



THE YEAR-ROUNDER *a newsletter of* ISLAND HOUSING TRUST

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IHT Provides Grants to Three New Homeowners

Each month during April, May and June this year, Island Housing Trust has provided a bridge grant to an individual, couple or family seeking year-round housing on Mount Desert Island through our Homeownership Assistance Program (HOAP).

In April, Michael Waterman of Mount Desert became the owner of a year-round house on Oak Ridge Road in Somesville.

In May, Jonathan and Kaitlyn Mullen became the owners of a year-round house on Knox Road in Bar Harbor.

In June, Brenton and Jeannie Anderson became the owners of a year-round house on Ridge Acres Lane in Southwest Harbor.

As in the case with all HOAP participants, each family agreed to abide by IHT's affordability covenants that regulate the re-sale of the property should they sell their properties in the future. Those covenants seek to keep the property affordable to MDI's year-round working individuals and families, while allowing the homeowners the opportunity to create equity.

With these properties added to IHT's portfolio of covenanted homes, IHT has a total of 22 year-round homes that will remain affordable for future individuals and families on MDI.



Jon and Kaitlyn Mullen at their home in Town Hill.

In the case of the Mullens, IHT provided a grant that not only enabled them to acquire the property, but also will assist them in paying for renovations that will convert the second floor of the house to an apartment to be rented to an individual

or family that is employed on MDI.

IHT Executive Director Chris Spruce describes the Knox Road acquisition by Jon and Kaitlyn as a "two-for-one" project. The Mullens now own a home they can live in all year round and, when renovations are complete, they will have created a second living unit that will be made available to another working family on the Island.

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Grants to New Homeowners



Brenton & Jeannie Anderson with Matthew and Janiece, two of their three children, and their cat, Panda, in front of their new home in Southwest Harbor.

The IHT office continues to receive numerous inquiries from people interested in our HOAP program. Chris and Amy are meeting with folks regularly, and we anticipate having additional applications on the table this year. As the demand in this program continues to expand, we welcome additional contributions from our supporters to help meet the growing interest. Compared with developing new properties, HOAP is a very cost-effective approach to increase the number of affordable homes on MDI.

Two Veteran Board Members Complete Service as IHT Directors

Malcolm “Mike” Peabody and Michael Siklosi, collectively having served as IHT Directors for nearly 20 years, completed their service on June 9. Peabody joined the IHT Board in December 2003 and Siklosi became a director in March of 2005. During Peabody’s tenure, he was a valued member of the Development



The Waterman closing at Bar Harbor Savings & Loan in April 2014. Pictured here (left to right): Bill Weir, BHS&L; Michael Waterman, new homeowner; Amy Morley, IHT Programs Associate; Rhonda Sawyer, BHS&L.

Committee and was particularly helpful in engaging the summer community. Siklosi has served as Board president, vice president and immediate past president. In those positions, he was a member of the Board’s seven-member Executive Committee. Most recently, he has served as chair of the Governance/Nomination Committee. “Mike and Mike exemplify the dedication and selflessness typical of the volunteers who populate the boards of Mount Desert Island’s nonprofits,” said Christopher Spruce, IHT’s Executive Director. “We are most appreciative of their good work on our behalf.”

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“As we go to press,” said Spruce, “we have two potential HOAP projects that likely will be in a position to move forward if we have sufficient funds available. Without receiving additional and significant contributions soon, we face the distinct possibility of having to turn down at least one of these qualified projects due to lack of available funding.” To find out how you can help us fund these projects, call us at 207-244-8011 or email Chris at cspruce@islandhousingtrust.org.

Koffman, O’Byrne Rejoin Island Housing Trust Board

Former State Rep. Ted Koffman of Bar Harbor and former Friends of Acadia President Marla O’Byrne of Southwest Harbor were elected to IHT’s Board of Directors this June. Both have served previously on the IHT Board and both served terms as president of the organization’s Board of Directors.

Prior to joining Maine Audubon as executive director in 2009, Koffman worked at College of the Atlantic (COA) in Bar Harbor for 30 years. There, he established the Eco-Eco Policy Forum that hosted statewide meetings aimed at improving relationships between business interests and environmental organizations. Eco-Eco focused the relationship of economics and ecology in Maine’s future. The Forum sponsored the Maine Environmental Priorities Project; worked on growth management and workforce housing policy; and explored a tax reform package with a bi-partisan group.



Ted Koffman

In his last term, Koffman sponsored successful legislation to reform Maine’s historic tax credit statute in order to effectively encourage investment in adaptive commercial re-use of historic buildings. As a result of this reform, championed by a diverse coalition of developers and architects and smart growth and affordable

workforce housing interests, more than \$250 million has been invested in restoration projects statewide during an economic downturn.

He is a candidate for the District 7 Maine State Senate seat.

O’Byrne joined Maine Farmland Trust as senior vice president in 2013. She has more than



Marla O’Byrne

twenty-five years of experience working with conservation non-profits in the state of Maine. In 1986, she began working with Maine Coast Heritage Trust in development and finance. She then worked with Friends of Acadia for sixteen years, the last five as president and CEO, managing projects and building partnerships at the local and national level for the stewardship and protection of Acadia National Park. She has also worked as a consultant to non-profit organizations, focusing on fundraising, strategic planning, and organizational development.

“We are delighted that Marla and Ted have agreed to once again serve on the IHT Board,” said Board President Joanne Harris. “They are very experienced nonprofit professionals who bring much knowledge and many talents to IHT’s Board. Their commitment to community on Mount Desert Island is second to none and their support of our mission is as strong as ever.”

IHT Receives Grant to Conduct Rental Study

In May, IHT received a \$4,500 grant from the Hancock County Fund of the Maine Community Foundation to assist us in conducting research to identify our possible role in addressing the scarcity of affordable, year-round rentals on MDI. People working on MDI who rent versus own their homes are frequently not qualified for subsidized rental units managed through the local housing authorities and their household income may not qualify for homeownership opportunities through IHT. This grant will allow IHT to

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allocate staff time to investigate the many facets and challenges of addressing the shortage of affordable, good quality, year-round rentals on MDI and develop suggested initiatives that may help create year-round rental opportunities for MDI's workforce.

Solar Panels Considered at Ripples Hill

John Gordon, architect for IHT's Ripples Hill Housing Development in Somesville, is working on a redesign of the basic architectural plan at Ripples Hills to incorporate additional energy-efficiency measures, including solar panels and heat pumps. You will be hearing more later about how these new features will make a Ripples Hill home closer to net zero on the energy scale.

