

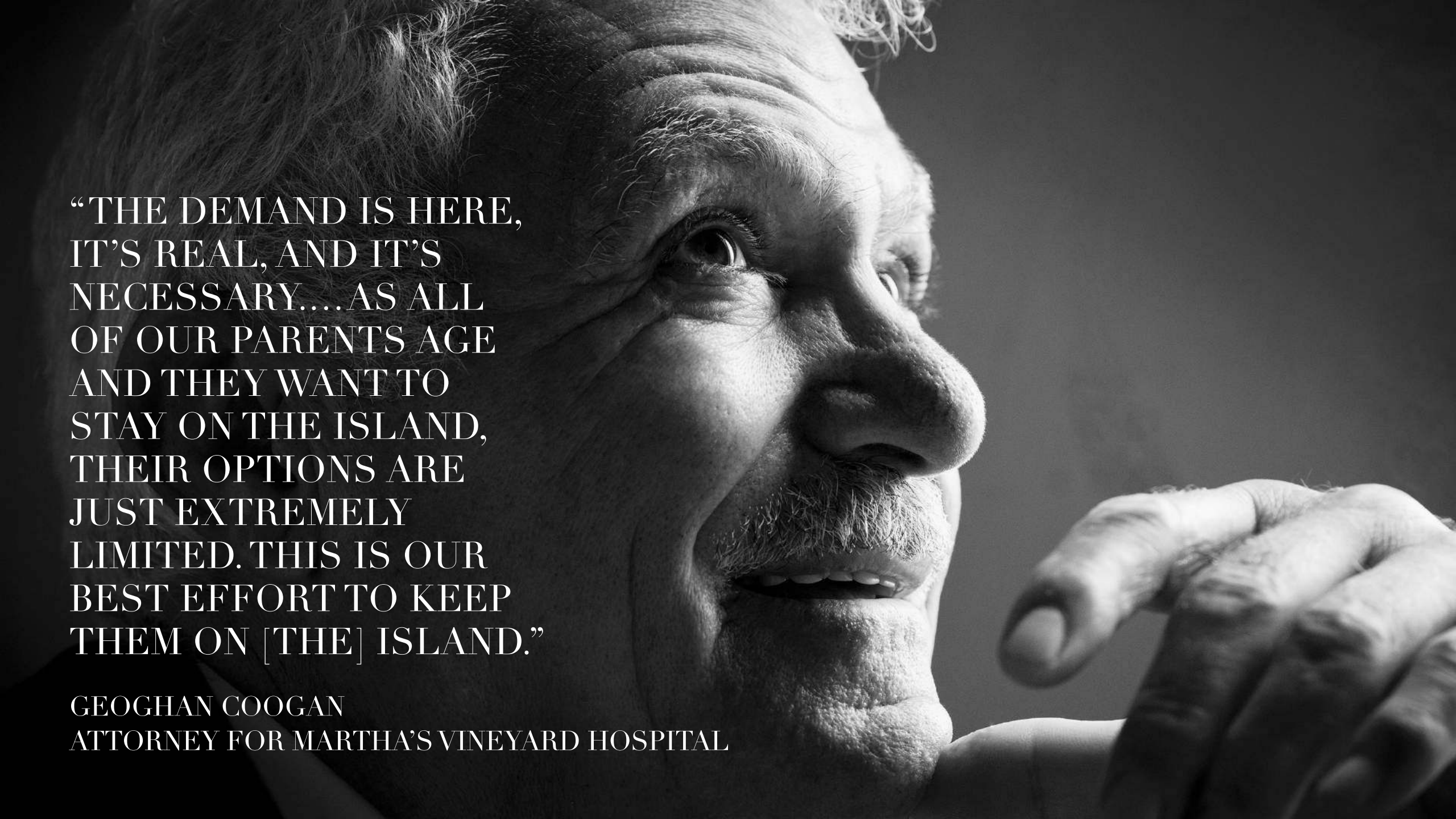
*REINVENT
LIVING.*

*REIMAGINE
COMMUNITY.*

*TRANSFORM
LIVES.*



NAVIGATOR HOMES
MARTHA'S VINEYARD

A black and white close-up portrait of an older man with a mustache, looking slightly to the right. His hand is visible near his chin, with fingers slightly curled. The lighting is dramatic, highlighting the textures of his skin and hair.

