



TOWN OF EDGARTOWN
Community Preservation Committee
70 Main Street, P.O. Box 5158
Edgartown, MA 02539
508-627-6180

Date: 9/29/2023

APPLICATION AND APPLICANT INFORMATION FORM

AMOUNT REQUESTED \$ 150,000.00

Purpose (please check each that apply):

Open Space/ Recreation _____ Affordable Housing X Historic Preservation _____

Sponsor Name: HARBOR HOMES MV
Mailing Address: P.O. BOX 4795, VINEYARD HAVEN, MA. 02568
Physical Address: 111 NY AVE, OAK BLUFFS
Telephone: 508-509-4141 E-Mail: CKRAUSS@HARBORHOMESMV.COM

Summary of Proposal:

Describe Project: (attaching maps and any descriptive materials) CONGREGATE
HOUSING FOR INDIVIDUALS AND FAMILIES
W/ CHILDREN.

List Sponsors (including, if applicable, governing Boards, Trustees, Directors, Management, etc...)

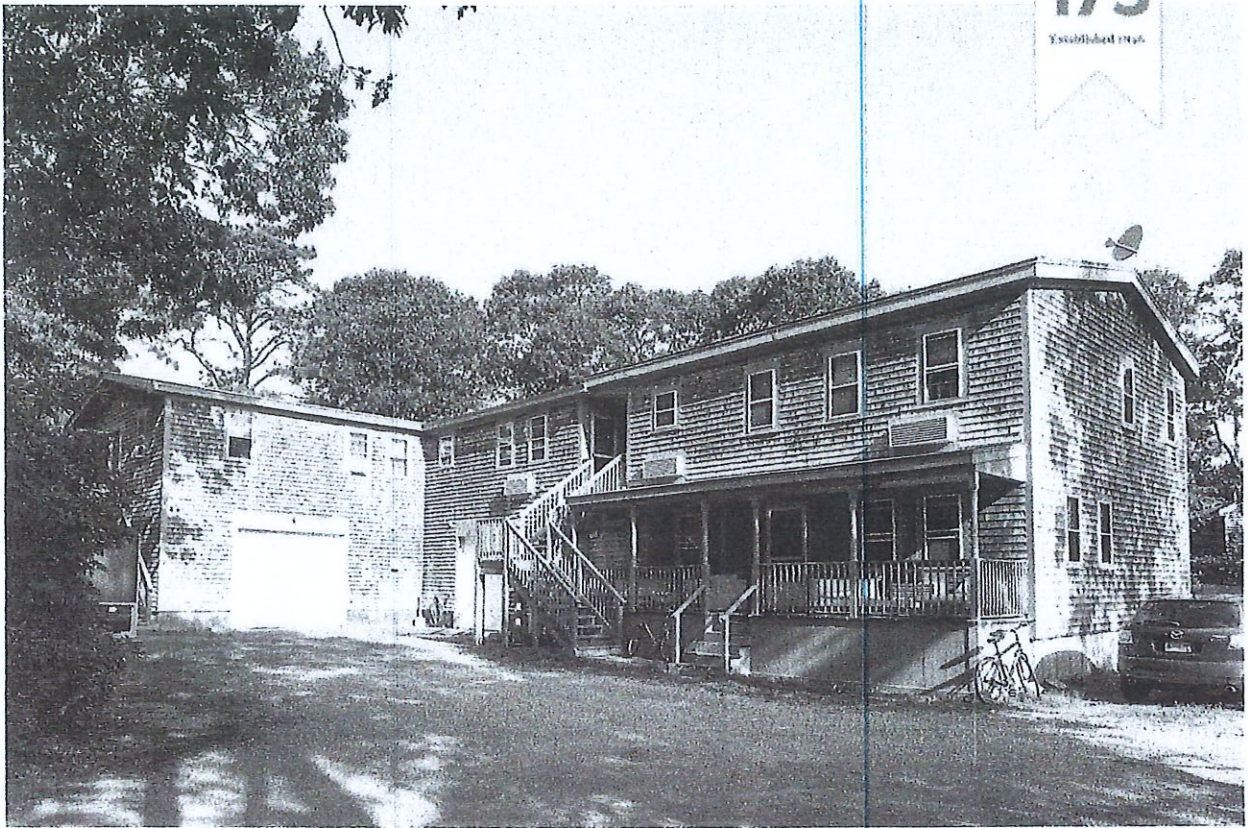
Supporting Town Committee(s) ("NA" if none) N/A

