



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

Date: 9/25/24

APPLICATION AND APPLICANT INFORMATION FORM

AMOUNT REQUESTED \$ \$816,500

Purpose (please check each that apply):

Open Space/ Recreation Affordable Housing Historic Preservation

Sponsor Name: Island Housing Trust Corporation (IHT)

Mailing Address: POB 779 West Tisbury, MA 02575

Physical Address: 459 State Road #20 Vineyard Haven, MA 02568

Telephone: 508 693 1117 E-Mail: info@ihtmv.org

Summary of Proposal:

Brief Description of Project: (You will be attaching a more detailed description as required in #1 on page 3) School Employee Housing

8-units of rental housing at 48 Old Courthouse Road, West Tisbury with an ongoing preference for island-wide school employees through the MV Seasonal Communities Designation.

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

Supporting Town Committee(s) ("NA" if none) Affordable Housing Committee

Submitter or Project Director:

Name Teri Bernert, Project Director Telephone# (508) 264-2648

E-Mail tbernert@ihtmv.org

****This form is required with your application packet****

Project Narrative

1. Detailed project description, specific objectives for the project and Sponsor's experience in similar projects.

Project Update: *This application is a resubmittal of last year's application with updated budget, schedule, and updated relevant information. In 2023 this project was not recommended by town CPC's due to unanswered questions regarding allowable use of CPC funding.*

The "Seasonal Community" designation from the recently enacted Affordable Homes Act now allows for CPC funding of projects that have preference for public employees and has allowed this application to move forward. Please refer to guidance from your town counsel on legal questions related to this project and Fair Housing Laws & recommendation of CPC funds.

IHT is requesting a one-time ask of \$2,500,000 in CPA funds from all 6 towns using the 50/50 formula (see attached exhibit) to support construction of this much needed housing for our school employees. If the project is fully funded by all of the towns, IHT is also considering offering a preference of 1-unit to each of the 6 island school districts (Edgartown, Oak Bluffs, Tisbury, Charter School, Martha's Vineyard Regional High School, & Upisland Regional) pending discussions with the district's superintendent.

Project Description:

Island Housing Trust (IHT) is proposing to build 4 one-bedroom and 4 two-bedroom apartments on land donated to IHT for the purpose of providing housing for public school employees on Martha's Vineyard. With the support of both the Martha's Vineyard Public Schools (MVYPS) and the Martha's Vineyard Public Charter School (MVPCS) IHT is currently in the planning and design process with an architectural and engineering team to build a neighborhood of 4 duplexes consisting of 8 rental apartments that complement the existing neighborhood and provide livable, energy efficient, workforce rental housing opportunities for school employees. Once constructed, the Island Housing Trust will contract with the Dukes County Regional Housing Authority (DCRHA) to provide rental and property management services.

The site at 48 Old Courthouse Road, a scenic road in West Tisbury, sits within beautiful woods conveniently off of State Road. The site is near several schools such as the West Tisbury School and the MV Regional High School. It is under West Tisbury Rural Zoning District (RU).

The project site is 3-acres, with a 0.8-acre portion of the property ground leased to a homeowner and a 2.2-acre buildable area for IHT to build the 8 rentals for public school employees island-wide. The site will be served by well water and on-site septic system. Plans are for four one-bedroom and four two-bedroom units.

The buildings will be designed to be energy efficient, sustainable, all-electric and oriented to maximize solar generation. The site will be 100% visitable with connecting paths between units and a common outdoor area. Each unit will have laundry and storage.

IHT has developed 157 homes including 74 ownership homes and 83 rentals over the past 18 years including Halcyon Way in West Tisbury (one duplex rental), Takemmy Path in Tisbury (3 ownership), 148 Edgartown-Vineyard Haven Road in Oak Bluffs (3 ownership), 150 State Road in Tisbury (4 ownership), Eliakims Way in West Tisbury (8 ownership), Lamberts Cove in Tisbury (4 ownership), Lake Street in Tisbury (6 ownership), Harpoon Lane in West Tisbury (2 ownership),

Sepiessa in West Tisbury (3 rental units), 14 Village Court in Tisbury (6 rental units), Water Street in Vineyard Haven (6 rental units), Hanover House in Tisbury (15 rentals), Perlman House in Tisbury (7 rentals), Greenwood Avenue in Tisbury (6 ownership) and Daggett Avenue in Tisbury (3 ownership), Old Court House Road in West Tisbury (2 rentals), and most recently Kuehn's Way in Tisbury (20 rentals) and Aquinnah Town Center Apartments (4 rentals.)

