



Chilmark CPC Application, October 24, 2023
50 BELLEVUE VETERANS SUPPORTIVE 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*

Veteran's Supportive Housing at 50 Bellevue Avenue, Oak Bluffs

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 50 Bellevue project will fall under the Community Housing category.

IHT is requesting \$53,000 in Chilmark CPA funding as part of a total request of \$1 million to all 6 island towns, to help pay for the construction of 12 rental apartments serving the island veterans. In exchange for the grant funding, preference to one Chilmark veteran will be given for one of the 12 apartments.

IHT and CIVOC are proposing to build 12 rental apartments, approximately 700 square foot each, located within three 2-story buildings for island veterans on land ground-leased by the Town of Oak Bluffs. IHT and CIVOC are currently in the planning and design process with an architectural and engineering team to build a neighborhood of 12 one-bedroom apartments and a shared community room. This neighborhood will provide livable, energy efficient, and accessible rental housing for island veterans earning 30%, 50%, 60%, and 80% or less of the area median income. Once constructed, CIVOC will provide rental and property management services and wraparound support services to the veterans.

The 3.4-acre project site is located at 50 Bellevue Avenue in Oak Bluffs off of County Road with year-round Vineyard Transit Authority (VTA) bus service. The site will be served by town water and sewer. A 50-foot forested buffer will be retained around the building site providing privacy for residents and

abutters to the east, west and south with setback relief being sought for the north side facing the capped town landfill.

Buildings will be designed to be energy efficient, sustainable, all-electric and oriented to maximize solar generation. All building entries and ground floor apartments will be located along visitable paths. The buildings face towards a small common green with a centrally located patio space. One of the 6 ground floor homes will be fully accessible, and the other 5 will be constructed as adaptable units. All apartments will include universal design features to best accommodate the ages and abilities of the residents. Each unit will have laundry and storage. One building proposes a walkout basement, utilizing the existing site grading along the eastern side for a shared indoor common space.

CIVOC will provide wraparound supportive services to the veterans based upon each individual’s needs and personal plan. The services may include referrals to educational programs, employment assistance, financial literacy training and savings plans, transportation service to doctors’ appointments (for example), or meeting with CIVOC’s in-house counselors for personal needs. No group service programming will occur on-site but rather residents will be referred to off-site regional providers.

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 budget is \$5,285,230 with construction of the housing at \$4,426,316.

The project will be financed through a combination of grant funding from the State Executive Office of Housing and Livable Communities. The project will request a total of \$1,000,000 in Municipal Affordable Housing Trust and Community Preservation Act grant funding from the Town of Oak Bluffs and the five other municipalities on the Island of Martha’s Vineyard. IHT/CIVOC will raise an additional \$900,000 in private donors and grants.

Sources of private and public funds are:

- \$88,350 from the Town of Tisbury CPC
- \$15,200 from the Town of Aquinnah CPC
- \$53,000 from the Town of Chilmark CPC
- \$70,680 from the West Tisbury CPC
- \$607,200 from the Oak Bluffs CPC
- \$165,650 from the Town of Edgartown CPC
- \$785,230 in mortgage financing
- \$900,000 in IHT/CIVOC grant
- \$1,900,000 in State EOHLC HSF/HIF grants
- \$500,000 in FHLB Boston grants
- \$200,000 in CLC Energy Rebates

The CPA funds will be used for hard construction costs. Please see attached, the developer proforma, showing sources and uses of funding and operating income of the affordable units. Please see attached a 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 goal of the project is to develop new supportive rental housing for veterans in Oak Bluffs that will provide stable, quality, affordable year-round housing to those who have served our country and are in need.

The 50 Bellevue Avenue project achieves this goal by designing and building 12 rental apartments and a shared community room within 3 buildings.

The success of this project will be evident when the apartments at 50 Bellevue Avenue are owned and operated by CIVOC to provide affordable supportive housing and services for island veteran residents.

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?*

Today, veterans comprise nearly 10%, or over 19,000, of the total population on the Cape and Islands. This is nearly twice the State average of 5.8%. 4.4% of this population, over 850 individuals, live below the poverty line, and over 70% of Cape veterans are above age 65. In addition, over 470 suffer from a traumatic brain injury (TBI) and post-traumatic stress (PST), and at any given point in time, there are at least 39 to 45 homeless veterans in the area. When you count those near homelessness the number approaches nearly 150 on any given night.

