The IHT Board of Directors has named Alison Beane as the new executive director of Island Housing Trust succeeding retiring Executive Director Chris Spruce. Beane will take over as executive director with the board’s annual meeting on June 13th.

Beane is a Maine native who joined IHT’s staff as a program associate in 2014. Earlier this year she was promoted to Associate Director and began working with Spruce to transition to the executive director’s position. Spruce is retiring effective June 30th of this year. He will remain affiliated with IHT in an advisory capacity for the remainder of 2016. Meanwhile, IHT is seeking a qualified applicant who will assume the position of program assistant.

The change in executive leadership is occurring simultaneously with a change in board leadership. Current Board President Joanne Harris will end her three-year stint as board chair at the June 13th meeting. Board Vice President and former State Representative Ted Koffman is slated to take over from Harris as board president at that time. Harris will remain on the board as the immediate past president.

Harris said the transition from Spruce to Beane has been in progress for
Dear Reader:

Ten years ago this spring, the Town of Mount Desert voted to donate 10 acres of town-owned land to Island Housing Trust. The land, located at the north end of a 189-acre parcel on the Beech Hill Road, was to be turned into a subdivision of year-round houses for Mount Desert Island working families and individuals. Today, working families occupy the eight houses that have been built to date. Construction on a ninth house is expected to begin this summer. For all of these homeowners, this was their opportunity to live year-round on the Island they affectionately call home.

These and other homeownership opportunities (32 and counting) created or assisted by IHT since the first house was built at Ripples Hill in 2008 have only been possible because of the generosity of our many loyal donors. IHT depends entirely on private donations to support its mission to conserve and strengthen year-round communities on MDI.

Both of us have been strong advocates and board members for IHT for many years. We know how important the work IHT does is to the MDI community. We also know how critical IHT is to the many individuals and families we have helped (among whom are six households with families employed by Acadia National Park.) If you haven’t given before, please consider joining us in providing much needed financial support to IHT and its programs; if you have given before, please consider doing so again. We cannot do this without you.

Many thanks,
Joanne Harris, Outgoing Board President
Ted Koffman, Incoming Board President

Please Support Island Housing Trust

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A Night at Havana

A good time was had by all at Havana Restaurant one night this past winter as IHT hosted a reception and dine out celebrating year round life and work on MDI. Profits from the meals served that evening were donated to IHT. Many thanks to Michael Boland and Deirdre Swords for hosting this event.

Ted Koffman, (left), IHT Board Vice President, chats with a guest at the IHT fundraising event at Havana in Bar Harbor earlier this year.

Kendra Rand of Bar Harbor describes her experience as an IHT homeowner at the Havana event.

A self-employed lobster fisherman recently became a first-time homebuyer with help from Island Housing Trust. Colton Sanborn, a native of Mount Desert Island, purchased a year-round home in Seal Cove in March from friends who very much wanted the volunteer firefighter to live in their old house.

Sanborn, who also works construction, is a volunteer firefighter at several MDI fire departments. The residential property he purchased in Seal Cove also will provide him space for his traps and other equipment. “This is a great house in a great location,” he said. “I’ve very fortunate to be able to buy this house, which is just over 20 years old.”

IHT provided Sanborn a bridge grant through its Homeownership Assistance Program that bridged the gap between the funds he had saved to buy a house and what the bank
New Director continued from page 1

several months. “Alison has been assuming more of the responsibility for the day-to-day operation of IHT as Chris is wrapping up his work for us,” she said. “We are looking forward to working with Alison to complete this transition. I think the leadership styles of the new executive director and new board president will complement each other and yield great results for IHT over the next several months.”

Beane is a graduate of the University of Maine and holds an undergraduate degree in Biochemistry. She also earned a Masters of Business Administration degree from Husson University. Prior to joining IHT, she was the executive assistant to the city manager of Brewer.

Beane, who is a resident of Bar Harbor, said “I’m excited about this new role as executive director. As a resident, I see the need for year round housing to sustain a vibrant community. I am passionate about making homeownership a possibility for others.”

Bar Harbor Farmhouse

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Nick, who runs the Outdoors Orientation Program at College of the Atlantic, spoke at a friend-raising event recently in support of IHT’s work to create year-round homeownership opportunities for MDI’s working families and individuals. “We moved here to be part of this community, but were unable to find an affordable home,” he told the Savings and Loan staff.

“IHT made homeownership a possibility for us,” said Jasmine, who is principal of The Community School in Seal Harbor. “We are incredibly grateful for IHT’s facilitating of this process and for carefully considering our application.” She continued, “We are also happy to be part of the larger IHT network in keeping homes affordable for other folks like us in the long term. We have great respect and gratitude for IHT’s mission.”

Photo of Nick and Jasmine courtesy of Bar Harbor Savings and Loan Association.
At this writing, the fourth house in the Sabah Woods workforce housing subdivision in Bar Harbor was under construction. The foundation for the two-bedroom house had been poured and other site work was underway. The contractor anticipates placing the modular unit on the site soon and the new owner, Acadia National Park employee Kathy Grant, should be moving in early this summer.

The new house will bring to four the number of houses located at Sabah Woods, which was developed by long-time MDI summer resident Emily Sabah Maren specifically for working families and individuals on Mount Desert Island. Island Housing Trust has qualified all of the current homeowners in the subdivision and has affordability covenants in place that govern the resale of the properties so they remain affordable to qualified working households as they are resold in future years.

**Talk of the Towns**

Last December, Island Housing Trust’s Board Vice President Ted Koffman, Executive Director Chris Spruce, Programs Associate Alison Beane and IHT client Kendra Rand visited host Ron Beard in the WERU Radio studios for a discussion of affordable workforce housing on Mount Desert Island. Former Maine House Speaker Hannah Pingree also joined by telephone to discuss affordable housing efforts on North Haven. If you wish to hear the hour-long discussion, enter the following link in your web browser. [https://s3.amazonaws.com/weru/archives/2015/tott-20151211.mp3](https://s3.amazonaws.com/weru/archives/2015/tott-20151211.mp3)

**Sanborn continued from page 3**

would loan him for a mortgage to purchase the property. In exchange for IHT’s assistance, Sanborn agreed to subject the property to IHT’s affordability covenants, which regulate the future resale of the property to keep it affordable to other working families and individuals qualified by IHT.

“This HOAP project, like so many others in which IHT has been involved,” said IHT Associate Director Alison Beane, “was very much a partnership in which all parties contributed to making the deal happen. The sellers, Bar Harbor Savings and Loan, Colton and IHT all played important roles in bringing the project to completion.”

This was the 13th HOAP project for IHT since the program was launched in 2012 and the 31st homeownership opportunity that IHT has help create since 2008.
8th House at Ripples Hill Completed

The eighth house at Ripples Hill has been completed and the owners have moved into the energy-efficient house in the Somesville neighborhood. Gail Gladstone, an Acadia National Park employee, and Brian Henkel, an engineer, took up residence on Sydneys Way with their five-year-old daughter in late April.

The two-story Cape features three bedrooms on the second floor and an office in the bump-out room on the first floor.