CDBG)

In addition to funding for the Peer-to-Peer Program mentioned in the above section, there are other housing resources supported by federal CDBG funds that are distributed by formula to Massachusetts.

The **Massachusetts Small Cities Program** that has a set-aside of Community Development Block Grant (CDBG) funds to support a range of eligible activities including housing development. However, at least 70% of the money must provide benefits to households earning within 80% of median income. This money is for those nonentitlement localities that do not receive CDBG funds directly from HUD. Funds are awarded on a competitive basis through Notices of Funding Availability with specific due dates or through applications reviewed on a rolling basis throughout the year, depending on the specific program. This funding supports a variety of specific programs.

The **Housing Development Support Program (HDSP)** provides gap financing for small affordable housing projects with fewer than eight units, including both new construction and

rehabilitation. Eligible activities include development, rehabilitation, homeownership, acquisition, site preparation and infrastructure work. There are no per unit maximums or recommended maximum total development costs. Funding is distributed through Notices of Funding Availability that occur once or twice a year, although the program has not been funded during the past several years. HDSP Program funding is extremely competitive, and projects that receive funding through the state HOME or Housing Stabilization Fund Programs are excluded from applying to HDSP.

There are other programs funded through the Community Development Block Grant Small Cities Program for both homeownership and rental projects. A number of the special initiatives are directed to communities with high “statistical community-wide needs”, however, the **Community Development Fund II** is targeted to communities with lower needs scores that have not received CDBG funds in recent years. DHCD also has a **Reserve Fund** for CDBG-eligible projects that did not receive funding from other CDBG funded programs or for innovative projects.

It should be noted that the Vineyard has received CDBG funding to support a Regional Housing Rehabilitation Program targeted to qualifying homeowners and administered by The Resource Inc. (TRI).

3. *Housing Stabilization Fund (HSF)*

The state’s Housing Stabilization Fund (HSF) was established in 1993 through a Housing Bond bill to support housing rehabilitation through a variety of housing activities including homeownership (most of this funding has been allocated for the MHP Soft Second Program) and rental project development. The state subsequently issued additional bond bills to provide more funding. The HSF Rehabilitation Initiative is targeted to households with incomes within 80% of median income, with resale or subsequent tenancy for households within 100% of median income. The funds can be used for grants or loans through state and local agencies, housing authorities and community development corporations with the ability to subcontract to other entities. The funds have been used to match local HOME program funding, to fund demolition, and to support the acquisition and rehabilitation of affordable housing. In addition to a program directed to the rehabilitation of abandoned, distressed or foreclosed properties, the HSF provides funds to municipalities for local revitalization programs directed to the creation or preservation of rental projects. As with HOME, the maximum amount available per project is \$750,000 and the maximum per unit is \$65,000 for communities that do not receive HOME or CDBG funds directly from HUD, and \$50,000 for those that do. Communities can apply for HSF funding biannually through the One Stop Application.

4. *Low Income Housing Tax Credit Program*

The Low Income Housing Tax Credit Program was created in 1986 by the Federal Government to offer tax credits to investors in housing development projects that include some low-income units. The tax credit program is often the centerpiece program in any affordable rental project because it brings in valuable equity funds. Tax credits are either for 4% or 9% of the development or rehab costs for each affordable unit for a ten-year period. The 4% credits have a present value of 30% of the development costs, except for the costs of land, and the 9% credit have a present value equal to 70% of the costs of developing the affordable units, with the exception of land. Both the 4% and 9% credits can be sold to investors for close to their present values.

The Federal Government limits the 9% credits and consequently there is some competition for them, nevertheless, most tax credit projects in Massachusetts are financed through the 9% credit. Private investors, such as banks or corporations, purchase the tax credits for about 80 cents on the dollar, and their money serves as equity in a project, reducing the amount of the debt service and consequently the rents. The program mandates that at least 20% of the units must be made affordable to households earning within 50% of median income or 40% of the units must be affordable to households earning up to 60% of median income. Those projects that receive the 9% tax credits must produce much higher percentages of affordable units.

The Massachusetts Legislature has enacted a comparable state tax credit program, modeled after the federal tax credit program. The One Stop Application is also used to apply for this source of funding.

