



Chilmark CPC Application, October 24, 2023
401 STATE ROAD, 55+ HOUSING
TABLE OF CONTENTS

1. APPLICATION + NARRATIVE
2. PROFORMA & OPERATING BUDGET
3. LETTERS OF SUPPORT
4. TIMELINE
5. MAP
6. PRELIMINARY SITE PLAN
7. BIO – TERI BERNERT
8. BIO – UNION ARCHITECTS

Chilmark Community Preservation Committee
Application for CPA Funds

1. Project Outline: Please provide written answers to the following questions and email a pdf (preferred) or submit your application to:

Email: Carolyn Stoeber at cstoeber@chilmarkma.gov

Mail to: Community Preservation Committee
PO Box 119, Chilmark, MA 02535

In person: Chilmark Town Hall at 401 Middle Road, Chilmark

2. Application Information: *Please be sure to include the following information with your application:*

a. *Project Title*

55+ Housing at 401 State Road, West Tisbury

b. *Applicant/Contact Person and Sponsoring Organization, if applicable*

Island Housing Trust (IHT) Philippe Jordi, CEO

c. *Mailing address, email address, phone number*

P.O. Box 779 West Tisbury, MA 02575
info@ihtmv.org
(508) 693-1117

3. Project Category: *Which of the following CPA fund categories apply to your application and project -- more than one category may apply: Open Space Preservation; Historic Resources Preservation; Community Housing; Open Space-Parks & Recreation. Please explain how your project meets the criteria for the CPA fund categories you are requesting.*

The 401 State Road project applies to the CPA Community Housing category. The project will provide the first neighborhood of permanently affordable rental housing opportunities for island residents 55+. This project achieves this goal by designing and building 9 rental apartments and a shared community room within 5 duplex buildings.

4. Funding Scope: *What is the total cost or budget of your project – please provide itemized substantiation for the cost. If this is a large construction project, please provide a detailed professional cost estimate. How much CPA funds are you requesting and how much from each category? Please outline the sources and amounts of all funds for your project—both CPA and non-CPA sources.*

The estimated project costs of the 9 rentals at 401 State Road is \$4,955,748.

Sources of private and public funds are:

- \$132,520 from the Town of Edgartown CPC,
- \$70,680 from the Town of Tisbury CPC,
- \$12,160 from the Town of Aquinnah CPC,
- \$42,400 from the Town of Chilmark CPC

- \$1,056,480 from the West Tisbury CPC, and
- \$85,760 from the Oak Bluffs CPC.
- \$2,093,912 in mortgage financing
- \$781,836 in Island Housing Trust Equity
- \$500,000 in EOHLC Small Town Rural Development Funds
- \$180,000 in CLC and MassSave Rebates

Please see the attached financial proforma and construction cost estimate.

5. *Goals: What are the specific objectives of the project? Who will benefit and why? Why are you seeking Chilmark CPA funds?*

IHT is requesting \$42,400 in Chilmark CPA funding as part of a total request of \$1.4 million to all 6 island towns, to help pay for the construction of 9 rental apartments with the objective of serving the island residents 55+ and their families. In exchange for the grant funding, preference to a Chilmark 55+ resident will be given for one of the 9 apartments for residents earning 100% or less of the area median income.

IHT is proposing to build 9 rental apartments and a shared community room benefiting island-wide 55+ residents on land that will be ground-leased from the Town of West Tisbury. IHT is currently in the planning and design process with an architectural and engineering team to build a neighborhood of two 2-bedroom and seven 1-bedroom apartments and a shared community room with a kitchen and ½ bath. This neighborhood will provide livable, energy efficient, and accessible rental housing for residents who are 55+. Once constructed, IHT will contract with the Dukes County Regional Housing Authority (DCRHA) to provide rental and property management services.

The 3.1-acre project site is located at the corner of Lamberts Cove Road and State Road. The site will be served by well water and an on-site septic system. Site access will be from Lamberts Cove Road, which minimizes traffic on State Road. A 50-foot forested buffer will be retained around the building site providing privacy for residents and abutters.

IHT has the objective that all structures will be designed to be energy efficient, sustainable, all-electric and oriented to maximize solar generation. The site will be 100% visitable with two units being fully accessible. Each unit will have laundry and storage.

6. *Community Need and Support: Why is the project needed? Does it address needs outlined in existing Town or regional plans—such as master plans? What is the nature and level of community support for the project? How have you solicited public input and what public feedback have you received in support of your project?*

The 401 State Road project will provide 55+ housing for island residents and their families to age in place. There is a growing need on the island for housing for residents 55+, providing affordable, low maintenance and accessible rentals for the older active lifestyle that allows ‘aging in place’. According to the 2021 American Community Survey (ACS), 41.3% of Dukes County residents were 55 and older, a 12% increase from 2010. The largest segment of older residents is between 55-74, representing 32.5% of the population, increasing from 20% in 2010, illustrating the growing demand for “active” age-restricted rental housing.

There is a very limited number of multi-family rental housing units on Martha's Vineyard as outlined in town and Dukes County plans. Only 1.5% of the Island's total housing stock (11,604 units) consists of

larger multifamily rental buildings of more than 5 units. There is a substantial demand for affordable rental units. The creation of 9 permanently affordable rental apartments 401 State Road in West Tisbury will help address the significant need for permanent homes for residents 55+ and their families on Martha's Vineyard.

The need for affordable rental housing island-wide has been well documented. The Martha's Vineyard Housing Needs Assessment updated in 2020, recommends the creation of 50 units of affordable community housing per year, with 20% for affordable homeownership and 80% for year-round rental housing serving those earning 60% or less of the area median income - our most vulnerable population. The DCRHA has certified 296 households on their rental housing waitlist island-wide.

Please see the attached support letter from Healthy Aging Martha's Vineyard outlining that as rental properties diminish, many adults lose their housing as they downsize from their single-family homes, forcing them to move off the island.

There has been no opposition to this project by any island boards or committees. IHT has begun the permitting process and is working with MVC and the Planning Board to minimize impact on neighbors, maintaining as much natural treed landscape as possible.

IHT has been providing outreach to neighbors to include abutters in the conceptual design process for the project to ensure compatibility with the neighborhood and the island's vernacular architecture.

Affordable Housing Committees island-wide are in support of the project (please see the attached support letters from the AHC's).

7. *Timing: Please provide a detailed project timeline from start to finish. When will you need Chilmark CPA funds? Please understand if your project is recommended to voters and approved, the Committee prefers to reimburse paid project expenses with proof of payment before releasing the CPA public funds.*

The Town of West Tisbury issued an RFP for the town owned 401 State Road property specifically to build affordable housing for the Island's 55+ community. IHT responded and was awarded the project and will be entering into a 99-year ground lease with the town upon construction closing. In June 2023, IHT hired an architectural and engineering team to start conceptual design. Permitting from the Planning Board (Multi-Family Zoning) and the MVC will take place in the fall of 2023 with permits secured by the end of the year. Design Development and Construction Documents are currently being started with completion in March 2024. Contractor bidding will occur in April and May 2024, with construction starting in July 2024 and construction completion in July 2025. An agreement will be entered into with the DCRHA for property and rental management services prior to the apartments being occupied by income-qualified tenants in the summer/fall of 2025. *See attached timeline.*

8. *Other Information: Please provide any additional information such as sketches, renderings, plans, photos, designs, feasibility reports.*

Please see the attached conceptual site and unit plans prepared by the architect Union Studios.

