



THERE'S NO PLACE LIKE HOME

Island Housing Trust 2020 Annual Report

BOARD OF DIRECTORS

Deedie Bouscaren, *President*
Joanne Harris, *Vice President*
Greg Dalton, *Secretary*
Carole Plenty, *Treasurer*

Jason Briggs	Ted Koffman
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Susan Covino Buell	Sydney Roberts Rockefeller
Lydia Goetze	Peter Rogers
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Sandy Johnson	Averel Wilson
John T. Kelly	

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Tricia Blythe	Gregory Scott
Kevin Bunker	Kyle Shank
John Dorrer	William Weir
Eric Henry	

STAFF

Marla O'Byrne, *Executive Director*
Natalie Osborne, *Programs Associate*
Gail La Rosa Thompson, *Development and
Communications Manager*

CONTACT US

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1366 ME 102, Bar Harbor, Maine 04609

Visit us on Facebook
@islandhousingtrust.org

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Youtube: youtube.com/channel/
UCjH4fgcXZxq-SY7nT0b_j9g

ISLANDHOUSINGTRUST.ORG

MESSAGE FROM THE EXECUTIVE DIRECTOR AND BOARD PRESIDENT

We want to express our deep gratitude for the communities that support Mount Desert Island, and for the individuals, foundations, and businesses that support Island Housing Trust. Last year we saw firsthand how resilient MDI communities are. Groups formed on Facebook to support those hit the hardest by COVID-19. Among the most active pages helping to coordinate community support were *Share Our Stimulus*, *We're Still Here* (alerting us to the businesses that were opened), *MDI Helpers: Pandemic Mutual Aid*, and *It Takes an Island*. Food banks stepped up services and offered delivery. Teachers and schools developed remote learning techniques to keep students engaged. We are so proud of our island residents and communities and how they've adapted to the pandemic with compassion and efficiency.

We saw the year-round community hit hard by the pandemic, in an unexpected turn of events that

brought people to MDI to escape more densely populated areas. With a rise in both the ability and the need to work remotely, MDI was not only a safe haven from cities, it also provided abundant opportunities to be outdoors. Low mortgage rates spurred growth in real estate turnover. The traditional demand for housing on MDI, compounded by the pandemic, has led to even more critical year-round housing needs on MDI.

With the help of many supporters and friends, IHT worked with determination to meet that need. We facilitated the sale of homes under covenants, providing new year-round housing opportunities. We moved forward on the new Jones Marsh neighborhood at the head of the island. We created a virtual event to help us continue our work. And we kicked off the quiet phase of a campaign to build IHT's capacity to do even more.

This past year has emphasized how reliant we all are on our neighbors to help us through hard times. All of us on MDI are neighbors.

Working together we can support those who support us. We hope that you will join us in our efforts.



IHT Board President Deedie Bouscaren and IHT Executive Director Marla O'Byrne. EAGER EYE PHOTOGRAPHY

Cover: Pacino the chipmunk at home with Nina and Jonathan Gormley, MDI.

Deedie Bouscaren
Board President

Marla O'Byrne
Executive Director

- INDIVIDUAL HOME UNDER COVENANT
- 🏠 2020 PROJECT
- IHT NEIGHBORHOOD
- NEXT NEW IHT NEIGHBORHOOD



IHT BY THE NUMBERS IN 2020

INDIVIDUALS IN OUR HOMES



*Housing opportunities include 11 resales of houses under covenant, serving the members of those buyer households.



SANDY JOHNSON joined the Island Housing board in 2020. She has been in Southwest Harbor for more than 20 years, moving here from California to run The Inn at Southwest on Main. Sandy recently retired from her position as finance director for Healthy Acadia. She currently is doing nonprofit consulting.

Sandy's daughter grew up in the Inn, and shares incredible memories of hiking and biking around Acadia with her mom. They both know MDI is a special place to grow up.

As a small business owner on MDI, Sandy saw the struggles for year-round housing for workforce families.

"In a tourist/summer resident community, workforce housing issues become very complicated and costly for year-round families. I believe IHT provides an integral solution that helps maintain a year-round population that preserves what makes MDI so very special."



