



Town of West Tisbury
Community Preservation Committee
P. O. Box 278
West Tisbury, MA 02575
(774) 447-9458

rec'd 9/17/26 11:02 AM
electronic copy
rec'd 9/16/26 11:02 AM

ELIGIBILITY APPLICATION

Due no later than 12:00 noon on Thursday, September 17, 2026
Submit one hard copy to the CPC office and one pdf to cpa@westtisbury-ma.gov
(Please rename the file when saving to include the project name)

Applicant: Kate DeVane, Island Autism Group

Co-Applicant (if applicable): none

Project Name: Island Autism Center Phase 3 House Skilled Housing

Project Location/Address: 515 Lamberts Cove Road

CPA Category/Purpose (select all that apply):

Open Space ☐

Community Housing ☒

Historic Preservation ☐

Recreation ☐

Project Budget (if multi-year project, note current phase only):

Amount of CPC funds requested: \$ 250,000.00

Amount from other funding sources: \$ 3,000,000.00

Total project budget: \$ 3,250,000.00

The Contact person for this project is: Kate DeVane

All correspondence should be mailed to: PO Box 216
West Tisbury, MA 02575

The Contact can be reached via phone at: 508-939-0338 or email at: kate@islandautism.org

This is a two page application. Please provide project information on the next page

West Tisbury Community Preservation Committee Eligibility Application Page two

Project Name: Island Autism Center Phase 3 House Skilled Housing

Please provide a brief description of the project, including goals, community need, proposed timeline, and sources of financial sustainability for future maintenance. Include information on any endorsements from regional/town boards and community organizations. Please also include sources of additional funding included in the project budget. Attach additional sheets as needed.

Island Autism is moving forward with Phase 3 funding requests, the final building phase of our campus project. This phase will include the construction of three two-bedroom cottages, with a total estimated construction cost of \$3,500,000. We hope to construct all three cottages simultaneously, allowing us to complete the residential campus as efficiently and cost-effectively as possible.

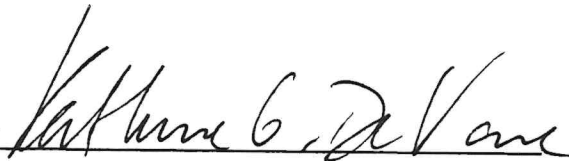
For Phase 3, Island Autism is seeking a total of \$1,750,000 in Community Preservation funding from the six Island towns. Our request to the Town of West Tisbury is \$250,000.

The Phase 3 cottages will expand the range of residential options available on Martha's Vineyard for adults with autism and other intellectual and developmental disabilities (IDD). While our Phase 2 group homes are designed for individuals with more significant support needs requiring 24-hour staffing, the cottages will be designed for individuals who can live with a greater degree of independence while still benefiting from appropriate supports and the security and community of the Island Autism campus.

Timely funding of Phase 3 is particularly important. The sooner funding is secured, the sooner we can move forward with construction of all three cottages and bring the campus to completion. Completing the buildings together will minimize the length of time our neighbors are impacted by ongoing construction while also allowing us to make the full number and range of residential opportunities available as quickly as possible. Once complete, the Island Autism campus will provide a continuum of residential options for Islanders with autism and IDD—the first housing community of its kind on Martha's Vineyard.

We are deeply grateful for the continued support of the Island CPCs. Your investment does more than provide critical funding for construction. It demonstrates strong community commitment to this project and gives our larger private donors and foundations greater confidence in investing alongside the Island community. This public-private partnership has been essential to the development of the campus and will be equally important as we work to complete its final phase.

Signature:



Date: 09/16/26

Thank you for your application. If you do not receive an email confirming receipt of your application please contact our office at (508) 696-0100 extension 120



Island
Autism

2025

IMPACT
REPORT



MISSION STATEMENT

TO LEARN MORE ABOUT
OUR WORK VISIT
ISLANDAUTISM.ORG
OR SCAN THE QR CODE



At Island Autism Group (IAG), we strive for the lifelong independence, confidence, and happiness of autistic individuals and their families on Martha's Vineyard, through housing, life skills, enrichment, job training, and therapies.

Since our inception in 2008, IAG has helped autistic individuals and their families on the Island access extracurricular programs, equipment, and any other resources necessary and beneficial for their development. IAG works closely with teachers, therapists, parents, friends, and partner organizations interested in supporting those with autism. We now serve individuals with autism spectrum disorder from children through adults.