Submitter or Project Director:

Name CINDY KRAUSS Telephone# 508-509-4141
E-Mail CKRAUSS@HARBORHOMESMV.COM

Please address the following topic(attach to this form):

1. Detailed project description, specific objectives for the project and Sponsor's experience in similar projects.
2. How does this project accomplish the goals of the CPA?
3. How does this project impact Edgartown's citizens and address current need? What is the estimated or target number of people this project will benefit/effect? How will you measure the success of this project.
4. Projected Action Plan and Timeline including major steps needed to complete the project.
5. Provide detailed financial information including the following, as applicable:
 - * Initial Capital budget and proposed schedule of CPC disbursement of funds, should application be accepted;
 - * Other revenue sources including private/public funds or in-kind contributions;
 - * Annual revenue and operating costs, once the project is operational;
 - * Annual cost to the town, once the project is operational;
 - * What are the key assumptions in the budget? What are the risks?
 - * Financial sustainability – how will the continuation of the project be secured after the grant?
6. Are there any legal ramifications and/or impediments to this project?
7. Do you have the authorization of the property owner? What permits/orders/licenses will be required from which Town, Regional or Federal Agencies?



The Hudson avenue property has a dormitory and a two bedroom apartment. *Ray Ewing*

Harbor Homes Eyes Winter Shelter Location

Louisa Hufstader *Thursday, September 28, 2023 - 4:03pm*

After nearly eight years of hopscotching between church basements and empty classrooms, the nonprofit behind the Vineyard's winter homeless shelter is hoping to welcome overnight guests at a new, permanent address in Oak Bluffs.

Harbor Homes of Martha's Vineyard, which operates the winter shelter and two transitional group homes on the Island, is planning to buy a six-bedroom dormitory on Hudson avenue with the potential of opening the property in November, the nonprofit's board chair Jennifer Frank said this week.

Harbor Homes expects it could open the family shelter soon after the scheduled Nov. 8 closing date, Ms. Frank said. The winter shelter will move in later, after beginning its season Nov. 1 in the former preschool building at Martha's Vineyard Community Services where it has operated for the previous two winters, she said.

"We need some time to make these few cosmetic changes," Ms. Frank said.

If the location is approved by the zoning board it will mark the first time in the winter shelter's eight-year history that guests will sleep on beds in purpose-built bedrooms, instead of air mattresses on the floor of a church hall or former schoolroom.

Local clergy members launched the winter shelter program at the beginning of 2016, after a research study by the University of Massachusetts Rural Scholars revealed the extent to which the Island's housing costs were pushing people into homelessness.

Church leaders were seeing the effects of the crisis first-hand, said the Rev. Vincent (Chip) Seadale of St. Andrew's Episcopal Church in Edgartown.

"A few of us were being visited frequently by people who had no place to stay, [and] at that point, there was really nothing on the Island at all to help them, and certainly nothing organized," Mr. Seadale said.

Mr. Seadale and other ministers, including the Rev. Cathlin Baker of the First Congregational Church of West Tisbury and Bob Barnett, former Faith Community Church pastor, mustered dozens of volunteers to welcome overnight guests at locations rotating among down-Island churches.

Karen Tewhey, then Dukes County's associate commissioner for homeless prevention, worked with the clergy group to found Harbor Homes in 2018.

