

ISLANDHOUSINGTRUST

Opportunities for Impact

Since 2006, IHT has created 162 permanently affordable rental and ownership homes for year-round working Island families. Our 2025 Strategic Plan calls for an additional 150 permanently affordable year-round homes. We've surpassed our goal with 43 homes completed and 142 homes in construction and pre-development. To complete these homes, we must raise an additional \$7.2 million in private donations to leverage \$6.2 million in town funding and \$67 million in state funding.

Tackenash Knoll, Oak Bluffs

IHT is partnering with the Town of Oak Bluffs and Affirmative Investments to create this neighborhood of 60 rental apartments and a community center for low and moderate-income year-round residents on town-owned land next to the YMCA. Groundbreaking June 2025.



Total Development Cost: \$49.9M

Permanent Mortgage (Rentals): \$8.2M

Public Grants Projected: \$39.9M

IHT Donations Needed: \$1.8M

Meshacket Commons, Edgartown

IHT is partnering with the Town of Edgartown and Affirmative Investments to create this neighborhood of 36 rental apartments, 4 ownership homes and a community center for low and moderate-income year-round residents on town-owned land near downtown Edgartown. To be completed winter 2026.



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 the Cape & Islands Veterans Outreach Center (CIVOC) to create 12 rental apartments and a community room on town-owned land for low and moderate-income Island veterans. Once completed, CIVOC will manage the neighborhood and provide comprehensive services for the veterans.



Total Development Cost: \$7.9M

Permanent Mortgage: \$738,000

Public Grants: \$6.3M

IHT Donations Needed: \$900,000

IHT Financing Needed: \$850,000

To learn about making a multi-year pledge, donation, or a social impact loan, please contact Erin Hepfner, Advancement Manager, at 508-693-1117x 8 or ehopfner@ihtmv.org
IHTMV.ORG | P.O. Box 779 West Tisbury, MA 02575

Opportunities for Impact

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 year-round residents. The neighborhood will be centrally located near the North Tisbury shopping district and post office.

Total Development Cost: \$6M
 Permanent Mortgage: \$1.6M
 Public Grants Projected: \$3.86M
IHT Donations Needed: \$536K



Cat Hollow, Tisbury

IHT has purchased land centrally located in Vineyard Haven where we 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: \$600,000
IHT Donations Needed: \$1M



School Employee Housing, West Tisbury

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

Total Development Cost: \$5.6M
 Permanent Mortgage: \$1.7M
 Public Grants Projected: \$2.5M
IHT Donations Needed: \$1.26M
IHT Financing Needed: \$1.7M



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