



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

August 17, 2021

Mr. Brian Packish, Chair  
Board of Selectmen  
Town of Oak Bluffs  
56 School Street  
Oak Bluffs, Massachusetts 02557

Ms. Dorothy Young  
Executive Director  
Island Elderly Housing, Inc.  
60B Village Road  
Vineyard Haven, Massachusetts 02568

RE: Aidylberg III, Oak Bluffs, Massachusetts  
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Mr. Packish and Ms. Young:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed Aidylberg III project has been approved. This approval is based on your application that sets forth a plan for the development of five rental units. The proposed rents for the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, Department of Housing and Community Development (DHCD) staff has performed an on-site inspection of the proposed project site. DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of LIP, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Oak Bluffs housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;

6. The project sponsor and the development team meet the general eligibility standards of LIP;
7. The project sponsor owns the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

Please provide us with a copy of the comprehensive permit as soon as it is issued. The DHCD legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and DHCD prior to starting construction.

As stated in the application, the Aidylberg III project will consist of five units, all of which will be affordable; all will be eligible for inclusion in the Town's subsidized housing inventory. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

Please note that under the Comprehensive Permit Guidelines, IV.B.1.b, this project qualifies as an exception to the requirement to submit an as-is appraisal of the property.

The conditions that must be met prior to final DHCD approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*;
2. Any changes to the application previously reviewed and approved, including but not limited to alterations in unit mix, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by DHCD;
3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units); and

4. The Town shall submit to DHCD the finalized details of the comprehensive permit.

As the Aidylberg III project nears completion of construction, DHCD staff may visit the site to ensure that the development meets program guidelines.

When the units have received Certificates of Occupancy, the developer must submit to both DHCD and the Oak Bluffs Board of Selectmen a project cost compilation for the comprehensive permit project.

This letter shall expire two years from this date or on August 17, 2023, unless a comprehensive permit has been issued.

We congratulate the town of Oak Bluffs and Island Elderly Housing, Inc. on your efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please call Anna Dolmatch at 617-352-8952.

Sincerely,



Catherine Racer  
Associate Director

cc: Deborah Potter, Town Administrator  
Andrea Rogers, Zoning Board of Appeals  
Office of the Chief Counsel, DHCD

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