“THE DEMAND IS HERE,
IT’S REAL, AND IT’S
NECESSARY....AS ALL
OF OUR PARENTS AGE
AND THEY WANT TO
STAY ON THE ISLAND,
THEIR OPTIONS ARE
JUST EXTREMELY
LIMITED. THIS IS OUR
BEST EFFORT TO KEEP
THEM ON [THE] ISLAND.”

GEOGHAN COOGAN
ATTORNEY FOR MARTHA’S VINEYARD HOSPITAL

LIVING FOR THE FUTURE

Today, one in three Martha's Vineyard residents are over 65 years of age—and 70% of them will require long-term care services. As our Island population ages, our families face a difficult challenge. How do we care for our elders and keep them on the island? How do we ensure their quality of life when existing facilities are failing?

Navigator Homes of Martha's Vineyard promotes a radical shift in the paradigm of traditional care of the elderly and those with dementia to a culture of care that is life-affirming for everyone—regardless of their age, or physical or mental limitations. Employing the nationally acclaimed Green House Project model, Navigator Homes replaces the existing Windemere Nursing Home to serve 70 elders within five small homes on a community-based campus. Designed to foster meaningful connections in a family environment, the model ensures compassionate treatment, superior skilled nursing care, and a sense of well-being to empower the lives of residents and its workforce.

“WHAT WE NEED
IS A RADICAL
REINTERPRETATION
OF LONGEVITY THAT
MAKES ELDERS
AND THEIR NEEDS
CENTRAL TO OUR
COLLECTIVE PURSUIT
OF HAPPINESS AND
WELL-BEING.”

DR. BILL THOMAS, MD
HARVARD MEDICAL SCHOOL,
GERONTOLOGY



PUTTING ELDERS FIRST

Community is at the heart of all our lives. But our elders are frequently separated, isolated, and institutionalized. When home care becomes too difficult, we end up saying goodbye. Not only do our elders suffer, but we often lose our precious relationships and deep connections to them. It is time we bring humanity back to elder care.

Navigator Homes of Martha's Vineyard reimagines the community model, putting our elders at the center of all that we do. At its core, Navigator Homes believes that everyone has the right to age without sacrificing the joys of life. From sharing in daily household tasks to assisting in group activities, residents maintain a sense of purpose and become a part of their living community.

Green House homes are small in scale, self-contained, and self-sufficient, with elders at the center. Each home includes 14 private bedrooms and bathrooms, a spacious and well-appointed living room with hearth, and an open and accessible kitchen with communal dining. Enriching recreation areas, garden parks, and walking paths offer families and friends opportunities to gather and grow—building an inter-generational community led by our elders.



“AARP FOUNDATION
SUPPORTS THE GREEN
HOUSE MODEL BECAUSE
IT HELPS ELDERS KEEP
THEIR BEST LIFE WITHIN
REACH....IT NOT ONLY
GIVES OLDER ADULTS
A PLACE TO LIVE,
BUT ALSO PROVIDES
STELLAR CARE,
FOSTERS COMMUNITY,
AND PROMOTES THEIR
PERSONAL WELL-BEING.”

VIVIAN VASALLO
VICE PRESIDENT,
HOUSING IMPACT PROGRAM,
AARP FOUNDATION

CARING FOR OUR COMMUNITY

Compassion requires understanding. And no one understands elders better than the skilled nursing care teams in our Green House homes. To ensure holistic health care and invested relationships, affordable workforce housing will be provided on-site by Martha's Vineyard Hospital.