Over 1,000 year-round residents and their families are waiting for affordable rental housing on Martha's Vineyard, including 310 children. Rents on the island are 30% above the state-wide median while wages are 27% below the state-wide median. Only 38% of the housing stock on the entire island is available for year-round occupancy and 21% of year-round residents pay more than half of their income on housing costs.

This proposed project will provide permanent affordable homes to between 12 and 24 individuals who have so generously and bravely served our nation, veterans of our armed services. The development creates 12 one-bedroom apartments for veterans with rents set commensurate with incomes at or below 30%, 50%, 60% and 80% or less of area median income for Dukes County. In exchange for the grant funding, preference for one rental apartment will be given to a veteran living and/or working in Chilmark.

The project is a joint venture of CIVOC and IHT with wide island support. There has been no opposition to this project. IHT has begun the 40 B permitting process.

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 Oak Bluffs issued an RFP for the town owned 50 Bellevue property specifically to build affordable housing for island veterans. IHT and CIVOC responded and were awarded the project and

will enter into a ground lease with the town upon closing. IHT hired an architectural and engineering team to start conceptual design. Permitting will take place in the fall of 2023 with permits secured by the spring of 2024, including a 40B Comprehensive Permit from the Oak Bluffs ZBA and a DRI from the MVC. Design Development and Construction Documents are currently being started with completion in the winter of 2024. Contractor bidding will occur in the spring/summer of 2024, with construction starting in the Spring of 2025 and construction completion by the Spring of 2026. *See attached timeline.*

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

Please see attachments.

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

The land is owned by the Town of Oak Bluffs and there will be a ground lease to the CIVOC/IHT LLC for the development phase and then CIVOC will have sole ownership after construction completion. Please see the attached Town of Oak Bluffs Notice to Proceed letter.

The project requires a 40B Comprehensive Permit from the Oak Bluffs ZBA and a DRI from the MVC. Permitting is underway.

As required under 760 CMR 56.05(2)(h), we will be seeking Waivers to "Local Requirements and Regulations" as defined under Section 56.02 of Chapter 40B Regulations. We will be requesting a density Waiver, under Chapter 40B Regulations for a Comprehensive Permit Application. We will be requesting a waiver to provide 10 feet for the front setback where the Zoning Bylaws require 50 feet.

We will be requesting a waiver to provide 1.25 parking spaces per dwelling unit where the flexible development section requires 2 per dwelling unit.

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

Bellevue Ave. Veterans Supportive Housing 9 Units at 30% & 50% & 60% Rents w/ Vouchers & 3 Units at 80% Rents

Project Summary	Unit Break Down	Rent		2023 Rents	Utility Allowance				
		Monthly**	Annual Total						
Total Units	12	No. Units	Unit Type	No of BRs	GSF	Monthly**	Annual Total	2023 Rents	Utility Allowance
		3	1BR 30% Vouchers	3	629	\$ 1,916	\$ 68,976	\$ 2,058	\$ 142
		3	1BR 50% Vouchers	3	629	\$ 1,916	\$ 68,976	\$ 2,058	\$ 142
		3	1BR 60% Vouchers	3	629	\$ 1,916	\$ 68,976	\$ 2,058	\$ 142
Total Gross SF of new const	7,547	3	1BR 80% AMI	3	629	\$ 1,632	\$ 58,752	\$ 1,774	\$ 142
No. Parking spots	15	12					\$ -		
\$(GSF building only)	335	1	Common Space		700		\$ -		
Construction time line, months	9			12			\$ 265,680		

