



Chilmark CPC Application, October 24, 2023
48 OLD COURTHOUSE ROAD, SCHOOL EMPLOYEE HOUSING
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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*

School Employee Housing at 48 Old Courthouse 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 48 Old Courthouse Road School Employee Housing project falls under the Community Housing CPA category.

The 48 Old Courthouse Road project addresses the goal of creating permanently affordable rental workforce housing for public school employees island wide. The project achieves this goal by designing and building 8 rental apartments within 4 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 total project cost for 48 Old Courthouse Road is \$4,519,711. Construction cost is \$3,775,200.

IHT is requesting \$74,200 in Chilmark CPA funding from the community housing category as part of a total request of \$1.4 million to all 6 island towns. These funds will be used to help pay for the construction of the rental apartments. In exchange for the grant funding, preference will be given to one of the eight apartments to a Chilmark resident currently employed by the MVYPS or MVPCS earning 100% or less of the area median income.

Sources of private and public funds are:

- \$123,690 from the Town of Tisbury CPC
- \$21,280 from the Town of Aquinnah CPC
- \$74,200 from the Town of Chilmark CPC
- \$798,840 from the West Tisbury CPC
- \$150,080 from the Oak Bluffs CPC
- \$1,614,710 in Permanent Debt
- \$1,345,000 in Island Housing Trust
- \$160,000 in CLC and MassSave Rebates

Please find attached a financial proforma and a detailed construction estimate.

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

The 48 Old Courthouse Road project addresses the goal of adding to a pool of the permanently affordable rental workforce housing for public school employees island wide. Unlike most communities in Massachusetts, there is a very limited amount of multi-family housing on Martha's Vineyard. Teachers and other school employees are finding it incredibly hard to afford permanent year-round housing. This has made it tremendously difficult for schools to attract and retain employees.

We are seeking Chilmark CPA funds to help fill the funding gap and contribute to the town-wide support for this project to provide workforce housing for our island community

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 project is critically needed to provide workforce housing for public school employee households.

The school system is one of the three largest employers on the island. The MVYPS reports there are 568 school employees and the MV Charter School has approximately 83 employees. In a survey of approximately 120 MVYPS employees, the average salary for all employees is approximately \$60,000 with a range of 30% to 150% AMI. Approximately 35% of the households surveyed are one-person, 40% are two-person, and 25% are three-person.

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 permanently affordable rental apartments at 48 Old Courthouse Road in West Tisbury will help address the housing needs of families working in the public school system 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.

Because the project is addressing a critical need for employee housing for the Martha's Vineyard school system, both the MV Public School and the MV Charter School are highly supportive of the project. IHT has been providing outreach to neighbors and abutters during 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 and school boards).

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 48 Old Courthouse property was donated to IHT specifically to build affordable workforce housing for the Island's public school employees. In December 2022, IHT acquired the property. In August 2023, IHT hired an architectural and engineering team to start conceptual design in October 2023. Permitting from the West Tisbury Planning Board (Multi-Family Zoning) and MVC will take place in the fall of 2023 with permits secured by end of the year. Design Development and Construction Documents will take place from November 2023 to February 2024. Contractor bidding will occur in March 2024, with construction start in May 2024 and construction completion in May 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 of 2025.

We will be requesting Chilmark CPA funds during the construction phase of the project in the summer and fall of 2024. Please see the attached timeline.

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

Please find attached a location map and preliminary site plan.

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

The project does not violate the town bylaws. IHT owns the property. IHT will obtain permits through the West Tisbury Planning Board Multi-Family zoning and concurrence with MV Commission's Water Quality Policy.

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

48 OCR, WT - 8 Rental Units Project Pro Forma w/ 80%, 100%, 120%, 140% rents

Sep-23

Project Summary		Unit Break Down								
Total Units	8	No. Units	Unit Type	Maximum Incomes	# BR	GSF	Rent Monthly**	Utility Allowance	Rent minus Allowance	Rent Annual Total
		1	1BDRM @ 80% AMI	\$70,150/\$80,150	1	711	\$ 1,592	135	1,457	\$ 17,484
		1	2 BDRM @ 80% AMI	\$80,150/\$90,150	2	993	\$ 1,842	162	1,680	\$ 20,160
Total Gross SF of new const	6,936	2	1BDRM @ 100% AMI	\$91,200/\$104,200	1	771	\$ 2,023	135	1,888	\$ 45,312
		2	2 BDRM @ 100% AMI	\$104,200/\$117,200	2	993	\$ 2,336	162	2,174	\$ 52,176
No. Parking spots	12	1	1BDRM @ FMR Year Round		1	711	\$ 2,058	135	1,923	\$ 23,076
Construction time line, months	12	1	2 BDRM @ FMR Year Round		2	993	\$ 2,325	162	2,163	\$ 25,956
		8			9	5172				\$ 184,164