Our specially trained Certified Nursing Assistants manage each home—performing household responsibilities such as cooking and laundry—while providing residents comfort and companionship and attending to their personal, medical, emotional, and social needs.

On-site Registered Nurses follow physician orders in administering treatment and medication and build strong relationships with both the residents and the caregiving team. An ongoing consistency of care through increased engagement with elders outside of direct care time ensures unmatched excellence for our elders 24 hours a day, 365 days a year.

“THE KEYS (AND OFTEN THE GREATEST CHALLENGES) TO SUCCESSFUL AGING ARE TO REMAIN PHYSICALLY ACTIVE AND SOCIALLY ENGAGED AND TO RETAIN A SENSE OF SELF. THERE ARE MANY MEASURABLE HEALTH OUTCOMES FOR SENIORS AND THE OUTDOORS.”

CHICAGO BOTANIC GARDEN



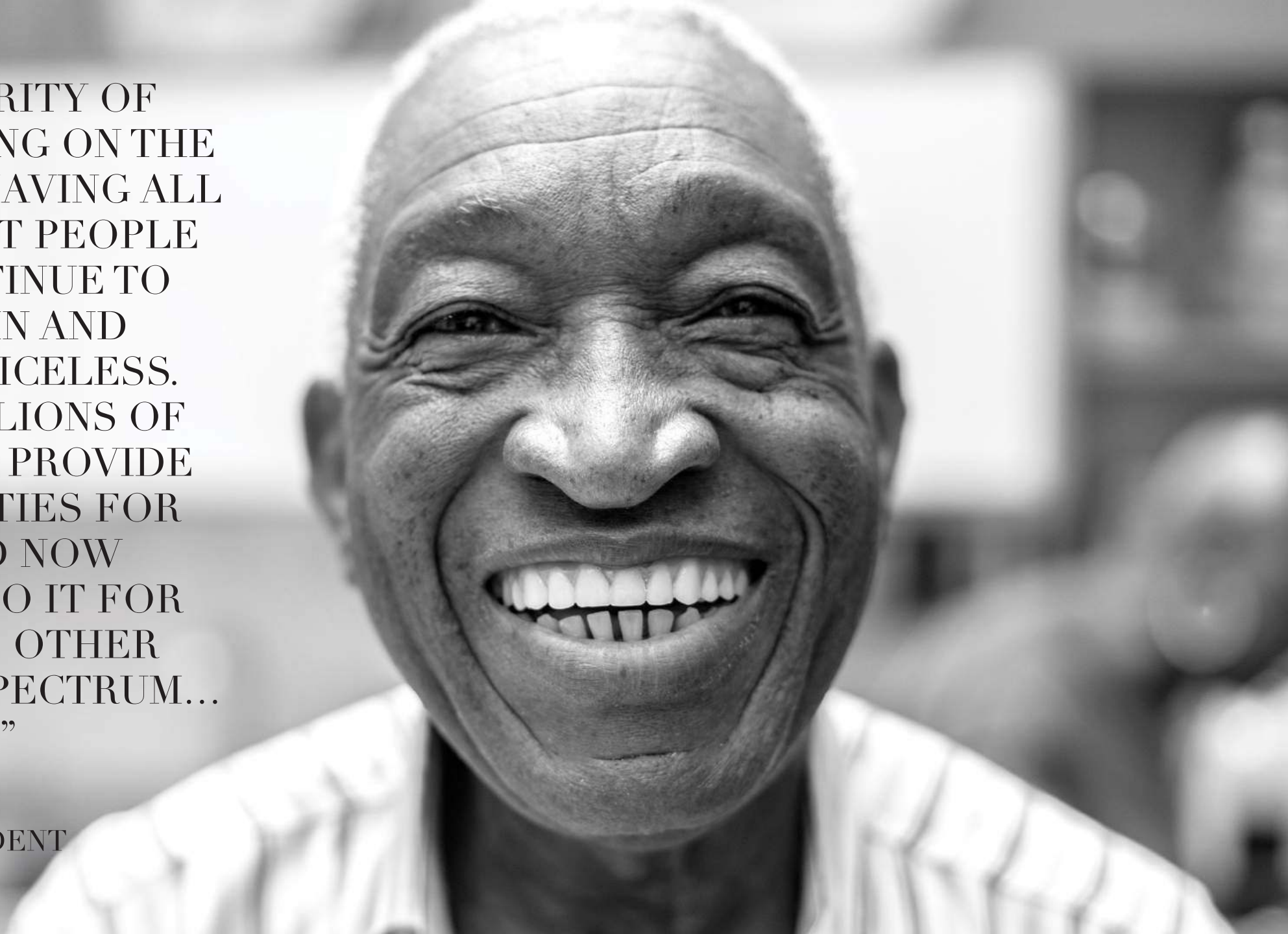
BUILDING A HOME FOR ALL

Protecting our elder population requires more than just building houses. It compels us to create community both inside and outside the walls of housing. A central goal of Navigator Homes of Martha's Vineyard is to conserve 17 acres of the 28-acre site as protected open space which would create an extraordinary, experiential outdoor "living room."

These natural lands are already home to abundant wildlife habitats and native plant species. By protecting the land, we will not only be making a significant investment in the natural ecology of Martha's Vineyard, but we also hope to provide residents with low-impact and meaningful access to these lands. Marked, wheelchair-accessible trails will further enrich their lives through increased physical activity, engagement with friends and family, and enjoyment of the Island's natural scenic beauty, birdlife, and the benefits of being out of doors.

