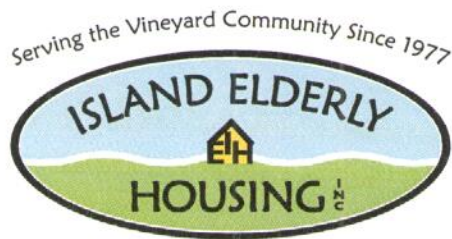


Aidylberg Village
Hillside Village



Woodside Village
M.C. Love House

February 18, 2022

Joan Malkin, Chairperson
Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02568

Sent via Certified Mail; Electronic Mail; Hand Delivery

Dear Ms. Malkin:

I write today in response to questions raised in the February 4, 2022 memo from MVC DRI Coordinator Alex Elvin to IEH Attorney. You will find a copy of the memo in Appendix A, attached herein. The memo requests clarification of certain issues pertaining to the application to construct five apartments for low-income seniors at 38 Wing Road in Oak Bluffs.

Island Elderly Housing, Inc., is a non-profit entity. Our Mission is "TO PROVIDE SAFE, AFFORDABLE RENTAL HOUSING AND RELATED SERVICES DESIGNED TO MEET THE NEEDS OF THE MARTHA'S VINEYARD ELDERLY AND DISABLED POPULATION."

The first question in the memo requests clarification of IEH's role as the applicant, and how this 5-apartment proposal relates to other properties managed by IEH, most notably Aidylberg 1, and Aidylberg 2. Great question, and the short answer is that it seems complicated but it's not. Let me attempt to boil it down (more detailed information can be found in attached Appendix B).

- IEH is an umbrella organization charged with the management and oversight of the subsidized apartments, currently numbering a total of 165 units at four locations.
- The buildings were constructed through government grants, mostly through the U.S. Department of Housing and Urban Development. Moreover, these grants included subsidization of qualified residents' rents (IEH currently receives approximately \$2.1 million/annually in rental subsidies). (Appendix C)
- Sadly, these grant programs have not been funded since 2017. Thus, IEH has had to seek alternate funding sources for the 5-unit proposal in front of you.
- In the Autumn of 2018 IEH submitted application to the Community Preservation Committees of Chilmark, Edgartown, Oak Bluffs, Tisbury, and West Tisbury. Voters in those towns overwhelmingly supported that a portion of their respective CPA funds be used in the (directed their CPA funds to construction of Aidylberg 3. They will do so again at their respective 2022 Town Meetings. IEH is currently meeting with Community Preservation Committees, requesting

60B Village Road Vineyard Haven MA 02568-4052 MA Relay: 711

tel: 508.693.5880

fax: 508.693.6778

web: www.iehmv.org



that additional funding of our project appear on their 2022 Town Meeting Warrants.
(Appendix D)

- IEH has secured grants for rental subsidization, and is actively raising private funds related to construction.

- The only things shared between A3 and the 165 existing apartments will be the existing IEH Board of Directors and the staff of IEH which will continue to provide support and services to A3 and the other apartments as mentioned. (a common Board of Directors.)
IEH is the Property Management Company, like any other property management company except it is a 501(c) 3.

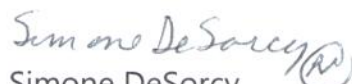
- The only connection to A1 and A2 would be the driveway cut off Wing Rd, per the MVC's and Town's desire to minimize curb cuts onto our public roads.

The next question is in regard to the proposed number of parking spaces at Aidylberg 3. Both the siting of the structure and associated parking area are based on Oak Bluffs Zoning Bylaw, Section 7.3.12 (see Appendix E) which calls for two parking spaces per residential unit. IEH would be most amenable to working with both the MVC and the Oak Bluffs ZBA should you want to study the possibility of reducing the number of required parking spaces. IEH cannot commit to a number less than specified in the Town's bylaws. Gentle reminder: in the Commonwealth, all zoning bylaws require a two-thirds majority vote at Town Meeting. In designing the proposed affordable housing application in front of you, we took the wishes of the voters of Oak Bluffs most seriously, especially in terms of parking, and even more so siting of new homes within existing residential neighborhoods. Examining the area's streetscape was our utmost goal of design. This Board member took photos of every single structure on each side of Wing Rd. from County/Barnes four-way stop, all the way around the corner where Circuit Avenue begins. The overwhelming architectural consistency and charm is the orientation of the homes fronting the road, with modest porches affording residents a place to relax in the shade while watching life on Wing Road literally pass by.