5. *Affordable Housing Trust Fund*

The Affordable Housing Trust Fund (AHTF) was established by an act of the State Legislature and is codified under Chapter 121-D of the Massachusetts General Laws. The AHTF operates out of DHCD and is administered by MassHousing with guidance provided by an Advisory Committee of housing advocates. The purpose of the fund is to support the creation/preservation of housing that is affordable to people with incomes that do not exceed 110% of the area median income. The AHTF can be used to support the acquisition, development and/or preservation of affordable housing units. AHTF assistance can include:

- Deferred payment loans, low/no-interest amortizing loans.
- Down payment and closing cost assistance for first-time homebuyers.
- Credit enhancements and mortgage insurance guarantees.
- Matching funds for municipalities that sponsor affordable housing projects.
- Matching funds for employer-based housing and capital grants for public housing.

Funds can be used to build or renovate new affordable housing, preserve the affordability of subsidized expiring use housing, and renovate public housing. While the fund has the flexibility of serving households with incomes up to 110%, preferences for funding will be directed to projects involving the production of new affordable units for families earning below 80% of median income. The program also includes a set-aside for projects that serve homeless households or those earning below 30% of median income. Once again, the One Stop Application is used to apply for funding, typically through the availability of two funding rounds per year.

6. *Housing Innovations Fund (HIF)*

The state also administers the Housing Innovations Fund (HIF) that was created by a 1987 bond bill and expanded under two subsequent bond bills to provide a 5% deferred loan to non-profit organizations for no more than \$500,000 per project or up to 30% of the costs associated with developing alternative forms of housing including limited equity coops, mutual housing, single-room occupancy housing, special needs housing, transitional housing, domestic violence shelters and congregate housing. At least 25% of the units must be reserved for households earning less than 80% of median income and another 25% for those earning within 50% of area median income. HIF can also be used with other state subsidy programs including HOME, HSF and Low Income Housing Tax Credits. The Community Economic Development Assistance Corporation (CEDAC) administers this program. Applicants are required to complete the One-Stop Application.

7. Federal Home Loan Bank Board's Affordable Housing Program (AHP)

Another potential source of funding for both homeownership and rental projects is the Federal Home Loan Bank Board's Affordable Housing Program (AHP) that provides subsidies to projects targeted to households earning between 50% and 80% of median income, with up to \$300,000 available per project. This funding is directed to filling existing financial gaps in low- and moderate-income affordable housing projects. There are typically two competitive funding rounds per year for this program.

8. MHP Permanent Rental Financing Program

The state also provides several financing programs for rental projects through the Massachusetts Housing Partnership Fund. The Permanent Rental Financing Program provides long-term, fixed-rate permanent financing for rental projects of five or more units from \$100,000 loans to amounts of \$2 million. At least 20% of the units must be affordable to households earning less than 50% of median income or at least 40% of the units must be affordable to households earning less than 60% of median income or at least 50% of the units must be affordable to households earning less than 80% of median income. MHP also administers the Permanent Plus Program targeted to multi-family housing or SRO properties with five or more units where at least 20% of the units are affordable to households earning less than 50% of median income. The program combines MHP's permanent financing with a 0% deferred loan of up to \$40,000 per affordable unit up to a maximum of \$500,000 per project. No other subsidy funds are allowed in this program. The Bridge Financing Program offers bridge loans of up to eight years ranging from \$250,000 to \$5 million to projects involving Low Income Housing Tax Credits. Applicants should contact MHP directly to obtain additional information on the program and how to apply.

9. OneSource Program

The Massachusetts Housing Investment Corporation (MHIC) is a private, non-profit corporation that since 1991 has provided financing for affordable housing developments and equity for projects that involve the federal Low Income Housing Tax Credit Program. MHIC raises money from area banks to fund its loan pool and invest in the tax credits. In order to qualify for MHIC's OneSource financing, the project must include a significant number of affordable units, such that 20% to 25% of the units are affordable to households earning within 80% of median income. Interest rates are typically one point over prime and there is a 1% commitment fee. MHIC loans range from \$250,000 to several million, with a minimum project size of six units. Financing can be used for both rental and homeownership projects, for rehab and new construction, also covering acquisition costs with quick turn-around times for applications of less than a month (an appraisal is required). The MHIC and MHP work closely together to coordinate MHIC's construction financing with MHP's permanent take-out through the OneSource Program, making their forms compatible and utilizing the same attorneys to expedite and reduce costs associated with producing affordable housing.