“THE FAMILIARITY OF
NOT ONLY BEING ON THE
ISLAND, BUT HAVING ALL
YOUR SUPPORT PEOPLE
ABLE TO CONTINUE TO
BE HERE DAY IN AND
DAY OUT IS PRICELESS.
WE RAISE MILLIONS OF
DOLLARS AND PROVIDE
GREAT FACILITIES FOR
OUR KIDS, AND NOW
IT’S TIME TO DO IT FOR
THOSE AT THE OTHER
END OF THE SPECTRUM...
OUR ELDERLY.”

ANN FLOYD
EDGARTOWN RESIDENT



PROJECT SUMMARY

The mission of Navigator Homes of Martha's Vineyard is to enable elders to stay on Island and live the most meaningful life possible while receiving superior skilled nursing care in our Green House homes. Navigator Homes of Martha's Vineyard embraces the core values of The Green House Project™ in providing Real Homes with Empowered Staff, both of which will foster Meaningful Life within our homes. We are passionate about fostering control, dignity, and a sense of well-being for elders, their families, caregivers, and direct care staff.

WHO WILL LIVE AT NAVIGATOR HOMES OF MARTHA'S VINEYARD?

All current residents from Windemere Nursing and Rehabilitation Center (the only skilled nursing home on Martha's Vineyard) will have the option to relocate/move into Navigator Homes of MV. Navigator Homes of MV will encourage those who qualify for skilled nursing care to move to the new community, including those individuals seeking short-term rehabilitation after hospitalization, as well as those seeking Long-Term Care. Navigator will accept MassHealth, Medicare, some Long-Term Care Insurance, and Private Pay.

