



# Commonwealth of Massachusetts EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus, Jr., Secretary

August 9, 2023

Emma Green-Beach  
Chair, Select Board  
56 School Street  
Oak Bluffs, MA 02557

**RE: Housing Production Plan – Certification Approved**

Dear Ms. Green-Beach:

The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the Town of Oak Bluffs' July 21, 2023 request for certification of compliance with its Housing Production Plan (HPP). In order for a municipality to be certified the following needs to occur:

- Housing units affordable to low- and moderate-income households and eligible for inclusion on the Subsidized Housing Inventory (SHI) have been produced during one calendar year, the same year for which certification is requested during the initial year of SHI eligibility.
- Units must total at least 0.5% units for Oak Bluffs of year-round housing units for a one-year of certification. A total of 1% of year-round housing units for Oak Bluffs are needed for a two-year certification.
- The municipality must have a valid Housing Production Plan (HPP) at the time the units became initially eligible for the SHI.
- The units were produced and are eligible in accordance with the approved HPP and EOHLC's c. 40B Guidelines.<sup>1</sup>

EOHLC makes the following findings:

1. The project for which certification is requested is Southern Tier at 85 Edgartown-Vineyard Haven Road, the first phase of which has been added to the SHI (SHI ID # 10857). The project's Comprehensive Permit was filed with the Oak Bluffs Town Clerk on May 18, 2023.
2. Pursuant to the Comprehensive Permit, the project will eventually consist of 60 units. The first phase of the project, covering a total of 47 rental units, received Project Eligibility approval through EOHLC for the Low Income Housing Tax Credit Program and is currently eligible for the SHI. As the second phase has yet to be approved by EOHLC, the remaining 13 units are not yet eligible for the SHI. The 47 units, however, are enough for a two-year certification period.
3. The municipality had a valid Housing Production Plan (HPP) at the time the units were produced. The HPP is valid until July 17, 2024.
4. The housing development is consistent with the production goals outlined in Oak Bluffs' HPP.

This certification is effective for a two-year period from May 18, 2023 to May 17, 2025. Please note that all units must retain eligibility for the SHI for the entire certification period. If units are no longer eligible for inclusion on the

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<sup>1</sup> <https://www.mass.gov/files/documents/2017/10/10/guidecomprehensivepermit.pdf>

SHI, they will be removed and will no longer be eligible for certification. This action may affect the term of your certification.

I have included an updated list of SHI eligible units. Oak Bluffs' current SHI stands at 6.55%. If you have any questions or need assistance, please contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or [Phillip.DeMartino@mass.gov](mailto:Phillip.DeMartino@mass.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Louis Martin", with a long horizontal flourish extending to the right.

Louis Martin

Director, Division of Community Services

cc: Senator Julian Cyr  
Representative Dylan A. Fernandes  
K. Mark Leonard, Ph.D., Chair, Oak Bluffs Affordable Housing Committee, Town of Oak Bluffs  
Deborah Potter, Town Administrator, Town of Oak Bluffs