**Rents assume no utilities included

SOURCES		Total		
Predevelopment Loan		200,000		
Construction Loan		550,000		
Permanent Sources				
IHT & CIVOC Equity		900,000		
Cape Light Compact Rebates		200,000		
Municipal CPA (6 towns)		1,000,000		
Permanent Debt (25 yr @ 5.5%)		785,230		
FHLB Affordable Housing Program		500,000		
DHCD (HSF/HIF)		1,900,000		
		5,285,230		
USES			Per Unit	Per Sq Ft
Acquisition Cost		-	\$ -	\$ -
Hard Costs				
New Construction		3,509,355	\$ 292,446	\$ 465
Site work (grading, parking, septic)		566,025	\$ 47,169	\$ 75
Hard Cost Contingency	10.00%	350,936	\$ 29,245	\$ 47
Subtotal		4,426,316	\$ 368,860	\$ 587
Architectural & Engineering	6.0%	300,000	\$ 25,000	
Survey & Permit	1.0%	44,263	\$ 3,689	
Subtotal		344,263	\$ 28,689	\$ 46
Total Hard Costs		4,770,579	\$ 397,548	\$ 632
Soft Costs				
Owner's clerk of the works		30,000	\$ 2,500	
Acquisition Interest		-	\$ -	
Construction Interest	5.50%	21,000	\$ 1,750	
Environmental Engineering		9,400	\$ 783	
Taxes & Insurance		13,000	\$ 1,083	
Legal & Title		30,000	\$ 2,500	
Lender's legal		5,000	\$ 417	
Accounting Cert		5,000	\$ 417	
Appraisal		6,500	\$ 542	
Marketing & Lease-Up		15,000	\$ 1,250	
Financing Fees	1%	7,852	\$ 654	
Inspecting Engineer		14,000	\$ 1,167	
Development Consultant		35,000	\$ 2,917	
Total Soft Costs		191,752	\$ 15,979	\$ 25
Subtotal Development Cost		4,962,331	\$ 413,528	\$ 658
Soft Cost Contingency	5%	9,588	\$ 799	
Capital & Operating Reserve		90,000	\$ 7,500	
Developer Overhead	2.25%	111,652	\$ 9,304	
Developer Fee	2.25%	111,652	\$ 9,304	
Total Development Cost		5,285,223	\$ 440,435	\$ 700
OPERATING		OPERATING BUDGET		
Revenue				
Annual Rental Income		\$ 265,680	Capital Replacement	\$ 10,000
Vacancy Allowance	5%	(13,284)	Office	\$ 350
Total Income		\$ 252,396	Administration (7%)	\$ 18,598
Expenses				
Property Operating Expenses	8,000 unit/annum	96,000	Insurance	\$ 14,000
Supportive Services	7,083 unit/annum	85,000	Property Management	\$ 21,254
Reserves	500 unit/annum	6,000	Property Taxes	\$ 8,000
Total Expenses & Taxes		\$ 187,000	Utilities	\$ 2,500
			Reserve Acct.(10%)	\$ 21,254
			Total Expenses	\$ 95,956
			<i>Per Unit Expense</i>	<i>\$ 7,996</i>
Net Income		\$ 65,396		
Debt Service		\$ 57,875		
Surplus Cash Flow		\$ 7,521		
Debt Coverage Ratio		0.115		
\$785,230, 25 yrs, 5.5%		\$ 785,230		

Construction Estimate - Bellevue Ave Veterans Supportive Housing

DESCRIPTION OF WORK	SCHEDULED
	VALUE
General Conditions	\$ 95,000
Site Work/Existing conditions	\$ 40,000
Concrete	\$ 210,000
Carpentry	\$ 680,000
Thermal & Moisture Control	\$ 420,000
Doors, Windows, Glass	\$ 234,000
Finishes	\$ 313,000
Specialties	\$ 41,000
Equipment	\$ 62,000
HVAC	\$ 400,000
Electrical	\$ 390,000
Earthwork and Improvements	\$ 320,000
Plumbing	\$ 395,000
Utilities and Trenching	\$ 60,610
P&O	\$ 415,000
Construction Contingency	\$ 350,706
Totals	\$4,426,316

**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 27, 2023

Edgartown Community Preservation
Committee
Edgartown Town Hall

Re: CPC Funding Request – Veteran’s Supportive Housing

Honorable Committee Members:

This letter is to express our strong support of Island Housing Trust's application for Veteran’s supportive housing at Bellevue Avenue in Oak Bluffs, in the amount of \$165,650 providing 12 one-bedroom rentals to support the island’s Veteran population.

Today, veterans comprise nearly 10%, or over 19,000, of the total population on the Cape and Islands. This is nearly twice the State average of 5.8%. 4.4% of this population, over 850 individuals, live below the poverty line, and over 70% of Cape veterans are above age 65. In addition, over 470 suffer from a traumatic brain injury (TBI) and post-traumatic stress (PST), and at any given point in time, there are at least 39 to 45 homeless veterans in the area. When you count those near homelessness the number approaches nearly 150 on any given night.

Please help us support the veterans of Martha’s Vineyard by reserving the CPA funds requested, to leverage the state funding imperative to the successful completion of this project.

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

Please contact me with any questions.