ISLAND AUTISM



YOUTH PROGRAMS

- Year round programming serving young people up to age 22
- Five age groups focused on age- and developmentally-appropriate goals including extending IEP goals, developing social skills, strengthening relationships, introducing new experiences, developing social skills, and of course having fun!
- Activities include yoga, horseback riding, farm activities, swimming, sailing, drumming, bowling and much more!

ADULT PROGRAMS

- Adult programs provide meaningful opportunities for skill-building, community connection, and personal growth for individuals aged 22+.
- Each day is designed to balance vocational training, community engagement, and recreational enrichment, ensuring participants develop both independence and joy in daily life.
- Activities include egg production, farming activities, granola baking, library programs, and additional job-related experiences tailored to individual strengths and interests.
- Accredited by Massachusetts Department of Developmental Services (DDS)



2025 HIGHLIGHTS

- Year round programming: 216 out of 260 weekdays
- Family Supports: Monthly summer potlucks, parent support groups, and parent training nights on topics such as special needs trusts, government funding, safety, and human rights.
- Near peer mentoring in music, baking, marketing, social media, crafting, art, and Best Buddies high school programs

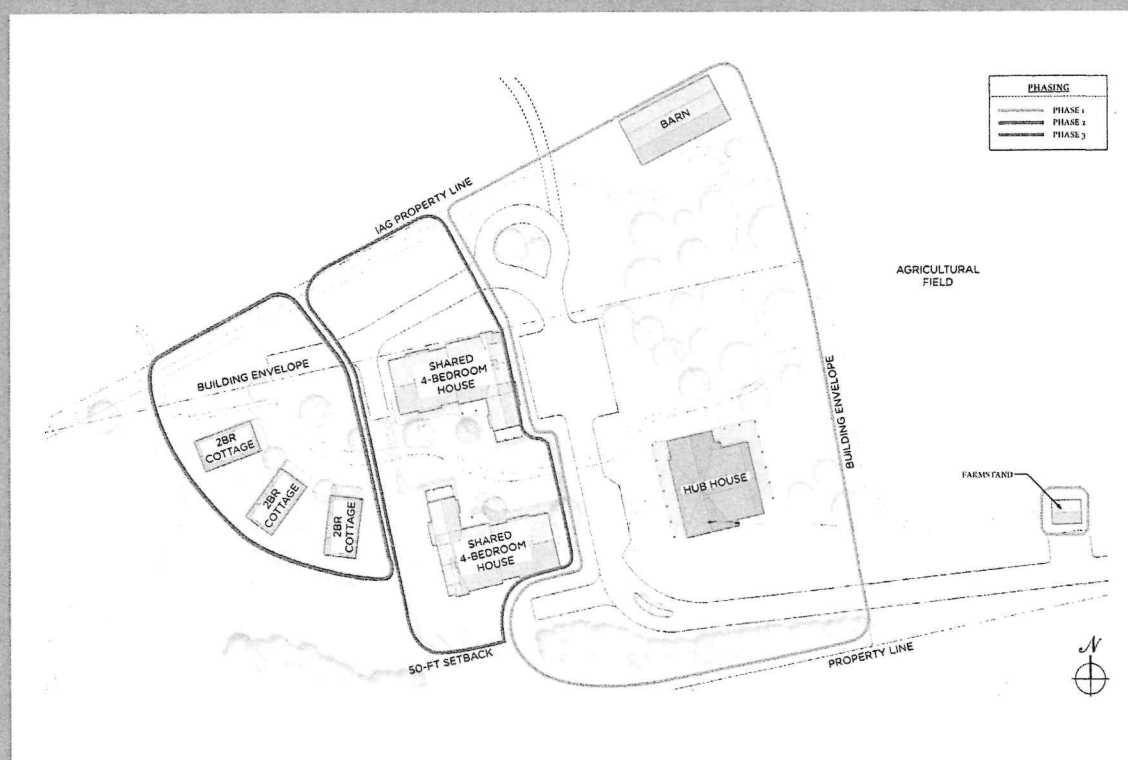
CAPITAL CAMPAIGN

In 2020, recognizing the need for a more permanent programming space, as well as affordable, supportive housing for individuals with autism spectrum disorder, IAG purchased 7.5 acres at 515 Lamberts Cove Road to build the Island Autism Center.