ERICA BROOKS is a realtor on MDI, and joined the board of Island Housing Trust in 2020. She is a Maine native originally from the Bangor area and now calls Bar Harbor home. She spent several years in Fort Collins, Colorado, but missed the ocean and moved back home to Maine in 2006.

Erica is active in the community, serving on the Bar Harbor Planning Board and on the boards of MDI Open Table and IHT. Since 2006, Erica has been a realtor with The Swan Agency. Her passion is helping clients find a place to call home and invest in our community. In her free time Erica loves to spend time with her nieces, and golf, hike, and bike in Acadia.

“As a realtor, I see first-hand the challenges that many working families face when trying to buy a home here. The barriers to home ownership can be overwhelming, but IHT is a trusted resource that provides options that assist buyers in the process and allow them to live affordably on MDI.”



Digging test wells at Jones Marsh. IHT PHOTO

PROGRESS AT JONES MARSH

In 2018, IHT purchased 30 acres of land near the head of the island through a partnership with Maine Coast Heritage Trust. In 2020, after developing a concept for the new Jones Marsh neighborhood, we made great strides to prepare for the permitting process that will enable us to build homes.

Jones Marsh will have 10 energy-efficient homes, including two duplexes to provide a diverse price point for ownership. Working with a local modular home company, we received finalized designs for the single-family homes

and duplexes. IHT’s planning team flagged the eight lots and the location of the new road into the neighborhood. Late last fall, IHT contracted to dig test wells to conduct draw down tests on water availability and recharge. This work in 2020 is laying the groundwork for construction to begin by next fall.

Jones Marsh is designed to be a year-round neighborhood for homeowners who earn a median income from work on MDI.



EAGER EYE PHOTOGRAPHY

PROPERTIES IN MOTION

ACQUISITION

13 Wildwood, Seal Harbor

In 2020, IHT partnered with the Acadia Corporation to acquire this house. David Woodside, President and CEO of Acadia Corp, noted that the home served as housing for valuable employees for many years. “The Acadia Corporation is pleased to work with IHT to offer an affordable home for an island family in Seal Harbor village,” he said. IHT purchased the house to resell it, with covenants that will keep it affordable for years to come.

Sitting on a quiet, sunny corner lot in Seal Harbor Village, this house has four bedrooms, one bathroom, and a full basement. IHT staff and board members worked together to repaint and refresh the interior and spruce up the exterior.

HOAP HOME RESALES

8 Crockett Point, Tremont 12 Oak Ridge, Mount Desert

These houses were originally purchased with down payment assistance through the IHT’s Home Ownership Assistance Program (HOAP). The properties were successfully resold in 2020, using IHT’s resale formula, which kept them affordable for the next

buyers who can now work and live on MDI.

The 1925 home in Tremont was originally purchased by IHT applicants in 2014, and the 1983 home in Mount Desert in 2016. IHT’s affordability covenants stay with the properties, keeping them affordable year-round homes long into the future. IHT’s HOAP program expands our ability to assist home buyers who want to live on MDI year-round, and contribute to the sustainability and resilience of their island community.

RIPPLES HILL RESALE

25 Farnhams Way, Somesville

This energy-efficient house is part of the clustered Ripples Hill neighborhood, centrally located off the Beech Hill Road in Somesville. Built in 2008, it was resold in 2011 and again in 2020. Each time, IHT’s resale formula kept the sale price affordable to a year-round family.

This beautiful home now belongs to a family happy to put down roots on MDI so their daughters could grow up on this special island.

WHAT WILL BE YOUR LEGACY FOR MDI?

When you include IHT in your estate plans, you make a permanent and lasting difference for MDI’s communities. By making a planned gift, you ensure IHT will support our island communities long into the future.

Members of the Covenant Society—named for the agreements that keep our homes affordable to year-round households in perpetuity—provide a timeless legacy for the future of Mount Desert Island, a place you love.

There are many ways you can provide for Island Housing Trust, now and in the future. We are happy to talk with you and your estate planner regarding your options or to provide additional information. All conversations are confidential, and gifts of all sizes are welcome.