9. *Permits: Please provide evidence that the project does not violate any Town bylaws. Is approval required from the Martha's Vineyard Commission?*

IHT will obtain permits through the West Tisbury Planning Board Multi-Family zoning and concurrence with MV Commission's Water Quality Policy.

IHT was designated as developer of the 401 State Road by vote of the West Tisbury Select Board on August 17, 2022. This designation allows IHT to enter into a Land Disposition Agreement for the property that will outline the terms of a 99-year ground lease that will be executed at closing. See attached designation letter from The Town of West Tisbury confirming IHT selection as developer of the 401 State Road property.

- 10. Deadlines for April 2024 Annual Town Meeting: Your attendance is required for the CPC meeting and public hearing to answer any questions.
 - a. Receive completed application (email pdf preferred): October 24, 2023, at noon
 - b. CPC Public Hearing: tentatively October 30, 2023, at 5pm

401 State Road - 9 Rental Units & Common Facility

Project Budget & Operating w/ 3-80% 6-100% AMI

Date: 9.20.2023

| Project Summary | | Unit Break Down | | | | Rent | Utility Allowance | Rent |
|--------------------------------|-------|-----------------|-----------------|-----------|-----------|-----------|-------------------|--------------|
| Total Units | 9 | No. Units | Unit Type | No of BRs | Unit Size | Monthly** | Assume Solar | Annual Total |
| Total Gross SF of new const | 6,447 | 2 | 1-bedroom 80% | 2 | 605 | 1,878 | 135 | 45,072 |
| | | 1 | 2-bedroom 80% | 2 | 806 | 2,253 | 162 | 27,036 |
| | | 5 | 1-bedroom 100% | 5 | 605 | 2,342 | 135 | 140,520 |
| | | 1 | 2-bedroom 100% | 2 | 806 | 2,811 | 162 | 33,732 |
| | | 1 | Community House | 1 | 600 | | | - |
| No. Parking spots | 10 | 10 | | 12 | | | | 246,360 |
| Construction time line, months | 12 | | | | | | | |

PROJECT SOURCES

Total

Construction Loan 950,000

Permanent Sources

Permanent Sources

Permanent debt 2,093,912

EOHLC STRD funding 500,000

IHT 781,836

Cape Light Compact/MassSave 180,000

CPA - 6 Towns 1,400,000

4,955,748

PROJECT USES

Per/Unit

SF

| | | | |
|---|------------------|----------------|------------|
| Acquisition Cost* | 100 | 11 | |
| Hard Costs | | | |
| New Construction | 3,650,000 | 405,556 | 566 |
| Site Work (demo, septic, wells, grading, parking, lan | 386,820 | 42,980 | 60 |
| Hard Cost Contingencies | 365,000 | 40,556 | 25 |
| Total Hard Costs | 4,401,820 | 489,091 | 651 |
| Soft Costs | | | |
| Clerk of the Works | 45,000 | 5,000 | |
| Construction Financing | 15,000 | 1,667 | |
| Architectural & Engineering | 283,728 | 31,525 | |
| Survey & Permits | 40,000 | 4,444 | |
| Taxes & Insurance | 12,000 | 1,333 | |
| Legal & Title | 15,000 | 1,667 | |
| Marketing | 14,400 | 1,600 | |
| Soft Cost Contingency | 33,900 | 3,767 | |
| Total Soft Costs | 459,028 | 51,003 | 71 |
| Subtotal Development Cost | 4,860,948 | 540,105 | 754 |
| Rental Property Reserve | 54,800 | 6,089 | 9 |
| Developer Overhead | 20,000 | 2,222 | 3 |
| Developer Fee | 20,000 | 2,222 | 3 |
| Total Development Cost | 4,955,748 | 550,639 | 769 |

**TOWN OF CHILMARK
Housing Committee
Chilmark Town Hall
401 Middle Road
P.O. Box 119
Chilmark, MA 02535**

September 20, 2023

Community Preservation Committee
Chilmark Town Hall
401 Middle Road
Chilmark, MA 02535

Re: CPC Funding Request –Veteran’s Supportive Housing, 55+ Housing, and School Employee Housing

Honorable Committee Members:


This letter is to express our strong support of Island Housing Trust's applications for Community Preservation Act funding totaling \$169,600 for three island-wide Housing Initiatives:

- Veteran’s supportive housing at Bellevue Avenue in Oak Bluffs providing twelve one-bedroom units to support the island’s Veteran population-\$53,000
- School employee housing 48 Old Courthouse Road in West Tisbury to provide 8 critically needed affordable apartments to support the island’s educational employees-\$74,200
- Over 55 housing at 401 State Road in West Tisbury to provide affordable age-in-place apartments-\$42,400

Island Housing Trust is committed to expanding affordable housing opportunities and we are excited to join them in making these projects, which benefit island-wide residents, a success.

Please contact me with any questions.

On behalf of the Committee,

DocuSigned by:

Chair
B8E69C8179004E8...



TOWN OF EDGARTOWN
Edgartown Affordable Housing Committee

70 Main St. PO BOX 1065
Edgartown, Massachusetts 02539

TELEPHONE:
(508) 627-6178
FAX:
(508) 627-6123
E-MAIL:
affordable@edgartown-ma.us

Chairman: Mark Hess
Vice-Chairman: Jason Mazar-Kelly
Cornelius Moriarty, Christine White, Melissa Vincent, Maria Ventura, Casey O'Connor

September 20, 2023

Edgartown Community Preservation Committee
Edgartown Town Hall
70 Main Street
Edgartown, MA 02539

Reference: CPC Funding Request – Veteran’s Supportive Housing, 55+ Housing, and School Employee Housing

Honorable Community Preservation Committee Members:

On behalf and with the full support of Edgartown Affordable Housing Committee, this letter is to express our strong support of Island Housing Trust applications for Community Preservation Act funding totaling \$530,080 for the following projects.

Three Island-Wide Housing Initiatives:

1. Veterans Supportive Housing at Bellevue Avenue in Oak Bluffs providing 12 one-bedroom rentals to support the Island’s Veteran population - request of \$165,650.
2. School Employee Housing at 48 Old Courthouse Road in West Tisbury to provide eight (8) critically needed rentals to support the Island’s School Employees - request of \$231,910.
3. Over 55 housing at 401 State Road in West Tisbury to provide affordable Age-In-Place Rentals - request of \$132,520.

Island Housing Trust is committed to expanding affordable housing opportunities and Edgartown Affordable Housing Committee are excited to join them in making these projects a success.

Please contact me with any questions.