Dr. Robert Tankard
MV Community Services
Veterans Outreach Advocate
111 Edgartown Road
Vineyard Haven, MA 02568
508-693-7900 Ext 272



Serving Veterans &
Their Families Since 1983.

September 28, 2023

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

Re: CPC Funding Request – Veteran’s Supportive Housing

Honorable Committee Members:

This letter is sent to express our strong support of Island Housing Trust's application for Veteran’s supportive housing at Bellevue Avenue in Oak Bluffs, in the amount of \$165,650 providing 12 affordable one-bedroom rentals to support the island’s Veteran population.

Today, our region’s veterans comprise nearly 10%, or over 19,000, of the total year-round population living on the Cape and Islands. Not only is this nearly double the Commonwealth average of 5.8%, but an incredible 4.4% of this population...amounting to more than 850 individuals...live below the poverty line. Compounding that challenge, over 70% of the veterans who call the Cape and the Islands their home, are senior citizens and older than 65.

Of those veterans living in our communities, over 470 suffer from both a traumatic brain injury (TBI) and post-traumatic stress disorder (PTSD), and so at any given point in time, there are at least 39 to 45 homeless veterans in the area. When you count those near homelessness, the number approaches nearly 150 on any given night.



247 Stevens Street, Suite E, Hyannis, MA 02601

P (508) 778-1590 F (508) 778-1094 www.capeveterans.com

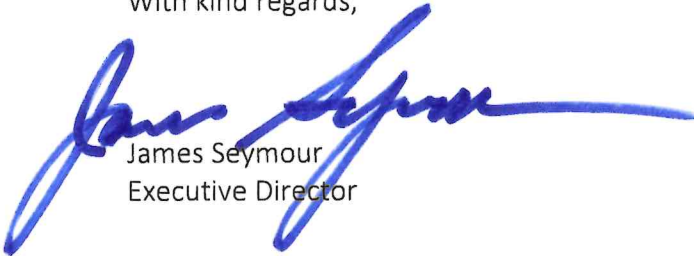
The Cape and Islands Veterans Outreach Center and the Island Housing Trust know that by working together, we can do far better for the men and women who deserve no less than our best efforts in their behalf. They risked everything to help protect and preserve the way of life that we all enjoy in this beautiful region, and yet, they ask for nothing.

Please help us support the veterans of Martha's Vineyard by reserving the CPA funds requested to help leverage the state funding imperative to the successful completion of this project.

The Cape and Islands Veterans Outreach Center and Island Housing Trust are deeply committed to expanding affordable housing opportunities across our region, and we are excited to collaborate for the benefit of our veterans to help make this project both successful and well-received.

