



# THE YEAR-ROUNDER

a newsletter of ISLAND HOUSING TRUST

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## THE BEST NEST

Christina Spurling and Andrew Trepanier had been looking for houses on MDI for years, and had just given up hope when a 1920's 1200 sq. ft. cottage in Bernard came on the market.

"It has a lot of character and it was going to be 'a project,' but that was appealing to us," said Christina. "We signed a purchase and sale agreement and submitted an application to Island Housing Trust. IHT was great and the application process was easy. With the help of IHT, along with our savings, we were able to put down the 20% to buy our house."

Christina grew up on Islesford, attended Gordon College, in Boston where she studied piano and met Andrew, who was studying classical guitar. After college, they lived with her parents for a summer, while Christina commuted to the Longy School, Cambridge for her Masters in accompaniment and



chamber music, Andrew rented a place in Seal Cove while he worked as a carpenter for Peacock Builders. Christina had not been familiar with MDI's "quietside," but the couple spent time hiking Beech Mountain and Wonderland and fell in love with the area. "When we

found the house," said Christina, I told Andrew, "It is kind of removed, but it is beautiful." The house sits on a quarter acre and was built on a big rock. The couple have done a lot of work on the house; they have removed walls, replaced old insulation, ripped out linoleum, and refinished the wood floors. Christina and Andrew built tiered gardens that yielded vegetables this past summer.

They especially love being close to the marsh where they kayak and enjoy the birds. "There are herons and hawks and, behind our house, there are lots of songbirds in the alder trees. They also adore their neighbors, who have farm animals, says Christina, "and are very friendly and generous. We value community and our neighbors are very important to us."

Andrew continues to work as a carpenter full-time on MDI (and on their house). Christina is still commuting to school and gets home to Bernard on long weekends. She will receive her Masters degree in Collaborative Piano Performance in May and plans to teach music and perform on the island. She is the musical director for Acadia Community Theater's upcoming performance of *Nutcracker*.



## SABAH WOODS



The fourth house at the Sabah Woods workforce housing subdivision in Bar Harbor has been completed. Long-time summer resident Emily Sabah Maren began the Sabah Woods subdivision for the year-round workforce on the Island in 2008. All the owners of the three previously built houses are families who work year-round on MDI. The first three houses were designed and built by Mrs. Maren and with IHT's assistance, sold them to qualified working families. Last fall, Mrs. Maren sold the fourth lot to IHT for a bargain. IHT in turn sold it at a reduced price to Kathryn Grant. IHT holds the affordability covenants that govern the resale of each of the Sabah Woods properties to ensure they remain affordable to qualified working individuals and families in the future.

# NEW FACES

*This past summer, Island Housing Trust welcomed new board members, Edith “Deedie” Bouscaren, Jane Cornman, Jeannine Ross, and Kyle Shank and new staff member, Clara Baker in the position of Development Associate.*



Edith (Deedie) Bouscaren, from Boston, is a lifelong summer resident of Northeast Harbor. She brings development experience to the IHT board while serving on the school boards of Oldfields School MD, Buckingham Browne and Nichols School MA, Neighborhood House Charter School MA, and Beacon Academy MA. In addition she has been involved with Planned Parenthood and The Emerald Necklace (Boston’s beautiful urban Park system). She strongly believes that healthy communities need to ensure a variety of housing options allowing access and affordability to those that work on the island. Deedie enjoys biking, hiking, and boating with her family. While not doing one of those activities, she can be found on the tennis court.



Jane Cornman is the rector of the Parish of Saint Mary and Saint Jude in Northeast and Seal Harbors. When she and her family, husband Douglas, daughter Katie, and son, Max re-located here almost three years ago, she became very aware that they could not have afforded housing without the church providing it. Because people frequently turn to the church when they are facing economic hardship, she quickly learned about the island’s workforce and housing challenges. She has committed herself to working with Island Housing Trust because she recognizes the strength of the impact that it can make. Jane enjoys hiking with her dog Cajun, knitting, and spending time with her family.



Returning Board Member Jeannine Ross has worked at The Jackson Laboratory in faculty and postdoctoral recruitment for over ten years. Prior to Jax, Jeannine worked in real estate and banking. Much of her work experience on Mount Desert Island has involved helping individuals find suitable and affordable housing as they make MDI their home or move within the community. Jeannine has served on the boards of Friends of Acadia, Jesup Memorial Library, and the MDI Hospital, as well as on committees for the Women’s Health Center and the Town of Bar Harbor. She enjoys time hiking, reading, and gardening.