Sincerely,

Mark Hess
Chairman
Edgartown Affordable Housing Committee

TOWN OF TISBURY
Affordable Housing Committee
P.O. Box 1239
Vineyard Haven, MA 02568

September 15, 2023

Community Preservation Committee
Tisbury Town Hall
51 Spring Street
Vineyard Haven, MA 02568

Re: CPC Funding Request –Veterans Supportive Housing, 55+ Housing, and School Employee Housing

Honorable Committee Members:

On Monday September 19, 2023, The Tisbury Affordable Housing Committee voted unanimously to strongly support the Island Housing Trust's applications to the Community Preservation Act funding totaling of \$282,720 for the following three projects:

Three Island-Wide Housing Initiatives:

1. Veterans supportive housing at Bellevue Avenue in Oak Bluffs providing 12 one-bedroom units to support the Island's Veteran population. Request of \$88,350.
2. School Employees Housing at 48 Old Courthouse Road in West Tisbury to provide eight (8) critically needed affordable apartments to support the Island's Educational Employees .Request of \$123,690.
3. Age restricted over 55 housing at 401 State Road in West Tisbury to provide affordable age-in-place apartments. Request of \$70,680.

Island Housing Trust is committed to expanding affordable housing opportunities and the Tisbury Affordable Housing Committee members are excited to join them; in making these beneficial projects to the Island-wide residents a success.

Please contact me with any questions.

On behalf of the Tisbury Affordable Housing Committee,

DocuSigned by:

Victor Capaccia, Chairman

**TOWN OF WEST TISBURY
Affordable Housing Committee
West Tisbury Town Hall
P.O. Box 278
West Tisbury, MA. 02575**

October 4th, 2023

Community Preservation Committee
West Tisbury Town Hall
P.O. Box 278

Re: CPC Funding Request –Veteran’s Supportive Housing, 55+ Housing,
and School Employee Housing

Dear Committee Members:

This letter is to express our strong support of Island Housing Trust's applications for Community Preservation Act funding totaling \$1,925,920 for the three Island-Wide Affordable Housing Initiatives:

- Over 55 housing at 401 State Road *in West Tisbury* to provide nine affordable age-in-place apartments-\$1,056,480
- Veteran’s supportive housing at Bellevue Avenue in Oak Bluffs providing twelve one-bedroom units to support the island’s Veteran population-\$70,600
- School employee housing 48 Old Courthouse Road in West Tisbury to provide 8 critically needed affordable apartments to support the island’s educational employees-\$798,840

Island Housing Trust is committed to expanding affordable housing opportunities and we are excited to join them in making these projects that benefit island-wide residents a success.

Please contact me with any questions.

On behalf of the Committee,


Jeffrey DuBard
Chair, Affordable Housing Committee



Aquinnah Community Preservation Committee

955 STATE ROAD AQUINNAH, MASS 02535 TEL: 508-645-2300

9/27/23

Dear friends at IHT,

On behalf of the Aquinnah CPC, we look forward to seriously considering your request for our share of Island-wide funding support for the three vital affordable housing efforts you are currently embarking on: veteran's support housing, school employee housing, and elder-focused housing.

Based on extensive experience with the Aquinnah CPC's priorities, I expect strong support from the CPC membership as well as from Town Meeting voters for all three requests.

As the "little guy" on the Island, Aquinnah understands clearly the value of Island-wide CPA efforts, and has consistently voted in favor of those at each opportunity. We have also benefited mightily ourselves from CPA support from the other Island Towns. We are firm believers that there is so much more we can do by pooling our energy and our funds towards these efforts that preserve our shared Island community. ...(Say "amen" somebody!)

Let me also add that in terms of the total amount IHT is requesting from Aquinnah, it will not only be a priority, but pragmatically speaking, it is an amount that should be able to fit within our projected funds for the upcoming fiscal year without a problem.

Thanks again for all your efforts on Aquinnah's behalf, as well as for our Island as a whole. Onward!

Derrill Bazzy
Chair, Aquinnah CPC
Email: <dbazzy@vineyard.net>
Cell: (508)-560-0548



AFFORDABLE HOUSING COMMITTEE

TOWN OF OAK BLUFFS

PO Box 1327, OAK BLUFFS MA, 02557 * EMAIL: AHC@OAKBLUFFSMA.GOV

October 20, 2023

Community Preservation Committee
56 School Street
Oak Bluffs, MA 02557

Chair Hughes,

The Town of Oak Bluffs and the Oak Bluffs Affordable Housing Committee (AHC) are making significant progress in creating affordable housing for Oak Bluffs residents. The CPC is critical in subsidizing local, state, and private funding, ensuring affordable housing is successfully built and occupied. The 2025 CPC cycle is a vital point in moving forward in realizing additional homes in our community. The AHC recommends the following funding priorities for your consideration.

Oak Bluffs has awarded two major affordable housing projects that will be in the middle of construction in 2025 and will add 72 new affordable units. We request that these two projects be your highest priority, considering bonding to fund affordable housing projects fully.

- The Southern Tier is the largest housing project on the Island, adding 60 units. The project is fully permitted and ready to start construction in Spring 2024. The wastewater expansion now allows the construction of all 60 units in one phase, bringing more homes faster to the community.
- The Veteran Supportive Housing offers 12 apartments to qualified, deserving Veterans. In conjunction with Community Services and the Cape and Island Veteran Outreach Center, residents will receive education, employment, counseling, and health services as part of being a resident. The project is in the permitting phase and expected to break ground in Fall 2024.

We encourage CPC's continued support of rental assistance and affordable rehabilitation programs that allow town residents to remain in affordable living situations. In addition, we encourage your support of Habitat for Humanity homeownership opportunities, West Tisbury's senior living and school employee housing, and other non-profit efforts to meet our special populations' needs.

We thank you and the CPC for consideration of our recommendations and request to support the housing shortage Oak Bluffs residents face.

K. Mark Leonard
Chairman, Affordable Housing Committee
Town of Oak Bluffs



September 29, 2023

Re: CPC Funding Request –55+ Housing @ 401 State Road, West Tisbury

Greetings,

I am writing this letter to express Healthy Aging Martha's Vineyard support for the development of 9 rental apartments and a community room for residents 55 years and older at the town owned property at 401 State Road in West Tisbury.

As Executive Director of Healthy Aging, I am well aware of the need to expand housing options for Older Adults and this project will make progress in addressing this need.

One in three Island residents are 60+ and over 40% continue to be employed in some fashion. The contribution of our Older Adults to our island community is enormous with over 50% of Older Adults volunteering, with an economic annual value of \$28M.

For home-owning Older Adults, they have limited options for downsizing (except to move off-island) from their single family homes, which are now too large and expensive to maintain. One in three of our Older Adults lives alone, oftentimes in significant isolation.

As our inventory of rental properties diminish, I hear frequently from Older Adults they have lost their housing and have virtually no options to continue to live here.

These 9 apartments and community room represent a new and much needed option – with a neighbor-friendly feel – to keep our Older Adults enjoying and contributing to our community. The community room will be a wonderful asset to host events to enrich the lives of the residents and more broadly our entire island community.