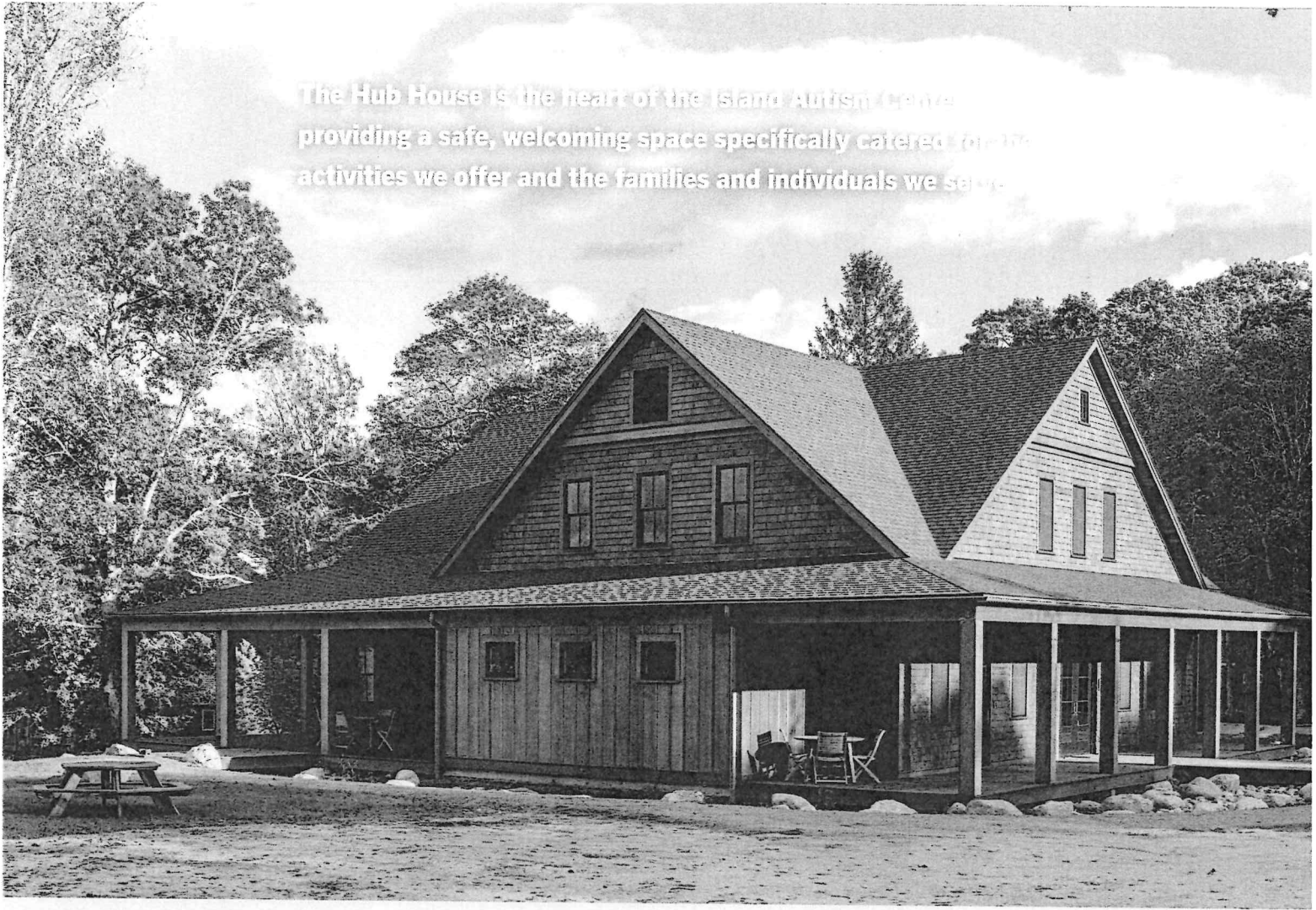
Since then, thanks to support from neighbors, community members, foundations, and Community Preservation funding, IAG has completed **Phase One** of construction - the Hub House, the barn, and the farm stand.

Phase Two is well underway and the first 4-bedroom residential building is now complete. We have poured the foundation for the second 4-bedroom residential building and look forward to completing construction and welcoming residents.

Phase Three will include construction of three additional housing units and seeding an endowment to help sustain programming and operations.



