**The Vineyard’s Housing Crisis**

### If You Don’t Already Own a Home Here, You Probably Can’t Afford One Now

**2016 Median Sales Price for Single-Family Homes:**
- **Aquinnah:** $1,395,000
- **Chilmark:** $1,100,000
- **Edgartown:** $885,000
- **West Tisbury:** $705,000
- **Tisbury:** $683,313
- **Oak Bluffs:** $644,500

**Household Income Needed to Afford these Prices:**
- **$170,000 to $340,000**

### The Island Lacks Diverse Housing Types Which Are Generally More Affordable Than Single Family Homes

- **91% single-family housing**
- **9% other (townhouses, two-family, multi-family, and mobile homes)**

**Statewide, 48% of the housing stock is made up of these other types.**

**Renting Is More Affordable Than Owning on Island Yet There Is a Shortage of Year Round Rental Units**

- **78% owner-occupied**
- **22% renter-occupied**

**Statewide, 38% of housing units are renter-occupied. This 22% includes everyone doing the Vineyard shuffle.**

In 2014, the median rent on the Island was $1,461/mo. The median household income needed to afford that is just $58,440.

### The Island’s Housing Crisis

- **38% of the Island’s year-round households have low/moderate income**, and 54% of those spend more than 50% of their gross income on housing.

### Come Voice Your Needs and Help Determine the Housing and Zoning Policies We’ll Use to Build Housing That People Can Afford!

The Selectmen, Planning Boards and Housing Committees of all six towns are working to create Housing Production Plans to address the Island’s housing needs. Over the course of 3 public meetings, each Town will decide how much housing it needs and where it wants to build it.

- **Aquinnah**
  - Sept. 19, Nov. 14, Dec. 12 | 7pm | Old Town Hall
  - Community Dinner starts at 6:30.

- **Chilmark**
  - Sept. 21, Nov. 16 | 7pm | Chilmark Library
  - Dec. 14 | 7pm | TBD

- **Edgartown**
  - Sept. 20, Nov 15, Dec. 13 | 5:30pm | Menemsha Room of the Harbor View Hotel

- **Oak Bluffs**
  - Sept. 21, 4pm | Oak Bluffs School Cafeteria
  - Nov. 16 and Dec. 14 | TimeTBA | Location TBD

- **Tisbury**
  - Sept. 22, Nov. 17, Dec. 15 | 6pm | Tisbury Senior Center

- **West Tisbury**
  - Sept. 19, Nov. 14, Dec. 12 | 4pm | Public Safety Building

This is a project of the All Island Planning Board’s Housing Work Group, with support from the MV Commission, the Island Housing Trust and the MV Donors Collaborative. It is funded by the MV Commission and grants to each Town from MA Department of Housing and Community Development. This insert is sponsored by the MV Times.
**WHO LIVES ON MARTHA’S VINEYARD?**

**THE ISLAND’S YEAR-ROUND POPULATION**

- Edgartown: 26%
- Oak Bluffs: 27%
- Tisbury: 24%
- Aquinnah: 2%
- West Tisbury: 16%
- Chilmark: 5%

<table>
<thead>
<tr>
<th>Age Group</th>
<th>2000</th>
<th>2014</th>
<th>2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-19 years</td>
<td>25%</td>
<td>18%</td>
<td>19%</td>
</tr>
<tr>
<td>20-64 years</td>
<td>61%</td>
<td>61%</td>
<td>52%</td>
</tr>
<tr>
<td>65+ years</td>
<td>14%</td>
<td>21%</td>
<td>29%</td>
</tr>
</tbody>
</table>

16,814 residents live on Martha’s Vineyard year-round

Source: 2010-14 ACS

**THAT GROWTH CREATES A SIGNIFICANT CHANGE IN THE ISLAND’S COMPLEXION**

<table>
<thead>
<tr>
<th>Year</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>14%</td>
</tr>
<tr>
<td>2014</td>
<td>21%</td>
</tr>
<tr>
<td>2035</td>
<td>29%</td>
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</table>

**THE ISLAND’S YEAR ROUND POPULATION IS PROJECTED TO GROW 12% BUT WITH BIG DIFFERENCES BETWEEN THE TOWNS**

**PROJECTED YEAR-ROUND POPULATION FROM 2010 TO 2035:**

- West Tisbury: 10% increase
- Tisbury: 11% increase
- Edgartown: 2% increase
- Oak Bluffs: 28% increase
- Aquinnah: 38% decrease
- Chilmark: 17% decrease

That 12% growth, however, is all in older adults (65+) which almost doubles (+98%), while adults decrease 8% and kids and teens stay essentially flat (+2%).