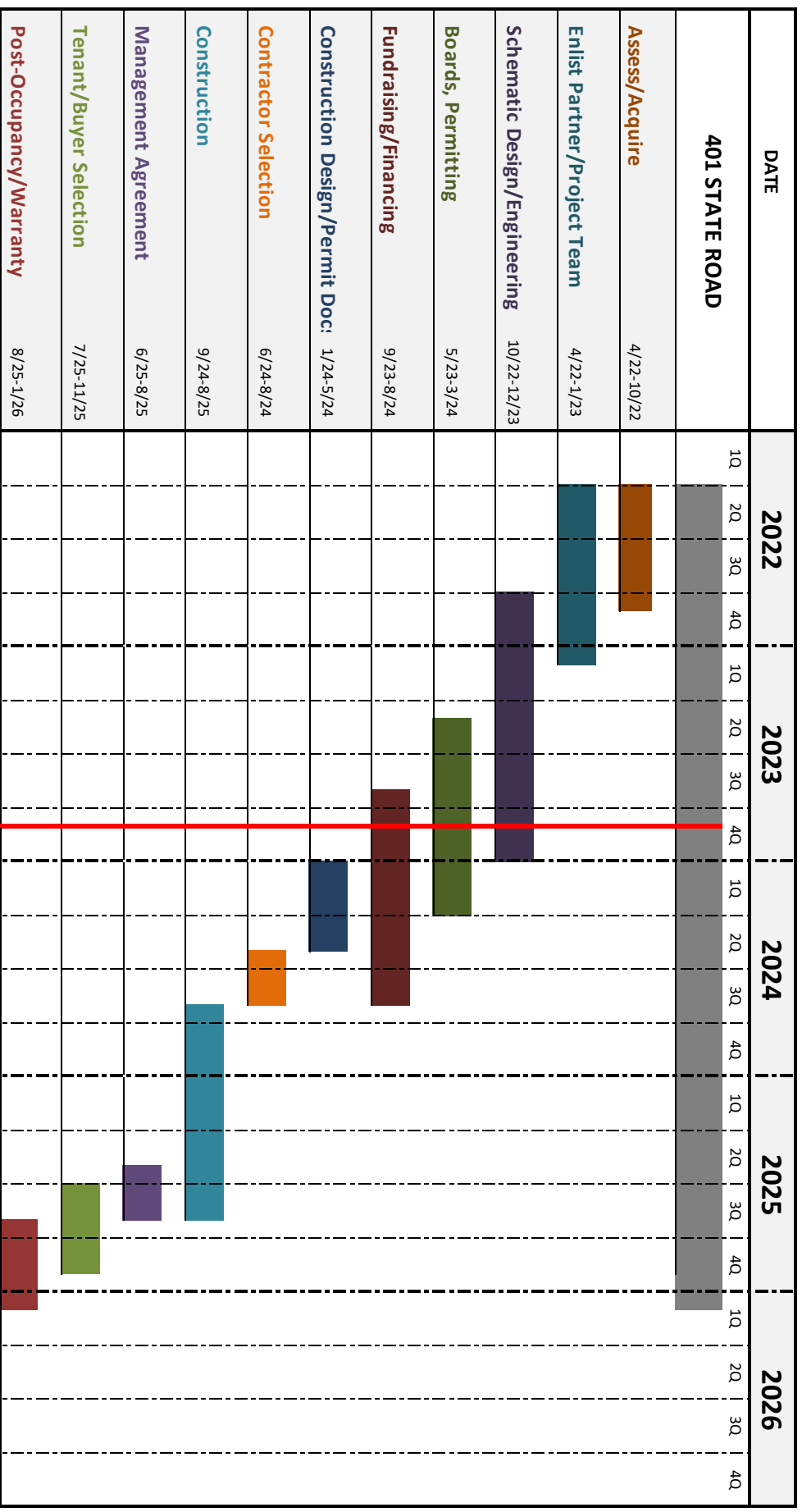
Please feel free to reach out if you have any questions.

Thank you,

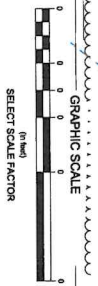
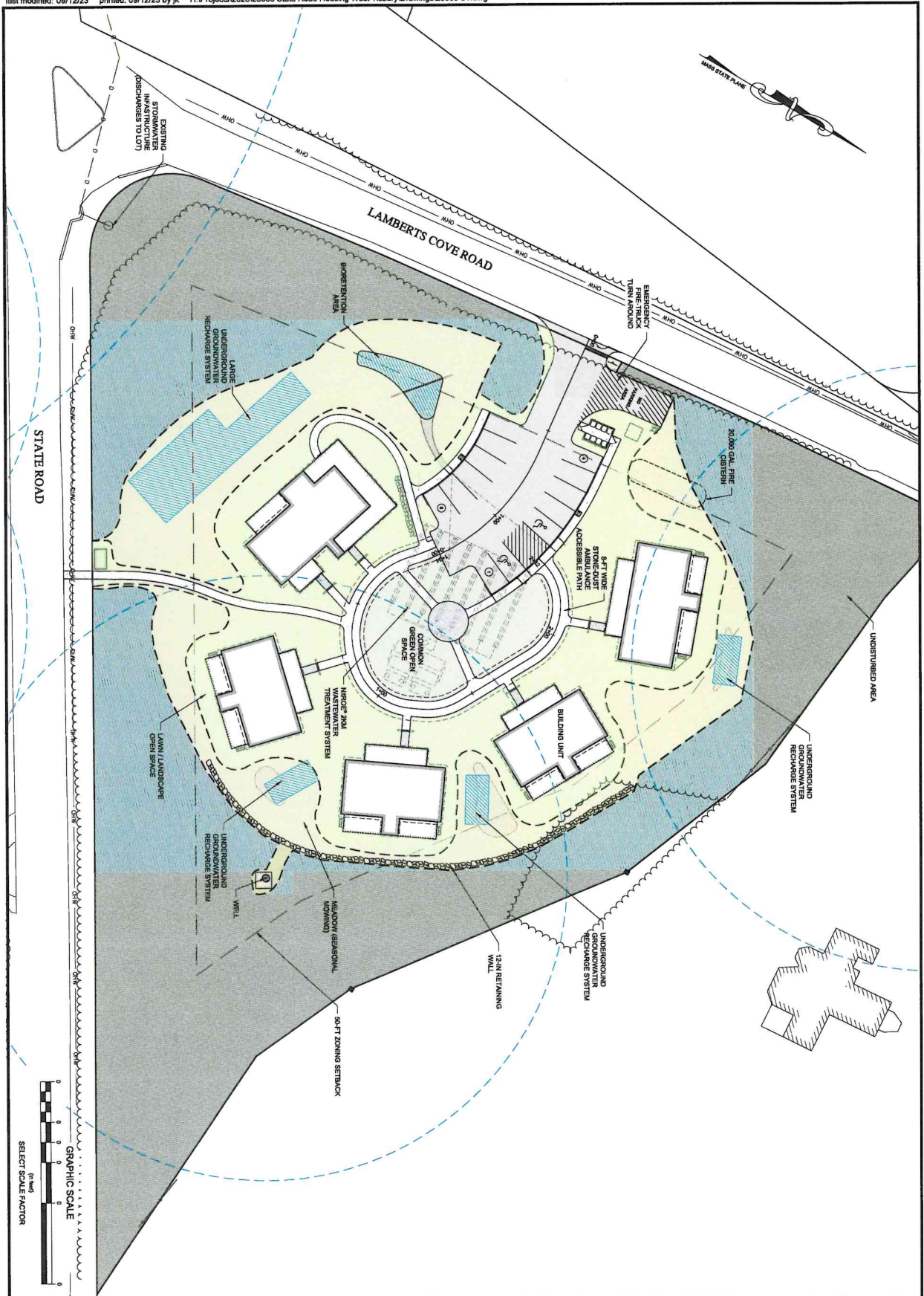
Cindy Trish

