

**From:** [morgan.hodgson@gmail.com](mailto:morgan.hodgson@gmail.com)  
**Cc:** [Alex Elvin](#)  
**Subject:** FW: Hodgson letter supporting Southern Tier Project approval  
**Date:** Saturday, January 28, 2023 11:10:31 AM

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Resending.

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**From:** morgan.hodgson@gmail.com <morgan.hodgson@gmail.com>  
**Sent:** Saturday, January 28, 2023 11:09 AM  
**To:** morrison@mvcommission.org  
**Cc:** elvin@mvcommision.org; saltzberg@mvcommission.org  
**Subject:** Hodgson letter supporting Southern Tier Project approval

Dear Mr. Turner:

I write to state my support for approval of the Southern Tier Project before the Commission. That project is a key piece of the effort to tackle the Island's critical need to provide affordable and community housing for year-round residents.

It is well known that the Island's housing crisis continues to have a negative impact on our economy and infrastructure, both up-island and down-island. MVC's own recent housing need assessment concluded that the Island's socio-economic diversity is eroding at an alarming rate. We continue to watch valued small businesses being forced to close. The damage caused by our housing crisis falls across a wide spectrum of endeavors – small shops, restaurants, farmers, and artists all come to mind as affected in recent months and years. We watch as valued community members – many with long connections to the Island - are forced to leave.

Island Housing Trust (IHT) and Affirmative Investments (AI) were selected with great care by the Town of Oak Bluffs. I support the IHT and AI team in their efforts to develop Southern Tier. Southern Tier will provide much-needed affordable housing to benefit the Town of Oak Bluffs and across the Vineyard. In the MVC's own language, the benefits to the island - its people, the economy and the community - far outweigh the detriments. While there always will be concerns about projects of this scope, it is simply not possible to provide housing at scale that will please everyone. Time is not on our side.

Please approve this project as soon as possible.

Sincerely,

Morgan Hodgson  
Aquinnah