



THE YEAR-ROUNDER

a newsletter of Island Housing Trust
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WELCOME TO THE NEIGHBORHOOD!

By Gail La Rosa Thompson, IHT Director of Advancement

New neighborhoods always involve a lot of planning and work, especially if they are neighborhoods created to be affordable to workers earning an average income. But with great partnerships, continual efforts, and successful fundraising, the Jones Marsh neighborhood has come to fruition.

From its beginning back in late 2016, Jones Marsh was planned to be IHT's third year-round workforce neighborhood. In 2018, Maine Coast Heritage Trust and IHT purchased 60 acres of land at the head of the island. MCHT bought 30 acres of the Jones Marsh property to permanently protect the bog and forested wetlands. IHT bought the remaining 30 acres to create our new 10-unit workforce housing neighborhood.

In the fall of 2020, IHT launched an 18-month campaign to raise \$3.5 million, with \$2 million earmarked for building 10 energy-efficient homes at Jones Marsh. The success of the campaign allowed us to complete planning and permitting in 2021 and begin construction in early 2022. The new neighborhood was designed to offer six single-family homes and two duplexes (four units) at a price affordable to our year-round working neighbors on MDI.

IHT worked with Showcase Homes to design energy-efficient modular homes. Construction of the infrastructure began in May of 2022, in time for the first modular houses to be delivered in July.

Construction is only part of the story. IHT has worked with local



banks to find ways that they could provide mortgage loans on new modular homes placed on leased land. Through commitment to our

(continued inside)



ISLAND HOUSING TRUST

SYDNEY ROBERTS ROCKEFELLER: IHT Board Member Emerita

Emerita: a woman retired from active work or volunteer service, a mark of distinguished service awarded selectively on retirement, used by nonprofit organizations to denote perpetual status of an individual who made significant contributions to the organization.

Sydney Roberts Rockefeller was at the table in 2003 when Island Housing Trust was formed from the MDI Tomorrow Workforce Housing group, and she has been actively promoting housing solutions ever since. No one is more deserving of becoming IHT's first board emerita than Sydney. As IHT Board President Deedie Bouscaren said, "Her passion and love for IHT and for affordable housing is strong. She has been working with commitment and creativity for more than 20 years, both on the board and behind the scenes."

Throughout her time with IHT, Sydney worked actively with IHT's Programs Committees to create housing solutions for more than 50 households. She has helped IHT tell



EAGER EYE PHOTOGRAPHY

the story of why year-round housing for MDI workers is so important, contributing artwork, graphics, and design. She is a familiar face to IHT homeowners and families. A strong advocate for workforce housing, Sydney has a street named for her at IHT's first neighborhood, Ripples Hill in Mount Desert. She is enthusiastic about green housing and energy efficiency, inspiring staff, donors, and homeowners with her passion. As a board member emerita, Sydney's experience and creativity will remain at the table, advancing Island Housing Trust's work.



IN MEMORIAM

Island Housing Trust mourns the recent passing of Cinnamon Catlin-Legutko after a lengthy battle with cancer. Cinnamon served on the IHT board and advisory council from 2014–2018, bringing her dedication and enthusiasm to workforce housing. Cinnamon led the Abbe Museum for over 10 years and was nationally regarded for her work on decolonization of museums. She will be remembered for her voice, her passion, her abilities, and her sense of fun. IHT sends condolences to Cinnamon's family and friends.

WELCOME, continued

communities, Bar Harbor Savings & Loan and Bar Harbor Bank & Trust have been working with the eligible buyers to finance their new homes. It's been a unique and effective partnership.

The supply chain impacted this building project, as so many others at this time, but the commitment of Showcase Homes and our subcontractor partners enabled the first homeowners to move into their homes at Jones Marsh in February 2023. The first duplex and the first of the single-family homes are occupied.

Having been born and raised here, I had an unshakable drive to give my daughter the experience and opportunities that a childhood on MDI can provide. We both work year-round in Bar Harbor and we enjoy being close to Route 3 while still having the peace of being located on a quiet cul-de-sac.

—New Jones Marsh homeowner

The remaining homeowners will follow shortly. Jones Marsh is an official neighborhood!

The last four units—two single-family and one duplex—are

under construction with delivery anticipated this summer. We are working to have the neighborhood complete and occupied by the end of this year.

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MISSION

Island Housing Trust promotes viable, year-round communities by advancing permanent workforce housing on Mount Desert Island, Maine.

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ISLAND NOTES

NEW HOUSES

In 2019, IHT began planning the Jones Marsh neighborhood in earnest. Among the decisions we made was to provide modular-built homes. It has been an education. Once we started doing our homework, it didn't take long to recognize that the value of going the modular home route brought more benefits than just affordability, and to discover that affordability was not necessarily a reflection on quality.