Cindy Trish
Executive Director
Healthy Aging Martha's Vineyard
ctrish@hamv.org
508 693-7900 ext. 455 (office)
508 954-0357 (cell)

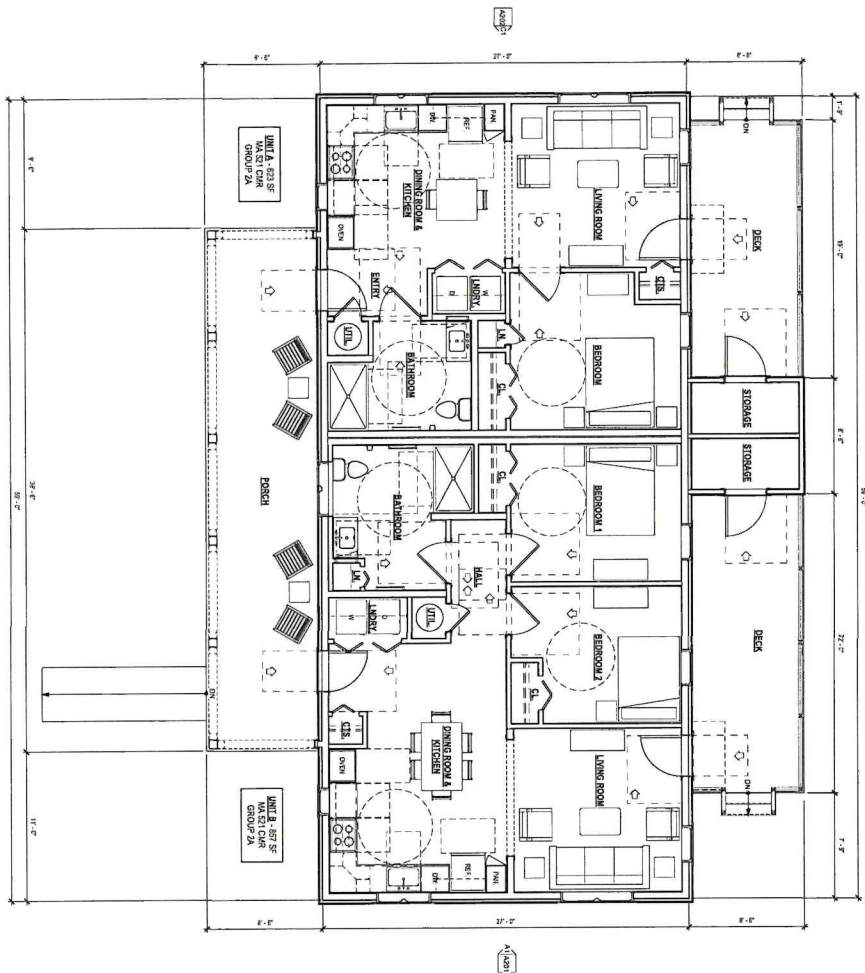
Island Housing Trust - Vision 2025 Project Development Timeline







| | | | | | | | | |
|--|---|--|---------------------------|---------------------|--|--------------------|--------------------------------------|--|
| <p>DRAFT NOT FOR CONSTRUCTION</p> | Prepared For: Island Housing Trust P.O. Box 779 West Tisbury, MA 02575 Phone: --- Fax: --- | Project No: 401 STATE ROAD HOUSING DEVELOPMENT WEST TISBURY, MASSACHUSETTS | Date: AUGUST 2023 | Designed By: --- | Drawn By: --- | Checked By: --- | Rev: Date: By: Description: | |
| | Prepared By: Horsley Witten Group, Inc. 90 Route 6A, Unit 1 Sandwich, MA 02563 Phone: (508) 823-8000 Fax: (508) 823-3150 Date: JUNE 2023 | Project Name: 23063 | Sheet No: C - 5 | Total Sheets: 11 | Horsley Witten Group, Inc. Sustainable Environmental Solutions www.horsleywitten.com 90 Route 6A Sandwich, MA 02563 508-823-8000 voice 508-823-3150 fax | | | |



401 STATE ROAD
 GROUP 2A

A101

FIRST FLOOR
 PLAN

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF

OWNER:
 ISLAND HOUSING TRUST
 21 MERCHANT STREET
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 CONTACT: BETH WOODRUFF



UNION
 150 MOUNTAIN VIEW ROAD
 WEST TEBURY, MA 02578
 TEL: 508-853-1177
 WWW.UNIONHousing.com

401 State Road - Building 1

401 State Road
 West Tebury, MA 02575

SCHEMATIC
 DESIGN

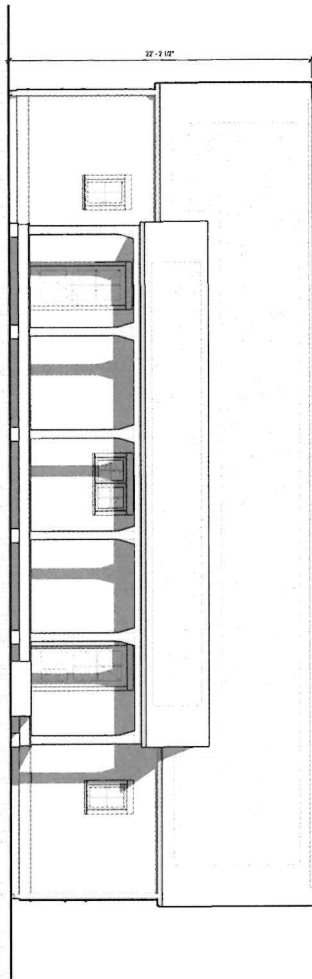
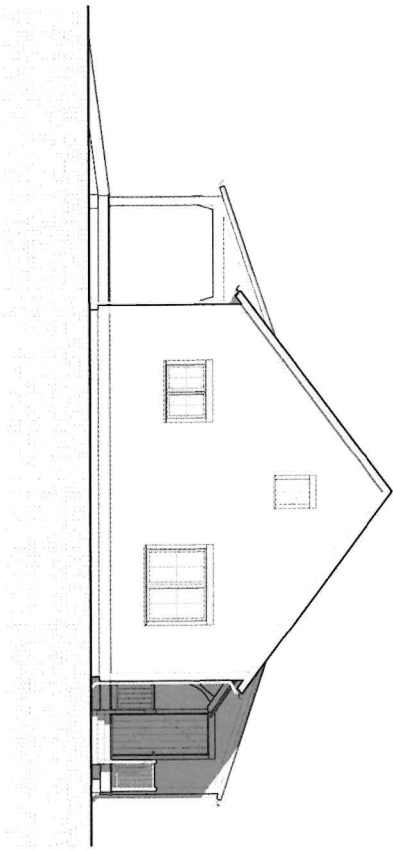
JOB #: 24-011