The nonprofit purchased its first property in 2020, a transitional home for up to six men on Tashmoo avenue in Vineyard Haven. The following year, Harbor Homes bought a house on New York avenue in Oak Bluffs that's now a transitional home for six women.

The organization had been looking for a more permanent solution for its winter shelter, but this proved a challenge, Ms. Frank said, until she spotted the Hudson avenue listing a few weeks ago.

Ms. Frank said the shelter will serve Vineyarders, not people traveling from the mainland as rumors periodically suggest.

"There are Island residents. Some of them went to high school here. Some of them have full time jobs and lost their housing," she said.

If the sale goes through, the property will become the Island's first overnight shelter to operate under its own roof.

"Currently, Harbor Homes is under contract to acquire a property that can solve three problems on the Island: the need for a winter shelter, temporary housing for homeless families and domestic violence victims and summer workforce housing," Ms. Frank told the Gazette.

Harbor Homes still must obtain a special permit for the shelter from the Oak Bluffs zoning board of appeals, which will hold a hearing on the nonprofit's application Oct. 18 at town hall.

This listing price for the property is \$2.95 million. It needs only minimal work to be ready for its new occupants, Ms. Frank said.

"It's pretty much turnkey [and] comes fully furnished," she said.

Built as a dormitory for hotel workers, the potential future winter shelter has six bedrooms and two bathrooms, as well as a two-bedroom apartment. It can host up to 19 people a night, including two Harbor Homes volunteers or staffers, Ms. Frank said.

Out of 38 different people who visited the shelter last year, the average number of guests per night was 11 and the largest number on a single night was 16, she said.

The shelter is planned to be seasonal and when it closes in April, the dormitory could provide housing for summer workers, Ms. Frank said.

The building could fill a crucial gap for people without a place to stay, she added.

"The Island currently does not have a facility that can house homeless families," Ms. Frank said.

The connected-apartment can accommodate up to six people in two single-bedroom units with bathrooms. Harbor Homes plans to use this for families experiencing homelessness or domestic violence at any time of the year.

Both the dormitory and the apartment have communal living and cooking areas and laundry facilities. The property also has a yard, large enough for outdoor activities, and provides plenty of vehicle parking.

"We would not be using any street parking," Ms. Frank said.

“Some of the people that we serve have jobs only in the summer season, and housing comes with those jobs [so] they’re not able to pay the expensive rent to live independently and need to use the shelter during the winter months,” Ms. Frank said.

Other guests live year-round in buildings that are not winterized, and some camp out in the state forest, she said.

“Those guests need a place to stay when it’s freezing cold outside,” Ms. Frank said.

More by Louisa Hufstader »

YOU CAN HELP SUPPORT LOCAL NEWS

Subscribe (<http://vineyardgazettestore.com>) or become a Friend of the Vineyard Gazette (<https://www.vineyardgazettestore.com/product/6/view>) and receive our free newsletters and free and discounted tickets to Gazette events along with our award-winning news and photography.

