Rendering of the proposed Oak Bluffs Southern Tier neighborhood
“Housing has a known direct connection to health outcomes and stability. Philippe and I see it first-hand every time there’s a new opportunity and folks move in. When Scott’s Grove opened, I met one of the new occupants three weeks later ... I asked ‘So what do you think?’ She looked at me and said, ‘This has changed my life already.” - Doug Ruskin
DEAR FRIENDS,

Since 2006, IHT has created 126 permanently affordable homes for working Island families. Last spring, we launched our bold Vision 2025 goal of creating 150 homes by the end of 2025, more than tripling our annual rate of housing production. Because of supporters like you, we are well on our way.

Currently, we have over 130 rental and ownership homes in our pipeline, which will become home to over 400 Island residents and their children. This includes two neighborhoods which represent the biggest investment in year-round, affordable housing made on the Vineyard in fifteen years:

• **Meshacket, Edgartown:** In partnership with the Town of Edgartown and Affirmative Investments, IHT will build 36 apartments and 4 ownership homes affordable to low and moderate year-round income Vineyard residents.

• **Southern Tier, Oak Bluffs:** In partnership with the Town of Oak Bluffs and Affirmative Investments, IHT will build a two-phase development totaling 60 affordable and attainable rental apartments near the YMCA and high school.

• **Town Center, Aquinnah:** In partnership with the Town of Aquinnah, IHT will build 4 rental apartments affordable to year-round working residents of Aquinnah.

This fall, we will welcome 60 residents and their families home to Kuehn’s Way, a neighborhood of 20 year-round apartments in Tisbury off State Road. Working in partnership with the MV Land Bank, we have conserved 60% or nine acres of woodlands on the property because we believe it’s important to conserve both land and people.

Our work is more critical than ever as the Island’s housing crisis grows more urgent. Together we’re making tremendous progress. Your support means the world to us and we know we couldn’t do any of it without your help.

Onward!

Philippe Jordi, Executive Director
Doug Ruskin, Board President
Helping IHT create affordable year-round housing is my way of giving back to and preserving the community I grew up in. I’m very proud of the work we do together.”

Chris Priore,
Owner Bay State Leisure Homes, Inc.,
Builder of Perlman House and Old Courthouse Road Apartments
22 rentals and 2 ownership homes under construction in Tisbury, West Tisbury, and Aquinnah scheduled to be completed & occupied in 2022.

Purchased 6 unit rental property in Oak Bluffs to provide supportive services for homeless.

Purchased & renovated home in West Tisbury to be resold in 2022.

Total net assets increased by 14% to $21 million.

Leadership Circle raised $2.5 million from members who have each pledged $100,000 or more. Audited financials report the organization is in a very healthy position.

Utilized $1.4 million in low-cost, private revolving lines of credit for property acquisition through Make It Happen Fund.

Refinanced 24 rentals including solar energy improvements into a $1.5 million consolidated loan.
IHT’s housing is designed with community in mind, with communal spaces that allow people to talk to their neighbors.”

Michele Norris,
American Journalist, MV Seasonal Resident and IHT Supporter
VISION 2025

SUCCESSS MEASURED
Working with our partners and supporters, we plan to more than triple our annual rate of production by creating 150 new year-round ownership and rental homes by the end of 2025.

HOUSING GOAL: 150 HOMES BY YEAR-END 2025

INVESTMENT GOAL | $83 MILLION / 21% RAISED

- PRIVATE DONATIONS: $6.78 MILLION RAISED ($22 MILLION GOAL)
- TOWN GRANTS: $1.8 MILLION RAISED ($6.5 MILLION GOAL)
- STATE & FEDERAL FUNDING: $4.3 MILLION RAISED ($36 MILLION GOAL)
- BANK & PRIVATE FINANCING: $5 MILLION RAISED ($18.5 MILLION GOAL)
I believe in the work IHT is doing but I also believe that we need to do more to support the year-round community. We must do more.”