DATE: 8/22/2023

SCALE: 1/4" = 1'-0"

DESIGNED BY: BETH WOODRUFF
 DRAWN BY: BETH WOODRUFF
 CHECKED BY: BETH WOODRUFF
 APPROVED BY: BETH WOODRUFF

DATE PLOTTED: 8/22/13 9:11:02 AM



A201

EXTERIOR ELEVATIONS

DATE: 8/22/2013

SCALE: 1/2" = 1'-0"

PROJECT: 401 STATE ROAD - BUILDING 1

OWNER: ISLAND HOUSING TRUST

21 MICHIGAN STREET MA 02588

TEL: 508-880-1117

CONTACT: KEITH MCQUIRE

401 State Road
West Tisbury, MA 02575

401 State Road - Building 1

DATE: 8/22/2013

SCALE: 1/2" = 1'-0"

PROJECT: 401 STATE ROAD - BUILDING 1

OWNER: ISLAND HOUSING TRUST

21 MICHIGAN STREET MA 02588

TEL: 508-880-1117

CONTACT: KEITH MCQUIRE

401 State Road
West Tisbury, MA 02575

401 State Road - Building 1

DATE: 8/22/2013

SCALE: 1/2" = 1'-0"

PROJECT: 401 STATE ROAD - BUILDING 1

OWNER: ISLAND HOUSING TRUST

21 MICHIGAN STREET MA 02588

TEL: 508-880-1117

CONTACT: KEITH MCQUIRE

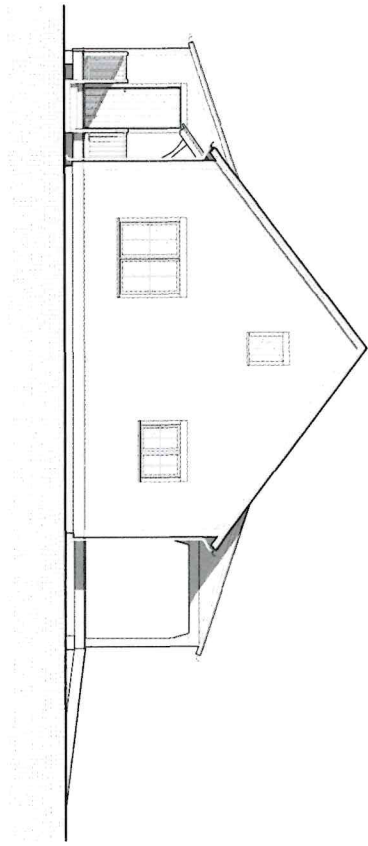
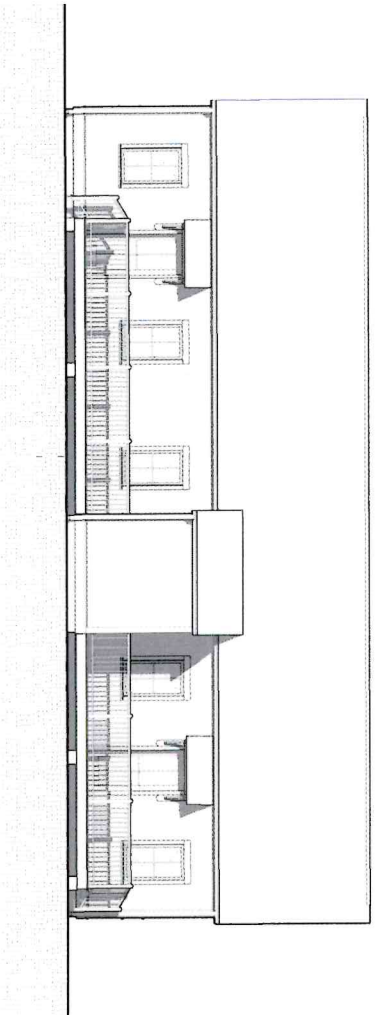
401 State Road
West Tisbury, MA 02575

401 State Road - Building 1



UNION

180 Main Street, 2nd Floor
West Tisbury, MA 02575
Tel: 508-880-1117
www.unionhousingtrust.com



A202

EXTERIOR ELEVATIONS

UNION ARCHITECTURE & INTERIOR DESIGN, LLC
100 WASHINGTON ST., SUITE 201
WEST TEBURY, MA 02726
TEL: 508-696-1177
WWW.UNIONARCHITECTURE.COM

DATE: 8/22/2023
SCALE: 1/4" = 1'-0"

KJB: 23.0011

REVISIONS

NO. DESCRIPTION DATE

SCHEMATIC DESIGN

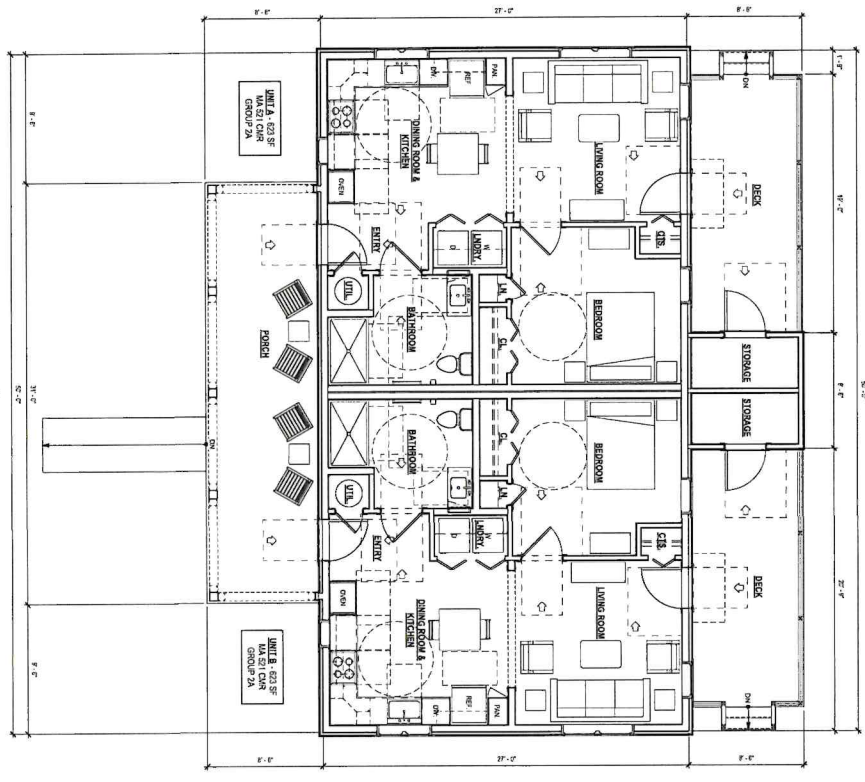
401 State Road - Building 1

401 State Road
West Tebury, MA 02726

OWNER:
ISLAND HOUSING INST
21 MECHANIC STREET
MA 02268
TEL: 508-696-1177
CONTACT: KEITH HODGINS



UNION
ARCHITECTURE & INTERIOR DESIGN, LLC
100 WASHINGTON ST., SUITE 201
WEST TEBURY, MA 02726
TEL: 508-696-1177
WWW.UNIONARCHITECTURE.COM



