

Kuehn's Way - Summary

June 14, 2016

- Conservation Based Affordable Housing Model.
- Proposing a neighborhood of 10 clustered one- and 1½ -story duplexes.
- 100% rental units.
- Increases the town's State Housing Inventory from 5.5% to 6.6%.
- For tenants earning \$28,000 - \$67,000, depending on household size.
- Responds to comments and concerns of the community.
- Neighborhood activity is kept to the center of the 4-acre building envelope.
- A single driveway curves up the middle of the property.
- 50'-100' vegetative setbacks and buffering on all sides.
- Approximately 35 parking spaces, including 5 guest parking spaces.
- Four on-site private wells for domestic water and fire cistern.
- Enhanced septic system.
- Total project cost estimated at \$6.3 million.
- 6 island towns have already contributed a total of \$500,000 CPA funds.
- The Dukes County Regional Housing Authority will be full time manager.

Kuehn's Way – Details

Conservation Based Affordable Housing Model:

- Through the purchase of 14.8-acres of land off State Road and the conservation of 8.9-acres, the Island Housing Trust is working to balance our community's critical need for year-round workforce housing with the conservation of open space. The conservation easement purchased by the Land Bank expands significant existing protected lands in the surrounding area and the Red Coat Hill Ancient Way.

Tisbury's Needs & Goals:

- The Dukes County Regional Housing Authority currently has a rental housing wait list of 73 Tisbury households out of a total 237 individuals and families island-wide.
- All units will be rentals managed by the Dukes County Regional Housing Authority.
- Working island families and individuals earning between \$28,000 and \$67,000 (depending on household size) will be served. For example, current IHT tenants working in our community as teachers, nurses, carpenters, truck drivers, Steamship Authority employees, house cleaners, offices managers, and hospital custodians.
- These apartments will increase the town's percent of affordable homes on the State Housing Inventory from 5.5% to 6.6% of the town's year-round housing stock (1,965).

Neighborhood Design Process:

- Working with the design-build team of LDa Architects and Williams Building Company, comment and concerns have been incorporated from two public meetings held with neighbors and the broader community over the past 8 months to develop a schematic design for the proposed Kuehn's Way neighborhood.
- The proposed Kuehn's Way neighborhood has been professionally designed to reflect the design sensibilities, quality of construction, and density of other IHT homes and apartments built in similar 1-3 acre zoned areas of Tisbury and West Tisbury.
- IHT proposes to build a neighborhood of 10 clustered one- and 1½ -story duplex buildings (each with 2 units having a combined 1,700 square feet and 4 bedrooms) along a single driveway that curves up the middle of the property between State Road and Red Coat Hill Road. Activity of the neighborhood is kept to the center of the 4-acre building envelope with 50'-100' vegetative setbacks and buffering on all sides.

Density Comparison:

- The proposed 10 duplex buildings are located on 14.8-acre parcel within a 4-acre building envelope with a density of 0.7 buildings or 2.7 bedroom rooms per acre.
- Based on the current occupancy profile of other IHT rental properties these duplexes will house approximately 30 adults & 20 children.

(over)

- This 14.8 acre, R50 zoned area would have allowed a subdivision of as many as 11 lots, each 1.2 acres in size with 5 bedrooms each or a total of 11 buildings and 55 bedrooms.

Roads & Parking:

- Based on the current occupancy profile of other IHT rental properties there will be approximately 35 parking spaces, including 5 guest parking spaces.

Septic & Wells:

- Four on-site private wells will provide domestic water for all units and a fire cistern.
- The proposal will have 37% fewer bedrooms than what could be allowed under existing Title V septic regulations at 64 bedrooms.
- The proposed neighborhood will be served by an enhanced septic system that will reduce nitrogen to 41% below that of a standard Title V septic system. The total nitrogen created will amount to approximately the same as four 4-bedroom houses on standard Title V septic systems.

Permitting Process:

- Permit modification of the existing Martha's Vineyard Commission's DRI for Bridge Housing will be required, along with a comprehensive permit from the Tisbury ZBA.

Funding & Feasibility:

- All of the six island towns through their Community Preservation Act funding have already contributed a total of \$500,000 towards this estimated \$6.3 million dollar island-wide housing project.
- Fixed project costs (land, design, engineering, site improvements, etc.) amount to almost 30% of the project total. Reducing the project would increase per unit costs beyond the state funding limits and make the project financially unfeasible.
- The annual deadline for new state funding through the Department of Housing and Community Development (bringing as much as 30% of the necessary project funding) will be in September 2016 for projects that are permit ready.

Rental Property Management:

- The Dukes County Regional Housing Authority with their professional staff and over 35 years of experience managing over 70 rental properties island-wide - 37 in Tisbury alone - will serve as the full time property and rental manager.
- DCRHA policies limit:
 - No more than two persons per bedroom,
 - No more than one registered, insured and inspected vehicles per tenant,
 - No more than one pet (dog or cat) that may not be left unattended, chained or tied outside buildings.







