



# THE YEAR-ROUNDER

A NEWSLETTER OF  
ISLAND HOUSING TRUST

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## MAINE COAST HERITAGE TRUST: R T E. 3

Partnerships between the land preservation and affordable housing communities in Maine and around the nation are still somewhat unique given these communities differing missions - missions that to a large extent appear to be at odds.

However, there is a growing recognition on the part of both of these communities that there may be opportunities to work together to achieve a common goal that well serves both. The partnership that resulted in the Northeast Creek workforce housing subdivision along with the preservation of an important parcel of land in the Eden section of Bar Harbor is one such example. Another, on a much smaller scale, is the partnership between Maine Coast Heritage Trust and Island Housing Trust to preserve an important opportunity in Bar Harbor to conserve a traditional and favorite access point to King's Creek (also known as Northeast Creek) and to create an affordable housing opportunity on Mount Desert Island.

Early in 2008, Maine Coast Heritage Trust acquired a three-acre parcel along Route 3 and King's Creek in Bar Harbor. This property has several hundred feet of frontage along Northeast Creek, including the primary access point near the Route 3 bridge. This acquisition also included a modest, 4 bedroom house that overlooks the creek. It occurred to Brian Reilly, the project

manager for MCHT who handled acquisition of the King's Creek property, that this house would make great home for a year-round working family. Reilly,

who is also a member of IHT's Board of Directors, contacted IHT Executive Director Chris Spruce about the idea and the two began working together to see if a partnership between the two organizations could be forged.



Christina Costello and John Sanders with children Griffin and Sabine, dogs Maizy (facing) and Chloe. Oreo, their cat, is not in the photograph.

To keep the house and surrounding property that MCHT did not need to protect creek access permanently affordable to working families, IHT agreed to develop affordability covenants for the property

and to qualify potential buyers. Qualified buyers were required to have income from employment on MDI, agree to live in the house as their main residence, be able to get bank financing and agree to the affordability covenants. In return, MCHT agreed to sell the house for approximately \$70,000 less than what MCHT paid for the property. IHT agreed to hold the affordability covenants and provide ongoing oversight of those covenants.

As of this writing, a Purchase and Sale Agreement to purchase the house has been executed with closing expected in November. The couple buying the property, pictured above are employed in Bar Harbor as a firefighter/paramedic and Head Nurse in the Mount Desert Island Hospital ER.

# IHT ELECTS NEW OFFICERS

Island Housing Trust's Board of Directors has elected State Rep. Ted Koffman as Board President for 2008-2009. Koffman, a founding IHT board member and member of the State Legislature representing most of MDI, has been active in affordable and workforce housing issues both locally and statewide for many years. At its annual meeting this past summer, the IHT board



Outgoing President Lee Worcester listens during IHT's annual meeting at Moorhead Kennedy's in Somesville. Incoming President Ted Koffman and board consultant Caroline Pryor are seated on the left. On the right are board members Art Paine, Carole Plenty, and Brian Reilly.

also re-elected Mike Siklosi, Bar Harbor as Vice-President, Sydney Roberts Rockefeller, Seal Harbor, Secretary and Jack Gibbons of Bass Harbor as treasurer. (Gibbons recently resigned from the board and was replaced by board member Carole Plenty, of Somesville). Also re-elected as at-large members of the 7 member Executive Committee were Jeannine Ross and Hook

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# IHT SUMMER EVENT

Lisa Stewart Target, her husband Charles, and their sister-in-law, Nancy Stewart hosted a lovely party at the W P Stewart Estate on August 12th.



State Representative and Chairman of the Board of IHT, Ted Koffman, spoke during the reception. Seated are community supporters Phoebe and Gerrish Milliken, Connie Madeira, and John and Polly Guth.



Eleanor Kinney, whose family are long-time members of the summer community, speaks about the importance of the year-round community; Senator George Mitchell gets a laugh. Ted Koffman with hosts Lisa Stewart Target, her husband Charles, and sister-in-law, Nancy.