2. How does this project accomplish the goals of the CPA?

The Community Preservation Act is intended to address Open Space/Recreation, Historic Preservation, and Affordable Housing. 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. The 48 Old Courthouse Road project achieves this goal by designing and building 8 rental apartments in 4 duplex buildings. 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, making it tremendously difficult for public schools to attract and retain employees.

**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.**

The project will provide workforce housing for 8 public school employee household. If the project is fully funded by all of the towns, IHT is also considering offering a preference of 1-unit to each of the 6 island school districts (Edgartown, Oak Bluffs, Tisbury, Charter School, Martha's Vineyard Regional High School, & Upisland Regional.)

The school system as a whole is one of the three largest employers on the island. In 2023, the MVYPS reported 568 school employees and the MV Charter School approximately 83 employees. In a survey of approximately 120 MVYPS employees island-wide, 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.

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.

The success of this project will be evident when the apartments at 48 Old Courthouse Road are providing workforce housing for residents earning 100% less of the area median income.

4. Projected Action Plan and Timeline including major steps needed to complete the project.

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 will take place in the Winter of 2024/25. Design Development and Construction Documents will take place Winter 2024/25. Contractor bidding will occur in Spring 2025, with construction start in Fall 2025 and construction completion in Fall 2026. 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 Summer 2026.

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**

The estimated project costs of the 8 rental apartments at 48 Old Courthouse apartments is \$5,533,847.

Sources of private and public funds are:

- \$2,500,000 CPC/AHTF Request, unsecured [50/50 formula, see attached exhibit]
 - \$70,500 from the Aquinnah CPC [2.82% of \$2.5M]
 - \$261,000 from the Chilmark CPC [10.44% of \$2.5M]
 - \$816,500 from the Edgartown CPC [32.66% of \$2.5M]
 - \$533,250 from the Oak Bluffs CPC [21.33% of \$2.5M]
 - \$464,000 from the Tisbury CPC [18.56% of \$2.5M]
 - \$354,750 from the West Tisbury CPC [14.19% of \$2.5M]
- \$1,935,534 in Permanent Debt
- \$1,015,513 in IHT Grant
- \$82,800 in CLC and MassSave Rebates

CPC disbursement of funds is not anticipated to be drawn down until the construction phase of the project scheduled from Fall 2025 to Fall 2026.

Financial substantiality – how will the continuation of the project be secured after the grant?

Once the 48 Old Courthouse apartments are built IHT will enter into a management agreement with the DCRHA to income qualify, lease-up, and provide property management services for the 4 one-bedroom and 4 two-bedroom apartments. The annual income from the rents will pay for the property's annual operating expenses including rental and property management services, maintenance, property insurance and taxes, common utilities, and capital reserves, as well as debt service for the bank loan.

Annual cost to the town, once the project is operational?

There are no costs to the town once the project is operational.

What are the key assumptions in the budget? What are the risks?

The key assumptions in IHT's budget for the 48 Old Courthouse Road rental apartments include securing \$2,500,000 in CPC grant funding from all 6 island towns. Without financial support from all 6 towns for this island-wide project to provide housing for public school employees, the project will not be possible.

6. Are there any legal ramifications and/or impediments to this project?

Island Housing Trust is proposing to offer an ongoing preference to public school employees earning 100% or less of the AM for the 8 rentals at 48 Old Courthouse Road.

The "Seasonal Community" designation from the recently enacted Affordable Homes Act now allows for CPC funding of projects that have preference for public employees. Please refer to guidance from your town counsel on legal questions related to this project and Fair Housing Laws & recommendation of CPC funds.

The mitigating measures that we plan to use with the MVPS is a fair and open marketing and selection process for public school employees, modeled on marketing and selection plans implemented by the DCRHA for other IHT rental properties.

7. Do you have the authorization of the property owner? What permits/ orders/ licenses will be required from which Town, Regional or Federal Agencies?

IHT owns the property. IHT will obtain permits through the West Tisbury Planning Board Multi-Family Zoning By-Law and concurrence with MV Commission's Water Quality Policy.