SOURCES	Status	Total	Per/Unit
Construction Loan		1,250,000	
Permanent Sources			
Permanent debt		1,614,710	201,839
Six Town CPA/HTF		1,400,000	175,000
CLC and MassSave Rebates		160,000	20,000
IHT Private Donations		1,345,000	168,125
		4,519,710	564,964

USES			
Acquisition Cost		0	-
Hard Costs			
New Construction		3,100,000	387,500
Site Work (septic, wells, roads & parking)		520,200	65,025
Contingency	5.0%	155,000	19,375
Total Hard Costs		3,775,200	471,900
Soft Costs			
Admin/ Clerk of the Works		26,587	3,323
Construction Interest		20,891	2,611
Architectural & Engineering		264,264	33,033
Survey & Permits		20,000	2,500
Environmental		5,000	625
Taxes & Insurance		11,000	1,375
Legal & Title		20,000	2,500
Marketing		15,210	1,901
Soft Cost Contingency	5%	19,148	2,393
Total Soft Costs		402,100	50,262
Subtotal Development Cost		4,177,300	522,162
Rental Property Reserve		50,000	6,250
Developer Overhead	4%	146,205	18,276
Developer Fee	4%	146,205	18,276
Total Development Cost		4,519,711	564,964

OPERATING			
Revenue			
Annual Rental Income		\$	184,164
Vacancy Allowance	0%		-
Total Income		\$	184,164
Expenses			
Operating Expenses	8,500 unit/annum		68,000
Total Expenses & Taxes		\$	68,000
Net Income		\$	116,164
Debt Service		\$	102,805
Surplus Cash Flow		\$	13,359
Debt Coverage	1.15%		0.115
Interest Rate	6.00%		5.250
Amortization	30 years		30.000
Debt Service per Month		\$	10,467
Debt Supported			\$1,614,709.62

OPERATING BUDGET	
Capital Replacemen	\$ 7,000
Office	\$ 150
Administration (7%)	\$ 12,891
Insurance	\$ 10,000
Property Manageme	\$ 14,733
Property Taxes	\$ 2,500
Utilities	\$ 2,000
Reserve Acct.(10%)	\$ 18,416
Total Expenses	\$ 67,691
<i>Per Unit Expense</i>	<i>\$ 8,461</i>

**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

Martha's Vineyard Public Schools

*Excellence and Equity For All Children
Equal Opportunity Employer*

RICHARD M. SMITH, Ed.D.
SUPERINTENDENT

HOPE T. MACLEOD, M.ED., BCBA
DIRECTOR OF STUDENT SUPPORT SERVICES

MARK FRIEDMAN
SCHOOL BUSINESS ADMINISTRATOR

September 19, 2023

To Whom It May Concern,

On behalf of the Martha's Vineyard Public Schools (MVYPS), it is with great enthusiasm that I offer this letter in support of the Island Housing Trust's (IHT) regional application to all six island towns for a total of \$1.4 million in Community Preservation Act funds. This funding will support a school employee housing project located on Old Court House Road in West Tisbury, MA.

MVYPS has had the great pleasure and experience of working with Philippe Jordi and IHT's staff in their support of our school system for several years. We are in strong agreement regarding the importance of addressing the need for employees housing for school staff.

The Island Housing Trust proposal would leverage IHT's experience developing and managing year-round rental housing with a property donated to IHT in West Tisbury to serve MVYPS and MV Public Charter School employees' housing needs at a range of incomes. Additionally, IHT's proposal allows for their development and ownership of 8 year-round rentals and contract the DCRHA to provide rental property management services. This means that MVYPS is afforded IHT's expertise in ownership and management of the proposed property, while still being offered preference for the 8 rentals.

Of note, Island Housing Trust's proposal for School Employee Housing has been strongly endorsed by the MVYPS All-Island School Committee and MVYPS administration. Thank you for your consideration of IHT's regional application and support of the Martha's Vineyard Public Schools. Please contact me for any further needs or information.

Sincerely,



Richard M. Smith, Ed.D.
Superintendent
Martha's Vineyard Public Schools

September 18, 2023

To Whom It May Concern,

My name is Peter Steedman and I am the Director of the Martha's Vineyard Public Charter Public School. I am writing to you in support of the Island Housing Trust's request for a total of 1.4M in town CPA funding from all six island towns to build 8 rents for school employee housing on Old Court House Road in West Tisbury.

