

Terwilliger Center for Workforce Housing
Morgan Woods – Edgartown, Massachusetts


In 2004, The Community Builders, Inc. (TCB), a non-profit developer, was selected by the Town of Edgartown through a RFP process to undertake the development of Morgan Woods, a 60-unit, 21 building community built on 12-acres of land assembled and donated by the Town. Located on the Island of Martha's Vineyard, the project provides desperately needed housing that is affordable to the Island's permanent residents.

Morgan Woods is an example of a community-driven housing effort. Upon the unanimous approval of a Comprehensive Permit under the State's Chapter 40B zoning laws, the Town entered into a 99-year ground lease with TCB at \$1 per year. The Town also committed \$400,000 to site infrastructure, paid for numerous studies, and negotiated a Payment In Lieu of Taxes, effectively capping annual real estate taxes for the first 15 years of operations.

The site design uses "cluster development" principles within a disguised density concept, with structures that resemble large single-family homes, but contain multi-family units. The site layout incorporates three clusters of housing units arranged around landscaped common areas. The site is located close to Edgartown's commercial center and is also within walking distance of the Vineyard Transit Authority, the only regularly scheduled public bus service on the Island.

Developer

The Community Builders

Total Number of Units: 60

Eligible Workforce Units: 24

Low Income Units: 36

All units are rental

Project Affordability

Workforce unit rents priced for households earning between 110% - 140% AML.

1 Bedroom: \$1,400

3 Bedroom: \$1,900

Area Median Income

\$71,700

Median Home Sales Price

\$702,000

Development Costs

\$16,000,000

\$266,000 per unit

Partners

Town of Edgartown

Innovation

- Project doubled affordable housing on island
- Modular units shipped off-season to island

Development Timeline

Date acquired: July 2005

Date Started: June 2006

Date Opened: May 2007

Date Completed: July 2007

Sustainability

- All units meet Energy Star