A101

FIRST FLOOR PLAN

SCHEMATIC DESIGN

401 State Road - Buildings 2, 3, & 4

OWNER:
BLAND HOUSING TRUST
21 MECHANIC STREET
MA 02598
TEL: 508-893-1177
CONTACT: KEITH MCQUIRE

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

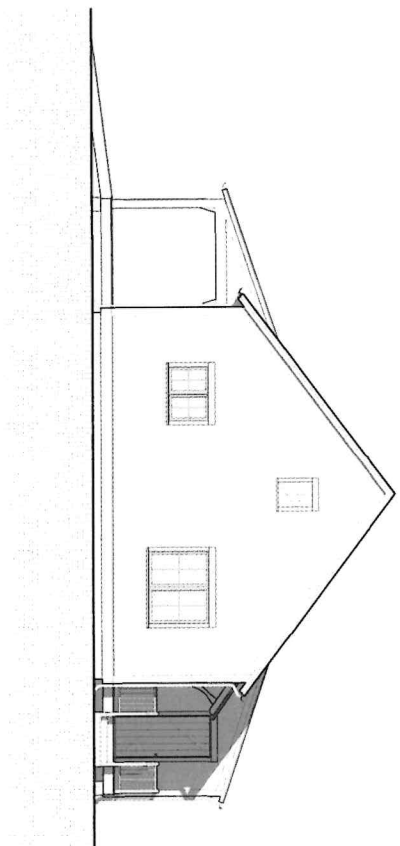
DATE: 02/27/23
SCALE: 1/4" = 1'-0"

NO. 12518
KEITH MCQUIRE
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

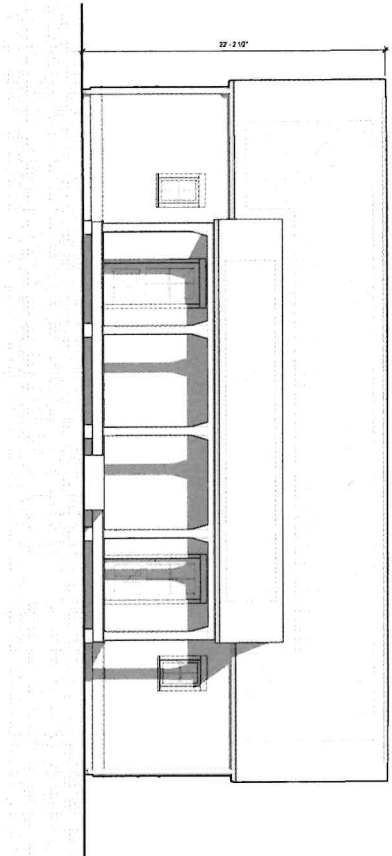


UNION HOUSING TRUST
100 STATE ROAD
WEST TEBURY, MA 02575
TEL: 508-893-1177

SECTION 1-1
SCALE: 1/8" = 1'-0"



SECTION 2-2
SCALE: 1/8" = 1'-0"



A201

EXTERIOR ELEVATIONS

DATE: 8/22/2023

SCALE: 1/8" = 1'-0"

JOB #: 23-0011

PROJECT: 401 STATE ROAD - BUILDINGS 2, 3, & 4

OWNER: ISLAND HOUSING TRUST

21 MECHANIC STREET
WELL TSBURY, MA 02575
CONTACT: KATHY MCCOYLINE

401 State Road
Well Tsbury, MA 02575

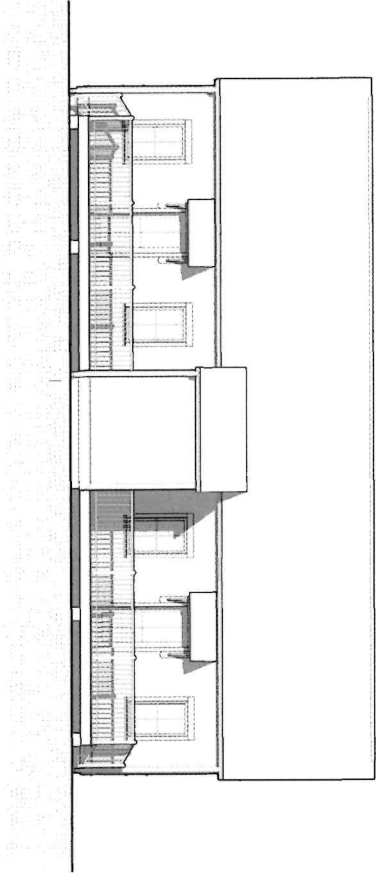
SCHMATIC DESIGN

UNION

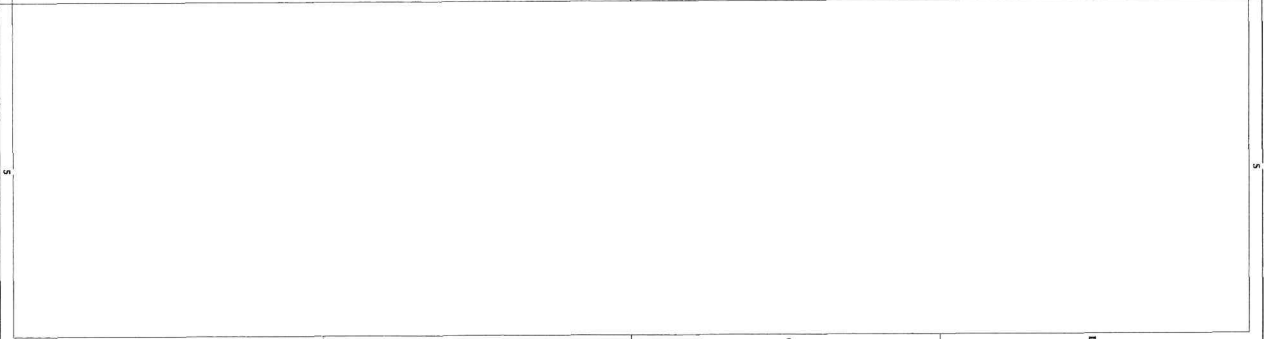
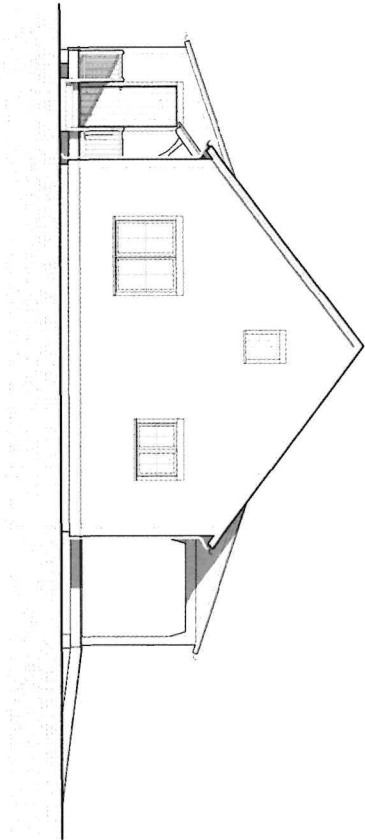
180 Main Street, Suite 201
Well Tsbury, MA 02575
www.unionarchitects.com