The Hub House is the heart of the Island Autism Center providing a safe, welcoming space specifically catered to the activities we offer and the families and individuals we serve.

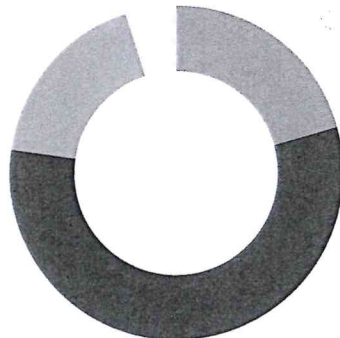


Phase Two residential units will offer supportive, affordable housing to high need adults who will benefit from living in community with their peers and their caretakers.



FINANCIALS

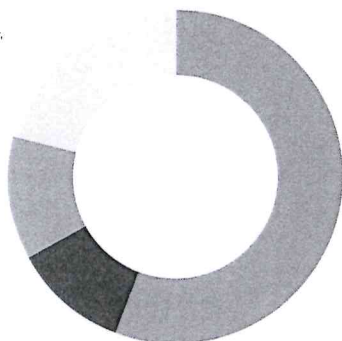
OPERATING BUDGET



- 21% Direct program expenses
- 58% Personnel
- 18% Fundraising & Admin
- 5% Professional Services

PHASE ONE

Purchasing and prepping the land + construction of the Hub House, Barn, and Farm



Individual donations: **\$4,000,000**

Foundation grants: **\$750,000**

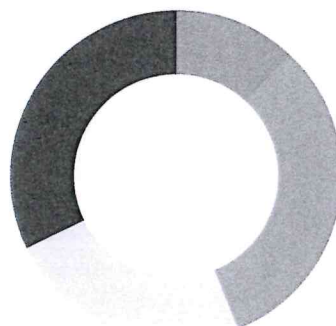
CPC funding: **\$800,000**

MV Bank mortgage: **\$1,500,000**

Thanks to TLI for a bridge loan that sped up the completion of Phase One.

PHASE TWO

Construction of two 4-bedroom houses with space for live-in caretakers



Individual donations: **\$750,000**

CPC funding: **\$2,000,000**

MV Bank mortgage: **\$1,500,000**

Funding left to raise: **\$2,000,000**

PHASE THREE

The estimated cost of Phase Three is \$10MM: \$5MM to build three additional housing units and \$5MM to seed an endowment to support programming and operations. Fundraising and construction for this phase will commence once Phase Two is completed.

CAPITAL CAMPAIGN DONORS

\$500K+

Beth Harris
HansJoerg Wyss
Joan and Ed Doherty

\$200K – \$499K

Anonymous
Jim and Susan Swartz
Karen and David Brush
MVYouth

\$50K – \$150K

Ben and Cris Heineman Russell
Lisa Gilligan
Rose and Chuck Leitner
Sal and Anne Giordano
Sandra Caruso
Ted and Betsey Pick
West Chop Community Fund

\$5K – \$49K

Adam and Sheila Helfant
Anne Baker
in honor of Joseph Wheeler
Anonymous
Ascienzo Family Trust
Bodman Family Foundation
Brian Driscoll
Christopher Celeste
Dan and Mary Stanton
David Lima
Dede and Mark Gimble Welles
Diane Dorothy Brooks Foundation
Jimmy and Patti Elliot
Katherine Brooks Ford
Kristine Grazioso
Lloyd and Terri Trotter
May Wall and Walter Lynch
MV Bank
Nicholas and Sarah Lima
Peggy Koenig

HOW YOU CAN HELP

Leave an indelible mark on the Island Autism and Martha's Vineyard communities! Consider one of the following naming opportunities to honor you and/or your family's commitment to our mission.

NAMING OPPORTUNITIES

- Hub House: \$2,000,000
- Residential Unit 1: \$1,500,000
- Barn: \$700,000
- Residential Unit 2: \$1,500,000

PROGRAM FUNDING

While this report highlights the progress of our capital campaign, we are deeply grateful for the many individuals, families, and organizations who have continued to support our programming throughout this journey. From meaningful major gifts to generous contributions from our Island neighbors, this steady commitment has sustained our ongoing work during the build of the Center. We are truly thankful for your partnership and generosity!

PLEASE CONSIDER
MAKING A DONATION
TO SUPPORT OUR
PROGRAMMING TODAY!