PROJECT SUMMARY

SPONSOR: Martha's Vineyard Hospital (patients, licenses, permits, site improvements, and land)

DEVELOPER: Navigator Homes of Martha's Vineyard, David McDonough, President and CEO

MANAGER: Hebrew Senior Life

LOCATION: Project is located on a 27.53-acre parcel at 490 Edgartown–Vineyard Haven Road

- 5.6 acres owned by Navigator Homes of MV assigned for Green House homes
- 4.3 acres for the Hospital's Workforce Housing (60 apartments: 30 for hospital employees and 30 for Navigator Homes employees)
- 17.63 acres for Conservation

FLOOR PLAN: Five separate residential homes (each 11,192 SF) totaling 55,960 SF

- The five Green House homes are clustered around a central outdoor garden area
- Each home includes 14 private bedrooms and bathrooms, sitting areas, and personal storage
- Central common area features a hearth, gathering areas, accessible kitchen, and family-style dining
- Salon and Spa: a multi-purpose room for personal grooming (hair/nail care) and physical therapy
- Access to gardens and a wheelchair-accessible place to walk

BOARD OF DIRECTORS

David McDonough, President, Chilmark, MA

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THE GREEN HOUSE PROJECT



An innovative approach to elder care, skilled nursing, and rehabilitation, the Green House Project is a comprehensive, research based, and now proven system which creates a true home for those who require physical, emotional, and medical assistance in their daily lives.

After years of working to improve the lives of elders in traditional nursing homes, Dr. Bill Thomas, MD, a foremost international authority on geriatric medicine and elder care, found that the bulk of the suffering among our elders came not from physical pain, but from Loneliness, Helplessness, and Boredom. In response, he conceived a new model of care to be delivered in Green House homes, the ultimate physical environment in which to establish and maintain a true elder oriented community and combat the three plagues of aging.

It is a home with a living room, open kitchen, with communal dining to create a sense of community, and private bedrooms and bathrooms.

Each home has a maximum of 14 residents and is specifically and carefully designed to allow elders to take control of their lives. They can cook if they want, they can make their own schedule, and they can feel a sense of dignity and control in their surroundings.

Along with being a genuine home, a Green House home is also a full-service skilled nursing and short-term rehab facility, licensed and equipped to care for post-acute, short-term needs, and long-term residence.

Because of the unique interior design of Green House homes, elders receive a much higher level of staff interaction and direct care than in a traditional nursing home. Since the opening of the first Green House home in 2003 in Tupelo, Mississippi, more than 360 Green House homes have opened and are thriving in 32 states around the country, with many more homes in development.