The third question relates to the existing number of parking spaces at Aidylberg 1 -there are 6; and at Aidylberg 2 -there are 7.

The last question relates to our proposed landscape plan, which is attached
(Appendix F)

Respectfully submitted,


Simone DeSorcy
President

Alex Elvin – Certified and email

Adam Turner- email

Christina Mankowski- email

Christine Flynn- email

Sheri Caseau-email

Liz Durkee-email

Joan Malkin- hand delivered to MVC

Doug Sederholm- hand delivered to MVC

Clarence Barnes- hand delivered to MVC

Fred Hancock- hand delivered to MVC

Ben Robinson- hand delivered to MVC

Christina Brown- hand delivered to MVC

Katherine Newman- hand delivered to MVC

Brian Smith- hand delivered to MVC

Llewellyn Rogers- email

Julia Wells- email

APPENDIX A

MEMO

Date: Feb. 4, 2022

To: Peter Freeman

From: Alex Elvin

Re: Questions following LUPC meeting on 1/31/22

Dear Peter,

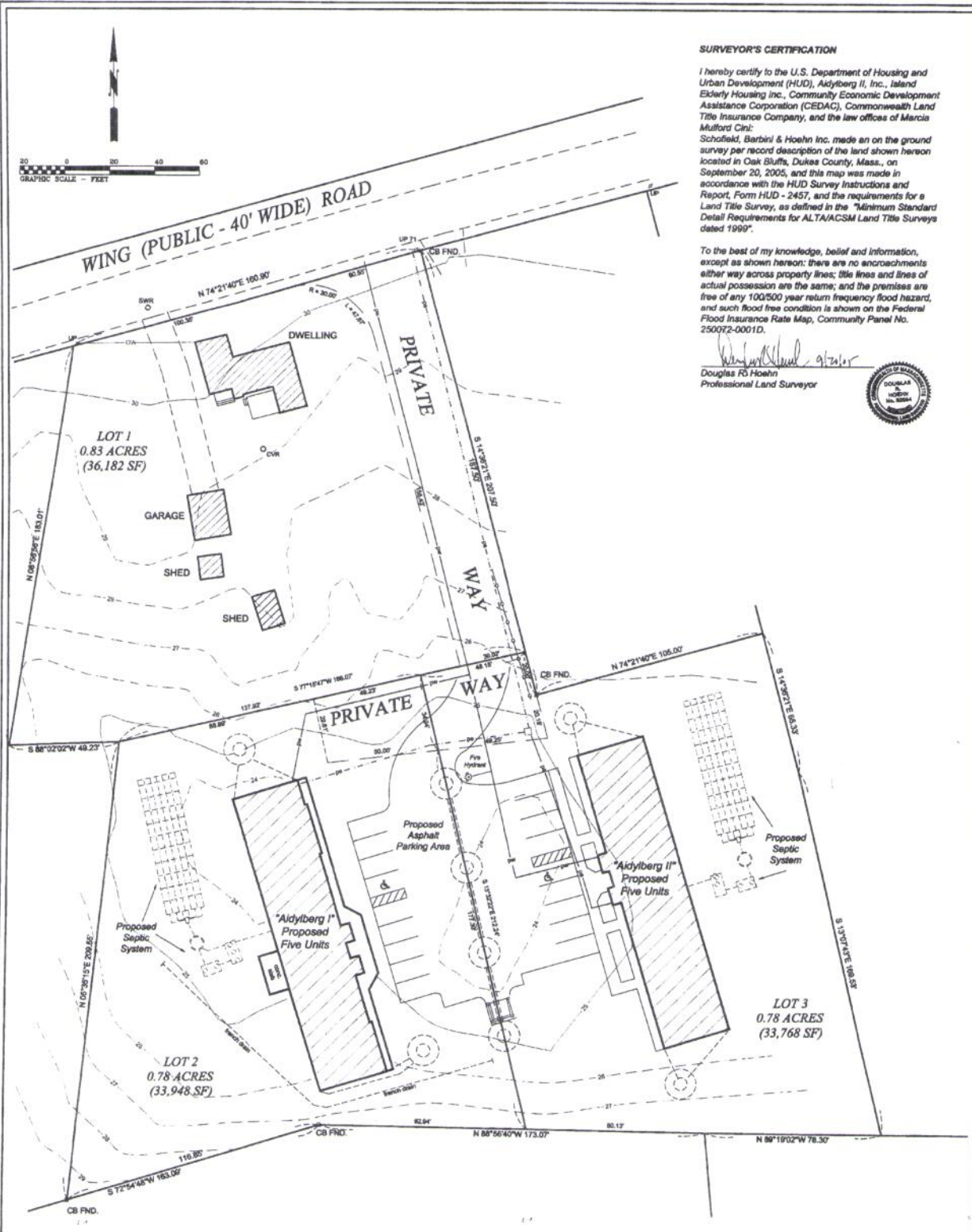
Please see below for a list of questions and additional information that came up during the Jan. 31 LUPC meeting for the Aidylberg 3 / 38 Wing Road demolition proposal. I am available to discuss anything in more detail.

