

4 State Road  
PROPOSED MIXED-USE  
DEVELOPMENT - OFFERS  
(03-18 2024)

**Martha's Vineyard Commission**

The Stone Building  
33 New York Avenue,  
Oak Bluffs, MA 02557

To Whom It May Concern:

**Applicant:** 4 State Road MVY LLC

**Project Location:** 4 State Road, Tisbury, MA 02568, Map 9-A, Lot 6 (21,818 Sq. Ft)

**Proposal:** Renovate existing building at 4 State Road and construct an addition to its rear, with a total of 14 residential condo units and 3 commercial units.

**Zoning:** Business 1 (B1)

**Local Permits:** Special Permit, Building Permit, wastewater approval

**Surrounding Land Uses:** Business 1 (B1)

Kindly find the following offers proposed for the 4 State Road project highlighted below:

**Offer Summary:**

- We commit that businesses who lease commercial space will be required to provide employees working at the offices with VTA passes.
- We commit to construct a storm water drainage system per engineered plans previously submitted.
- We commit to hire an arborist to protect and maintain cherry tree in front of building during construction. If despite best efforts the tree does not survive, we commit to replace it with a cherry tree in kind.
- We commit to following recommendations as provided by PAL.
- We commit to installing 4 electric car charging stations throughout the parking area.
- We commit to installing operable window shutters to protect against increased storm activity as a result of climate change.
- We commit to installing a roof garden to reduce storm water runoff and improve energy use.

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**Housing Offers:**

We offer the Proposed Housing Restrictions:

TOTAL PROPOSED HOUSING: 14 Residential Units

| TYPE  | NUMBER    |
|---|-----------|
| Restricted – AMI Restricted - Affordable Housing 80% AMI (no STRs) / - Community / Workforce Housing 150% AMI (no STRs) | 2         |
| Restricted - Market rate for Island-based employees & Year Round leases (no STRs)                                       | 8         |
| Unrestricted – Apart from minimum rental period – Market Rate   | 4         |
| <b>Total</b>  | <b>14</b> |

**Restricted Units:**

The Applicant shall prepare an annual report on all restricted housing units. The report shall offer certification as required by MVC staff that the conditions described in sections 1-3 below have been met.

1. There shall be **(2) Two AMI Restricted Housing Units.** The following restriction shall apply to these categories;

There shall be **(1) One Affordable Housing rental unit at 80%AMI.**

- a. The Applicant may identify and select the tenant.
- b. The applicant shall contract with DCRHA to conduct an annual income qualification and to review/certify the lease agreement annually.
- c. The Affordable Housing Unit shall be a (1) one bedroom unit deed restricted as an Affordable Housing rental in perpetuity, year-round, for income-qualified applicants earning no more than 80% of the Area Median Income (AMI).
- d. In addition, this unit shall:
  - Comply with all state and federal Affirmative Fair Housing laws.
  - Comply with Universal Design Standards.
  - Meet all requirements to count towards the State's Subsidized Housing Inventory (SHI) under Chapter 40B for the Town of Tisbury.
  - Be entitled to all benefits available to other residential unit owners, including the benefit of hazard insurance available to the condominium association.
  - Include one parking space at no additional cost.
  - **The Applicant acknowledges the need for School, Municipal, and County Employee housing on the Island. Applicant offers to give preference to Island based School, Municipal and County employees.**

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There shall be **(1) One Community/Workforce Housing rental unit at 150 %AMI**

- a. The Applicant may identify and select the tenant.
- b. The Applicant shall contract with DCRHA to conduct an annual income qualification for the tenant and to review/certify the lease agreement annually.
- c. This shall be a (1) one bedroom unit deed restricted in perpetuity, year-round, for income-qualified applicants earning no more than 150% of the Area Median Income (AMI).
- d. In addition, this unit shall:
  - Comply with all state and federal Affirmative Fair Housing laws.
  - Comply with Universal Design Standards.
  - Be entitled to all benefits available to other residential unit owners, including the benefit of hazard insurance available to the condominium association.
  - Include one parking space at no additional cost.
  - The Applicant acknowledges the need for School, Municipal, and County Employee housing on the Island. Applicant offers to give preference to Island based School, Municipal and County employees.

2. There shall be **(8) Eight Year-Round Market-Rate Workforce Housing Units**. The following restriction shall apply to these categories;

Island-Based Employees

- i. Market-rate rental housing for Island-Based Employees. These units shall be rented at market rate directly to businesses operating on Martha's Vineyard as housing for their employees and/or subcontractors also working or operating on Martha's Vineyard; or to individuals employed or self-employed by an Island-based business.
  - a. There shall be no short term rentals.
  - b. There shall be no sublets of these units.
  - c. The Applicant shall provide to the Commission on an annual basis copies of executed lease agreements for each unit, and summary of activity.

If rented to an Island business as outlined above, the following conditions apply:

- d. Employer-Lessee must agree to charge any tenant employee no more than 30% of the employee's monthly household income for rent. The Employer may subsidize the rent to keep below 30% of the employees monthly household income. Tenant allocation by Employer.
- e. The Applicant is responsible for ensuring the Employer-Lessee complies with the requirement above.

If rented to an individual or individuals as outlined above, the following conditions apply:

- f. The Applicant must require the individual(s) to supply proof of Island-based employment/self-employment, for a minimum of one adult member of the household, on an annual basis.
- g. Units leased to individual community members at market rate - no income certification required.

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**Unrestricted Units:**

3. **(4) Four Unrestricted Market-Rate Units.**

- a. These units may be offered for a minimum 1-week rental term.
- b. Beyond the 1-week minimum rental, these units have no tenant guidance or additional rental guidance.

**Offsite Units:**

4. **(5) Five Year-Round Market-Rate Workforce Housing Units Off Site – (10) Ten Years**

As additional benefit the applicant offers to restrict an additional **(5) five units (12) twelve bedrooms** total of off-site at 52 William Street in Vineyard Haven for a period of **(10) ten years for use as island based employees / year round housing.** Year-Round is defined as housing with a lease term of no less than 12 months. There shall be no sublets or shorter-term rental of these units. It is anticipated that units will leased to an island based employer.