Diana Barrett,
Co-Chair IHT Advisory Council, Founding Leadership Circle Member and Make It Happen Fund Investor, and MV Seasonal Resident
LEADERSHIP CIRCLE FOUNDERS

Our Leadership Circle of community members and foundations are inspired to donate $100,000 or more to expand housing opportunities within financial reach of year-round Vineyard residents. We are very grateful to our 30 generous founding Leadership Circle members.

Anonymous
Alysa & Paul Stafford
Betsy & Jesse Fink
Delos Lander & Leslie Pearlson
Diana Barrett & Bob Vila
Edward & Kathleen Ludwig
Elizabeth Harris
Elizabeth O’Connor & Jonathan Chatinover
Eric & Sheryl Berke
Happy & Robert Green
Hansjörg Wyss
Howard & Elaine Miller
John Fisher & Jennifer Caldwell
Jonathan & Michaelene Durst
Kokua Foundation
   (formerly BasePoint Foundation)
Laura & David Ross
Linehan Family Foundation
Marni E.J. Grossman
Natasha & Dirk Ziff
Pamela & William Craven
Polly Brown
Robert & Happy Doran
Sam Feldman & Marilyn Meyerhoff
Sarah & Jake Davis
Seth A. & Beth S. Klarman
Steve & Constance Bernier
The Grubman Compton Foundation
The Honorable Ann Brown
The Kuehn Foundation
The Rose and Lee Epstein Family Giving Fund

For more information about joining the Leadership Circle, visit ihtmv.org/donate
OUR DONORS

$500,000 - $1,000,000
Elizabeth Harris
Massachusetts
  Department of Housing & Community Development
MassHousing
Seth A. & Beth S. Klarman

$100,000 - $499,999
Kuehn Charitable Foundation
Kathleen & Edward Ludwig
Thielsch Engineering
Town of Edgartown
(CPC) Town of Oak Bluffs
(CPC) Town of Tisbury
(CPC) Town of West Tisbury
Wyss Center for Innovation

$25,000 - $99,999
Anonymous
Betsy & Jesse Fink
Brush, Flanders & Moriarty
Delos Lander & Leslie Pearlson
Diana Barrett & Bob Vila
Elizabeth O'Connor & Jonathan Chatinover
Eric & Sheryl Berke
Howard & Elaine Miller
John Fisher & Jennifer Caldwell
Kokua Foundation
(formerly BasePoint Foundation)

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Catherine Samuels & Jeremy Henderson
Daphne Hoch Cunningham
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Betsy Cornwall
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Chimene Liburd
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Joan Lonergan & John Merrow
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Leah & Robert Rukeyser
Lee & Alec Sargent
Linda & Gerald Jones
Linehan Family Foundation
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Margaret & Peter Snajczuk
Mark & Gina Chudnow
Mary Beth West
Maya Harris & Tony West
Michele Norris Johnson & Broderick Johnson
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Nancy Haller
Rebecca Brewer & Keith Snedeker
Ruth Polchman & Richard Wagner
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Sandpiper Realty
Sharon & Tom Johnson
Spike Lee & Tonya Lewis Lee
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Susan Scheuer & Jonathan Lipnick
Susan Silk
Tania Zouikin
The Peter and Elizabeth C. Tower Foundation
The Phillipps Murray Foundation

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Becky & Marco Rivera
BeeBee Horowitz & Stuart Kendall
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Jennifer & Claude Amadeo
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Joan Nathan Gerson
Joanna McCarthy
Joanne Casper & Wendell Colson
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Summer Shades
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Susan Heilbron & Andrew Goldman

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William Coogan & Kim Matthews
William Peek, Jr.
Winthrop & Marilyn Minot

