

Date: December 14, 2022

To: Martha's Vineyard Commission LUPC

From: Mark Leonard, Chair, Oak Bluffs Affordable Housing Committee

Subject: Oak Bluffs Doughnut Hole Land Swap and Future Development

Background: As part of the DRI process for the Southern Tier Affordable Housing development, the LUPC requested information on the possible future development within the Southern Woodlands property and the status of the land-swap agreement.

1. The Massachusetts State legislature approved, and the Governor signed into law on August 9, 2022, the transfer of the Doughnut Hole property with the 23.67 acres directly North of the Southern Tier property currently under development. The deeds have not been finalized to affect the transfer of the properties.
2. The Southern Tier property is the only access to the 23.67 acres identified for affordable housing development. Under the RFP for the Southern Tier development, awarded to Affirmative Investments and Island Housing Trust, there is a Town requirement to plan for road access to the 23.67 acres.
3. Long-term plans include the development of the 23.67-acre site for affordable housing.
 - a. There are no current plans for when the land will be developed, the number of units, or if the development will be phased.
 - b. The property is constrained by being in a MA NHESP Priority Habitats of Rare Species area that may limit the acreage available for development and the availability of town sewage to negate nitrogen impacts on the watershed.
 - c. Current affordable housing projects in planning or development will bring the town's Subsidized Housing Inventory to about 9.4% of the state's 10% goal, short approximately 12 housing units based on the present population and homes.