48 Old Courthouse Road, WT
EXHIBIT TABLE OF CONTENTS

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2. 50/50 Formula
3. Support Letters
4. Preliminary Budget
5. Construction Estimate
6. Deed
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50/50 Formula:

The County of Dukes County created the 50/50 formula when the Dukes County Regional Housing Authority (DCRHA) requested administrative funds from all 6 island towns. This formula is now used by other organizations such as Dukes County Health Care Access Program as a fair and equitable representation of town resources. The 50/50 formula has been successfully utilized for Island-wide CPC requests going back to the Gay Head lighthouse move over 10 years ago and has become the default for all the subsequent island-wide applications since then.

	Population	Equalized Valuation	50/50 formula
County Town	1/1/23	FY2024 & 2025	
Aquinnah	2.47%	3.17%	2.82%
Chilmark	6.59%	14.30%	10.44%
Edgartown	24.49%	40.84%	32.66%
Oak Bluffs	26.64%	16.02%	21.33%
Tisbury	23.58%	13.53%	18.56%
West Tisbury	16.24%	12.14%	14.19%
	1	100.00%	
	Street Census Population		Equalized Valuation
	(per town clerks)		per DOR
	1-Jan-23		FY2024 & 2025
Aq	502	2.47%	860,784,100
Chilmark	1339	6.59%	3,878,126,000
Edg	4978	24.49%	11,072,643,200
OB	5416	26.64%	4,343,520,600
Tisbury	4794	23.58%	3,667,871,800
West Tis	3301	16.24%	3,290,703,900
TOTAL	20330	100.00%	27,113,649,600

September 4, 2024

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 \$2.5M from the six island town's Community Preservation Act fund and/or the Municipal Affordable fund to build 8 rental apartments 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



AQUINNAH HOUSING COMMITTEE

955 STATE ROAD AQUINNAH, MASS 02535 TEL: 508-645-2300

September 26, 2024

Dear Island Housing Trust friends,

On behalf of the Aquinnah Affordable Housing Committee, we write to you to express our strong support for housing initiatives for both veterans supportive housing and school employee housing. We acknowledge that Island Housing Trust is committed to expanding affordable housing opportunities and we are excited to join in making these projects, which benefit island-wide residents, a success. We are all in this together!

Sincerely,

Aquinnah Affordable Housing Committee

Rudy Sanfilippo
Mitzi Pratt
Vera Dello Russo
Beth Green
Sophia Welch



**TOWN OF OAK BLUFFS
AFFORDABLE HOUSING COMMITTEE**
Email: ahc@oakbluffsma.gov
56 School Street, Oak Bluffs MA 02557

Sep 25th 2024
The Community Preservation Committee
Town of Oak Bluffs
Ms Joan Hughes, Chairperson.

Dear Ms Hughes,

We write in support of 2 IHT All-Island projects, viz:

1. The School Employee Housing Project
2. The Veterans Housing Project

As you well know, both projects strive to meet critical work force and community support housing needs on our Island. IHT has asked for our support, and we are pleased to give you the strongest recommendation we can for funding help for a good cause for the future stability of our Island community.

The difference your Committee can make through the support it provides is inestimable, and AHC tries through our limited means as an advisory committee to do what we can. We cannot do more. Hence this ask on their behalf.

Sincerely,

Ms. Katherine Donahue
Chair, Oak Bluffs Affordable Housing Committee
Town of Oak Bluffs

The listing of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



TOWN OF EDGARTOWN
Edgartown Affordable Housing Committee
70 Main St. PO BOX 5158
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
Melissa Vincent, Maria Ventura, Casey O'Connor, Justin Kush

September 27, 2024

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

Reference: CPC Funding Request – Veteran’s Supportive Housing, and
School Employee Housing

Honorable Community Preservation Committee Members:

On behalf of the Edgartown Affordable Housing Committee and with our full support, this letter is to express our endorsement of the project concepts proposed by the Island Housing Trust. Specifically, we wish to express our support for the following two Island-wide housing initiatives:

1. **Veterans Supportive Housing** at Bellevue Avenue in Oak Bluffs, providing 12 one-bedroom rental units to support the Island’s Veteran population.
2. **School Employee Housing** at 48 Old Courthouse Road in West Tisbury, which will offer eight (8) critical needed rental units for Island School Employees.

While we are fully supportive of these important housing initiatives, we are not endorsing the specific amount requested by Island Housing Trust at this time. Nonetheless, we believe these projects will make a significant contribution to addressing the urgent housing needs on the Island.

Please contact me with any questions.

