To:          Martha’s Vineyard Commission
From:       South Mountain Company and Island Housing Trust
Re:         Red Arrow Road Community Housing Memo

Members,

Following our staff-applicant meeting in June we were asked to provide additional information:

- Wastewater and nitrogen calculations
  - Calculate the effect of the subdivision on nitrogen calculations and mitigation for the Island Cohousing property
- Septic plans
- Manuals and contracts for the septic systems
- Memo stating who is responsible for the septic systems, including maintenance
- Clarification of what state requirements apply to the lottery process for the 80%AMI home

**Wastewater**

After an analysis of the Island Cohousing property by Schofield Barbini and Hoehn (SB+H) we found that the total nitrogen loading for the existing property and including the proposed subdivision will be under the threshold for mitigation requirements. Please find attached documents:

- Calculations provided by SB+H which illustrate the total nitrogen loading on the property.
- Proposed preliminary septic plans for the new housing which feature NitROE enhanced wastewater treatment.

We are working with KleanTu to develop contracts that will be made between the newly formed Homeowners Association for the neighborhood and KleanTu to provide ongoing testing and maintenance of the system. A copy of these documents can be provided for review by the MVC in the coming weeks. The contract will reference the services and frequency of required work.

**Housing Lottery**

The Island Housing Trust (IHT) will contract the Dukes County Regional Housing Authority to administer the application and lottery process for the 80% AMI ownership unit. The state will not be directly involved with the lottery process, unless the town and/or the MVC want this ownership unit to count towards the state Subsidized Housing Inventory (SHI). In this case IHT would enter into a Regulatory Agreement with the Department of Housing and Community Development (DHCD) and the Town of West Tisbury. An example of a Regulatory Agreement for a recent IHT property on Greenwood Avenue in Tisbury is attached for reference.

Either way, an overview of the marketing and lottery process and timeline will be included as part of an informational and application packet to prospective homebuyers and the necessary affirmative fair housing marketing will be conducted, as shown in the attached information packet and marketing for Greenwood Avenue in Tisbury.

Please let us know if any additional materials or clarifications would be useful at this time. We would like to schedule our next meeting(s) with the MVC as needed to continue the review and permitting process.

Regards,

Matt Coffey
South Mountain Company

Philippe Jordi
Island Housing Trust