

# south mountain

COMPANY

## MEMO - RED ARROW ROAD DESIGN

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09-18-23

To: Rich Saltzberg, DRI Coordinator  
Martha's Vineyard Commission  
From: Matt Coffey, Architect  
South Mountain Company

Rich-

Thank you for your recent time and attention to the Red Arrow Road Community Housing project.

As you know, South Mountain is determined to make every effort to see this project through to completion (we share the MVC's passion for affordable housing). In addition to the full application we submitted, we offer the following supplemental agreements to our application:

1. South Mountain Company (SMCo) will be responsible for:
  - a. Providing the design documents for houses #1, 2, and 3.
  - b. Permitting the project to the point where each homeowner and their chosen contractor can apply for an individual building permit.
  - c. Developing the site
  - d. Installing solar arrays on each house roof, after construction, for net-zero-possible annual energy use.
  - e. Providing as-needed construction supervision
2. SMCo commits to an 18-month period for completion for each house, beginning from excavation of the foundation, with the understanding each house may each begin construction on a different timeline. All houses will begin construction by June 1, 2024.
3. SMCo and Island Housing Trust will find a new qualifying homeowner in the event a homeowner for house #1 or #3 is unable to complete their project.
4. Habitat for Humanity will find a new qualifying homeowner in the event the homeowner for house #2 is unable to complete their project.
5. SMCo will find a new qualifying homeowner in the event the homeowner for house #4 is unable to complete their project.

We look forward to meeting with the MVC LUPC on Oct 2nd at 5:30pm. Please let us know if any additional information would be useful at this time.

Regards,  
Matt Coffey