Meshacket Way Plans
GIFTS IN HONOR & IN MEMORY

Adam Green in honor of Happy Green
Alice & Rick Sullo in memory of Florence & E. Irene Larson
Alice Early in honor of John Early
Alicia M. Mozian in honor of Armen Hanjian
Amy Wolf & Bennett Baumer in honor of Wendy Wolf
Andra Oakes & Ed Huddleson in memory of John & Margery Oakes
Anonymous in honor of John Merrow
Barbara & Richard Margolius in honor of Carter & Mickey Wang
Barbara Grollimund in honor of John Merrow
Beatrice Phear Gift in honor of Suzanne S. Carlson
Betsy Cornwall in honor of Ben Zimmerman & Billy Dillon for their generosity
Carol & Richard Gross in honor of Arthur Obermeyer
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Cynthia & David Chamberlain in honor of Jim & Betsy Harris
Dan Larkosh in honor of John Merrow
David & Ann Vaughan in memory of Joyce DelTorto
David Cho in honor of Carter & Mickey Wang
Derrill Bassy & Joann Eccher in honor of HP Goldfield’s 70th Birthday
Diane & Paul Kreutschmann in honor of Carol & Fred Feiner
Don & Barbara McLagan in honor of Henry Yager
Donald Leopold in honor of Pam & Bill Craven
Dorothy Zug in honor of Bill Russell
Dorothy Zug in honor of Mary Alice Russell
Elizabeth Barrett in honor of John Merrow
Ellen Small in honor of Henry Yager
Eric Green & Carmin Reiss in honor of Phil Regan
Feiner Real Estate in memory of Gardner Brown
Frances Read in memory of Albert J. Read
Francis Garvey in honor of Joyce DelTorto
Gary Bruce Chadwell in honor of Bill & Pamela Craven
George & Sally Cohn in honor of Amy & David Crawford
Gerald Hass in memory of Terry Hass
Helen & Chad Vest in honor of Temple Grassi
James & Carol Goldman in honor of Andy Goldman & Susan Heilbrun
Jane Dreeben in honor of Lisa Herrick
Jill McMahon in memory of Joseph A. Sylvia
John & Martha Wolf Fund in honor of Wendy Wolf
John & Roslyn Goldman in honor of Andy Goldman & Susan Heilbrun
Joseph Frelinghuysen in honor of John Merrow
Joy & Douglas Kant in honor of Henry Yager
Judy Tennant in honor of The Pape/Dollenmayer’s Anniversary
Katherine Read & John Houston in honor of Matt & Christine Coffey, Dee Lander & Leslie Pearlson
Kay & Buck Goldstein in honor of Susan & Doug Sederholm
Kevin Hodges in honor of HP Goldfield
Lapman Family Fund in honor of Henry Yager
Laurie & Joe Turney in honor of Joyce Ann DelTorto
Lee Wolf & Jordan Cohen in honor of Wendy Wolf
Linda & Brooks Zug in honor of John Merrow
Lisa Catapano in honor of HP Goldfield
Makenzie Brookes & Christopher Anderson in honor of HP Goldfield’s 70th Birthday
Margaret & Gar Richlin in honor of Henry Yager
Margot & Doug Rothmann in honor of The Kloss Family & The Hummel Family
Marilyn & Wilkinson Marvel in memory of Jean Kay & Don Haberstich
Mark Hurwitz & Susan Puciu in honor of Hara Dretaki
Mary & Ray Gosselin in memory of Debra Cedeno
Michael & Andrea Norkus in honor of HP Goldfield
Michael & Janice Culbert in honor of John Merrow
Nancy & Joel Aronie in memory of Arnie Reisman
Nancy & Tony Winch in memory of Susan & Doug Sederholm
Nancy Evoy in honor of John Merrow
Nancy Langman in memory of Robert A. Dorwart M.D.
Nancy Langman in memory of Vincent Langman
Nancy Monahan in memory of Mr. S. Bailey Norton Jr. & Phoebe H. Norton
Pamela & David Young in honor of John Merrow
Patricia Lyman in honor of Elizabeth Eisenhaver & Paul Caval
Patricia Lyman in honor of John & Cindy Magnuson
Paul McGonagle in honor of Margo M.
Paul Shands in honor of Bora Islami
Paul Shands in honor of Juliet Mulinare
Peter Freeman in honor of Catherine Freeman
Peter Neumann in memory of Elizabeth Neumann
Philip Wallas in honor of Sarah & Laura Isenberg
Procter Smith Family in honor of Elaine Miller
Procter Smith Family in memory of Eleanor Ketcham
Professor Robert Mnookin in honor of Henry Yager
Professor Robert Mnookin in honor of John Merrow
Richard Kahan in honor of John Merrow
Robert & Elizabeth Pozen in honor of Henry Yager
Robert Merrow in honor of John Merrow
Rose Styron in honor of John Merrow
Ruozhou Ye in honor of Mickey Pearl
Shakti Reynolds in honor of John Early
Shelly Eckman in honor of Henry Yager
Shelly Eckman in honor of John Merrow
Simone Smith in honor of Mark A. R. Smith
SOCIAL IMPACT INVESTMENTS