Key: 3098

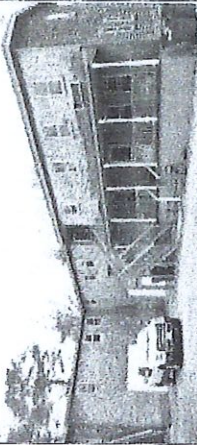
Town of OAK BLUFFS - Fiscal Year 2023

1/3/2023 5:17 pm SEQ # 3,220

HUDSON AVE LLC C/O TIMOTHY J DYKE PO BOX 1976 EDGARTOWN, MA 02539		PARCEL ID 21-16-0		LOCATION 21 HUDSON AV		CLASS 1230		DESCRIPTION DORMITORIES		BN ID 1		CARD 1 of 1	
TRANSFER HISTORY HUDSON AVE LLC MV DREAM LLC MARTELL PETER M TR		DOS 04/03/2019 QS 10/17/2016 QS 10/23/2013 A		BK-PG (Cent) 1,500,000 1492-415 1,032,500 1417-1070 1 1332-880		PMT NO 100		AMOUNT		INSP		BY	
CD T		ACSFUN		Nth		Int1		Int2		Int3		Lpl	
100 S		19,166 050		1,00 100		1,00 1		1,00 1		1,00 NA		1,00 NA	
ADJ BASE		SAF		Int13		Lpl		VC		CREDIT AMT		ADJ VALUE	
353,200		2,87 NA		1,00 NA		1,00 NA		1,00 NA		446,030		446,030	
TOTAL		19,166 SF		ZONING R2		FRNT 0		ASSESSED		CURRENT		PREVIOUS	
Nth		0050		IN Land:		O RES LOC		LAND		446,000		336,000	
Int1		100% GOOD		T		E		BUILDING		1,232,500		1,085,200	
Int2		1		E				DETACHED		0		0	
								OTHER		0		0	
								TOTAL		1,678,500		1,421,200	

TOTAL		19,166 SF		ZONING R2		FRNT 0		ASSESSED		CURRENT		PREVIOUS	
Nth		0050		IN Land:		O RES LOC		LAND		446,000		336,000	
Int1		100% GOOD		T		E		BUILDING		1,232,500		1,085,200	
Int2		1		E				DETACHED		0		0	
								OTHER		0		0	
								TOTAL		1,678,500		1,421,200	

PHOTO 04/09/2019



BLDG COMMENTS

YEAR BLT	1988	SIZE ADJ	1,000
NET AREA	4,549	DETAIL ADJ	1,588
\$/sq ft (RCN)	\$315	OVERALL	1,050

CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		0	1.00
BEDROOMS		8	1.00
FULL BATHS		4	\$19,845
1/2 BATHS		1	\$2,940
FIXTURES		1	\$1,176
UNITS		8	1.05

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMPT SHIN	1.00
FLOOR COVER	16	WD/CPT+VNL/SHT	0.99
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	1.00

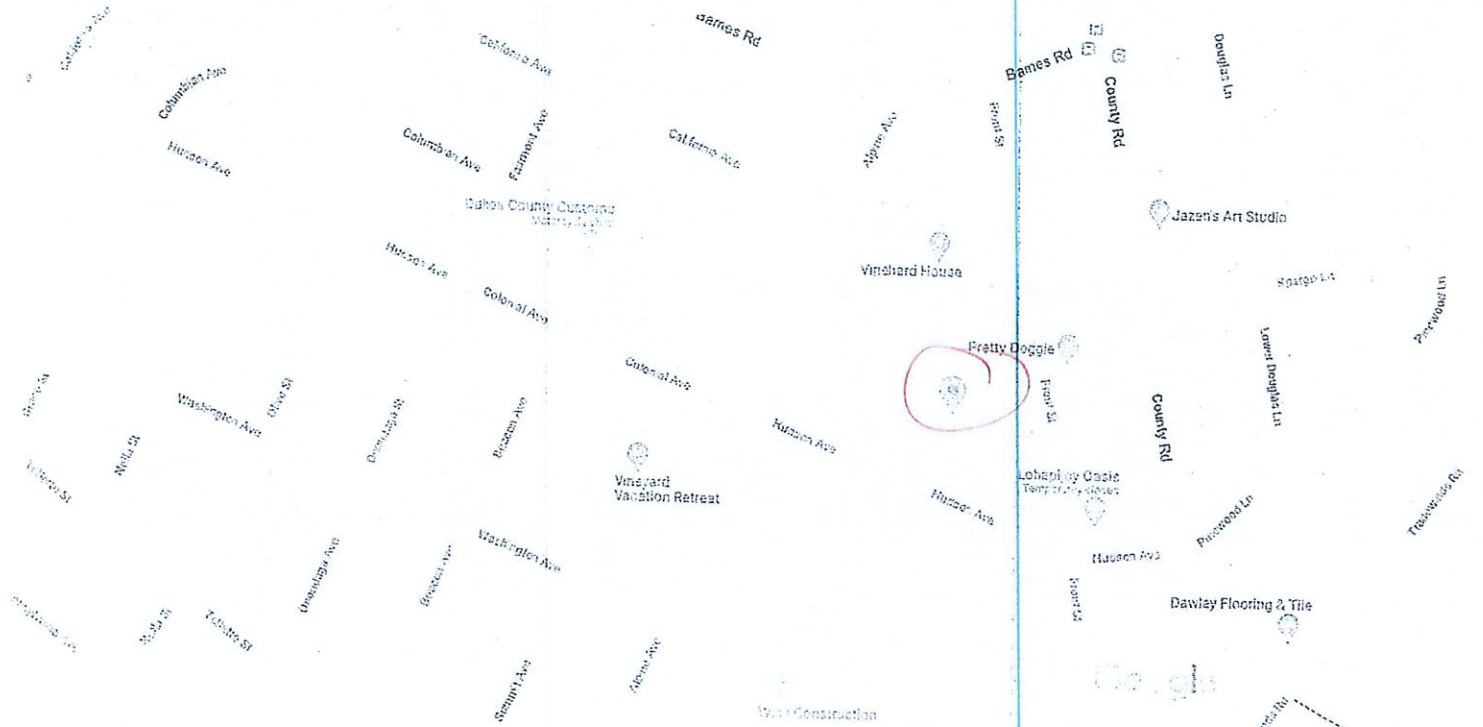
S.	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	GAR	N	GARAGE	2,425		104.28	252,888
+	USF	L	UP-STRY FIN	3,469	1988	247.74	859,419
B	CRL	N	CRAWL SPACE	1,044		15.87	16,571
+	BAS	L	BAS AREA	1,080	1988	247.74	287,562
+	OPA	N	OPEN PORCH	216		51.69	11,165
+	WDK	N	WOOD DECK	54		29.93	1,616