Our school, like other Martha's Vineyard institutions, has struggled to find experienced, certified teaching staff who have a place to live on the Island. Watching some of our best and brightest teachers leave the school due to housing issues has been heartbreaking to see and academically detrimental to the families we serve. The lack of affordable housing is disruptive to their careers as educators, and it forces them to leave a school community that they love. We are also losing families who would be inclined to send their children to our school but must enroll elsewhere in the Commonwealth, or even out of state, due to lack of housing.

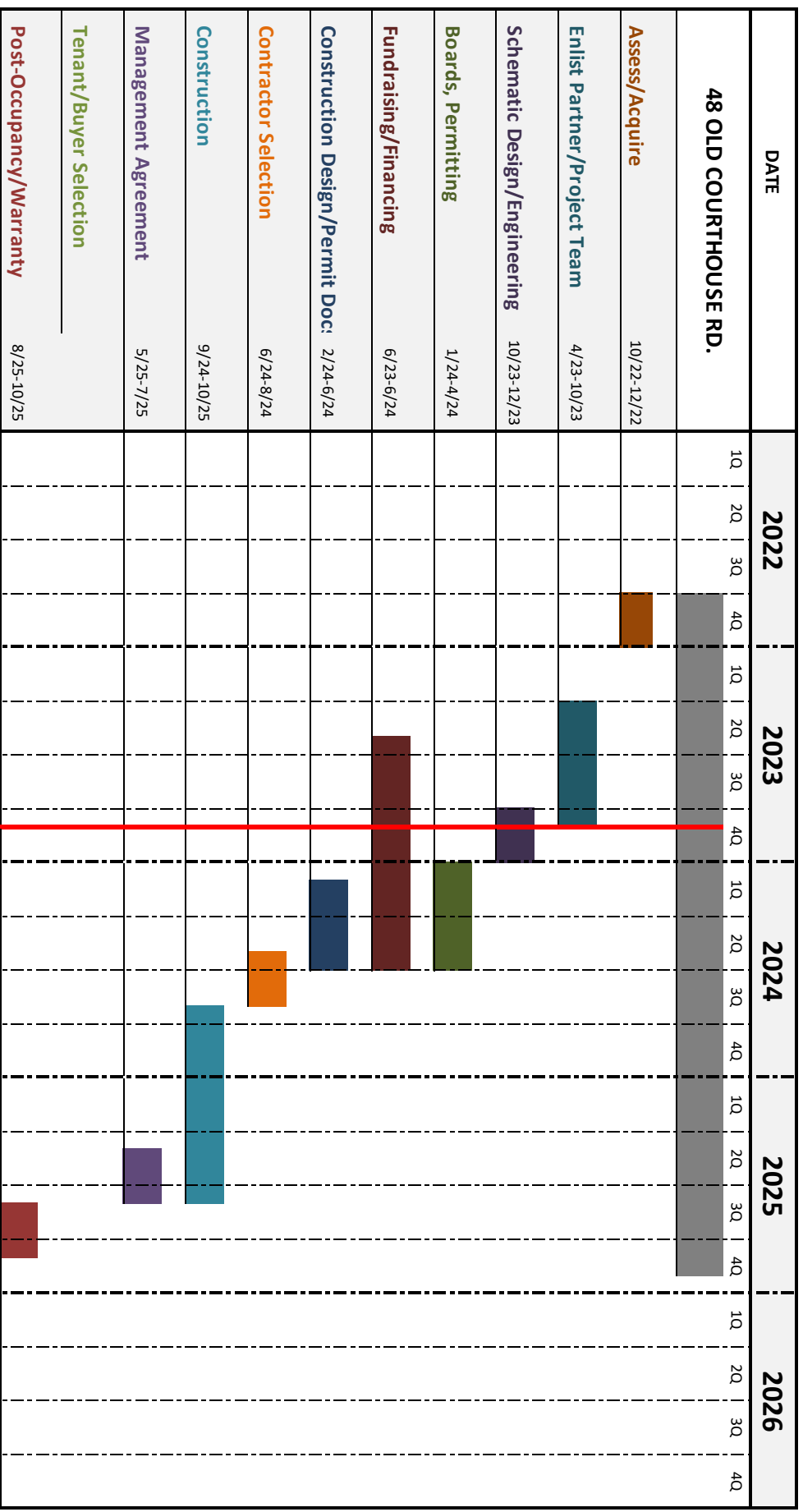
We hope that the IHT proposal is a step in the right direction. We hope that the CPA can help fund this initiative.