Sincerely,

Mark Hess
Chairman
Edgartown Affordable Housing Committee

48 OCR, WT - 8 Rental

Project Pro Forma w/ 80% & 100% rents

Aug-24

Project Summary		Unit Break Down					Rent	Utility	Rent minus	Rent
Total Units	8	# Units	Unit Type	Income 2P/3P	# BDRM	GSF	Monthly**	Allowance (solar)	Allowance	Annual Total
		2	1-BDRM @ 80% AMI	\$80,450	2	623	2,063	-	2,063	49,512
Total Gross SF of new const	6,648	2	1-BDRM @ 100% AMI	\$110,000	2	623	2,417	-	2,417	58,008
		2	2-BDRM @ 80% AMI	\$ 90,500	4	1039	2,476	-	2,476	59,424
No. Parking spots	12	2	2-BDRM @ 100% AMI	\$ 123,800	4	1039	2,901	-	2,901	69,624
Construction time line, months	12	8			12					236,568

SOURCES

Status	Total	Per/Unit
Permanent Sources		
Permanent debt	\$ 1,935,534	\$ 241,942
Town CPA/HTF	\$ 2,500,000	\$ 312,500
CLC and MassSave Rebates	\$ 82,800	\$ 10,350
IHT	\$ 1,015,513	\$ 126,939
	\$ 5,533,847	\$ 691,731

USES

Acquisition Cost	\$ -	\$ -	
Hard Costs			
New Construction	\$ 4,258,000	\$ 532,250	
Contingency	5.0% \$ 430,000	\$ 53,750	
Total Hard Costs	\$ 4,688,000	\$ 586,000	
Soft Costs			
Admin/ Clerk of the Works	\$ 30,000	\$ 3,750	
Construction Interest	\$ 20,000	\$ 2,500	
Architectural & Engineering	\$ 328,160	\$ 41,020	
Survey & Permits	\$ 22,000	\$ 2,750	
Environmental	\$ 5,000	\$ 625	
Taxes & Insurance	\$ 11,000	\$ 1,375	
Legal & Title	\$ 20,000	\$ 2,500	
Marketing	\$ 15,210	\$ 1,901	
Soft Cost Contingency	\$ 34,071	\$ 4,259	
Total Soft Costs	\$ 485,441	\$ 60,680	
Subtotal Development Cost	\$ 5,173,441	\$ 646,680	
Rental Property Reserve	\$ 50,000	\$ 6,250	
Developer Overhead	3% \$ 155,203	\$ 19,400	
Developer Fee	3% \$ 155,203	\$ 19,400	
Total Development Cost	\$ 5,533,847	\$ 691,731	\$ 832 per sq ft
Total Development Gap	\$ (0)		

OPERATING

Revenue			
Annual Rental Income		\$ 236,568	
Vacancy Allowance	5%	\$ 11,828	
Total Income		\$ 224,740	
Expenses			
Operating Expenses	8,000 unit/annum	\$ 64,000	
Total Expenses & Taxes		\$ 64,000	
Net Income		\$ 160,740	
Debt Service		\$ 142,255	
Surplus Cash Flow		\$ 18,485	
Debt Coverage	1.15%	\$ 0.115	
Interest Rate	6.20%	\$ 6.2	
Amortization	30 years	\$ 30	
Debt Service per Month		\$ 11,855	
Debt Supported		\$ 1,935,534	

Construction Estimate - 48 Old Courthouse Road	
DESCRIPTION OF WORK	SCHEDULED
	VALUE
General Conditions	\$ 110,000
Site Work/Existing conditions	\$ 150,000
Concrete	\$ 180,000
Carpentry	\$ 660,000
Thermal & Moisture Control	\$ 360,000
Doors, Windows, Glass	\$ 350,000
Finishes	\$ 240,000
Specialties	\$ 60,000
Equipment	\$ 40,000
HVAC	\$ 350,000
Electrical	\$ 450,000
Earthwork and Improvements	\$ 280,000
Plumbing	\$ 410,000
Utilities and Trenching	\$ 128,000
P&O	\$ 490,000
Construction Contingency	\$ 430,000
Totals	\$4,688,000