10. Section 8 Rental Assistance

An important low-income housing resource is the Section 8 Program that provides rental assistance to help low- and moderate-income households pay their rent. In addition to the federal Section 8 Program, the state also provides rental subsidies through the Massachusetts Rental Voucher Program as well as three smaller programs directed to those with special needs.

These rental subsidy programs are administered by the state or through local housing authorities and regional non-profit housing organizations. Rent subsidies take two basic forms – either granted directly to tenants or committed to specific projects through special Project-based rental assistance. Most programs require households to pay a minimum percentage of their adjusted income (typically 30%) for housing (rent and utilities) with the government paying the difference between the household's contribution and the actual rent.

11. *Massachusetts Preservation Projects Fund*

The Massachusetts Preservation Projects Fund (MPPF) is a state-funded 50% reimbursable matching grant program that supports the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places. Applicants must be municipality or non-profit organization. Funds can be available for pre-development including feasibility studies, historic structure reports and certain archaeological investigations of up to \$30,000. Funding can also be used for construction activities including stabilization, protection, rehabilitation, and restoration or the acquisition of a state-registered property that are imminently threatened with inappropriate alteration or destruction. Funding for development and acquisition projects range from \$7,500 to \$100,000. Work completed prior to the grant award, routine maintenance items, mechanical system upgrades, renovation of non-historic spaces, moving an historic building, construction of additions or architectural/engineering fees are not eligible for funding or use as the matching share. A unique feature of the program allows applicants to request up to 75% of construction costs if there is a commitment to establish a historic property maintenance fund by setting aside an additional 25% over their matching share in a restricted endowment fund. A round of funding was recently held, but future rounds are not authorized at this time.

12. *District Improvement Financing Program (DIF)*

The District Improvement Financing Program (DIF) is administered by the state's Office of Business Development to enable municipalities to finance public works and infrastructure by pledging future incremental taxes resulting from growth within a designated area to service financing obligations. This Program, in combination with others, can be helpful in developing or redeveloping target areas of a community, including the promotion of mixed-uses and smart growth. Municipalities submit a standard application and follow a prescribed application process directed by the Office of Business Development in coordination with the Economic Assistance Coordinating Council.

13. *Urban Center Housing Tax Increment Financing Zone (UCH-TIF)*

The Urban Center Housing Tax Increment Financing Zone Program (UCH-TIF) is a relatively new state initiative designed to give cities and towns the ability to promote residential and commercial development in commercial centers through tax increment financing that provides a real estate tax exemption on all or part of the increased value (the "increment") of the improved real estate. The development must be primarily residential and this program can be combined with grants and loans from other local, state and federal development programs. An important purpose of the program is to increase the amount of affordable housing for households earning at or below 80% of area median income and requires that 25% of new housing to be built in the zone be affordable, although the Department of Housing and Community Development may approve a lesser percentage where necessary to insure financial feasibility. In order to take advantage of the program, a municipality needs to adopt a detailed UCH-TIF Plan and submit it to DHCD for approval.

14. Community Based Housing Program

The Community Based Housing Program provides loans to nonprofit agencies for the development or redevelopment of integrated housing for people with disabilities in institutions or nursing facilities or at risk of institutionalization. The Program provides permanent, deferred payment loans for a term of 30 years, and CBH funds may cover up to 50% of a CHA unit's Total Development Costs up to a maximum of \$750,000 per project.

15. Compact Neighborhoods Program

DHCD recently announced "Compact Neighborhoods" that provides additional incentives to municipalities that adopt zoning districts for working families of all incomes as well as smart growth development. Similar to 40R, the program requires new zoning that must:

- Allow a minimum number of "future zoned units" in the Compact Neighborhood, which is generally 1% of the year-round housing in the community;
- Allow one or more densities as-of-right in the zone of at least eight (8) units per acre on developable land for multi-family housing and at least four (4) units per acre for single-family use;
- Provide not less than 10% of units be affordable within projects of more than 12 units; and
- Not impose any restrictions to age or other occupancy limitations within the Compact Neighborhood zone although projects within the zone may be targeted to the elderly, persons with disabilities, etc.