ESTATE GIFT OPTIONS

- Include a bequest to Island Housing Trust in your will, either a specific bequest or a percentage.
- Name IHT as a beneficiary of your retirement account. As a nonprofit, IHT does not pay taxes on these gifts.
- Name IHT as a beneficiary of your life insurance.
- Leave your house or property to IHT.

Questions? Call 207-244-8011 to speak to our staff.



COOKIE AND BILL HORNER are deeply tied to Mount Desert Island. Bill was born and raised here, and returned home after finishing his medical training. Cookie is a former summer resident who made the island her full-time home 40 years ago. They have been supporters of Island Housing Trust since 2004.

Bill and Cookie have seen vast changes in MDI and have noted the change in the year-round communities across the island. They see the lack of housing that is affordable to workers on MDI as one of the most critical issues facing the island today. Bill and Cookie know that without housing for essential workers, it is difficult to build community.

“The lack of housing on MDI makes it difficult to attract and keep workers. The changes on the island force young people to move away when they can’t afford to buy or build a home. We are happy to support the work of IHT as they strive to build year-round community on MDI.”

COMING HOME: IHT’S Campaign for Mount Desert Island

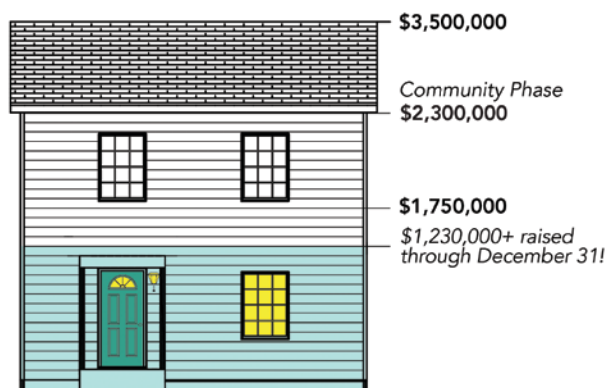
Before the pandemic, Island Housing Trust was in the early stages of identifying approaches to build on accomplishments and increase our ability to meet MDI’s need for year-round housing. A campaign was proposed for 2020 but initially postponed until we had a better understanding of the impact of COVID-19.

In the early summer of 2020, IHT undertook a feasibility study to determine if we should embark on a campaign. Working with Gary Friedmann & Associates, we interviewed more than 40 people.

The results of the feasibility study led us to conclude that it was time for this ambitious endeavor:

- raise \$3.5 million to build the Jones Marsh neighborhood at the head of the island,
- scale up the Home Ownership Assistance Program (HOAP) which provides down payment assistance to eligible applicants,
- and create an Opportunities Fund to enable us to move quickly when favorable opportunities arise to purchase homes or land.

Since fall 2020, IHT has been in the quiet phase of the campaign. Over \$1.23 million was raised through December 31, 2020.



CAMPAIGN LEADERSHIP AND COMMITTEE MEMBERS

Honorary Chairs

Charles Butt	Robert Kogod
Ruth Colket	David Rockefeller, Jr.

Campaign Committee

Deedie Bouscaren, <i>Co-Chair</i>	
Peter Rogers, <i>Co-Chair</i>	
Jason Briggs	John Henry
Michael Bucklin	Leonard Leo
William Eacho	Arthur Martinez
Heather Richards Evans	Kendra Rand
Lydia Goetze	Sydney Roberts Rockefeller
Nancy Harris	Kyle Shank
Marla O’Byrne, <i>Executive Director</i>	
Gail La Rosa Thompson, <i>Development and Communications Manager</i>	

THANK YOU TO OUR SUPPORTERS

Island Housing Trust is grateful for the support of the following individuals, families, foundations, businesses, and organizations in 2020.

COMMUNITY BUILDERS SOCIETY

\$50,000 and above

Charles Butt
Ruth Colket
Sally and Leonard Leo
Susan and David Rockefeller, Jr.