490 EDGARTOWN-VINEYARD HAVEN ROAD

MV HOSPITAL
WORKFORCE
HOUSING

NAVIGATOR HOMES
SKILLED NURSING

MV HOSPITAL
WORKFORCE
HOUSING





ACCESSIBLE KITCHEN + COMMUNAL DINING



SPACIOUS LIVING ROOM + HEARTH



PRIVATE BEDROOM + BATHROOM



SALON + SPA

OUTDOOR PATIO
+ SCREENED PORCH

14 PRIVATE RESIDENT ROOMS

SHARED LIVING, DINING
+ GATHERING ROOMS

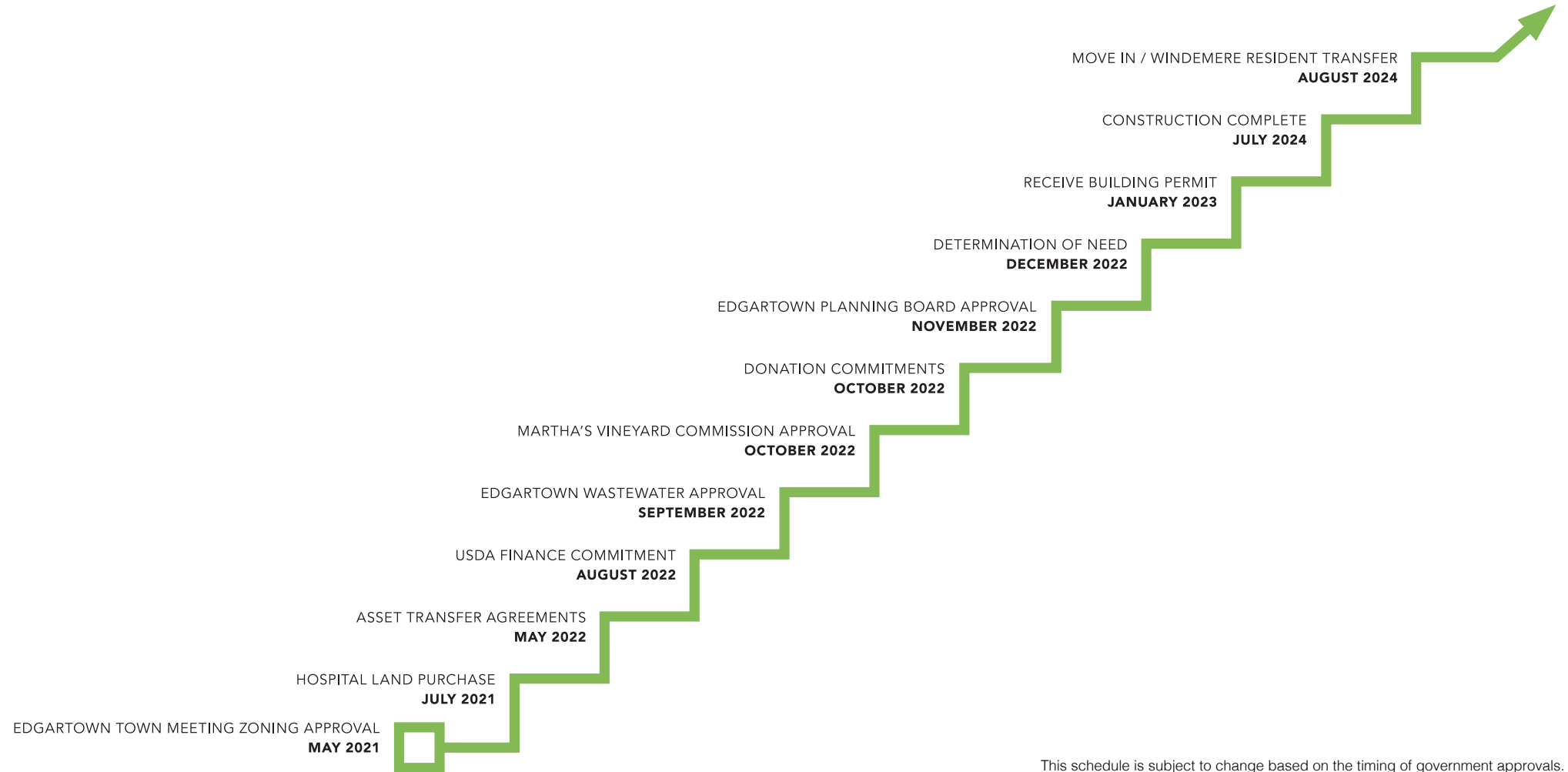
SPA + SALON

SERVICE ENTRANCE
+ STAFF AREAS

NURSING OFFICE



PROJECT TIMELINE



This schedule is subject to change based on the timing of government approvals.

PROJECT NEEDS

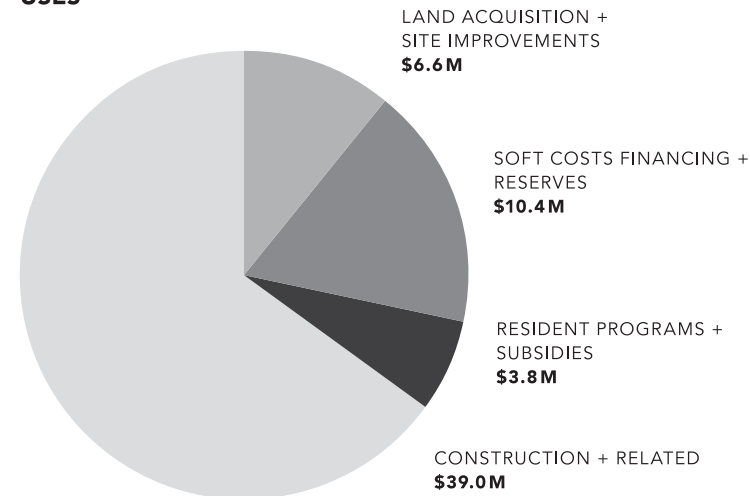
TOTAL CAMPAIGN EXPENSES: \$60 MILLION

PROJECT HARD + SOFT COSTS: \$56M

Skilled nursing care facility comprised of 70 units within five 14-bed elder care homes on 5.6 acres of a 27.5-acre site.

