

From: Jeffrey DuBard jbdubard@me.com

Subject: Red Arrow Project Modification

Date: November 13, 2023 at 8:52 AM

To: Rich Saltzberg saltzberg@mvcommission.org

Cc: Lucy Morrison morrison@mvcommission.org, Laura Silber silber@mvcommission.org, Douglas Sederholm eds@millersederholmlaw.com

A circular logo with the letters "JD" inside, positioned in the top right corner of the email header.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Rich and LUPC,

I had requested materials and specifically a pro forma from SMCo so that the West Tisbury Affordable Housing Committee could have an opportunity to comment on the modifications. I was pleased to see the latest modification to the Red Arrow Road project. The financial risk to individuals in the "You build" model was certainly a concern.

I did have a couple of questions:

Regarding the 4(or 5) BR home. It was proposed as a "market rate" home with for local island family to own as their residence. It included a restriction to this use. Will this restriction still apply?

It appears that SMCo intends to maintain ownership of that 4(or 5) BR house. I'm confused as to why this change? How will it be used? Additionally, there is a "studio/detached" bedroom which would be a 5th. As shown in the latest update/presentation for tonight's meeting, the typology and house design seem to be set up for a dormitory or multiple individual occupancy. I am all for workforce/employee housing, but this seems to be a departure from the proposal. I hope that the "missing middle" that I was excited to see served by this house still will be and that the house will be sold to an island family with those year round resident and occupancy restrictions.

Thanks for your attention and hard work. I look forward to seeing everyone this eve,

Jeffrey DuBard
Chair, West Tisbury Affordable Housing Committee

Sent from my iPad