Opportunities for Donor Impact: How You Can Help

Since 2006, IHT has created 210 permanently affordable rental and ownership homes for year-round working Island families. Our 2030 Strategic Plan calls for an additional 200 permanently affordable year-round homes. We're on track to achieving our goal with 100 homes in construction and pre-development over the next two years.

Our goal is to raise $20 million in private donations over the next five years to leverage $80 million in competitive town and state funding to complete the next 200 homes.

Social impact investments are critical for our project financing. Private investors enter into 5-year Make It Happen Fund (MIHF) lines of credit to provide short-term financing for acquisition and construction and 10-year MV Future Financing (MVFF) to mortgage our rental properties. To complete the 100 homes that are in construction and predevelopment, we must raise $3.1 million in MIHF five-year lines of credit and $6.1 million in MVFF 10-year participation loans from private investors.

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. Currently under construction.

Total Development Cost: $49.9M
Mortgage Financing: $8.2M
Public Grants Projected: $39.9M
IHT equity committed: $1.78M **Remaining need: $170,000**

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. Groundbreaking October 2026.

Total Development Cost: $8.7 M
Mortgage Financing: $900,000
Public Grants: $6.4M
IHT & CIVOC equity committed: $1.4M **Remaining need: $105,000**

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. Currently under construction.

Total Development Cost: $6.8M
Mortgage Financing: $1.4M
Public Grants Projected: $4.3M
IHT equity committed: $1.1M **Remaining need: $350,000**

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

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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. Estimated groundbreaking winter 2026.

Estimated Total Development Cost: $5.8M
MIHF Financing & Home Sales: $3.6M
Public Grants Projected: $1.4M
IHT equity committed: $766,000 **Remaining need: $336,000**

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 Courthouse Road in West Tisbury. Estimated groundbreaking fall 2027.

Total Development Cost: $6.0M
MIHF & MVFF Financing: $2.6M
Public Grants Projected: $1.9M
IHT equity committed: $1.1M **Remaining need: $1.1M**

Leland Avenue, Vineyard Haven

IHT purchased an undeveloped lot in Vineyard Haven after securing a special permit from the Tisbury Planning Board to develop a duplex. The Meshacket Commons duplex design is being reused here. These two ownership opportunities are currently under construction. Anticipated completion February 2027.

Total Development Cost: $1.6M
Home sales: $975,000
Public Grants: $461,000
IHT equity committed: $175,000 **Remaining need: $175,000**

Carl Widdiss Way II, Aquinnah

Two duplexes will be added to the existing Aquinnah Town Center Apartments (completed in 2024) on Carl Widdiss Way. Nearly identical in design, the newest two duplexes will be the final affordable housing component of the Aquinnah Town Center Master Plan. Within the 4 apartments, there will be two 1-bedroom and two 2-bedroom apartments. The construction timeline is yet to be determined, with an estimated total project cost of $2.7M.

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