RESIDENT PROGRAMS + SUBSIDIES: \$3.8M

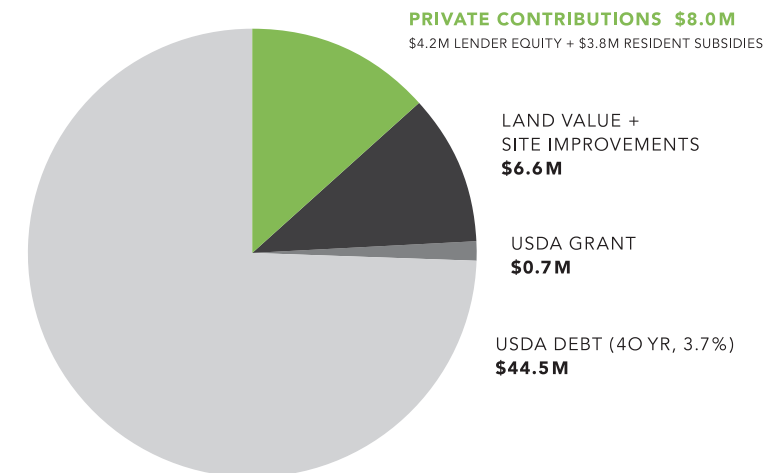
USES



FUNDRAISING DONATION NEEDS: \$8 MILLION

Navigator Homes has secured a USDA loan guarantee (\$8.5M) and is to receive a USDA direct loan (\$36.0M). To secure the debt financing, Navigator Homes must first raise \$4.2M in cash donations towards construction. The project requires additional capital in the amount of \$3.8M to provide necessary resident program services and subsidies.

SOURCES



NAMED GIFT OPPORTUNITIES

ENTIRE CAMPUS \$5,000,000

HOME 1 \$1,000,000

Living Room	\$100,000
Communal Dining Area	\$100,000
Spa	\$50,000
Den	\$50,000
Front Porch	\$50,000
Parkside Patio	\$50,000

HOME 2 \$1,000,000

Living Room	\$100,000
Communal Dining Area	\$100,000
Spa	\$50,000
Den	\$50,000
Front Porch	\$50,000
Parkside Patio	\$50,000

HOME 3 \$1,000,000

Living Room	\$100,000
Communal Dining Area	\$100,000
Spa	\$50,000
Den	\$50,000
Front Porch	\$50,000
Parkside Patio	\$50,000

HOME 4 \$1,000,000

Living Room	\$100,000
Communal Dining Area	\$100,000
Spa	\$50,000
Den	\$50,000
Front Porch	\$50,000
Parkside Patio	\$50,000

HOME 5 \$1,000,000

Living Room	\$100,000
Communal Dining Area	\$100,000
Spa	\$50,000
Den	\$50,000
Front Porch	\$50,000
Parkside Patio	\$50,000

PADDY MOORE COMMUNITY GARDEN \$500,000

GARDEN GAZEBO \$250,000

Please check with the Navigator Development Consultant at (610) 246-3488 to confirm availability or adjustments. Named gift opportunities are subject to change.

NAVIGATING TO SUCCESS

We can't do this without you! Please help us build the future of compassionate elder care on Martha's Vineyard.

Contact Phil Wallis: **pwallis@volfmv.org** | **(610) 246-3488**

Learn more and make a donation: **www.navigatorhomesmv.org**