Financial assistance through the Priority Development Fund is available to communities that are adopting Compact Neighborhoods zoning, giving priority to the creation of mixed-use development beyond the bounds of a single project. The state also promotes projects that meet the definition of smart growth under 40R, encourage housing that is priced to meet the needs of households across a broad range of incomes and needs.

The process for implementing a Compact Neighborhoods Zone includes:

- Identify an "as-of-right" base or overlay district (the Compact Neighborhood);
- Request and receive a Letter of Eligibility from DHCD; and
- Adopt the Compact Neighborhood Zoning.

C. Homebuyer Financing and Counseling

1. Soft Second Loan Program

The Massachusetts Housing Partnership Fund, in coordination with the state's Department of Housing and Community Development, administers the Soft Second Loan Program to help first-time homebuyers purchase a home. The Program began in 1991 to help families earning up to 80% of median income qualify for a mortgage through a graduated-payment second mortgage and down payment assistance. Just recently the state announced that it had lent \$1 billion in these affordable mortgages. Participating lenders originate the mortgages which are actually split in two with a conventional first mortgage based on 77% of the purchase price, the soft second mortgage for typically about 20% of the purchase price (or \$20,000 if greater) and a requirement from the buyer of at least a 3% down payment. Borrowers do not need to purchase private mortgage insurance that would typically be required with such a low down payment, thus saving the buyer significant sums on a monthly basis. Program participants pay interest only on the soft

second mortgage for the first ten years and some eligible buyers may qualify for an interest subsidy on the second mortgage as well. Additionally, some participating lenders and communities offer grants to support closing costs and down payments and slightly reduced interest rates on the first mortgage.

2. *Homebuyer Counseling*

There are a number of programs, including the Soft Second Loan Program and MassHousing's Home Improvement Loan Program, as well as Chapter 40B homeownership projects, that require purchasers to attend homebuyer workshops sponsored by organizations that are approved by the state, Citizens Housing and Planning Association (CHAPA) and/or HUD as a condition of occupancy. These sessions provide first-time homebuyers with a wide range of important information on homeownership finance and requirements. The Dukes County Regional Housing Authority offers these workshops on the Vineyard.

3. *Self-Help Housing.*

Self-Help programs involve sweat-equity by the homebuyer and volunteer labor of others to reduce construction costs. Some communities have donated building lots to Habitat for Humanity to construct affordable single housing units. Under the Habitat for Humanity program, homebuyers contribute between 300 and 500 hours of sweat equity while working with volunteers from the community to construct the home. The homeowner finances the home with a 20-year loan at 0% interest. As funds are paid back to Habitat for Humanity, they are used to fund future projects.

D. Home Improvement Financing

1. *MassHousing Home Improvement Loan Program (HLP)*

The MHFA Home Improvement Loan Program (HILP) is targeted to one- to four-unit, owner-occupied properties, including condominiums, with a minimum loan amount of \$10,000 up to a maximum of \$50,000. Loan terms range from five to 20 years based on the amount of the loan and the borrower's income and debt. MassHousing services the loans. Income limits are \$92,000 for households of one or two persons and \$104,000 for families of three or more persons. To apply for a loan, applicants must contact a participating lender.

2. *Get the Lead Out Program*

MassHousing's Get the Lead Out Program has been offering financing for lead paint removal on excellent terms. Based on uncertain future legislative appropriations, some changes in program requirements were made to insure that eligible homeowners with lead poisoned children would have funding available for a longer period. All income eligible families who are under court order to delead or who have a child under case management with the Commonwealth's Lead Paint Prevention Program, will continue to receive 0% deferred loans. Owners wanting to delead their homes for preventive purposes must qualify for an amortizing loan with a 3% interest rate if earning within 80% of area median income, 5% interest if earning over 80% AMI and up to the program maximum. Applicants must contact a local rehabilitation agency to apply for the loan.

3. *Septic Repair Program*

Through a partnership with the Massachusetts Department of Environmental Protection and Revenue, MassHousing offers loans to repair or replace failed or inadequate septic systems for qualifying applicants. The interest rates vary according to the borrower's income with 0% loans

available to one and two-person households earning up to \$23,000 and three or more person households earning up to \$26,000 annually. There are 3% loans available for those one or two person households earning up to \$46,000 and three or more persons earning up to \$52,000. Additionally, one to four-family dwellings and condominiums are eligible for loan amounts of up to \$25,000 and can be repaid in as little as three years or over a longer period of up to 20 years. To apply for a loan, applicants must contact a participating lender.

