



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

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***E**xactly a year ago, we moved to Mount Desert Island so that my husband could take a job as a supervisory ranger for Acadia National Park. To return to the area where we met thirteen years earlier - this time as a family with our two daughters - was truly a dream come true. It was our strong desire to live close to the park - to be a part of the dynamic, beautiful communities that make up this extraordinary island. Initially, home ownership seemed just out of reach. But with the incredibly generous contributions to Island Housing Trust, we now own a home that we adore. This house will be the epicenter for birthday parties, gatherings of friends, family, comfort, and holiday joy. It will enable us to plant deep those roots that we imagined, allowing us to contribute to Island communities, schools, and organizations in ways that are very important to us.*

We would particularly like to thank Chris Spruce and Alison Beane at Island Housing Trust and Jack Gibbons at Machias Savings Bank for their insight and expertise throughout the purchasing process. We also feel special gratitude to Emily Maren for her initial generosity in the development of our new neighborhood. And we feel a special connection to Jeannine Ross who sold us this beautiful house. We hope she always feels at home here.

As we settle in and take root, we are mindful of the great generosity and services of Island Housing Trust, and we are eager to pay them forward in a community we love dearly.

Gratefully,

Tim & Kendra Rand

SABAH WOODS
RESALE PROVIDES
HOUSE FOR
PARK EMPLOYEE
& FAMILY

Construction began in mid-November on the eighth house in IHT's Ripples Hill in Somesville. Gail Gladstone, a National Park employee, and her husband, Brian Henkel, an engineer, will own the three bedroom house built by Nichols Construction LLC. They have a 4-year-old daughter. "We are thrilled to be joining the Ripples Hill community and for our daughter to grow up here," Gladstone said.

EIGHTH RIPPLES HOUSE TO BEGIN

The design of this house will be slightly different from the others in the neighborhood in that it will have a partially covered deck and an attached storage shed.



Work is expected to be completed in sixth months, weather permitting. "Just in time for a visit from family," Gladstone quipped.

With this sale, only one lot remains in Phase II. If the Board of Directors decides to develop an additional phase, and with Planning Board approval, a fundraising campaign would be launched to buy down infrastructure expenditures, eliminating those costs from future homeowners.

ONLINE DONATIONS

Prefer to make donations online? See our new donation page on our website, islandhousingtrust.org/support.

Become a monthly donor today.

SUPPORTER



A big thank you to Machias Savings Bank for the sponsorship of our Ripples Hill summer event!

Machias continues to be a steadfast partner as a lender for several of the IHT properties.

Island Housing Trust and Four Winds, a Mount Desert Island-based house design firm, co-sponsored an Eco House Tour on Saturday, October 3rd on Mount Desert Island.

The tour featured five buildings located across MDI that have “green” construction features. These included a straw bale house, a rammed earth house, and a double-wall construction passive solar house.



Sue Turner points out elements of her rammed earth house to visitors.

Those interested in building using an ecological perspective had a close look at some of the technologies and construction practices that create well-built, energy efficient buildings,” said Ted Koffman, IHT Board Vice-president. Koffman is a former state representative who chaired the Environment and Natural Resources Committee while representing portions of MDI. He also is a former Executive Director of Maine Audubon.

IHT CO-SPONSORS ECO HOUSE TOUR

The buildings toured included one of IHT’s energy efficient houses and Ripples Hill and Meredith Randolph’s straw bale house, both in Somesville, the Kathryn W. Davis Student Residences at COA, a rammed earth house on Bayview Drive, and a double-wall construction house on Otter Cliff Road, all in Bar Harbor.

Karl Karnaky Jr. and Sue Turner, hosts of their rammed earth house, were pleased that turnout exceeded the number of green house tours in recent years.

Executive Director Chris Spruce said IHT’s board and staff will evaluate the experience of the first Eco House Tour during the next several weeks with an eye toward co-sponsoring a similar event in 2016.

IHT’S ANNUAL REPORT for 2014 will be available on our webpages by December 1, 2015. To read the report, go to our website – www.islandhousingtrust.org -- click on “Newsletters and Publications” and scroll down to Annual Reports.

FIRST DAY OF SCHOOL

Photograph courtesy of Lesley Horvath



Ripples Hill students proudly display the numbers of their class near their bus stop.

IHT ACQUIRES PROPERTY IN SABAH WOODS

Thanks to the generosity of Emily Sabah Maren, Island Housing Trust has acquired ownership of the fourth and final lot in the Sabah Woods Subdivision in Bar Harbor. Maren developed Sabah Woods as a small subdivision for houses affordable to working families and individuals,” said IHT Executive Director Chris Spruce. “She had three modular houses built on three of the lots over a four-year period, selling each of them to an IHT-qualified applicant. It was a very community-minded undertaking on her part.”

However, Mrs. Maren decided not to develop the fourth-approved lot, feeling unwilling to take on the task of building another house. When IHT approached her about the possibility of working with us to find a qualified applicant, Mrs. Maren was receptive to the idea. On October 13th, she sold the lot to IHT at a below-market rate price.

IHT is currently working with a qualified applicant to have the lot cleared and a modular house built on the site.

“I can’t say enough about Emily’s generosity and her commitment to the MDI community,” said Spruce. “She takes the concept of *pay it forward* to heart and acts on her convictions.”