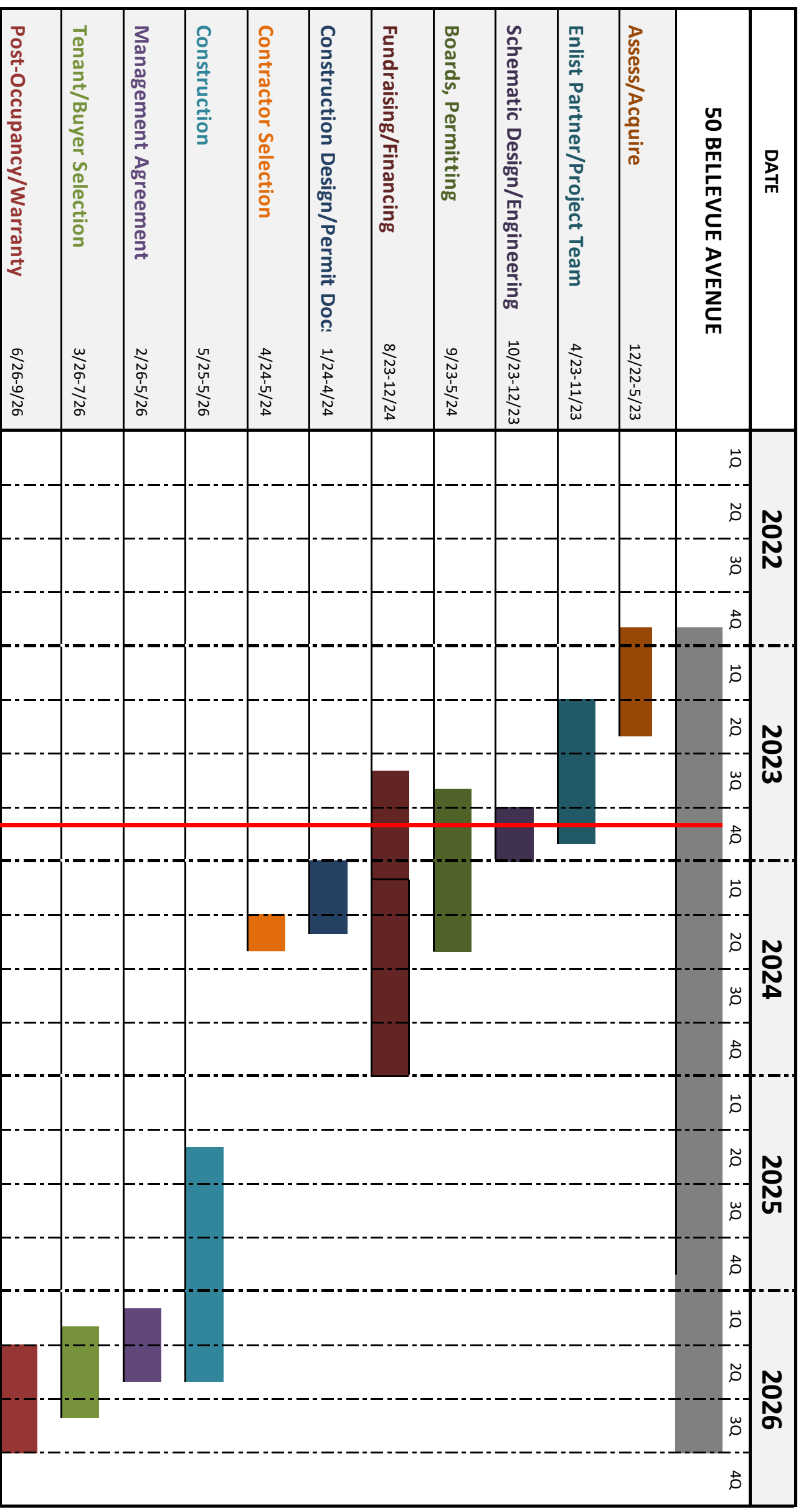
Please do not hesitate to contact me with any questions that you might have about this effort.

With kind regards,



James Seymour
Executive Director

Island Housing Trust - Vision 2025 Project Development Timeline





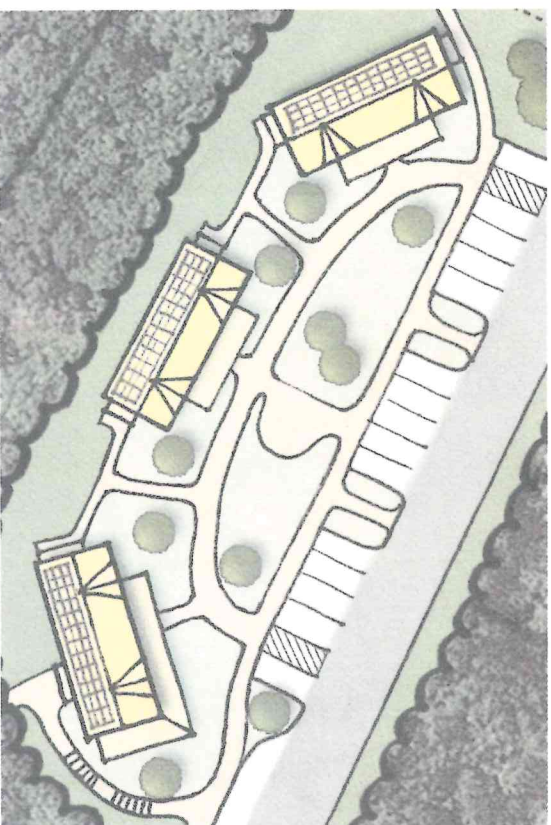
Veterans Supportive Housing Location, Oak Bluffs