The short-term Make It Happen Fund bridge financing and longer-term MV Future Financing permanent financing engages socially responsible community members and foundations to help reduce the cost of real estate development and operations.

MV FUTURE FINANCING

**Individual Investors**
- Anonymous
- Betsy & Jesse Fink
- Deborah & Andy Rappaport
- Diana Barrett & Bob Vila
- DMR Family Foundation
- Karen Kohlberg Davis & David Davis
- Seth A. & Beth S. Klarman
- Tom & Sharon Johnson
- Valerie Sonnenthal

**Institutional Investors**
- Martha’s Vineyard Bank
- MassHousing

MAKE IT HAPPEN FUND

- Anonymous
- Betsy & Jesse Fink
- Deborah & Andy Rappaport
- Diana Barrett & Bob Vila
- DMR Family Foundation
- Karen Kohlberg Davis & David Davis
- Seth A. & Beth S. Klarman
- Tom & Sharon Johnson
- Valerie Sonnenthal

MATCHING GIFTS

- Bright Funds Foundation - Marcia Abbott
- Hutchins Family Foundation - Catherine Samuels & Jeremy Henderson
- Mastercard - Diane & Paul Kretschmann

**Sue Jensen & Rob Schiller**
in honor of HP Goldfield

**Susan & Jay Kaufman** in honor of Henry Yager

**Susan & Marc Levine** in honor of Henry Yager

**Susan & Richard Winickoff**
in honor of Henry Yager

**Susan Berger** in honor of HP Goldfield’s 70th Birthday

**Susan Helgeson** in honor of Wendy Palmer

**Susan Spiro** in honor of Denis DaRosa

**Theodore Jochsberger & Deborah Wells**
in honor of James Porter

**Thomas C. Israel** in honor of John Merrow

**Tom & Carole Allen** in memory of Dorothy Gregory

**Tom Beauchamp & Ruth Faden**
in memory of Arnie Reisman

**Tracey Braun** in honor of John Merrow

**Wendy Wolf** in honor of Candy DaRosa & Michael Shalett

**Wiet & John Bacheller** in memory of Joyce Ann Del Torto
## LEADERSHIP CIRCLE
(multi-year pledges of $100,000 and over)

- Anonymous
- Betsy & Jesse Fink
- Delos Lander & Leslie Pearlson
- Diana Barrett & Bob Vila
- Edward & Kathleen Ludwig
- Elizabeth Harris
- Elizabeth O'Connor & Jonathan Chatinover
- Eric & Sheryl Berke
- Wyss Center for Innovation
- Howard & Elaine Miller
- John Fisher & Jennifer Caldwell
- Jonathan & Michaelene Durst
- Kokua Foundation (formerly known as BasePoint Foundation)
- Laura & David Ross
- Linehan Family Foundation
- Marni E. J. Grossman
- Polly Brown
- Natasha & Dirk Ziff
- Pamela & William Craven
- Sam Feldman & Marilyn Meyerhoff
- Seth and Beth Klarman
- Steve & Constance Bernier
- The Kuehn Foundation
- The Honorable Ann Brown

