

**Community Preservation Act - Town of West Tisbury
Final Application for Funding**

Deadline: Thursday, October 20, 2022 – 12:00 noon

Please Submit one hard copy to:
West Tisbury Town Hall
Community Preservation Committee
PO Box 278
West Tisbury, MA 02575

AND:
email PDF to:
cpa@westtisbury-ma.gov

**Please complete your application by providing all the information requested below.
Include page number, date, and project name on each page of your application.**

APPLICATION INFORMATION REQUIRED:

Project Title: Permanent Supportive Housing.

Date: October 14, 2022

Applicant/Contact Person: Karen Tewhey, Director of Institutional Advancement

Sponsoring Organization: Harbor Homes of Martha's Vineyard

Mailing Address: P.O. Box 4795, Vineyard Haven, MA 02568

Daytime phone: 978-273-0533. E-mail: harborhomesmv@gmail.com

PROJECT DESCRIPTION:

1. Project Category: Affordable Housing X
2. Funding Scope: Harbor Homes is requesting \$80,000 from West Tisbury CPC funding. The total cost of the project is \$1,200,000. This is a regional application going to the Community Preservation Committees of all 6 towns.

3. Goals:

Harbor Homes of Martha’s Vineyard is the umbrella non-profit organization for all homeless prevention programs and services on the Island. Harbor Homes is committed to developing a continuum of housing and shelter opportunities to ensure that all residents have a safe, sanitary and secure place to sleep and are able to avoid homelessness. This project will create a new permanent, supportive housing facility that will address the needs of five (5) chronically homeless adults. The house will offer single room occupancy, a communal kitchen and common space for residents.

In addition to housing, the program will offer case management support, life skills education and linkages to community health and mental health providers. By definition, chronically homeless individuals have been homeless for at least one year and have a disabling condition. Harbor Homes will assess and, in collaboration with other community agencies, address the health and mental health needs of each participant. Harbor Homes will help transition residents from being homeless to reengagement in the community. First, the program will reintroduce formerly homeless adults to the routines and responsibilities of living in a home. This includes maintaining basic hygiene, doing laundry, assisting with cleaning and chores, planning meals, food shopping, etc. Second, Harbor Homes promotes the importance of developing social competency skills including conflict resolution, cooperative decision making, appropriate and assertive communication, positive interpersonal relationships, empathy, and teamwork in order to reside comfortably together. As residents are able to function appropriately, the Harbor Homes case worker will mentor participants in developing prevocational skills that are important in attaining and sustaining employment. These include practicing good personal hygiene, dressing appropriately for work, interviewing for a job, being responsible, reliable, and dependable at work, taking pride in one’s work, accepting authority, being a team player, exhibiting a good attitude, following directions, and being eager to learn. Each house will also have internet and computer access to ensure residents have an opportunity to develop technology skills.

SPECIFIC OBJECTIVES	MEASUREMENT
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on the individual level,

Ensure that chronically homeless adults on Martha's Vineyard have access to safe, sanitary and permanent housing.	Maintain spreadsheet of # of chronically homeless residents access placement in the house
Provide individualized case management services to low income chronically homeless residents to help them better address their health and mental health concerns,	Maintain case management log of each resident and the times, dates and resource and referral information of each meeting with a case manager
Engage adults in life skills education to strengthen their social competency and pre-vocational skills and their capacity to be successful tenants, employees, and community members.	Review case management logs that provide overview of functioning level of each resident

Offer a supportive and transformative experience to chronically homeless adults traumatized by homelessness.	Request feedback from residents about the impact of living in the permanent supportive housing facility
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on the county level,

Set aside an existing building to expand affordable housing options for long term Island residents	Document # of new units of affordable housing established for Island residents
Model the cost effectiveness of using congregate housing to provide permanent shelter for low-income adults	Compare the cost of congregate units with market rate units
Help eradicate homelessness and the abuse of low-income residents who are victimized in the present housing market.	Document a reduction in chronically homeless adults on the Vineyard

We anticipate that, with normal turnover, this project will provide housing for 6 – 8 low-income adults annually. The target population are chronically homeless adults who have been homeless for at least one year and have health and/or mental disabilities. They are often on medications that need to be refrigerated and monitored. Harbor Homes will ensure they are linked up to appropriate community resources and providers. Without this housing option, they would be homeless and their health and mental health would be greatly at risk.

4. Community Need:

There have been extensive needs assessments completed by town Housing Production Plan committees, Island Housing Trust, and the MV Commission that document the rental housing crisis and the increasing number of residents who are housing insecure or homeless. Harbor Homes has collected data on homelessness, including chronically homeless since 2016. The latest Community Needs Assessment completed by Martha’s Vineyard Hospital identified housing insecurity as the most serious public health concern on the Island. Any expansion of affordable rental housing on the Vineyard addresses a vital need.

Martha’s Vineyard faces a rental housing crisis. This is true for all income brackets, but particularly challenging for residents who have very low incomes and a disabling condition. Approximately 120 individuals and/or families self-report that they are without secure housing each year. This includes youth, families, elders who are on the waitlist for Island Elderly Housing, and injured workers who are on SSDI. In addition, there are chronically homeless adults who have been homeless for at least one year and who have a disabling health or mental health condition. This last subgroup is often the most vulnerable population and the least competitive for housing. Many in this category utilize the winter shelter and sleep in a vehicle or tent during the warmer months. Living without easy access to potable water, nutritious food, or a heated space exacerbates their health and mental health problems. This project will provide at least 5 units of affordable housing for our most vulnerable neighbors.