Sincerely,



Peter Steedman, Ed. D.
Director

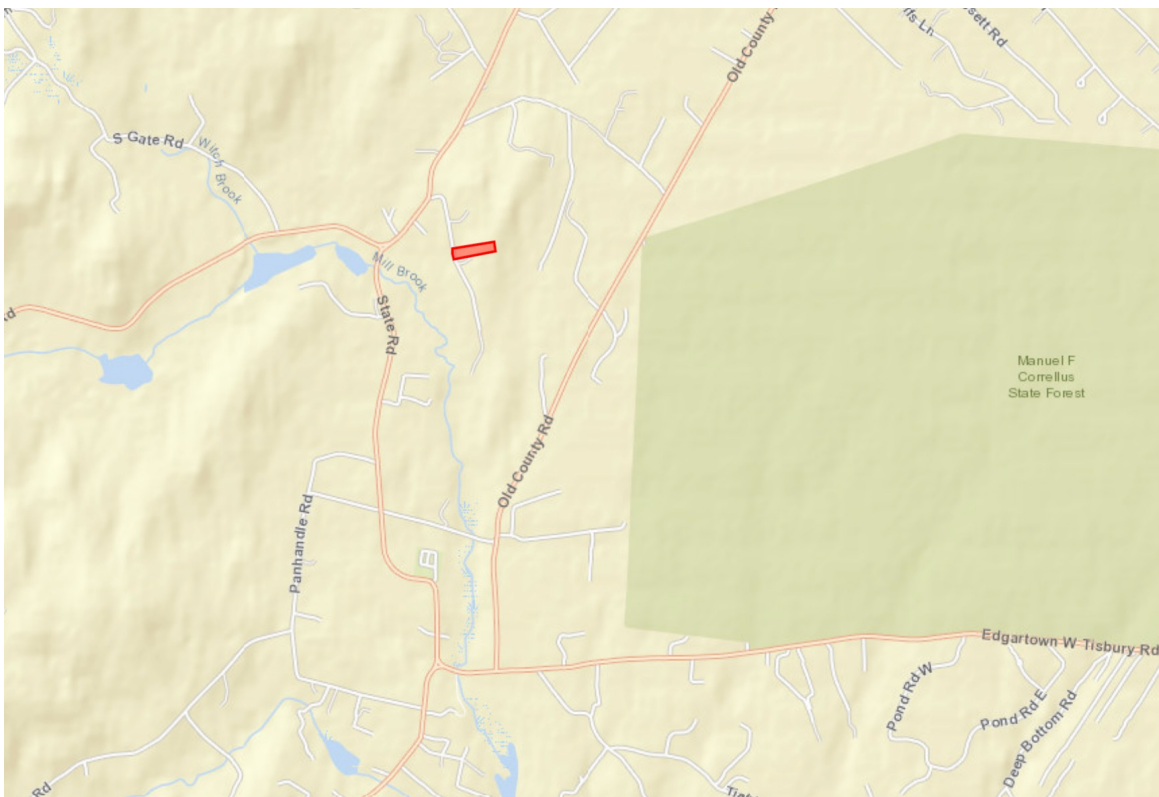
Island Housing Trust - Vision 2025 Project Development Timeline

