

April 25, 2022

Via e-mail

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Thank you for the invitation to meet again with members of the LUPC.

Respectfully, IEH does not see a fruitful reason to meet once again with the LUPC of the MVC to review the A3 design as proposed by IEH. At the most recent LUPC meeting on Tuesday, April 19, IEH explained the rationale of the design features of the A3 plan. As noted, some MVC commissioners expressed an interest in radical re-design of the project, in spite of IEH explanations of the rationale of the plan.

IEH would like to remind commissioners and MVC staff that conceptual drawings of the project as envisioned have been in the hands of the MVC since December of 2018. In our opinion, ample time has elapsed for the MVC to make design suggestions before this late date.

IEH, as noted in prior communications, has received approval from the Commonwealth of Massachusetts Department of Housing and Community Development under the Local Initiative Program, Oak Bluffs Affordable Housing Committee (among other town bodies) and island CPA committees, and favorable response from the Oak Bluffs ZBA (although they cannot act until we obtain MVC approval). for the plan as presented to the MVC. Significant support for this project, as designed, from across the island has resulted in \$850,000 in CPA commitments to date. The merits of creating affordable housing for the elderly need not be outlined yet again.

To make dramatic changes to the plan at this stage of the process would be a legal and financial burden and cause undue delay requiring IEH to withdraw our original design and re-submit a new design for the approval of the above entities—and no doubt others not listed. IEH is not willing to absorb further costs in time and financial resources for creating a new proposal.

Our hope is that the MVC will put this project up to a vote on its merits on May 5<sup>th</sup>.

If the MVC approves the project, or approves the project with minor conditions, IEH looks forward to building five affordable housing units for low income elderly islanders.

If the MVC does not approve the project, or approves the project with onerous conditions, IEH reserves all of its rights, including without limitation considering other options for the use of the Wing Road property.

With appreciation for your understanding of these circumstances.

*Simone DeSorcy*

President of the Board of Island Elderly Housing  
On behalf of the Board

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4/19/22

DRI 714 Aidylberg 3 / 38 Wing Road Demolition

Mid-hearing LUPC review - main points

#### Efficiency of design

- Ratio of square footage to living space is too high and could be significantly reduced.
- The building appears to have been designed as two floors, and modified to be one floor of living space, without lowering the height significantly.
- As designed, the attic space would be mostly unused, reducing efficiency in terms of space, energy, and cost.
- The dormers on the main corners could be eliminated.
- IEH – as discussed at the LUPC meeting on April 19, width of interior corridors is designed for potential use by two wheel chairs passing one another
- Interior corridors allow for access to laundry, common room, mailboxes, adjacent apartments without going outside in inclement weather
- Community room provided, as at other IEH properties, for opportunities like social gatherings for residents, their families, meetings with staff and in recent times for vaccination clinics
- All of the above is, from our experience with decades of housing and caring for island elderly, essential use of space for quality of life for our residents.

#### Massing and configuration

- Height and massing of building would negatively affect the streetscape.
- Consider breaking the building into two main structures that are more modest in appearance, and better configuring the main entryway and community space connecting the two.
- Current design with walkways in front and hallways in back is not ideal in terms of privacy, light, and cross-ventilation for the living spaces. Hallways could be reduced or replaced with walkways in back.
- Walkways/porches may be more appropriate in back, facing the sun and away from the road.
- IEH – See above for discussion of the use of interior walkway/corridor space

- Suggestions in this section speak to a radical re-design of the project which will result in added costs and delays which IEH would find difficult to accept

#### Materials

- Consider natural construction materials that are less harmful to the environment.
- IEH -- The various materials were chosen to allow for low maintenance costs. The lower the maintenance costs, the lower the rent for low-income elderly.

#### Please Note:

IEH has already accepted MVC recommendations for changes to the A3 plan for:

Parking

Septic design

Lighting