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RC.71060

APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: SOUTHERN TIER
Location / Address: 85 EDGARTOWN VINEYARD HAVEN ROAD
City / Town: OAK BLUFFS, MA
Project Proponent
Name: AFFIRMATIVE INVESTMENTS, INC
Address: 33 UNION ST. 2ND FLOOR
City/Town/Zip/Telephone: BOSTON, MA 02108 617-367-4300

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name
DHCD

Type of License or funding (specify)
MassWorks, Rural & Small town Grant Program
Affordable Housing Trust Fund, Federal 4% low
income housing Tax Credits, State Tax Credits

Project Description (narrative):

SEE ATTACHED

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

NO

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

NO

Does the project include new construction? If so, describe (a) the building and (b) the materials

SEE ATTACHED

After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.

5/31/96 (Effective 7/1/93) - corrected

950 CMR - 275

EDWARD L. BELL
Edward L. Bell 15 December 2022 Date
Deputy State Historic Preservation Officer
Massachusetts Historical Commission

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Southern Tier Summary

Island Housing Trust (IHT) and Affirmative Investments, Inc. of Boston (Affirmative) responded to a Request for Proposals issued by the Town of Oak Bluffs in June of 2021 to create up to 60 units of housing on a 7.8-acre parcel of town-owned land at 85 Edgartown-Vineyard Haven Road. In November of 2021, the Town of Oak Bluffs Select Board voted to designate the Affirmative/IHT team as developer of the property. The first phase of the Affirmative/IHT proposal includes a total of 45 multi-family rental units that will be affordable to residents with incomes between 30% and 100% of Dukes County area median income (AMI).

Affordable Housing

The Martha's Vineyard Commission's Housing Policy is based off of the Island's acknowledgement of the imperative need for increased stock of year-round affordable and community housing. It states that residential Developments of Regional Impact (DRIs) involving the construction of Dwelling Units must mitigate the incremental Affordable and Community Housing impact generated by DRIs in one of two ways: the first option being to provide on-site as Affordable or Community Housing 10% of the total number of Dwelling Units proposed, and the second option being to provide the same number of comparable off-site Dwelling Units as Affordable or Community Housing.

The proposed development, Southern Tier situated on the 7.8-acre parcel of town-owned land at 85 Edgartown-Vineyard Haven Road, will provide housing for 45 multi-family rental units that will be affordable to residents with incomes between 30% and 110% of Dukes County area median income (AMI). This development will be 100% affordable, with all 45 housing units suitable for a range of cost burdened residents, therefore far surpassing the stated minimum of 10% of the total number of proposed dwelling units that need to be affordable. All 45 units will be eligible to be added to the Town of Oak Bluffs' Subsidized Housing Inventory (SHI). This means that the Town would move from its current 5.5% of units that count towards its SHI to 7.5%.

Design Strategy

The Southern Tier neighborhood includes two types of buildings: a 3-unit and 6-unit walk-up manor houses. The rentals are distributed across 10 buildings with larger manor houses closer to Edgartown-Vineyard Haven Road and the YMCA parking area and the smaller buildings on the northern edge of the site. The plan includes a community building with a management office that includes community indoor space, walking paths, and passive recreation spaces. The plan also provides connections to the Southern Woodland open space to the north, the adjacent YMCA building and skating arena and Martha's Vineyard Regional High School to the west.

Head-in parking will be provided along the roadways behind the buildings. There are a total of 80 spaces constructed as part of the first phase of 45 homes, equating to 1.78 spaces per unit. The overall buildout will include 90 spaces for 60 homes, equating to 1.5 spaces per unit. To encourage the usage of electric vehicles, the site design includes 6 electric vehicle charging stations. Additionally, to plan for increased adoption of EVs, there will be conduits installed for future charging stations.

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Sidewalks in the neighborhood will provide pedestrian connections to the management office, the common green, the YMCA facilities, Southern Tier: DRI Application Project Narrative and paths within the property. The community building will be located along the main drive to the northeast of the common green. The plan includes a property management office, maintenance area, large community room with WiFi, covered bicycle storage to the rear of the building, along with resident mailboxes.

Vehicle access to the community is from a driveway on the southeastern edge of the site from Edgartown-Vineyard Haven Road. The driveway wraps around the eastern perimeter of the site before turning west and traversing the site to provide access to the northwest corner of the property.

	Buildings	1BR	2BR	3BR	Total
Rental	10	10	30	5	45

Phasing and Schedule

AI/IHT plans to start construction in late 2023 and complete construction in early 2025. The project's current development schedule is below:

- November 2022: 40B Application Submitted
- September 2022: Martha's Vineyard Commission DRI Application Submitted
- February 2023: DRI Permit approval
- February 2023: 40B Comprehensive Permit approval
- January 2023: Funding Application to DHCD Submitted
- March 2024: Construction Start
- June 2025: Construction Completion

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APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

NO

What is the total acreage of the project area?

Woodland	<u>0</u>	acres
Wetland	<u>0</u>	acres
Floodplain	<u>0</u>	acres
Open space	<u>7.8</u>	acres
Developed	<u>0</u>	acres

Productive Resources:		
Agriculture	<u>0</u>	acres
Forestry	<u>0</u>	acres
Mining/Extraction	<u>0</u>	acres
Total Project Acreage	<u>7.8</u>	acres

What is the acreage of the proposed new construction? 7.8 acres

What is the present land use of the project area?

UNDEVELOPED OPEN SPACE WITH NATURAL VEGETATION.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: C. Miller Date: 9-Nov-2022

Name: CRAIG NICHOLSON

Address: 33 UNION STREET, 2ND FLOOR

City/Town/Zip: BOSTON, MA 02108

Telephone: 617-367-4300 / 508-319-1850

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.