VETERANS SUPPORTIVE HOUSING

CONCEPTUAL MASTER PLAN

50 BELLEVUE AVENUE, OAK BLUFFS, MA

MARCH 1, 2023



UNION STUDIO

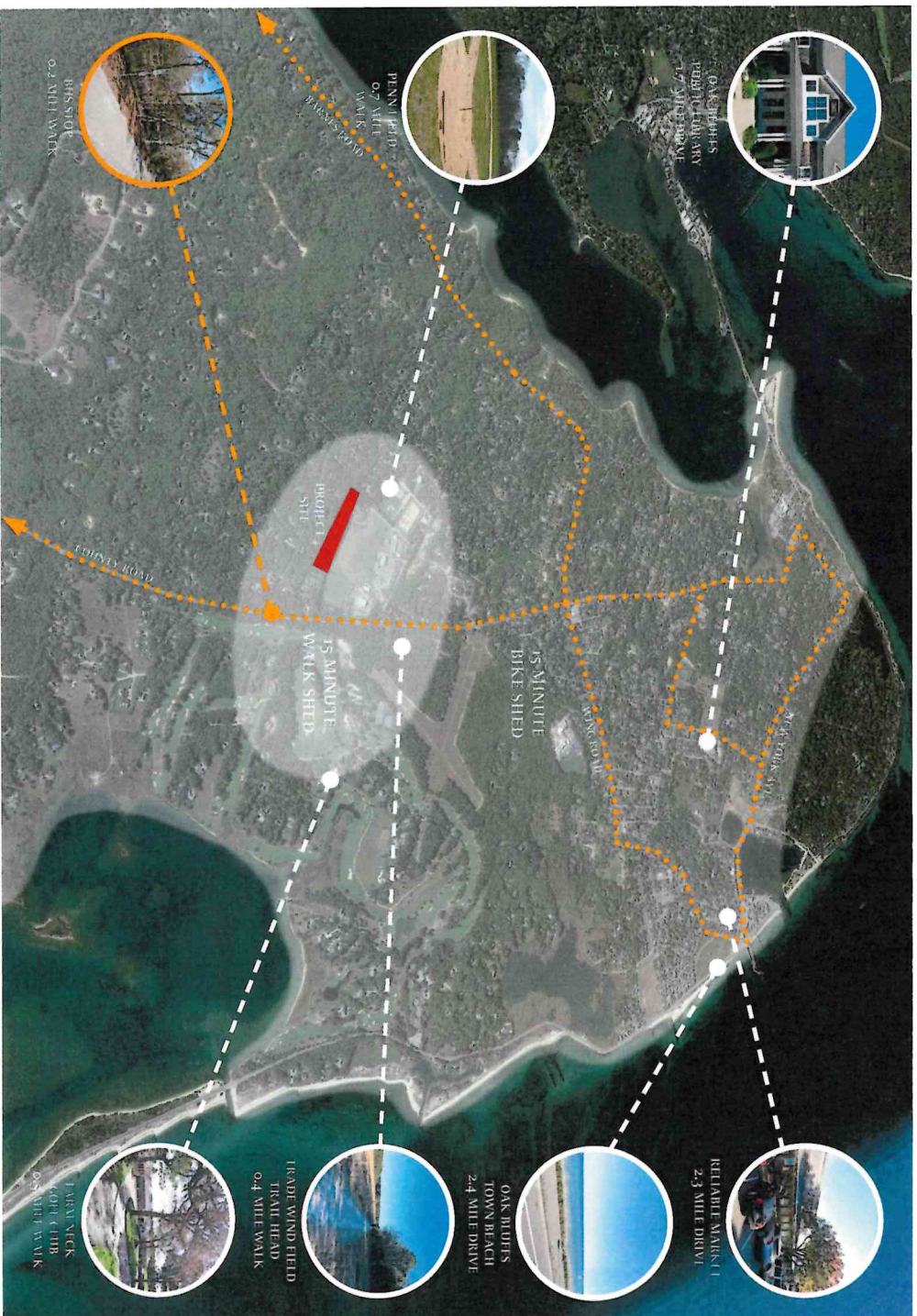
ARCHITECTURE & COMMUNITY DESIGN

www.unionstudioarch.com

160 Mathewson St. #201 Providence, RI 02903

401.272.4724

401.272.4825



VETERANS SUPPORTIVE HOUSING OAK BLUFFS RFP

AREA CONTEXT

MARCH 1, 2023

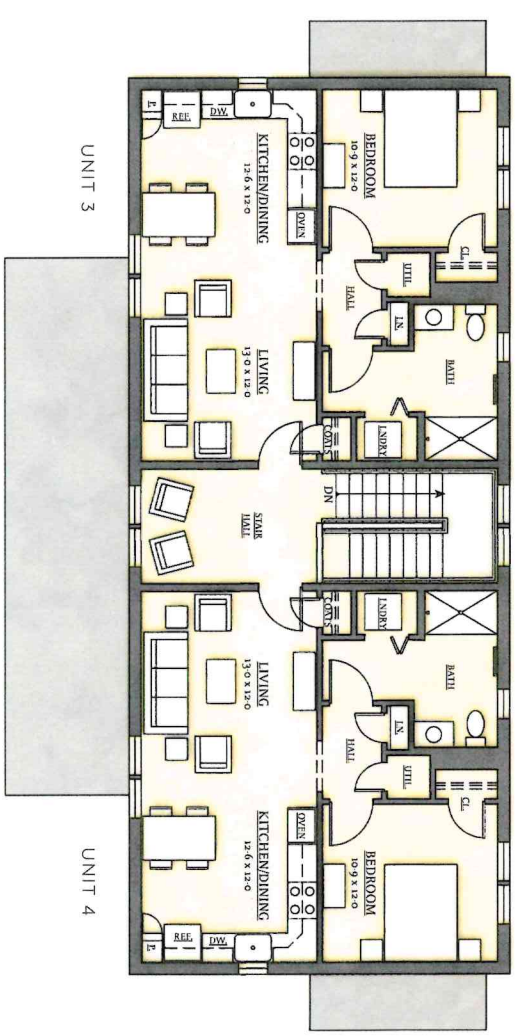




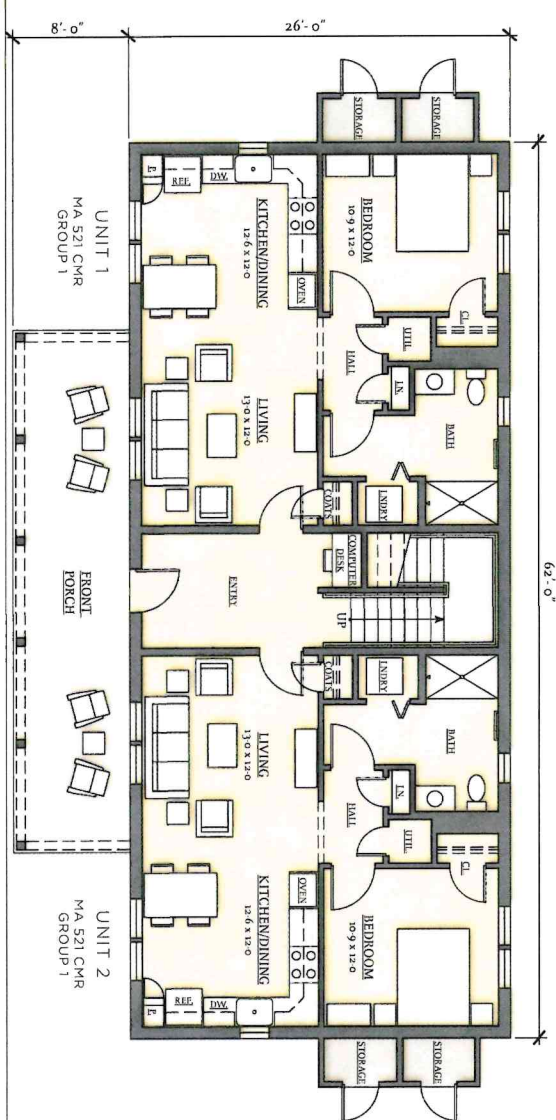
VETERANS SUPPORTIVE HOUSING OAK BLUFFS RFP

VIEW FROM BELLEVUE AVENUE
MARCH 1, 2023

SECOND FLOOR



FIRST FLOOR



VETERANS SUPPORTIVE HOUSING OAK BLUFFS RFP

PROPOSED PLANS - BUILDINGS 1 & 2

MARCH 1, 2023

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



VETERANS SUPPORTIVE HOUSING OAK BLUFFS RFP

PROPOSED PLANS - BUILDING 3

MARCH 1, 2023

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



SECOND
FLOOR





- Since 2010, Arielle has been a year-round resident and actively involved in various community organizations, including serving as Co-chair for the Coalition to Create the Martha's Vineyard Housing Bank. With six years of experience as the Affordable Housing Manager for the Town of Edgartown, Arielle brings valuable expertise to her role with IHT. She resides in the IHT-built Scott's Grove neighborhood



ARIELLE FARIA

PROJECT AND PROGRAM DEVELOPMENT MANAGER





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.