PAID \$ _____
 EXEMPTS 4
65876 12/31/22 WB
NO. DATE CERTIFICATION



Bk: 1645 Pg: 449 Doc: DEED
Page: 1 of 2 12/30/2022 01:57 PM

QUITCLAIM DEED

Huseby Meadows LLC, a Massachusetts limited liability company, with an address c/o Ament Klauer LLP, 39 Town Hall Square, Falmouth, MA 02540

in consideration paid of ONE AND 00/100 DOLLAR (\$1.00),

grants to **Island Housing Trust Corporation**, a Massachusetts non-profit corporation, with a mailing address of PO Box 779, West Tisbury, MA 02575

with *quitclaim covenants*

The land excluding the building and improvements thereon situated in the Town of West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

Lot 4 on a plan entitled "Plan of Land in West Tisbury, Mass. Surveyed for Argie Humphreys February 5, 1988 Scale 1" = 100' Dean R. Swift Reg'd Land Surveyor Vineyard Haven, Mass." which plan is recorded with the Dukes County Registry of Deeds as West Tisbury Case File No. 373; said Lot 4 consisting of 3.19± acres of land, according to said plan.

We hereby release any and all rights of homestead in the above-described premises.

The conveyance described herein does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.

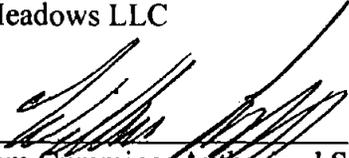
For title see Deed recorded with the Dukes County Registry of Deeds in Book 1496, Page 629.

The Remainder of this Page is Intentionally Blank

Property Address: 48 Old Courthouse Road, West Tisbury Massachusetts

Executed as a sealed instrument on this 30 day of December, 2022.

Huseby Meadows LLC


By: William Cumming, Authorized Signatory

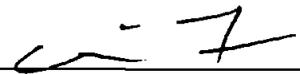
STATE OF Massachusetts

County of Dukes County, ss

On this 30th day of December, 2022, before me, the undersigned notary public, personally appeared William Cumming, Authorized Signatory of Huseby Meadows LLC, proven to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory for Huseby Meadows LLC.



CAROLINE R. FLANDERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 26, 2029


Notary Public:
My Commission Expires:

ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds

GREEN BUILDING PRACTICES

Goals and Purpose:

IHT (Island Housing Trust) is committed to using best green building practices to decrease maintenance and energy costs in order to ensure ongoing (monthly) affordability for our tenants, as well as in construction. Developing durable, thoughtful, and efficient buildings is critical to our mission, our resident's needs, and making progress towards a sustainable Martha's Vineyard.

Site Design & Landscaping

- Use cluster development strategies to minimize area of impact on the land.
- Preserve prime conservation (and agricultural) land in partnership with conservation organizations where possible
- Create shared systems (wells, septic, etc.) and functions (common land, driveways, etc.)
 - Utilize state-of-the-art denitrification septic systems requiring minimal maintenance, electric usage, and no chemical additives (currently: NitROE technology)
- Design pedestrian friendly neighborhoods that limit vehicular traffic, paving, and maximize permeable surfaces
- Provide resident-access EV charging stations
- Model our designs on local vernacular and neighborhood scale
- Provide enough clear south facing roof to accommodate solar collection
- Site houses utilizing terrain features to increase ease of physical access
- Protect existing trees, plants, and landscaping features on site from construction damage
- Minimize grass lawns and use local drought resistant plant species well-adapted to the climate
- Avoid use of fertilizer, pesticides and chemicals that may leach into groundwater

Building Construction

- Meet or exceed Energy Star V1.2 for Homes Standards with third party testing that achieves a Home Energy Rating System (HERS) Index of 40 or better, including:
 - Highest quality insulation (cellulose or Demilac foam) with third party inspection to Grade #1 insulation
 - Airtight construction.
 - High performance double-glazed casement windows, fiberglass, or wood
 - High efficiency Air Source Heat Pumps for both HVAC and Hot Water
 - Energy Star certified appliances, with all light fixtures to be LED
- Use high efficiency water conservation fixtures (toilets, showers, faucets)
- No fossil fuels; All electric design
- Efficient use of square footage and volume of our apartments
- Design good daylight and cross ventilation throughout for natural summer cooling
- Use zero-maintenance exterior materials that are durable and require no paint and/or finishes
- Avoid toxic construction materials (i.e., high VOC paints, glues, particle board, etc.)
- Incorporate materials with high recycled content, FSC certification, and/or locally sourced
- Design and construction for moisture, mold, and mildew prevention
- During construction, install all conduit needed for future rooftop solar panels and future radon mitigation (if it becomes needed)
- Actively recycle as much construction and demolition waste as possible



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.



- 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

