



AFFORDABLE HOUSING COMMITTEE

TOWN OF OAK BLUFFS

P.O. BOX 1327, OAK BLUFFS MA, 02557 * EMAIL: AHC@OAKBLUFFSMA.GOV

March 8, 2023

Llewellyn Rodgers, Chairperson
Oak Bluffs Zoning Board of Appeals
56 School Street
Oak Bluffs, MA 02557

Subject: Southern Tier Comprehensive Permit

Dear Mr. Rodgers,

The Oak Bluffs Affordable Housing Committee fully supports the Southern Tier Comprehensive Permit application. The growing number of year-round residents needing clean, safe, affordable housing is growing in Oak Bluffs. The 45 affordable housing homes proposed in the Southern Tier application support Oak Bluffs' population by adding critical affordable and mixed-income housing. We encourage the ZBA to approve the application without delay.

The Southern Tier units directly support the Oak Bluffs FY18-22 Housing Production Plan. Town planning for the project started a MassHousing-sponsored Feasibility Study, completed in March 2020, which studied the potential and constraints of the property in consideration of town infrastructure. The study resulted in the proposal of a two-phased, 60-unit project on the 7.78 acres with the need to maintain access to the Donut hole property located directly behind the Southern Tier project. The Town Request for Proposal (RFP) provided the objectives and evaluation criteria for the project.

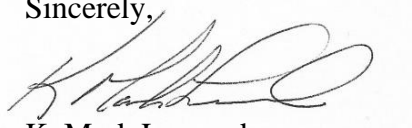
The Affirmative Investments/Island Housing Trust (AI/IHT) has proposed a realistic, safe housing community incorporating the best building concepts and practices. The AI/IHT development plan fully supports the Feasibility Study and complies with the objectives of the RFP. The requested zoning relief for height, density, setbacks, structures per lot, units per lot, and dwellings per building were all anticipated to boost the potential for the property.

The Southern Tier project is critical to providing affordable and accessible housing for our residents. The project contributes approximately 2.3 percent to the Town's Subsidized Housing Inventory (SHI) to 7.8 percent of the state goal of 10 percent affordable housing.

The Affordable Housing Committee strongly recommends the support of the ZBA.

Thank you for your attention and consideration of this project of utmost importance to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Mark Leonard", is written over a light gray rectangular background.

K. Mark Leonard

Chair, Oak Bluffs Affordable Housing Committee