1. Please clarify who the applicant is for the project, and how they are distinct from Island Elderly Housing. All correspondence with MVC staff so far has been with IEH or Peter Freeman, and IEH is identified as both the applicant for the comprehensive permit, and as the client/applicant on all of the plans we have received. What official role does IEH have in the project?
2. Pierre mentioned at the meeting that the parking plan could be reduced from 10 to 5 spaces. Please confirm if that is the case, and if so please provide an updated site plan showing the location of the five spaces.
3. Confirmation that there are 18 existing parking spaces at Aidylberg 1 and 2 (combined) as shown on the site plan by Schofield, Barbini and Hoehn dated 9/20/05 (attached here).
4. Proposed landscape plan for the property, with existing and proposed vegetation if possible.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363
elvin@mvcommission.org



SURVEYOR'S CERTIFICATION

I hereby certify to the U.S. Department of Housing and Urban Development (HUD), Aidylberg II, Inc., Island Elderly Housing Inc., Community Economic Development Assistance Corporation (CEDAC), Commonwealth Land Title Insurance Company, and the law office of Marcia Mulford Cini: Schofield, Barbini & Hoehn Inc. made an on the ground survey per record description of the land shown hereon located in Oak Bluffs, Duks County, Mass., on September 20, 2005, and this map was made in accordance with the HUD Survey Instructions and Report, Form HUD - 2457, and the requirements for a Land Title Survey, as defined in the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated 1999".

To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 250072-0001D.

Douglas R. Hoehn
 Douglas R. Hoehn
 Professional Land Surveyor

NOTES:

- W- existing water lines
- B- existing underground electric and utility lines
- pw- proposed water lines
- pe- proposed underground electric and utility lines
- proposed 14 ft. wide by 6 ft. deep leaching basins

* Specific water line location and specifications to be confirmed with Oak Bluffs Water Department prior to construction.
 * Specific electric and utility line locations and specifications to be confirmed with NStar prior to construction.
 * See also plan entitled "Proposed Sewage Disposal System", "To Serve 5 One - Bedroom Housing Units", (Aidylberg II), applicant Island Elderly Housing Inc., December 11, 2002, for additional specifications for drainage system, septic system and grading.

Legal Description

Beginning at a point at the northeasterly corner of said property, thence: South 14 degrees 36 minutes 21 seconds East, 65.33 feet, to a point, thence; South 13 degrees 07 minutes 03 seconds East, 169.53 feet, to a point, thence; North 89 degrees 18 minutes 02 seconds West, 78.30 feet, to a point, thence; North 88 degrees 56 minutes 40 seconds West, 80.13 feet, to a point, thence; North 13 degrees 32 minutes 02 seconds West, 212.24 feet, to a point, thence; North 77 degrees 15 minutes 47 seconds East, 48.18 feet, to a point, thence; South 14 degrees 36 minutes 21 seconds East, 20.00 feet to a point, thence; North 74 degrees 21 minutes 40 seconds East, 105.00 feet to the point of beginning. Said parcel containing 33,768 square feet (0.78 acres).

