



## Opportunities for Impact

Since 2006, IHT has created 156 permanently affordable rental and ownership homes for working Island families. Our bold Vision 2025 strategic plan seeks to create an additional 150 homes by the end of 2025. With 33 homes completed in the first three years of our five-year campaign, we're well on our way to reaching our goal. We must now raise a total of \$7.2 million in private donations to leverage \$7.4 in town funding and \$67 million in state funding to develop an additional 142 homes (124 rentals and 18 ownership) in five island towns, totaling \$103 million in project costs.

### Tackenash/Southern Tier, Oak Bluffs

IHT is partnering with the Town of Oak Bluffs & Affirmative Investments on this neighborhood of 60 rental apartments & community center for low & moderate-income Island residents & their families on town-owned land next to the YMCA. Groundbreaking anticipated Winter 2025.

**Total Development Cost: \$45.2M**

Permanent Mortgage (Rentals): \$8M

Public Grants Projected: \$35.4M

**IHT Donations Needed: \$1.8M**



### Meshacket Commons, Edgartown

IHT is partnering with the Town of Edgartown and Affirmative Investments on this neighborhood of 36 rental apartments, 4 ownership homes and a community center for low and moderate-income Island residents and their families on town-owned land near downtown Edgartown. Groundbreaking anticipated Fall of 2024.

**Total Development Cost: \$34.2M**

Home Sales: \$1.3M

Permanent Mortgage (Rentals): \$4.4M

Public Grants Secured: \$27.3M

**IHT Donations Needed: \$1.2M**



### Veterans' Housing at Bellevue, Oak Bluffs

IHT is partnering with the Town of Oak Bluffs and Cape & Islands Veterans Center (CIVOC) to create 12 rental apartments and a community room on town-owned land for low to moderate-income Island veterans. Once completed, CIVOC will manage the development and provide wraparound supportive services to the veterans.

**Total Development Cost: \$6.9M**

Permanent Mortgage: \$850,000

Public Grants Projected: \$5.2M

**IHT Donations Needed: \$900,000**

**IHT Financing Needed: \$850,000**



To learn more about ways to make a multi-year pledge donation or a social impact loan, please contact Erin Hepfner, Advancement Manager at 508-693-1117 or [ehepfner@ihtmv.org](mailto:ehepfner@ihtmv.org)

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### 401 State Road, West Tisbury

IHT is partnering with the Town of West Tisbury on a neighborhood of *8 rental apartments* on town-owned land for low and moderate-income Island residents, centrally located near the North Tisbury shopping district and post office.

**Total Development Cost: \$5.5M**

Permanent Mortgage: \$1.68M

Public Grants Projected: \$2.8M

**IHT Donations Needed: \$1M**

**IHT Financing Needed: \$1.7M**



### Cat Hollow, Tisbury

IHT has purchased land centrally located in Vineyard Haven where it will build *2 affordable and 4 workforce ownership homes* in three duplexes using a successful IHT neighborhood design. The Vineyard Transit Authority has purchased the existing house on the property for employee housing.

**Total Development Cost: \$5.2M**

Home Sales: \$3.48M

Public Grants Secured: \$711,000

**IHT Donations Needed: \$1M**



### School Employee Housing, West Tisbury

IHT was donated a 3-acre property to develop a neighborhood of *8 rentals* for municipal school employee housing off Old Court House Road in West Tisbury.

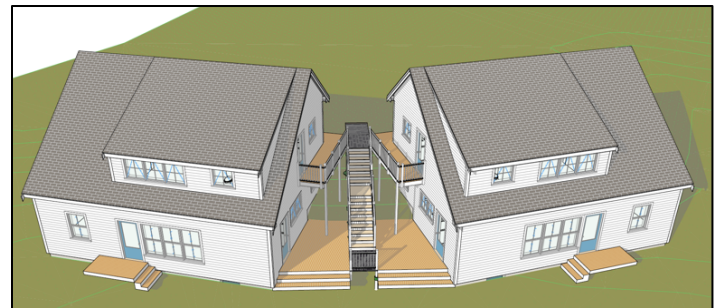
**Total Development Cost: \$5.6M**

Permanent Mortgage: \$1.7M

Public Grants Projected: \$3.3M

**IHT Donations Needed: \$1.26M**

**IHT Financing Needed: \$1.7M**



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