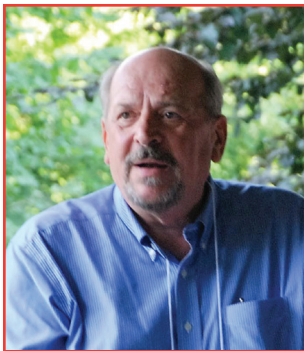
Kyle Shank has been a part of the Mount Desert Island community for the past five years. He is currently a Bioinformatics Analyst at the MDI Biological Laboratory, a Data Science and Analytics Consultant for CLEAResult, and an occasional bartender at Side Street Cafe. Past and current community service include being the Vice President of the Hub of Bar Harbor and a member of the Kids’ Corner board in Bar Harbor, along with a variety of volunteer roles for local organizations such as TEDx Dirigo, the Abbe Museum, College of the Atlantic, and the MDI Historical Society. In his (increasingly rare!) spare time, he enjoys collecting sea glass on the beach with his wife, Allison and their daughter, and long-distance running.



Development Associate Clara Baker has lived in Southwest Harbor for twelve years. For the past ten years, she served as Director of the Bass Harbor Memorial Library in Bernard, where she enjoyed celebrating authors and artists in the community and working with children at the Tremont School. In her free time, she and her family, husband Chris Lester, and four children play in the Park, visit libraries, and enjoy regular visits with family who summer on the island. She also serves as a board member on Downeast GLSEN (Gay Lesbian Straight Education Network), advocating for youth in schools. Clara brings her experience and enthusiasm for the Mount Desert Island community to Island Housing Trust.

## DORRER'S DOUR DEMOGRAPHICS

At a reception at COA and a talk the next day with area professionals, John Dorrer provided insight on the region's affordable housing. "IHT as a concept is critical if we are to succeed in solving the problems of our communities," said John Dorrer. Citing research from the US Census, Dorrer analyzed data showing the growing trend of MDI's workers commuting from off the island, a figure that reached more than 60% in 2014 and that Hancock County has a disproportionate share of unaffordable housing compared to the rest of the state. 35% of Hancock County residents spend more than 30% of their household income on mortgage costs and almost half of the county's residents spend more than 30% of their income on rental costs.



"John Dorrer's remarks at both IHT events were informative and instructive," said IHT Board President Ted Koffman. "It is clearer than ever that the MDI community as a whole needs to initiate and sustain a discussion about how to find qualified employees for the current and future workforce."

"IHT has created 33 homeownership opportunities for year-round working families and individuals," Executive Director Alison Beane noted. "We need to find creative solutions to ensure we have a vibrant, year-round island."

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## STAFF

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## MISSION

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



# 9TH HOUSE UNDERWAY

Work began on the 9th house in the Ripples Hill workforce housing subdivision in August. The four bedroom, two-story Cape, built by Nichols Construction LLC, is expected to be ready for occupancy in January. The completion of this house will also mark the completion of Phase II of the Ripples development.

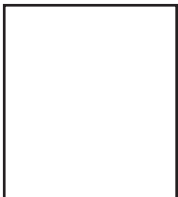
Duncan and Kristin Holley of Seal Harbor, along with their 6 year old daughter, are excited to be joining the Ripples Hill neighborhood. "After many months of working with Island Housing Trust, it is exciting to finally see our house taking shape," Kristin remarked. Kristin an education technician at the Mount Desert Elementary School and also works as an esthetician. "We have many friends at Ripples Hill, so already spend lots of time there. We are excited to be able to call this neighborhood home," said Duncan, an excursions coordinator for Destinations North America cruise ships.



Ripples Hill, located off the Beech Hill Road in Somesville, is a 10 acre parcel of land on 85 acres donated to the Town of Mount Desert by Peggy and David Rockefeller in 1984 specifically for workforce housing. In the first phase of the development, 6 energy-efficient, two-story houses were built. The Holleys house will be the third and final one built in Phase II.

"Ripples Hill has become a wonderful community within a community," said IHT Executive Director Alison Beane. "The Holleys will fit right in."

*"Island Housing Trust as a concept is critical if we are to succeed in solving the problems of our communities," said John Dorner at a reception last summer.*



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