"AIDYBERG II"
 Site Plan
 Oak Bluffs, Mass.
 Prepared For
**Island Elderly
 Housing, Inc.**

Scale: 1" = 20' September 20, 2005
 Schofield, Barbini & Hoehn Inc.
 State Road, Vineyard Haven, Mass.
 MV 799 - 1

SP-2
 4

Dates of Incorporation:

Island Elderly Housing, Inc.	9/14/77
Hillside Village 11, Inc.	2/6/98
Hillside Village 111, Inc.	2/5/02
Woodside Village 1, Inc.	12/7/90
Woodside Village 11, Inc.	2/6/98
Woodside Village 111, Inc.	1/25/99
Woodside Village 1V, Inc.	5/29/01
Woodside Village V, Inc.	2/5/02
Woodside Village VI, Inc.	1/16/03
Margaret C. Love House, Inc.	1/25/99
Aidylberg 1, Inc.	2/5/02
Aidylberg 11, Inc.	1/16/03

Physical Address:

Hillside Village 1 - 421 Edgartown-Vineyard Haven Road
Vineyard Haven

Hillside Village 11 - 449 Edgartown-Vineyard Haven Road
Vineyard Haven

Hillside Village 111 - 421 Edgartown-Vineyard Haven Road
Vineyard Haven

Woodside Village 1 - 50 Village Road Oak Bluffs

Woodside Village 11 - 60B Village Road Oak Bluffs

Woodside Village 111 - 60A Village Road Oak Bluffs

Woodside Village 1V - 55 Village Road Oak Bluffs

Woodside Village V - 45 Village Road Oak Bluffs

Woodside Village VI - 40 Village Road Oak Bluffs

Margaret C. Love House - 159 Main Street Vineyard Haven

Aidylberg 1 - 1 Aidylberg Way Oak Bluffs

Aidyberg 11 - 2 Aidylberg Way Oak Bluffs

Office Mailing Address:

60B Village Road Vineyard Haven, Mass. 02568

Project ID:

Hillside - 04-2638453-03-8	40 units	USDA
Hillside 11 - 023EE086	10 units	HUD
Hillside 111 - 023EE134	5 units	
Woodside 1 - 023EH369	45 units	
Woodside 11 - 023EE087	18 units	
Woodside 111 - 023EE096	9 units	
Woodside 1V - 023EE119	9 units	
Woodside V - 023EE138	5 units	
Woodside VI - 023EE162	9 units	
Margaret C. Love House - 023EE097	5 units	
Aidylberg I - 023EE135	5 units	
Aidylberg II - 023EE160	5 units	

Attorney General Account Numbers

Island Elderly Housing, Inc.	017003
Hillside Village II, Inc.	037576
Woodside Village I, Inc.	028857
Woodside Village II, Inc.	037718
Woodside Village III, Inc.	041139
The Margaret C. Love House, Inc.	042926

Occupancy dates:

A1	2006
A2	2006
H1	1982
H2	2001
H3	2006
LH	2003
W1	1994
W2	2002
W3	2002
W4	2005
W5	2005
W6	2005

Island Elderly Housing, Inc.
 Management Agent
 List of HUD-Funded Projects

*FY 2021 Rents
 Subsidies and Tenants*

Project Name	Federal Tax ID	HUD Project ID	iRems	PRAC Contract	Total Rent 2021	Subsidy	Tenant
Aidylberg Village I, Inc.	03-0391747	023EE135	800215303	MA06S011007	108,180	85,145	23,035
Aidylberg Village II, Inc.	22-3891282	023EE160	800217836	MA06S021011	93,900	62,236	31,664
Hillside Village II, Inc.	04-3413584	023EE086	800057183	MA06S971006	159,240	115,166	44,074
Hillside Village III, Inc.	03-0391739	023EE134	800215274	MA06S011006	127,305	108,598	18,707
The Margaret C. Love House, Inc.	04-3460421	023EE097	800112145	MA06S981002	133,615	116,026	17,589
Woodside Village, Inc.	04-3111983	023EH369	800009037	MA06S901012	801,360	576,411	224,949
Woodside Village II, Inc.	04-3413583	023EE087	800057184	MA06S971007	276,264	190,177	86,087
Woodside Village III, Inc.	04-3460420	023EE096	800112277	MA06S981001	148,068	102,465	45,603
Woodside Village IV, Inc.	04-3568686	023EE119	800213385	MA06S001004	149,364	116,958	32,406
Woodside Village V, Inc.	03-0391749	023EE138	800215349	MA06S011010	88,740	66,540	22,200
Woodside Village VI, Inc.	55-0814822	023EE162	800217841	MA06S021013	130,788	101,739	29,049
		USDA case #			-		
Hillside Village	04-2638453 (IEH)	25-04-345843377-038			598,338	439,238	159,100
Total					2,815,162	2,080,699	734,463

APPENDIX C

Aidyberg III, Inc.		CPC		CPC		CPC	
CPA/CPC funding		Applied	Approved	Applied	Approved	Applied	Approved
		2018	2018	2019	2019	2021	2021
		TM Vote	TM Vote	TM Vote	TM Vote	TM Vote	TM Vote
Edgartown		150000	150000	150000	150000	150000	150000
Oak Bluffs		100000	100000	100000	100000	100000	100000
Tisbury		100000	75000	75000	75000	75000	75000
West Tisbury		75000	75000	75000	75000	75000	75000
Chilmark		50000	50000	50000	50000	50000	15000
		475000	450000	450000	450000	450000	415000
							0

Also note that the Oak Bluffs Affordable Housing Trust has committed \$ 100,000

Pierre Vaillancourt

From: Jaclyn Moak <jmoak@vissi.com> on behalf of Jaclyn Moak
Sent: Friday, February 04, 2022 9:06 AM
To: Pierre Vaillancourt; Simone DeSorcy
Subject: Aidylberg III flexible development

If the Oak Bluffs Planning board decides to issue a special permit for Aidylberg III to be considered flexible development than the siting is determined by section 7.3.10, and the parking is determined by 7.3.12. This was used as a guideline.

“7.3.12 Parking Each dwelling unit shall be served by two (2) off-street parking spaces. Parking spaces in front of garages may count in this computation.”

“7.3.10 Types of Buildings The Flexible Development may consist of any combination of single family, two family and multifamily residential structures. A multifamily structure shall not contain more than five (5) dwelling units. The architecture of all multifamily buildings shall be residential in character, particularly providing gabled roofs, predominantly wood siding an articulated footprint and varied facades Residential structures shall be oriented toward the street serving the premises and not the required parking area. The Planning Board may require housing for persons with disabilities in appropriate circumstances.”

Thanks!

Ignarri Lummis Architects is transitioning to **VISSI Architecture + Design**... Same great service, same great team!



