

Dukes County Regional Housing Authority

346 State Road, P.O. Box 4538

Vineyard Haven, MA 02568

508-693-4419

[www.vineyardhousing.org](http://www.vineyardhousing.org)

**AFFORDABLE HOUSING TOOLBOX - SUBSIDIZED UNITS CREATED\*\***

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	WTGH(A)	MVC
<b>INCLUSIONARY &amp; INCENTIVE ZONING</b>								
Affordable Housing/ Smart Growth Goal								
Affordability Restriction (current)		Ownership: 8 Rental: 0	Ownership: 21 Rental: 8	Ownership: 36 Rental: 113	Ownership: 5 Rental: 90	Ownership: 20 Rental: 23	Rental: 34	
Multi-Family Housing		*	*	*	*	2		
Accessory Apartments			*	*	0	21		
Homesharing/ Congregate Housing								
Substandard Lot	2	0	*	*		3		
Substandard Lot Subdivision		0						
Subdivision Land Contribution (10-20%)						2		44
40B Comprehensive Permit				Rental: 105	Ownership: 3 Rental: 60	Ownership: 5 Rental: 4	Rental: 34	
Commercial Rental Contribution (10%)						*		
Rate of Development Bonus or Exemption		*						*
Building Cap Bonus or Exemption								
Cluster Housing Density Bonus (25-50%)	*		*	*		*		
Off-Street Parking Exemption								
Condominium Conversion								
Adaptive Reuse								
Mixed-use Business District Bonus								
Overlay District								
<b>OWNERSHIP PROGRAMS</b>								
Town Resident Homesite or Youth Lot	0	28	21	39	4	11		
Non-Profit Developers			4		1	5		
Housing Rehabilitation	0	2	7	7	8	5		
Interest & Down Payment Assistance								
Buyer Driven Program								
Habitat & Self-Help Housing	1		5	3	7	1		
<b>RENTAL PROGRAMS</b>								
Housing Authority Rentals			8	8	26	6	34	
Non-Profit Rentals				105	63			
Rental Assistance		2	8	13	19	6		
Rental Property Tax Relief								
40B Accessory Apartment Program					0			
<b>PUBLIC FUNDING</b>								
CPA - Property Tax	*	*						
State Grants (CDBG, HOME, HDSP, AHTF)		2	15	15	37	11		
Federal Grants (HUD, USDA)				105	60		34	
Low Income Housing Tax Credit					8			
Commercial Impact Contribution								38
Town Bonding					4			
Impact Tax (construction, demolition)	*							
Transient Rental Tax								
Real Estate Transfer Tax								
Town Funds	*	*	*	*	*	*	*	
Donation/ Sale of Town Land	3	8	21	36	5	20		
Housing Bank (Housing Trust Fund)								
School Reimbursement Incentives								
<b>PUBLIC LAND</b>								
Building on Town/ County/ School Land			0		4		*	
Demolition Delay			4	*		*		
Reuse of Public Buildings								
Tax Title Properties	3		*	*				
Housing Trust (Community Land Trust)								
Land Bank Partnership/ Discounted Sale	3		*		*	4		
<b>INFRASTRUCTURE</b>								
Municipal Sewer System			*	*	*			
District Sewer System			*	*	*			
Off-Site Parking/ Public Transportation	*	*	*	*	*	*	*	
<b>HOMEBUYER ASSISTANCE</b>								
DCRHA Homebuyer Clearinghouse								
Employer-Assisted Housing								

\* Data not available

\*\*Units may be counted in several categories depending upon program(s) utilized