TOTAL RCN	1,433,182	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		

EFF. YR/AGE	2007 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD
RCNLD	\$1,232,500	

Google Maps

21 Hudson Ave



Map data ©2023 Google

200 ft



Harbor Homes of Martha's Vineyard

Community Preservation Act Grant Funding Request 2023

Narrative of Need and Goals

Background

Martha's Vineyard currently has a homeless population of approximate 120 people. In addition to that number is the number of individuals and families with children who face other types of housing loss.

Harbor Homes of Martha's Vineyard is a 501(c)(3) organization established in 2018 and serves as the umbrella organization for all homeless prevention programs on the island. This includes congregate housing, transitional housing support, a winter shelter, a hotel respite program and case management. Harbor Homes provides timely, compassionate and empowering support to low income individuals and families facing homelessness.

The vision of Harbor Homes is to establish a continuum of housing opportunities and support services for individuals and families facing homelessness that support their health and wellness and promote inclusivity, dignity and diversity.

Harbor Homes has already created two successfully running congregate housing facilities. One facility is for men (Tashmoo House in Vineyard Haven). The other facility is for women (New York Ave House in Oak Bluffs). Each facility can house up to six participants who live in private single rooms and share bath, kitchen and living areas. In a few short years, these facilities have become a critical part of the solution to the ongoing problem of homelessness on Martha's Vineyard. Individuals who participate in the program are at or below 30 percent of the Median Family Income (MFI) for Dukes County.

Need

Harbor Homes is seeking grant funding from the Town of Edgartown Community Preservation Committee in the amount of \$150,000 to help fund the purchase of a third congregate housing facility for individuals and families with children. Currently there is no facility available on Martha's Vineyard to accommodate families with children.

Families can face loss of housing for a variety of reasons: loss of rental due to their home being sold, lack of ability to pay the high cost of housing on Martha's Vineyard. Families in need can also be women trying to escape domestic violence along with their children. Within the last year one family was burned out of their house and in need of a place to stay where they could all be together.