NEIGHBORHOOD SOCIETY

\$25,000–\$49,999

Anonymous
Deedie and Michael Bouscaren
Lydia Goetze
Nancy Harris
Elizabeth and Arthur Martinez

ROOF RAISING SOCIETY

\$10,000–\$24,999

Kate Baxter
Susan Covino Buell
Buell Family Fund
Helen (Rogie) Dickey*
Lynn and Jeffrey Horowitz
Arlene and Robert Kogod
Meta and Benjamin Neilson
Lalage and Steven Rales

PILLAR SOCIETY

\$5,000–\$9,999

Anonymous
David Callard and Mary Morgan
Mazie and Charlie Gogolak

Bonny and Peter Rogers
Eleanor and John Sullivan
Chris Toomey

STAIRCASE SOCIETY

\$2,500–\$4,999

Anonymous
Jason Briggs
Margaret E. Burnham Charitable Trust
Courtney and Guy Comer
Eleuthera and Temple Grassi
Amy and John Henry
Ann Kinney
Sydney Roberts Rockefeller
Mary Ann and Michael Siklosi
Anne Tilney
Averel and John Wilson

FIREPLACE SOCIETY

\$1,000–\$2,499

Barbara and Mark Amstutz
Katherine and Michael Bucklin
Florence V. Burden Foundation
Barbara Campbell
Greg Carter and Caroline Childress
James Clark and Susanna Porter
Andrew Cline
Sarah Creighton
Donna and Bill Eacho
Jennifer Frank
Leandra and Thomas Fremont-Smith

Rena and Spencer Fulweiler
Denise Garone and Stuart Kogod
Neva Goodwin
Janet Hamel
Kate and Eric Henry
John W. Bristol Fund, advised by Nancy and Steve Homer
Kristin Hutchins
Lillie and Edward Johnson
Lauren Kogod and David Smiley
Lehman/McAllister Family Charitable Fund
Linda and Philip LeSourd
Linda and Clement McGillicuddy
Nancy Milliken
Nemo Fund
Linda and Eliot Paine
Malcolm Peabody
Jan and William Russell
Elizabeth and Alex Salvi
Deborah and Richard Smith
Alison and Kyle Shank
Mayra and Stephen Stroud

Juliet and Lucas Van Alen
Waters Family Fund, a donor advised fund of Fidelity Charitable; recommended by William and Cathy Waters
Mary Webster

FRONT DOOR SOCIETY

\$500–\$999

Ann and Fred Benson
Ellen Brawley
Sonia and Morgan Churchman
Anna and Alain Creissen
Mary D'Alessandro and Joanne Harris
Dubs and Robert Dickey
Jeanette and Alan Feuer
Wendy and Walter Foulke
Susan and Benjamin Getchell
Margaret and John Grace Shethar
Margot and Donald Graves
Betsey Holtzmann
Sandra and Mark Kryder



IHT Board member Ted Koffman helping ready a home for sale.

Burks Lapham
Margaret and Edison Liu
Maude and John March
Lincoln Millstein
Lucy Bell Sellers
Holly and Christopher Shepherd
Jane and Dennis Shubert
Skip's Automotive Service
Mariana and Alan Sorensen
Caren Sturges
Gerard Vasisko and Margot Woolley
Helen and Chad Vest
Lynne Wheat
Mollie and Warwick Wheeler
Sylvia Whitman
Sydney and Jonathan Winthrop

WINDOW SOCIETY

\$250–\$499

Ron Beard and Sandi Read
Tricia and Michael Blythe

Ellen Brokaw
Erica Brooks
Constance Clark
Anne and Greg Dalton
Judith Eason
Lee Fox
Jane Gray
Elizabeth Hewlett
Sandra Johnson
Nancy and William Kales
Heather and John Kelly
Susan and John Klein
Susan Lerner and Steve Katona
Pamela and Stephen Madeira
Beth and David Mitchell
Kaitlyn and Jonathan Mullen
Victoria Murphy
Louisa and William Newlin
Marla O'Byrne
Carole Plenty
Ellen Pope
Nancy and Daniel Potteet
Patricia Roberts
Edith Schafer
Terri and Gregg Scott



IHT board and staff meeting via Zoom.

*Deceased

YOUR GIFT CAN HAVE EVEN GREATER IMPACT

Sign up for monthly giving and become an IHT Community Keeper!