4. *Home Modification Program*

This state-funded program provides financial and technical assistance to those who require modifications to their homes to make them handicapped accessible. The area's regional non-profit organization, the Housing Assistance Corporation (HAC), administers these funds for the state.

2012 Dukes County Program Income Limits

HUD Area Median Income (AMI), family size four: **\$82,900***

Household	MHP/HUD		MHP		Novo. TC		HUD/MHP **		CPA ***		HUD/CPA		True*		MHP		Novo. TC		Novo. TC		****	
	30%	50%	60%	60%	70%	80%	80%	80%	90%	100% ***	100%	100%	110%	110%	110%	120%	140%	140%	150%	150%	150%	
1 person	\$18,800	\$31,350	\$37,620	\$34,800	\$43,900	\$47,250	\$46,424	\$56,400	\$58,030	\$62,700	\$69,000	\$63,800	\$75,240	\$87,780	\$81,200	\$94,050						
2 person	\$21,500	\$35,800	\$43,000	\$39,780	\$50,100	\$54,000	\$53,056	\$64,400	\$66,320	\$71,600	\$78,800	\$72,930	\$85,920	\$100,200	\$92,820	\$107,400						
3 person	\$24,180	\$40,300	\$48,400	\$44,760	\$56,400	\$60,700	\$54,688	\$72,500	\$74,610	\$80,600	\$88,700	\$82,060	\$96,720	\$112,840	\$104,440	\$120,900						
4 person	\$26,900	\$44,800	\$53,700	\$49,740	\$62,700	\$67,450	\$66,320	\$80,600	\$82,900	\$89,500	\$98,500	\$91,190	\$107,400	\$125,300	\$116,060	\$134,300						
5 person	\$29,000	\$48,400	\$58,000	\$53,700	\$67,700	\$72,550	\$71,626	\$87,000	\$89,532	\$96,700	\$106,400	\$98,450	\$116,000	\$135,400	\$125,300	\$145,100						
6 person	\$31,100	\$51,900	\$62,300	\$57,720	\$72,700	\$78,250	\$76,931	\$93,400	\$96,164	\$103,800	\$114,200	\$105,820	\$124,600	\$145,300	\$134,680	\$155,700						

* Mass Housing Partnership (MHP) doubles HUD (Housing & Urban Development) 50% AMI to obtain a "true" 100% (\$89,500) from which they derive their 30%, 50%, 60% & 110% incomes.

** HUD & MHP's 80% incomes do not derive from either HUD's 100% AMI or MHP's mathematically "true" 100% incomes whereas the 30%, 50% & 60% program incomes derive from the "true" 100%.

*** The Community Preservation Coalition provides an income chart that uses HUD's AMI to derive 80% incomes that are less than the HUD/MHP 80% incomes.

**** Novogradac & Co. LLC provides income and rent maximums for Morgan Woods, the 60 unit mixed income rental property developed and managed by The Community Builders (TCB) for the Town of Edgartown, and utilizes HUD AMI to derive 60%, 110% and 140% incomes that differ from MHP 60% and 110% as well as mathematically "true" 100% income (doubled 50%).

***** In 2005, the State granted Dukes County the ability to perpetually restrict as affordable any housing developed for incomes up to 150% of median income.

The Dukes County Regional Housing Authority offers this survey of state and federal program income guidelines for quick reference. Please check specific program parameters.