The individuals who would be served by the residence would be females facing loss of housing for a variety of reasons as well, including escaping from domestic violence. Martha's Vineyard has a significant domestic violence problem due largely to its significant substance abuse problem. Domestic violence affects people from all walks of life, every income level and from every town on Martha's Vineyard.

The 3rd house will be a two bedroom, two bathroom home which would house as many as six people. The makeup of participants could be two families of three, one family of four and one family of two, or any one of a number of family combinations including individuals. The participants would share bath, kitchen and living areas.

As of September 2023, Harbor Homes MV was assisting 13 families with a total of 20 children who were homeless or at high risk for homelessness.

The Property

In an effort to expand its programming for the Island's homeless, Harbor Homes has entered into a contract to acquire the property located at 21 Hudson Avenue in Oak Bluffs. The property was originally used as staff housing for employees of the Pequot Hotel and has most recently been used as staff housing for employees of the Harbor View Hotel. It is developed with two separate but connected residential buildings – one with two bedrooms and two bathrooms and another with seven rooms and two bathrooms. The building was constructed in 1988 and comprises approximately 4,549 square feet. According to town records, the current use is classified as a “dormitory”. A portion of the property is also currently leased to an HVAC business.

The property presents a rare and special opportunity for Harbor Homes, in that the building is fully furnished, in turnkey condition and already configured to meet its program needs, requiring no construction to make it suitable for the proposed uses:

- The two-bedroom/two-bathroom component of the property will be used to house homeless individuals and families, including victims of domestic violence. Occupants will not sign leases for this space, but rather will stay on a temporary basis while they search for stable housing elsewhere. This programming will address a gap in Harbor Homes' current operations, as neither the existing congregate housing facilities nor the winter shelter can accommodate families with children. This housing, which will accommodate up to 6 people, will be operated year-round.
- The larger, seven-bedroom dormitory-style portion of the building will be used as a winter overnight shelter (6 pm to 8 am) for up to 19 people. It will be operational between November 1 and April 20. Guests of the shelter will be provided with both dinner and breakfast; programming will be similar to the winter shelter Harbor Homes currently operates on the MVCS campus.

- Between May 1 and October 31, the dormitory-style portion of the building will be rented to an Island business or non-profit organization as employee/staff housing, consistent with the current use of the property.

Harbor Homes will responsibly and compassionately operate the proposed uses to ensure that any adverse effects of the proposed uses will not outweigh the profound benefits provided to the and Island's homeless and at-risk populations.

The property itself is at a distance from its neighbors and buffered by existing vegetation. Moreover, given the population served, there will likely be fewer vehicles.

Purchase Details and Repayment

The full purchase price of the property located at 21 Hudson Avenue, Oak Bluffs is \$2,825,000. Funding for the twenty percent down payment of \$565,000 is already secured with a mix of Community Preservation funds and donations. Repayment of the full mortgage will be \$205,000 per year. Harbor Homes MV is asking the Community Preservation Committee to fund one half of the annual debt service for the first year of ownership (\$102,500). The remaining funds after paying the mortgage from Community Preservation funds will be used to further pay down the principal on the loan. Ongoing debt service after the first year will be comprised of grants and donations as well as Community Preservation funds.

Because of the separate usage of the two parts of the property, internal bookkeeping will be kept in such a manner that Community Preservation funds will be segregated and only put towards the half of the property that will be used for the residence.

The seven bedroom, overnight shelter portion of the property will have its own funding sources for paying the debt service which will be a combination of grants, fundraising and personal donors.

The purchase is scheduled to close in November, 2023.

Goal

The goal of the project at 21 Hudson Avenue is to provide supportive housing for individuals and families with children. It will mean a safe, comfortable environment for all and will benefit residents from all island towns on Martha's Vineyard, not just the town where the property is located. It will be a place where people can remain on the island and stay in their jobs. For children especially, it will allow them to remain in school, near friends and in familiar surroundings. It will mean families can stay together during their time of need which, more often than not, can be an emergency situation.