## SUSTAINERS CIRCLE
(multi-year pledges of $25,000 to $99,999)

- Carla & Mark Hutker
- Catherine Samuels & Jeremy Henderson
- Chimene Liburd
- Christine & Robert G. Cox
- Ellen Epstein & Ian Brownell
- James & Elizabeth Pickman
- James & Susan Snider
- Kathryn & Gregory Solomon
- Kay & Buck Goldstein
- Lapman Family Fund
- Lee & Alec Sargent
- Linda & Gerald Jones
- Lorre Beth Polinger & Donald L. Wertlieb
- Margaret & Peter Snajczuk
- Mark & Gina Chudnow
- Michaelene & Jonathan Durst
- Nelson Mechanical Design
- Sandpiper Realty
- Susan Eckstein & Paul Osterman
- Wendy Wolf

## SUPPORTERS CIRCLE
(multi-year pledges of under $25,000)

- Adam Axler & Hannah Copperman
- Amanda & Briggs Phillips
- Amy & Bill Clark
- Amy & Ted Gavin
- Andrew & Onnie Palmer
- Ann & Kenneth Baum
- Anne & Jonathan Mayhew
- Atheline Nixon
- BeeBee Horowitz & Stuart Kendall
- Bonnie & Sidney Franks
- Candace da Rosa
- Carol Bloomberg & Robert Lubran
- Caroline Flanders
- Carolyn & Philip Wallis
- Catherine Woolner & Dan Croteau
- Christine Potts
- Circles of Change Fund
- Colleen Morrison
- Diane & Walter Looney
- Dianne & Thomas Durawa
- Dr. Michael R. Jaff & Mrs. Debra Jaff
- Elaine & Dan Pace
- Elizabeth Volchkov
- Felice & Henry Yager
- Geoffrey Rose
- Ginger Norton & Doug Ruskin
- Gregory Jones
- Hara Dretaki & Keith McGuire
- Irina & Lang Gerhard Island Energy, Inc.
- Janice & Leo Frame
- Jason Nevarez
- Jennifer Marlin
- Jill Goodman
- Joan & Stephen Kass
- Joan Lonergan & John Merrow
- Jody & Treff LaFleche
- John Abrams & Kimberly Angell
- Jon & Christine Snyder
- Joy & Douglas Kant
- Judith & Fred Mopsik
- Judith & Robert Maynes
- Julia Livingston
- Linda Pape & David Dollenmayer
- Lisa Argrette Ahmad & Zubaid Ahmad
- Lolly Delli-Bovi & William Zucker
- Lori & Bill Bernstein
- Lorraine Bressler
- Makenzie Brookes & Christopher Anderson
- Margaret Harrison & Wayne Johnson
- Maria Krokidas & Bruce Bullen
- Mark Chudnow
- Marlene & Theodore Parker
- Martha & Michael Klein
- Martha Solinger
- Mary Breslauer & Rebecca Haag
- Mary Elizabeth Pratt & Philip Scipio
- Mary Kate & Richard Bluestein
- Maurice Sykes
- Meredith & John Goldthwait
- Mrs. Judith Wasserman
- O'Brien Property Management, Inc.
- Paula & Bob Crane, Crane Appliance
- Peter Freeman
- Philip & Deborah Regan
- Philippe Jordi & Randi Baird
- Richard & Pia Leonard
- Robert & Erica Mason
- Robert & Mary Ann
- Ranali Robert & Rebecca Rosenbaum
- Robert Wilcoxson
- Roberta & Edward Scallet
- Sharon & Tom Johnson
- Sharon Strimling
- Sheila & Chris Morse
- Stephanie & Ken Roache
- Susan Phelps
- Susan Silk
- Thomas McMahon
- Valerie Sonnenthal
- Victoria Schilling
- Wendy Harman
- Wendy Mariner & John Nagurney
- William Lake & Morgan Hodgson

## PINCKNEY LEGACY CIRCLE

- Anonymous (2)
- Jeri Dantzig
- Lorraine & Napoleon Pinckney
- Robert Dudley Harrington
- Wendy Andrews
OUR COMMUNITY SUPPORT