To start with expectations: I've been asked if modular homes last as long as stick built. Are they sturdy? Do they shake in the wind, for instance? Are the materials cheaper and of lower quality? What we discovered is that, as with any purchase, the answer depends on what you choose – not all modular houses are built the same.

Island Housing Trust worked with our Programs/New Projects Committee to create the design and energy-efficient standards we wanted in the new houses at Jones Marsh. With that in hand—footprint and square footage on the smaller side, a design similar to the homes at Ripples Hill—we talked with several modular builders, and found a distributor willing to work with us to upgrade a model that met our goals. IHT increased insulation, picked good quality windows, and chose to incorporate heat pumps and hot water heat pumps for greater energy efficiency. Although these decisions increased the cost of the homes, they will lower maintenance costs over the long term. We also chose to use lower off-gassing VOC (volatile organic

compound) materials wherever we could, to make each house a healthier space to live.

We learned that modular homes are a great choice for our type of neighborhood – the efficiency of their construction model keeps the costs down. The houses are built in a climate-controlled manufacturing plant, pre-planned and engineered to reduce waste and make the best use of the builders' time. Weather conditions don't slow down production, and the materials are not exposed to the variable weather conditions of onsite construction. With its efficiencies, modular construction can help reduce environmental impact, promote sustainability, and improve the quality of the final product. We discovered that modular construction not only provides a more affordable option for our workforce housing, but it also provides a quality value product for our mission.

But the proof is in the building. The final Jones Marsh houses and duplex are expected to land this summer, and we would love to give you a tour of the buildings if you would like to see them. In the meantime, thank you for your support of our MDI communities and IHT. We are grateful to be sharing this journey with you.



EAGER EYE PHOTOGRAPHY

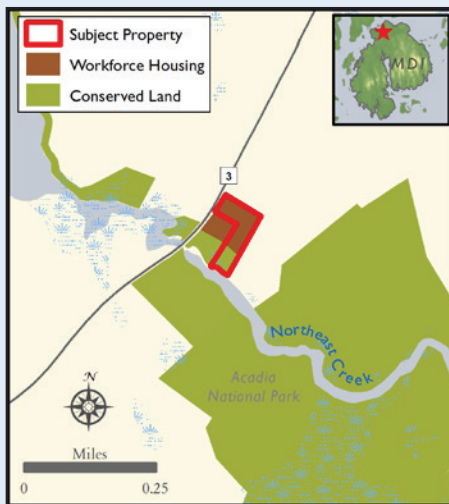
Marla S. O'Byrne

Marla O'Byrne, Executive Director

A PARTNER DONATES LAND

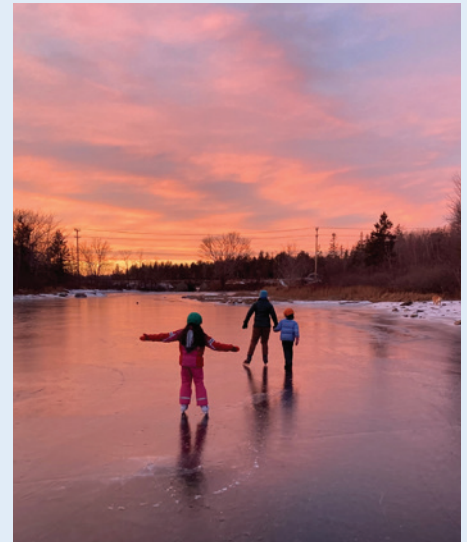
In February, as part of a conservation partnership, Maine Coast Heritage Trust donated approximately three acres to Island Housing Trust for new housing.

MCHT recently conserved a stretch of shorefront along Northeast Creek, now part of Acadia National



Park. This acre of land is within Acadia's legislated boundary, which includes 234 feet of shore frontage on Northeast Creek, and is visible from the canoe launch and overlook on Route 3. This area provides ecologically important salt marsh habitat, a top priority for MCHT and its Marshes for Tomorrow Initiative. The goal of this initiative is to protect undeveloped areas surrounding current marshes to provide areas for the marsh systems to migrate as sea level rises.

MCHT and IHT have partnered on several housing and conservation projects, recognizing that our communities are stressed ecosystems as well as our natural areas. The recently donated parcel abuts a house that is under affordability covenants held by IHT, acquired through an



NATE HANSEN

MCHT sale of the property to eligible buyers in 2008. The most recent project is, of course, the purchase of Jones Marsh for conservation of 30 acres by MCHT and 30 acres for the Jones Marsh year-round neighborhood. IHT and island communities are fortunate in MCHT's commitment to MDI.

Realtors Supporting IHT

Partnerships with The Knowles Company and Swan Agency show that there are many ways that local businesses can support their communities and the work of IHT. Both realtors make it easy for homeowners to support IHT in different ways. IHT welcomes other ways that businesses can support year-round housing for MDI's workforce.