Monthly giving is a reliable and efficient way to support IHT. When you become a Community Keeper, you offer IHT steady and predictable funding throughout the year.

By spreading donations out over the year, Community Keepers often find it possible to give a little more to support the communities that we care about all year long.

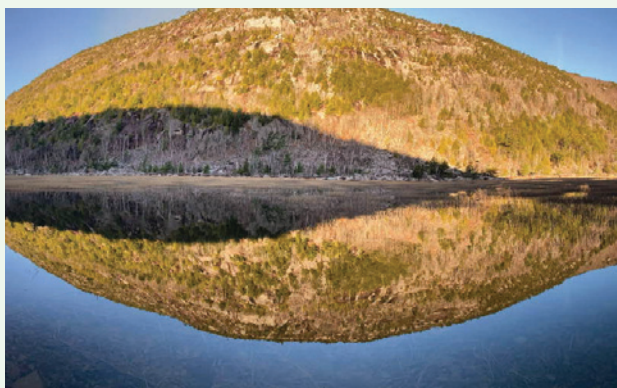
How it works: Your credit card is charged each month on the date you choose. You can receive a single tax receipt for the entire previous year in January or receive monthly receipts so you can easily keep track of your donations.

Please consider become a Community Keeper and sign up online at www.islandhousingtrust.org/donation

Questions? Call 207-244-8011 to speak to our staff.

SPECIAL THANKS TO IHT'S COMMUNITY KEEPERS

Joanna Allen and Ted Koffman
Janet Hamel
Jennifer Jones
Katy Longley
Marla O'Byrne
Bonnie and Peter Rogers



Dorr Mountain and Tarn. RUSSELL HOLWAY PHOTO

Donna and Morris Stroud
Kathleen Vignos Folsom
West Street Cafe

DOOR BELL SOCIETY

\$100-\$249

Jane Adams
Maisie Adamson
Joanna Allen and
Ted Koffman
Christie and
Stephen Anastasia
Eleanor and
Schofield Andrews III
Lili Andrews and
Gordon Beck
Mary and Wells Bacon
Cynthia Baker and
John Zeitler
Katherine Bell
William Bigelow
Florence Borda
Marguerite Bouscaren
Madeleine and Robert
Braun
James Bright and
Harriet Whittington
Joan and
Edward Bromage
Ellen and Ken Brookes
Richard Bullock and
Carol Woolman
Judith Burger-Gossart

Marilyn and
Donald Chambers
Ethel and
Clarke* Coggeshall
Elliot Cohen
Richard Cohen and
Pamela Hatten
Francis Cole
John Collier and
Susan Ferrante-Collier
Leza and James
Colquhoun
Abigail Conrad
Betty and
Richard Crawford
Sally Crock
Lori and David Damrosch
Robert De Santis
Joyce and James Draper
Martha and
Clement Dwyer
Lorraine Edwards and
Richard Loutzenheiser
Josh Ehrlich and
Lisa Ireland
Dianna* and Ben Emory
Douglas Foster and
Meredith Randolph
Glennon and
Gary Friedmann
Anne and
Lance Funderburk
Lila and Luis Garcia
Mark Gauthier and
Arthur Keller

Peter Godfrey
Laurence Goldfarb and
Gerda Paumgarten
Jill and
Sheldon Goldthwait
Alexander Y. Goriensky
Karen and
Ron Greenberg
Leanne Greene
John Gummere and
Mary Reath
Katharine Hardy
Jean and Kim Hauritz
Maggie and Ed Hays
Linda Higgins
Frances and Richard Hill
Melissa and Scott Hirsch
Nancy Ho
Lindsay Hopkins-Weld
Cookie and
William Horner
Colby Houlton
Josephine and John Ingle
Louise Johnston
Ingrid and John Kachmar
Stephen Keiser and
Karen Perry
Sally Kellogg
Betsy and John Kelly
Katherine and
Duncan Kennedy
Mary and Julius Krevans
Hope Lapsley