## ICF: GREEN DESIGN

**G**reen building standards and design are important elements of the 1,300 square foot houses now under construction at the Ripples Hill Workforce Housing Development in Somesville. One significant component of the green design for these houses literally starts on the ground with the use of Insulated Concrete Forms in the construction of the crawl space foundation.

Insulated concrete forms (ICF) are rigid plastic foam forms into which concrete is poured and reinforcing bars are set. After pouring, the forms stay in place to provide thermal insulation for the concrete walls. Although ICF forms are being used for the foundations at Ripples Hill, they can be used to replace conventional wood-framed walls as well.

Among the benefits of ICF foundation walls are: Better protection against freezing and rapid drying, easier and faster construction than concrete masonry

unit or cast-in-place block walls, removal of ICF forms is not necessary as is the case with the wood or metal forms used to build cast-in-place walls, and, because ICF construction is energy efficient and airtight, heating and cooling equipment and ductwork may be downsized, meaning less capital outlay for equipment.



Pouring concrete into the insulated forms.

The ICFs used at Ripples Hill were purchased by the general contractor, Nichols Construction LLC, from New Form Supply, a 100% woman-owned company based in Bucksport. According to Erica Libby, one of the part-

ners, about half of New Form Supply's business is now in foundations and the remaining half in full ICF wall structures.

Sources:

[www.toolbase.org](http://www.toolbase.org)

[www.newformsupply.com](http://www.newformsupply.com)

[www.calfinder.com](http://www.calfinder.com)

## MEETING (Continued from page two)

Wheeler, Bar Harbor. As the immediate past president, Lee Worcester, Southwest Harbor serves as an ex-officio member of the Executive Committee. The board also voted to re-elect the following to 3 year terms on the IHT Board: Stan MacDonald of

Southwest Harbor, Art Paine of Tremont, Mike Peabody of Northeast Harbor and Washington DC, and Jeannine Ross, Mike Siklosi and David Woodside, all of Bar Harbor.

## IRA CHARITABLE ROLLOVER

The Emergency Economic Stabilization Act of 2008 (HR 1424), or what has become known in the media as the \$700 billion Wall Street bailout bill, includes language that extends certain provisions in federal tax law that were scheduled to expire.

One of those provisions was the IRA Charitable Rollover that allows taxpayers over age 70-1/2 to make

tax-free contributions of up to \$100,000 from their IRA plans to qualified charitable organizations. The bill extends these provisions through 2009, effective for distributions after December 31, 2007.

Those interested in finding out more about this charitable giving option should consult their tax professional.

# RIPPLES HILL PHOTOGRAPHS: 11 / 21 / 08



E. Farnham Butler, a long-term Town of Mount Desert Planning Board member and innovative boat designer/builder (MDYY) was the real force behind this initiative. Although he died in 2006 at 97 his "Way" was inspirational for IHT's progress towards being more proactive. The sign celebrates his vision; the houses shown here are the reality of that vision.

## **HoMEworks** : A H O M E O W N E R S H I P C L A S S

Island Housing Trust is teaming up with Washington/Hancock Community Action and Maine Housing to provide a two-day homeownership education class on Mount Desert Island. The class for first-time buyers takes place on two consecutive Saturdays in January at The Union Trust in Town Hill. Class topics include all aspects of looking for and buying a house such as: working with a realtor; shopping for a loan; making an offer on a house; closing on a house; and types of deeds.

IHT will lead a session on methods to maintain long-term affordability: how to make and keep houses affordable to current and future buyers. Making houses affordable long-term ensures that local teachers, hospital workers, firefighters, and others will continue to have the opportunities to own a house and live on Mount Desert Island year-round. IHT will help attendees understand how affordability mechanisms work and how they affect the homeowner. Information on local homeownership opportunities will also be available.