



# ISLAND HOUSING TRUST

## Leadership Circle

Island Housing Trust is the leading non-profit affordable housing developer on Martha's Vineyard. Over the past twelve years, we have built, sold and rented 102 homes and apartments to more than two hundred low and moderate-income working Island families, including over ninety children. We have six developments in our current pipeline comprising 40 homes and apartments, including 20 rental apartments at **Kuehn's Way** in Tisbury and 6 ownership homes at **Greenwood Avenue** in Vineyard Haven. Along with healthcare and education, access to an adequate supply of permanently affordable housing for our young hardworking families on Martha's Vineyard is critical to realizing and sustaining a healthy community *for all*.

### Vision 2020

Island Housing Trust has established a Leadership Circle to help us achieve our *Vision 2020*, an ambitious goal of creating 100 new homes for 300 working families and island residents by the end of 2020.

### Community Investment

We must raise \$12 million in the last two years of our four-year, \$24 million capital campaign. Our 1/3, 1/3, 1/3 fundraising strategy aims to raise \$2 million in private contributions in order to leverage \$2 million in town grants and \$2 million in state grants annually to realize our homes. In addition, we have created a social impact loan serviced by MV Bank called *MV Future Financing* to provide long-term, low-interest private financing for Hanover House, a classic Vineyard Haven inn we repurposed as affordable year-round rental housing for essential hospital employees. Through this fundraising and investment model and with your help, we will advance our mission to make a lasting difference in the lives of hundreds of hardworking families who live year-round on Martha's Vineyard.

### Leadership Circle

In 2017, IHT launched our Leadership Circle of community members and foundations inspired to donate \$100,000 or more to create a home forever. Every dollar raised is matched with town and state funds to build a permanently affordable ownership or rental opportunity. Leadership Circle members make, at minimum, a pledge of \$25,000 for four years to realize one home. We are also seeking Leadership Circle members who are motivated to contribute beyond this level to support specific projects of interest. Leadership Circle members receive regular updates on how their participation is making a difference.

Working with Island Housing Trust board members and staff, Leadership Circle members also have an opportunity to identify and solicit transformational project donations and investments from their peers. We encourage each Leadership Circle member to host one small gathering and/or connect eight to ten potential donors to board and staff on an annual basis. Foundations also have the opportunity to offer peer-to-peer support by permitting IHT to publicly acknowledge their Leadership Circle commitment.

We are grateful for our 23 founding Leadership Circle members, who have raised over \$4 million dollars to create homes that will stay affordable forever.



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## **IHT Leadership Circle Members**

*Leadership Circle members contribute \$100,000 or more over 4 years to create a home forever*

- Natasha & Dirk Ziff
- Alyssa & Paul Stafford
- Bob & Happy Green
- Linehan Family Foundation
- Pam Kohlberg & Curt Greer
- Sarah & Jake Davis
- Sam Feldman & Marilyn Meyerhoff
- The Kuehn Foundation
- Hansjörg Wyss
- Diana Barrett & Bob Vila
- Elizabeth Harris
- Betsy & Jesse Fink
- Robert & Happy Doran
- The Honorable Ann Brown
- Andy & Tracey Neuberger
- John Fisher & Jennifer Caldwell
- Seth & Beth Klarman
- Pamela & William Craven
- The Grubman Compton Foundation
- The Rose and Lee Epstein Family Giving Fund
- Beth O'Connor & Jonathan Chatinover
- Steve Bernier & Constance Messmer
- Polly Brown

Together, the Leadership Circle has raised over \$4 million towards our Vision 2020 goal of creating 100 new homes for 300 working island residents and their families by the end of 2020.

## **IHT Make It Happen Fund Investors**

*IHT's impact investment fund, helping IHT acquire suitable properties when they come to market*

- Andy & Deborah Rappaport (Rappaport Family Foundation)
- Karen & Dave Davis (Cardinal Brook Trust)
- Bob & Happy Green
- Betsy & Jesse Fink
- David Rosenberg
- Nina & David Fialkow
- Anonymous

With a \$300,000 low-interest, short-term loan from the Rappaport Family, IHT purchased the **Greenwood Avenue** property in Tisbury, which will become a pocket neighborhood of 6 affordable ownership homes. The current MIHF investors advanced the \$1.8 million required in low-interest financing for the August 2018 purchase of **Hanover House**, a former Vineyard Haven inn IHT has renovated and repurposed into 15 affordable apartments for year-round income-qualified employees of Martha's Vineyard Hospital. The long-term, low-interest **MV Future Financing** participation loan will replace the short-term financing for Hanover House.

Please contact IHT Development Director Christopher Anderson at 508-693-1117 x3 or [christopheranderson@ihtmv.org](mailto:christopheranderson@ihtmv.org) for more information about funding and financing opportunities.