**THE ISLAND’S YEAR-ROUND HOUSEHOLD INCOME IS SLIGHTLY LOWER THAN STATEWIDE, WHILE OLDER ADULTS TEND TO HAVE SIGNIFICANTLY LOWER INCOMES ON ISLAND AND STATEWIDE**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>2000</th>
<th>2014</th>
<th>2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>under 25 years</td>
<td>$30,397</td>
<td>$50,114</td>
<td>$50,114</td>
</tr>
<tr>
<td>25-44 years</td>
<td>$76,699</td>
<td>$73,310</td>
<td>$73,310</td>
</tr>
<tr>
<td>45-64 years</td>
<td>$84,099</td>
<td>$84,099</td>
<td>$84,099</td>
</tr>
<tr>
<td>65 years &amp; older</td>
<td>$39,550</td>
<td>$41,875</td>
<td>$41,875</td>
</tr>
<tr>
<td>median income</td>
<td>$67,846</td>
<td>$65,518</td>
<td>$65,518</td>
</tr>
</tbody>
</table>

**MEDIAN HOUSEHOLD INCOMES:**

- Massachusetts
- Dukes County*

**Dukes County includes all the towns on the Island and the Town of Gosnold. Source: 2010-2014 ACS**

We are losing families and our workforce due to the price of homes and the lack of year round rental units. We are projected to lose more. The implications of these projections for the Vineyard community are profound.

*This insert is sponsored by the MV Times.*
AQUINNAH has 363 year-round residents and is the most racially diverse Island town. It was the only town to lose population between 2000 and 2010 and is projected to decline in the long term.

CHILMARK is a bit older than the Island overall with fewer children and more adults 65+ as a percentage of total population. It is expected to continue to age.

EDGARTOWN Edgartown has more diverse year-round housing than other Island towns. Its adults 65+ have higher than County average household incomes.

A GROWING OLDER ADULT POPULATION AND MUCH FEWER CHILDREN

FEWER WORKING-AGE ADULTS AND MORE OLDER ADULTS

FEWER WORKING-AGE ADULTS AND MORE OLDER ADULTS

You need a household income of $340,000 to buy Aquinnah’s $1,395,000 median-price home, but the town’s median household income is only $65,833.

You need a household income of $270,000 to buy Chilmark’s $1,100,000 median-price home, but the town’s median household income is only $56,911.

You need a household income of $210,000 to buy Edgartown’s $885,000 median-price home, but the town’s median household income is only $67,813.

27% of Aquinnah’s year-round households have low/moderate income*, and 51% of those spend more than 50% of their gross income on housing.

38% of Chilmark’s year-round households have low/moderate income*, and 42% of those spend more than 50% of their gross income on housing.

33% of Edgartown’s year-round households have low/moderate income*, and 53% of those spend more than 50% of their gross income on housing.

*Low/moderate income: income at or below 80% of the area median. In Dukes County this is a two-person household earning up to $52,600.


Source: 2009-2013 ACS, CHAS data

Source: 2009-2013 ACS, CHAS data

Source: 2009-2013 ACS, CHAS data
You need a household income of $170,000 to buy Oak Bluffs’ median-price home, but the town’s median household income is only $80,225.


You need a household income of $185,000 to buy Tisbury’s median-price home, but the town’s median household income is only $42,727.

Source: 2010-2014 ACS, The Warren Group, and author’s calculations using MA DHCD’s affordability calculator

You need a household income of $175,000 to buy West Tisbury’s median-price home, but the town’s median household income is only $42,727.

Source: 2010-2014 ACS, The Warren Group, and author’s calculations using MA DHCD’s affordability calculator

OAK BLUFFS is expected to continue to grow faster than the rest of the Island. Their 65+ adults have significantly lower median household income than county-wide.

LESS WORKING-AGE POPULATION AND CHILDREN WITH GROWTH OF OLDER ADULTS

2000 2014 2035
65+ years 14% 25% 30%
20–64 years 61% 50% 53%
0–19 years 25% 25% 17%


Tisbury has the most diverse housing and the highest percent of renter occupied housing. It also has significantly less median household income than the County.

LARGER POPULATION OF CHILDREN BUT DECREASING WORKING-AGE POPULATION WITH GROWTH OF OLDER ADULTS

2000 2014 2035
65+ years 18% 13% 25%
20–64 years 59% 66% 55%
0–19 years 23% 21% 20%


West Tisbury has had a younger population but that will change. Its adults 65+ have higher than County average household incomes.

FEWER WORKING-AGE ADULTS AND MORE OLDER ADULTS

2000 2014 2035
65+ years 10% 14% 32%
20–64 years 63% 60% 47%
0–19 years 27% 26% 21%


38% of Oak Bluffs’ year-round households have low/moderate income*, and 51% of those spend more than 50% of their gross income on housing.

Source: 2009-2013 ACS, CHAS data

50% of Tisbury’s year-round households have low/moderate income*, and 61% of those spend more than 50% of their gross income on housing.

Source: 2009-2013 ACS, CHAS data

33% of West Tisbury’s year-round households have low/moderate income*, and 54% of those spend more than 50% of their gross income on housing.

Source: 2009-2013 ACS, CHAS data

*Low/moderate income: income at or below 80% of the area median. In Dukes County this is a two-person household earning up to $52,600

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