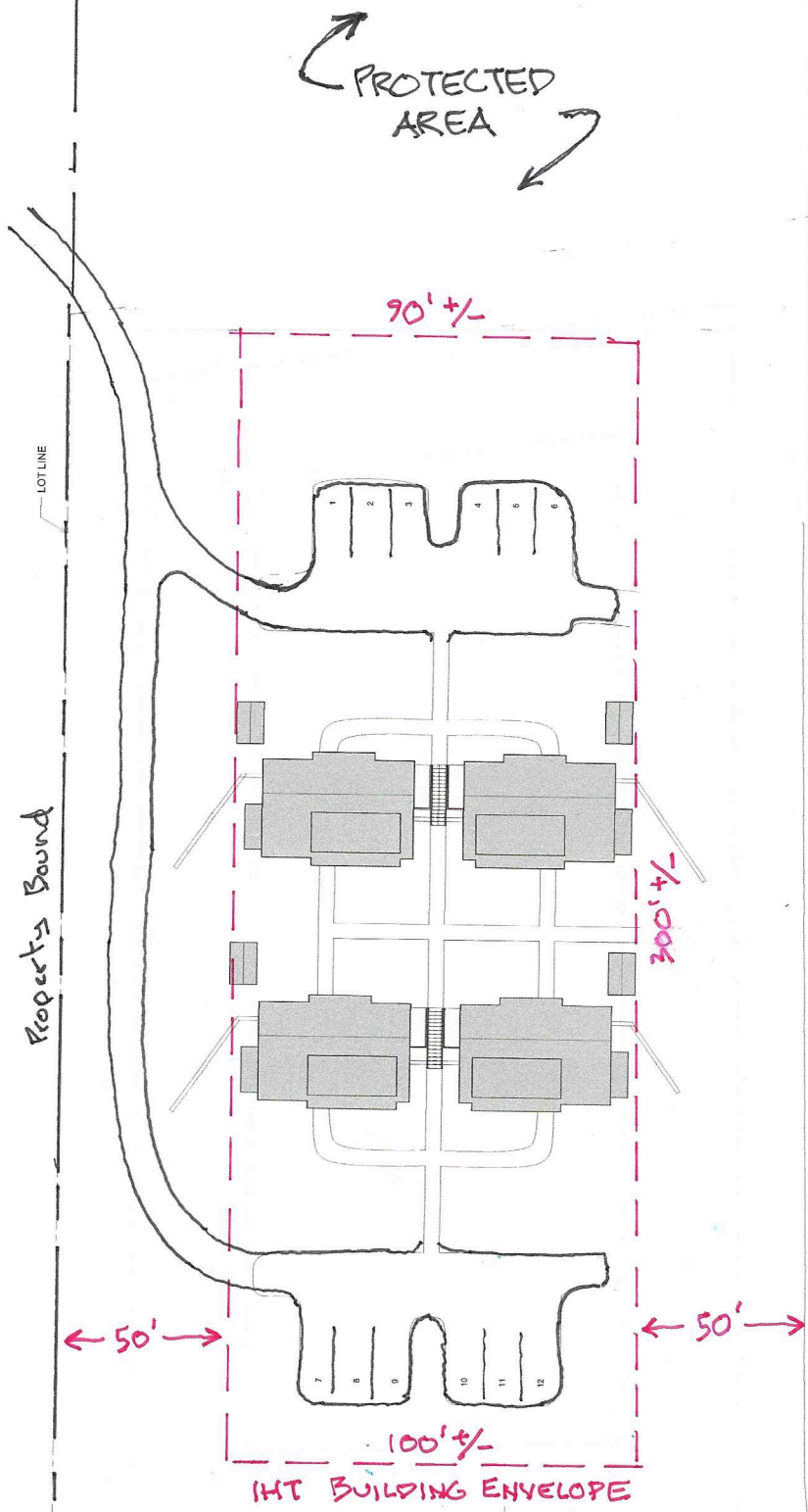




MAP OF 48 OLD COURTHOUSE ROAD

SOURCE: WEST TISBURY GIS

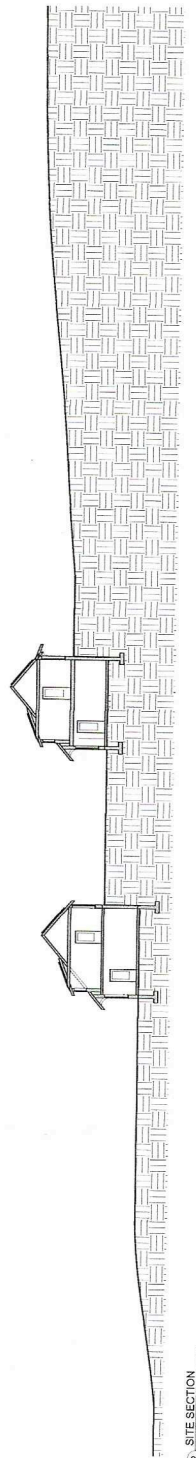




Property Bound

Property Bound

① SITE PLAN
1/16" = 1'-0"



② SITE SECTION
1/16" = 1'-0"

40 Old Courthouse Rd.
West Tisbury, MA.

12/14/22
Scale: 1" = 50'
IHT APARTMENTS
Schematic Site Plan



- For over 27 years, Teri has held Director positions with Community Development Corporations in the cities of New Bedford, Providence, Taunton, Chelsea and Pittsburgh. She has managed the completion of many small and large housing and mixed-use projects utilizing an array of public and private funding sources. Teri holds a master's degree in urban planning from George Washington University.



TERI BERNERT

DIRECTOR OF REAL ESTATE





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.