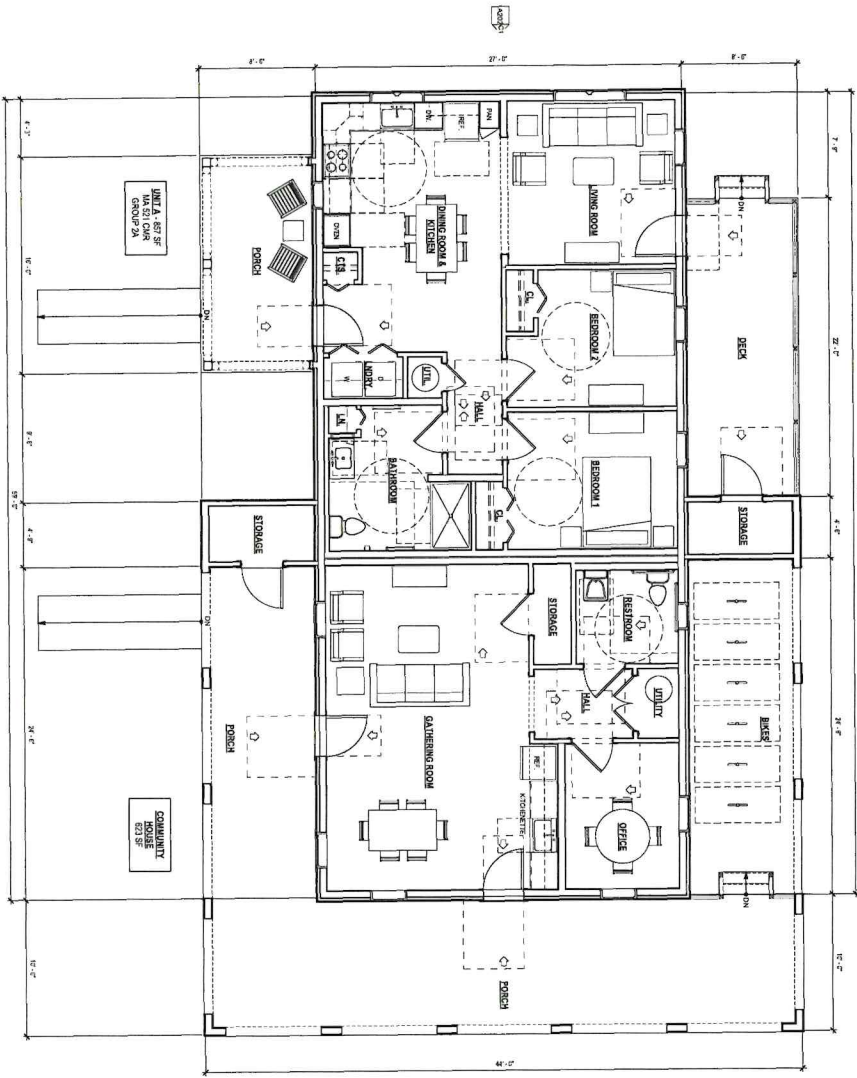
SECTION ELEVATION
Scale: 1/4" = 1'-0"



SECTION ELEVATION
Scale: 1/4" = 1'-0"



| | | | |
|--|--|---|--|
|  <p>UNION 160 Mount Pleasant Street, Suite 201 Westbury, MA 02591 Tel: 508-865-1177 www.uniondesign.com</p> | <p>OWNER: ISLAND HOUSING TRUST 21 MEGAWAN STREET WESTBURY, MA 02591 TEL: 508-865-1177 CONTACT: KEITH HOCULIFFE</p> | <p>401 State Road - Buildings 2, 3, & 4 401 State Road Westbury, MA 02575</p> | <p>SCHEMATIC DESIGN DATE: 8/22/2023 JOB #: 23-0011 SCALE: 1/4" = 1'-0"</p> <p>EXT. 1 EXT. 2 EXT. 3</p> <p>EXTERIOR ELEVATIONS A202</p> |
|--|--|---|--|



A101

FIRST FLOOR PLAN

UNION
 100 Water Street, Suite 201
 Westbury, MA 02591
 508.274.4271
 www.unionma.com

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

OWNER:
 ISLAND HOUSING TRUST
 21 NEQUAMIC STREET
 WESTBURY, MA 02591
 TEL: 508-893-1111
 CONTACT: KEITH MCQUIRE

401 State Road - Building 5

401 State Road
 Westbury, MA 02575

SCHEMATIC DESIGN

DATE: 02/22/2023

SCALE: 1/4" = 1'-0"

DATE: 02/22/2023

DATE: 02/22/2023

DATE: 02/22/2023

DATE: 02/22/2023

DATE: 02/22/2023

DATE: 02/22/2023

DATE: 02/22/2023

DATE: 02/22/2023

DATE: 02/22/2023

DATE: 02/22/2023



- After starting an ecological cabinetry business in Manhattan during the 90's, Keith obtained a degree in Architecture. He and his wife, Hara, moved to Tisbury in 2000, where he established his residential design and project management company.



KEITH MCGUIRE

REAL ESTATE PROJECT DIRECTOR





Veridian at County Farm, Ann Arbor, MI. Union Studio

PLACES OF VALUE. VALUE OF PLACE.

ABOUT UNION STUDIO

Union Studio is an award-winning architecture and design firm based in Providence, Rhode Island with a national presence. Union recognizes the power of design to connect people to place and cultivate community and builds places that deliver long-term value for clients and communities.

Union STUDIO brings a comprehensive approach to the design of buildings. They bring unity to the entire process, from design to building, infuse their work with rigorous technical detail, and pull from a breadth of design experience to integrate broad understanding and respect for key building trades

into their architectural practice. Union's designs and successful collaborations are shown in the Perlman House in Vineyard Haven, the forthcoming Southern Tier in Oak Bluffs, Meshacket Commons in Edgartown, and an upcoming project with Island Autism Group, along with similar projects on Cape Cod.

Union is driven by values, including Smart-growth—where people, communities and markets all thrive together. With an emphasis on beautiful, inspiring, and sustainable buildings and spaces that are designed to stand for generations and are grounded in market realities. Union's unique approach has attracted clients—and awards—from across the United States and Canada.