Jaclyn Moak AIA, NCARB
Project Architect

601 Chapel Ave East | Cherry Hill, NJ 08034
P 856 428 8877 x223 | M 774 571 7456
www.vissi.com

APPENDIX F

38 Wing Road
Assr Pcl 17-105
36,182 sq ft

Assessor Parcel 17-106

proposed five-unit facility

- Existing oak tree
- 15' 50" mature height
- Russian Sage
- Flowering cherry

- Endless Summer Hydrangea
- Fire & Ice Hydrangea

Existing oak

proposed septic system

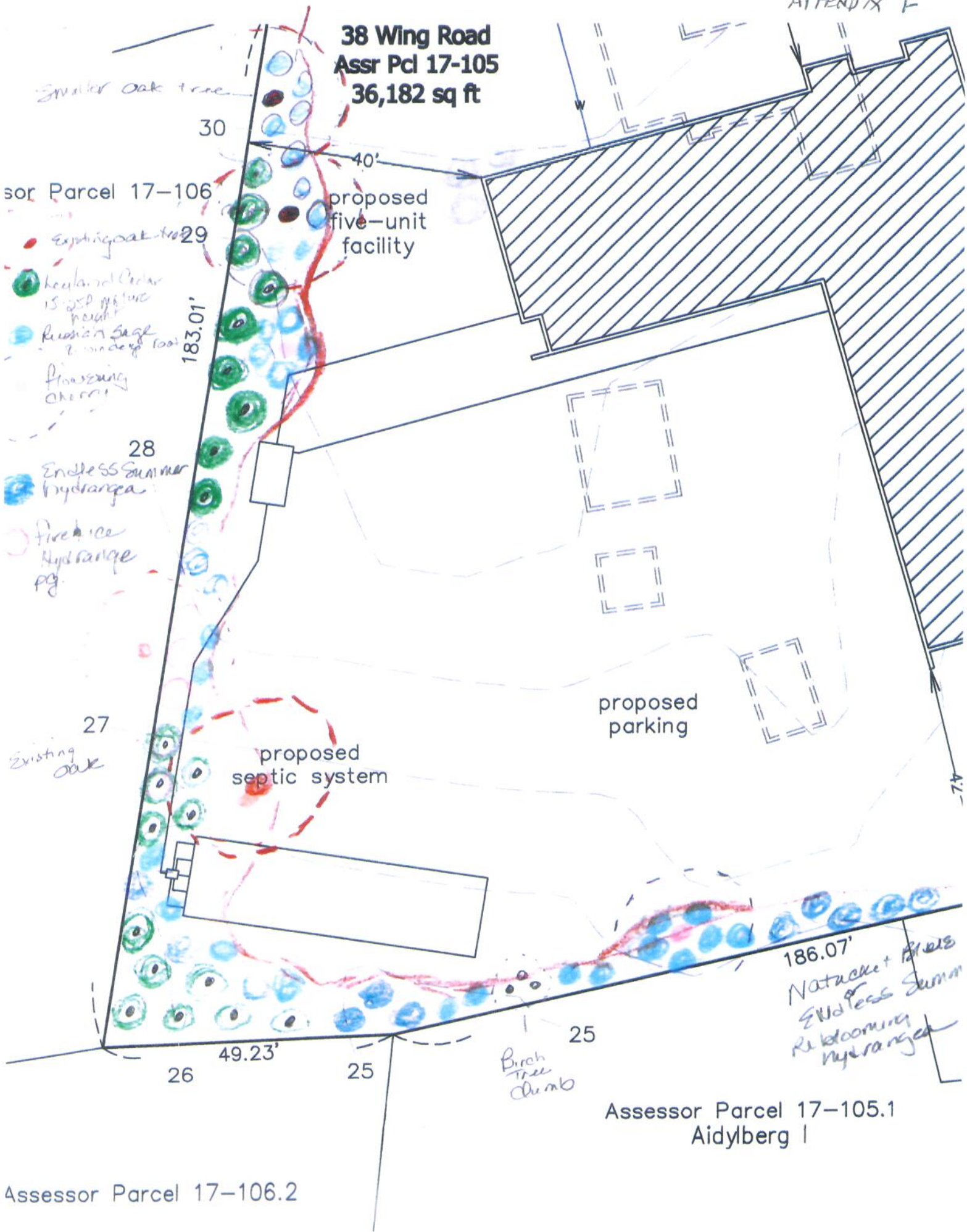
proposed parking

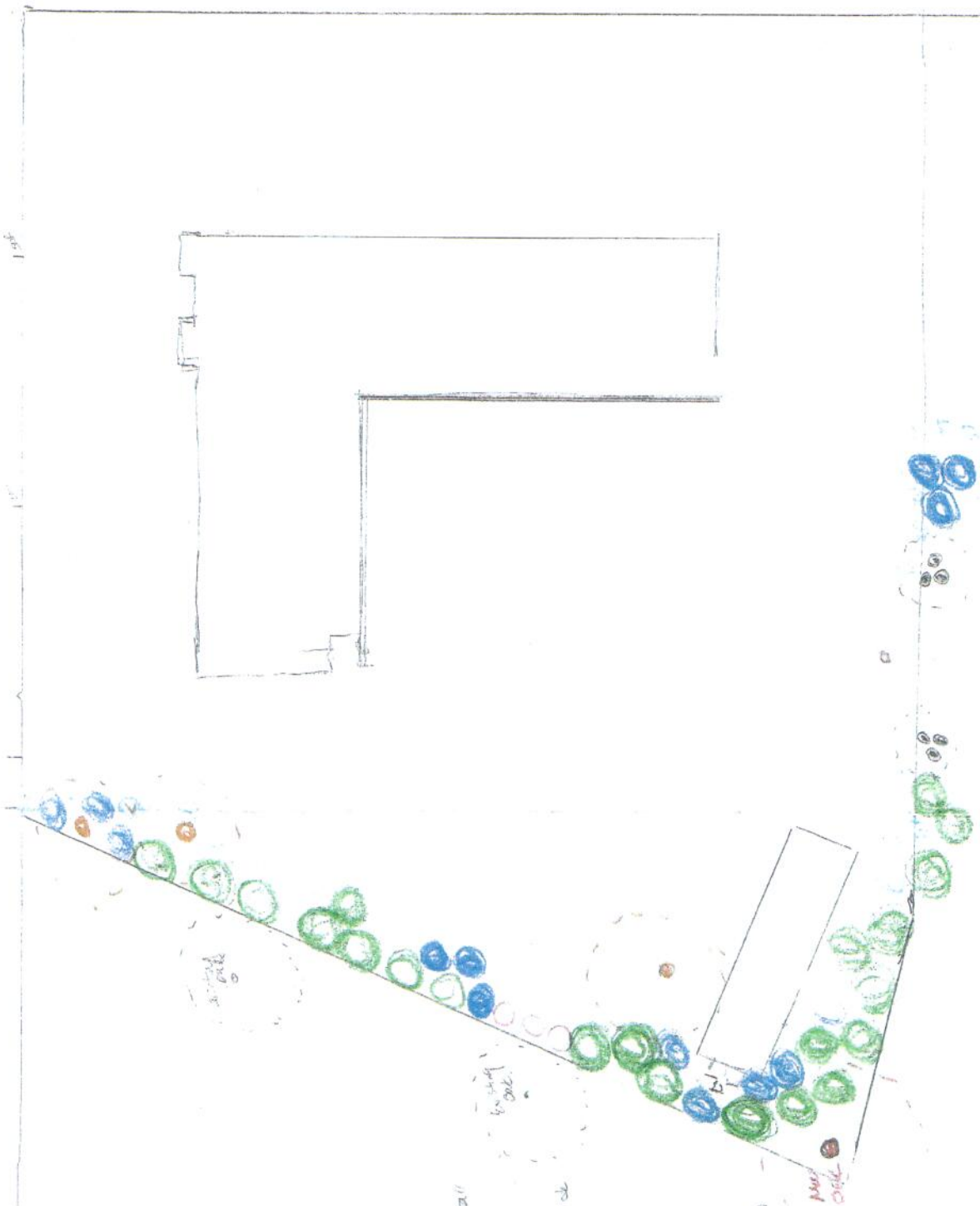
Birch tree clump

186.07'
Natacket + Birch
Endless Summer
Reblooming Hydrangea

Assessor Parcel 17-106.2

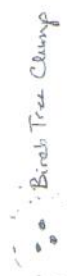
Assessor Parcel 17-105.1
Aidylberg I



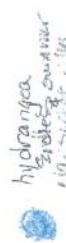


OAK TREE

Flowering Cherry



Birch Tree Clump



hydrangea
3-4 ft tall
4-5 ft wide

Russian sage
30 ft tall
3-4 ft wide



Keyland Cypress
15-25 ft tall
10 ft wide



pa. Fire Ice
Tupera nana
3-4 ft tall

white to cream
5-6 ft tall

Red Oak

5% Off Orders | Enter CART5 at Checkout



Woodies
GARDEN GOODS

**FREE GROUND SHIPPING
ON ORDERS OVER \$125***
*Oversized and CA Orders Excluded



☰ MENU

Home | **Leyland Cypress Tree**



9/20 1



↑
WING ROAD

10/20 2



11/20 3



12/20 5