The Knowles Company in Northeast Harbor recently pioneered a new program which resulted in more than \$10,600 in donations to IHT. Through their Rentals Department, homeowners who offer their MDI area homes for rent agreed to donate a portion of their earnings to support IHT.

"Providing homeowners with such an easy method to donate directly from their earnings allows them to give back to the MDI community meaningfully and seamlessly," said Kate Chaplin, listing and rental agent at Knowles. Kate and her team reached out to their homeowners and offered them the opportunity to support IHT, promoting the program online and in promotional materials to tenants. Many homeowners agreed to participate in the new program and others continued to donate privately.



SHARING OUR SUCCESS
SWAN AGENCY REAL ESTATE

Kim Swan and Swan Agency Real Estate donated \$2,600 to IHT through their Sharing our Success program. The SOS program makes donations to 10 local nonprofits and introduces new community members to these organizations. The donations come from the broker and the company as a closing gift.

After buying or selling a home, Swan Agency buyers and sellers receive a letter with a list of SOS recipients and Swan Agency then makes a donation in their name to their choice of nonprofit. IHT is grateful to be part of Swan Agency's charitable giving program.

MDI Housing Solutions Summit

This March, more than 70 local leaders gathered at the MDI Biological Laboratory for an all-day meeting to discuss the housing crisis on Mount Desert Island.

A principal goal of the meeting organizers was to bring individuals together, all of whom were already directly working on or considering projects to address MDI's housing crisis. This gathering provided opportunities for discussions to identify housing solutions and to move toward a coordinated plan of action.

Participants included representatives from local businesses, institutions, nonprofits, and municipal leadership from across the island, as well as state government representatives, builders, engineers, developers, financiers and lenders, grant-makers, and real estate agents.

Volunteer facilitators worked with breakout groups to identify needs and barriers, to share information about current projects, and to brainstorm strategies and solutions. Major themes from these conversations included the need for more resources and funding mechanisms to address costs of existing housing

and construction of new housing; the need for coordination between towns and collaboration around housing related issues and land use regulations that impact housing; and a general cultural awareness of current housing needs, barriers, and solutions currently underway.

The Summit was planned with a steering committee with representatives from the Musson Group, a land use planning and economic development consulting firm based in Southwest Harbor, Island Housing Trust, Friends of Acadia, Maine Coast Heritage Trust, the Knowles Company, and the Town of Bar Harbor. The Musson Group did the on-the-ground work to coordinate and facilitate the event, and is producing a summary report of ideas and outcomes from the day, which includes potential working groups and new solution-oriented projects built off of breakout group discussions. The Steering Committee is working with Summit participants to organize outreach and informational events where the public at large can participate in the conversation and work on solutions.



Noel Musson speaks to summit attendees.

DID YOU KNOW?

You can support IHT with:

YOUR DONOR ADVISED FUND

- Recommend a grant to IHT
- Set up a recurring gift
- Name IHT as your DAF beneficiary

APPRECIATED SECURITIES (STOCKS)

- Significant tax savings when you give stock instead of cash
- Save on capital gains tax
- Receive income tax deductions for the present value of the stock

QUALIFIED CHARITABLE DISTRIBUTION

- For donors over 70 ½ years old
- Transfer funds directly from your traditional IRA account to IHT
- See meaningful tax benefits from your charitable contributions

YOUR ESTATE

- Include IHT in your will or other estate plans
- Leave a home or land to IHT

For additional information on the best way for you to support Island Housing Trust, please contact Gail Thompson, Director of Advancement:

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W: 207-244-8011

C: 207-479-5501



SCAN
CODE
TO
DONATE
ONLINE

A new Jones Marsh resident



ISLAND HOUSING TRUST
PO BOX 851
MOUNT DESERT
MAINE 04660



RIPPLES PHASE III

Keep an eye on IHT’s next year-round neighborhood project—the completion of the Ripples Hill neighborhood! Ripples Hill, located in Mount Desert, was IHT’s first workforce housing development, with Phase 1 creating six new homes 2008–2011. Phase 2 added three more houses to the neighborhood, with the last completed in 2017.

IHT plans to build 10 additional energy-efficient homes on the property. Grant funding is enabling IHT to begin the planning as we complete the Jones Marsh neighborhood. We can’t wait to share more later, as the planning moves forward.

Welcome to IHT’s New Members: We appreciate your support!

November 15, 2022–March 31, 2023

Anonymous Fund at
The Boston Foundation
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John Baker and
Lois Keithly
Carol Bloomberg
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Camp Beech Cliff
Gina and Jon Chorover
Hugh Clark
Jean Constantine-Davis
and Roger Davis
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