BUSINESS SUPPORTERS

7s Foods
Abrou Housecleaning
Affirmative Investments
Anansi Hayes Media
Arletta Charter Photography
Barbara Lampson Land Design
Bay State Leisure Homes
Beetlebung Arborists
Big Sky
Bill Seaborn and the Building Trades class at MVRHS
Billy Dillon
BrightBuilt Homes
Brisette Electric
Brush, Moriarty & Flanders LLC
Camp Jabberwocky
CapeBuilt
Cape Cod Five Cents Savings Bank
Chef Deon
Chris Sterry
Contour Landscaping
Craig Saunders Environmental
Crane Appliances
Cronig’s Market
Crone-Ashley Landscape Architects
daRosa’s Martha’s Vineyard Printing
DTALS Tree Service
Dukes County Regional Housing Authority
El Gato Grande
Emily Day
Fabricio Sornas Painting
Farm Neck Golf Club
FIT Insulation
Friends of WMVY
FSS Fire Suppression Systems
GHP Media
Gino Mazzaferro
Good Neighbor Fence Co.
Harry Parris
Holmes+McGrath Engineering
Horiochi & SOLien Landscape Architects
Island Timber
Island Water Source
Jardin Mahoney
John Lolley PE Engineering
JSR Adaptive Energy Solutions
Karen Overtoom RE
Keith Fenner Excavation
Kent Healey, RIP
Kevin P. Martin & Associates PC
Klean Tu LLC
Lawyers Clearinghouse
LDA Architects LLP
Little House Café
Marc Baumhofer
Mark Halperin
Marques Carpentry
Martha’s Vineyard Bank
Martha’s Vineyard Engineering & Design
Martha’s Vineyard Film Festival
Martha’s Vineyard Insurance
Martha’s Vineyard Regional High School
Martha’s Vineyard Sound
Martha’s Vineyard Times
Matthew Dix and IGI
Medeiros Excavation & Landscape
Morrice Florist
Mueller Plumbing
Nelson Mechanical Design
Nixon Peabody
O’Brien Property Management
Parker Carpet
Plumbers Supply Company
Randi Baird Photography
Rob Gilbert Electric
Rockland Trust
Roger Lewis & Associates
S&W Drywall
Sampaio Roofing
Sashin Drywall
Schofield, Barbini & Hoehn Inc.
Sebastian Hiatt
Sounder Alarm Systems
Susan Feller
Timeless Stone
Tisbury Board of Health
Tisbury Fire Department
Tisbury Planning Board
Tisbury Printer
Tisbury Police
Union Studio Architecture & Community Design
Vineyard Assembly of God
Vineyard Gazette
Vineyard Home Center
Vineyard Land Surveying and Engineering
Vineyard Plumbing Supply
Wagner Pereira Electric
WGBH
White-Lynch Corp.
Willet Electric

BUSINESS SUPPORTERS 2021 Summer Benefit Campaign
Candy DaRosa & Michael Shalett
Christopher Anderson
Delos Landers & Leslie Pearlson
Doug Ruskin
Elaine & Dan Pace
Elaine Miller
Ellsworth-Maxwell Family
Feiner Real Estate
Jeremy Henderson
Joanna McCarthy
Liz Volchok
Paige Leahy
Pamela Scott
Philippe Jordi
Point B Realty
Richard Leonard
Sandpiper Realty
Susan Eckstein
Sophia Welch
Ted & Amy Gavin
Trey Rasmussen
Victoria Haeselbarth
Wendy Wolf
William & Pamela Craven

WORKFORCE HOUSING PARTNERSHIP

Brush, Flanders & Moriarty
Cape Cod Five
Cape Cod Five Savings Bank
Feiner Real Estate
Island Source
Nelson Mechanical Design
Nobcocket Boutique Inn
Rockland Trust
Vineyard Self Storage
Supporting IHT brings happiness to our community.”

Sam Feldman,
Founding IHT Leadership Circle Member
You can get involved and help create more permanently affordable workforce housing.

Here are all the ways you can help.

• Become a Partner
• Donate
• Participate in the Community Investment Tax Credit program
• Make a Legacy gift or pledge
• Join the Leadership Circle
• Invest in the Make It Happen Fund
• Volunteer

Elissa Turnbull & daughters, IHT Homeowner and IHT staff member
PARTNERSHIPS

We are proud to be affiliated and partners with the below organizations. Their advice, leadership and support make our work possible.