5. Community Support:

Harbor Homes has previously and successfully solicited Community Preservation funding from all six Island towns for the purchase of two properties that are now providing affordable housing to low - income residents who were formerly homeless. This project will continue to expand the number of

housing units that are accessible to very low-income residents, including those who are chronically homeless.

For this project, Harbor Homes has the support of the Dukes County Manager, MV Community Services, the Dukes County Regional Housing Authority, Island clergy, and the community social worker at MV Hospital. The Harbor Homes Director of Institutional Advancement has outreached to local mental health providers, recovery coaches, social workers, community case workers and other professionals who provide services and supports to chronically homeless residents. They are acutely aware of the need to house this population in order to stabilize their health and mental health conditions and they support this project.

6. Budget:

Harbor Homes is requesting **\$80,000 from West Tisbury CPC** to assist with the purchase of an existing building and the creation of 5 additional units of affordable housing. This is a regional project. CPC funds from all towns will be used to help finance the property.

CAPITAL BUDGET - PROPERTY ACQUISITION

Real estate purchase price \$1,200,000

FINANCING SOURCES for ACQUISITION

Community Preservation Funding (6 towns)	\$ 450,000 (anticipated)
Harbor Homes Funding	\$ 250,000
Bank Financing*	\$ 500,000

*Harbor Homes of MV received Martha’s Vineyard Bank financing of \$750,000 for the purchase of a property in 2021. That lien is now in the process of being fully paid off. Harbor Homes will then own two (2) congregate houses outright with no mortgage.

Annual revenue and operating costs, once the project is operational

EXPENSES

Personnel		
HH Director	.1	9500
Case Manager	1.0	62,400
	Subtotal	71,900
Mortgage	\$500,000 – 6% / 30 years	35,976
Utilities		
• Water		700
• Electric		2260
• Propane		5000
• Infinity		660
• Trash		600
Taxes		1200
Home Insurance		4500
Maintenance		3500
Repairs		2600

House Supplies		2400
	Subtotal	59396
	Program costs	131,296
Administration	5% of program costs	6564
TOTAL		137,860

REVENUE

Donations	67,860
Grants for Staffing	70,000
TOTAL	137,860

7. Funding:

Other anticipated revenue sources will include Capital Campaign funds, mini grants, and in-kind contributions (for marketing, printing, publications, furniture, furnishings). Low-income residents will pay 30% of their income for housing.

8. Timeline:

Major milestones:

Apply for CPA funding from 6 Island towns	September/October 2022
Get CPA Committee approvals for project funding	November/ December 2022
Get approval for project at town meetings	April/May 2023
Begin Capital Campaign for purchasing property	Summer 2023 - ongoing
Secure bank financing pre-approval	Spring 2024
Identify property	Spring 2024
Purchase property	Summer 2024
Harbor Homes begins screening applications for new residents	Fall 2024
Harbor Homes opens affordable, permanent supportive congregate housing	Fall/Winter 2024

Harbor Homes will request payment of CPA funds from Tisbury after the purchase of a property that will provide 5 units of affordable housing. We anticipate that we will have funding and financing in Summer of 2024 in order to purchase a property.

9. Implementation: Susan Diverio, Executive Director of Harbor Homes, will be the project manager. She has extensive experience administering education and human service programs for vulnerable populations. A case manager will also be employed to provide direct and ongoing support to the residents of the house. The case manager will have a degree in human services and experience working with low-income clients.

Harbor Homes has prior experience in purchasing and operating congregate housing for low income adults who have no housing. It opened its first residence at 103 Tashmoo Avenue, Vineyard Haven in June 2020. This congregate house is now home to six (6) men who have very low incomes and who faced homelessness. This project was followed by the purchase of 111 New York Avenue in Oak Bluffs, a reclaimed bed and breakfast that has been transformed into a home for six (6) women who were formerly homeless. The ages of residents in these 2 houses has ranged from 18 – 79 years of age. Both houses offer a safe, attractive and spacious environment and a quiet and congenial atmosphere. The occupants pay a monthly program fee and assist with the maintenance of the house. Harbor Homes houses are viewed as good neighbors with well maintained landscaping and quiet residents.

10. Maintenance:

Harbor Homes will be applying for a “Safe Haven” grant from the MA Department of Mental Health and a HUD grant through the Cape and Islands Regional Network on Homeless Prevention to fund staff and operating costs. We do not anticipate any direct cost to West Tisbury to support the operating budget of the property. Harbor Homes will also solicit donations and other grant dollars to sustain the project.

11. Further Documentation:

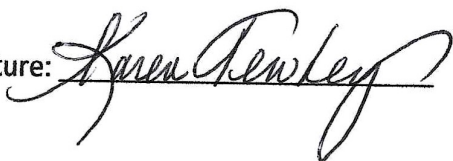
Harbor Homes will partner with Island Housing Trust (IHT) to place a deed restriction on the property upon purchase. This will ensure that the housing remains “affordable” in perpetuity. Harbor Homes and IHT have collaborated in the past to purchase two congregate houses for low-income residents of the Island who were homeless. Harbor Homes owns the house and improvements and IHT owns the land that is deed restricted. Prior to requesting CPC funds from West Tisbury, Harbor Homes will provide a copy of the deed restriction to the town.

12. Feasibility Reports: To be provided upon identification of a property to be purchased.

13. Zoning Compliance: To be provided upon identification of a property to be purchased.

14. Other Information: *harborhomesmv.com* website for update on our organization.

Signature:



Title: Director of Institutional Advancement