Appendix 6

Subsidized Housing Inventory (SHI) by Town

Project Name	# SHI Units	Project Type/ Subsidizing Agency	Use of 40B	Affordability Expiration Date
Aquinnah				
Tribal Housing	18	Rental/HUD	Yes	2048
Tribal Housing	6	Rental/HUD	Yes	2049
Mutual Housing	7	Rental/HUD	Yes	2051
Tribal Housing	2	Rental/HUD	Yes	2054
Homeowner Rehab Program (LCCCDC)	8	Ownership/DHCD	No	2017-2019
Subtotal	41/25.95%	158 year-round units 33 or 80.5% SHI were rentals		
Chilmark				
Homeowner Rehab Program (Oak Bluffs)	3	Ownership/DHCD	No	2017-2019
Middle Line Road Apt. (not on SHI)?	6	Mix of ownership and rentals DHCD	?	Perpetuity?
Subtotal	3/0.72%	418 year-round units All ownership rehab		
Edgartown				
Fisher Road Apartments*	8	Rental/DHCD & MHP	No	2027
Pennywise Path/Morgan Woods	60	Rental/DHCD & MassHousing	Yes	2057
High and Pease Point	2	Ownership/MassHousing	Yes	Perpetuity
Fair Way Village	3	Ownership/MassHousing	Yes	Perpetuity
Jenney Way (not on SHI)?	3?	Ownership/DHCD	No	Perpetuity
Homeowner Rehab Program (Oak Bluffs)	12	Ownership/DHCD	No	2017-2019
Rehab Program (Oak Bluffs)	4	Rental	No	2019
Subtotal	89/4.54%	1,962 year-round units 72 or 80.9% were rentals		
Oak Bluffs				
Lagoon Heights*	8	Rental -SRO's/DHCD	No	Perpetuity
Woodside Village I**	45	Rental/HUD	No	2034
Woodside Village II**	18	Rental/HUD	Yes	2041
Woodside Village III**	9	Rental/HUD	Yes	2042
Aidyberg I**	5	Rental/HUD	Yes	Perpetuity
Aidyberg II**	5	Rental/HUD & DHCD	Yes	Perpetuity
Woodside Village IV**	9	Rental/HUD	Yes	Perpetuity
Woodside Village V**	5	Rental/HUD	Yes	Perpetuity
Woodside Village VI**	9	Rental/HUD & DHCD	Yes	Perpetuity
DMH Group Homes	8	Rental-special needs/DMH	No	NA
Twin Oaks	1	Ownership/DHCD	Yes	Perpetuity
Noyes Building*	3	Rental/DHCD	No	Perpetuity
Homeowner Rehab Program (Oak Bluffs)	21	Ownership/DHCD	No	2017-2019

Subtotal	146/6.83%	2,138 year-round units 116 or 79.5% were rentals		
Tisbury				
Greenough House*	6	Rental/DHCD	No	Perpetuity
Hillside Village**	40	Rental/RHS	No	2025
Rectory*	3	Rental/DHCD	No	2017
Vineyard Village*	12	Rental/DHCD	No	2029
Hillside Village II**	10	Rental/HUD	Yes	2030
Hillside Village III**	5	Rental/DHCD & HUD	Yes	2035
Love Housing Apartments**	5	Rental/HUD	Yes	2042
Homeowner Rehab Program (Oak Bluffs)	9	Ownership/DHCD	No	2018
Homeowner Rehab Program (Tisbury)	13	Ownership/DHCD	No	2018
Fairwinds	3	Ownership/FHLBB & MassHousing	Yes	Perpetuity
Kelsey Project	1	Ownership/DHCD	Yes	2104
Habitat for Humanity/ Andrews Road	1	Ownership/DHCD	Yes	2106
Lamberts Cove Road	1	Ownership/DHCD	Yes	Perpetuity
Lake Street*(not on SHI)?	4	Rental?/Town of Tisbury	?	
118 Franklin Street* (not on SHI)?	9	Rental/		
Lagoon Pond* (not on SHI)?	4	Rental/		
Subtotal	109/5.55%	1,965 year-round units 81 or 74.3% were rentals		
West Tisbury				
Sepiessa Rental Housing*	4	Rental/DHCD	Yes	Perpetuity
Island Cohousing	4	Ownership/FHLBB	Yes	Perpetuity
Halcyon Way Apartments*	2	Rental/MassHousing	Yes	2101
Shovelhead Realty Trust	1	Ownership/FHLBB	Yes	Perpetuity
Homeowners Rehab Program (Oak Bluffs)	12	Ownership/DHCD	No	2017-2019
Subtotal	23/1.84%	1,253 year-round units 2 or 8.7% were rentals		
Island Total	411/5.2%	7,894 year-round units 304 or 74% were rentals	194/47.2% 40B units	

Source: Massachusetts Department of Housing and Community Development, August 28, 2012

* Dukes County Regional Housing Authority units

** Island Elderly Housing units for seniors and individuals with disabilities