Wendy and
Tom Livingston
Prescott Logan and
Amory Loring
Elizabeth and
Jeffrey Longcope
Katy Longley
Lisa and Robert Loring
Jacquelyn and John Lowe
Lincoln Lyman
Marty Lyons
Binnie and
Stanley* MacDonald
David MacDonald and
Caroline Pryor
Joan Mackie
Kathryn Macleod
Carol and
Frederick Malone
Anne Mazlish
Vittoria McIlhenny
Erica and John Merrill III
Kathleen and
Gerard Miller
Howard Monroe and
Victor Stanley
Janet Moore
Francis Morrissey, Jr.
Heidi and
Christopher Murphy
Tasha O'Neill
Nancy Owen
Susan Parker
Carolyn and David Parks



Sunset, Southwest Harbor. RUSSELL HOLWAY PHOTO

Lisa and Chris Parsons
 Pamela Parvin
 Elizabeth and Philip Pearson
 Margaret Pearson
 Marnie and Asa Philips
 May H. Pierce
 Marsha and Scott Planting

Sari and Herb Thomas
 Gail and Thomas Thompson
 Patricia Tierney and Heidi Welch
 Anna Toogood
 Patricia and Granville Toogood
 Mary Veit

Ledlie Bell
 Doug Bird
 Debi and Arthur Blank
 Lynne and Russell Bradford
 Kathy Kennedy Brown
 Natalie Bush
 Ann Caswell
 Lisa Horsch Clark and Bob Clark
 Ken Cline
 Judy Hazen Connery
 Hornor Davis and William Hague
 Steven DePaul and Elizabeth Rendeiro
 Deborah Dewalt
 Candy and Jay Emlen
 Florence and Spencer Ervin
 Felicia and Robert Falt
 Jean and Michael Forbes
 Patricia and Robert Foster
 Jack Gibbons
 Nancy and Alexander Gleason
 Tim Glidden
 Elizabeth Gordon
 Ellen and James Grover
 Margot and Paul Haertel
 Karol and Donald Hagberg
 Ann Cox Halkett
 Anne Heisey
 Susan and Robert Hipkens
 Bruce Jacobson
 Jake Jacobson and Liz Laverack
 Nick Jenei and Jasmine Smith
 Jennifer Jones
 Helen and Philip Koch
 Elaine and Tad Lincoln
 Walter Lippincott

Ann Luther
 Genevieve and Ward MacKenzie
 Erin and Joshua Madeira
 Marilyn Mays
 Nancy McCormick and Paul Monfredo
 Barbara McCrum
 Diana McDowell and Terry Towne
 Donna McFarland
 Sandy McFarland
 Mary and Andrew McInnes
 Amy Morley
 Anne Napier
 Anne and Carl Neilson
 Joelle and James Nolan
 Jamie O'Keefe
 Elizabeth and Wendell Oppewall
 Natalie and Tyler Osborne
 Judith Pott
 Richard Price
 Elizabeth and Michael Radcliffe
 Kendra and Tim Rand
 Eudora Richardson
 Louise Riemer
 Linda Robinson
 Alison Schafer
 Roberta and Alan Sprague
 Kristina and Richard Staron
 Gary Stellpflug and Terese Miller
 Ann Strohacker
 Kathryn Suminsby
 Mia Thompson
 Margaret Vose
 Anne and Hook Wheeler

ADDITIONAL SUPPORT

Amazon Smile Foundation
 Atwater Kent Foundation
 Bar Harbor Rotary Club
 Bar Harbor Bank & Trust
 Diver Ed Dive-In Theatre
 Falt Builders, Inc.
 Fisher Charitable Foundation
 Galyn's Galley
 Hattie A. and Fred C. Lynam Trust
 Machias Savings Bank
 PayPal
 Town of Bar Harbor
 Town of Mount Desert
 Town of Southwest Harbor
 Town of Tremont

US Small Business Administration

GIFTS IN HONOR

Deedie Bouscaren
 Chris's Pond
 Chris's Pond and Southwest Harbor
 Joshua Hurst
 Ted Koffman
 Marla O'Byrne

GIFTS IN MEMORY

Margaret Delehanty
 Helen (Rogie) Dickey
 Katherine Draper
 Gilbert Kinney
 Katherine Schutt



Eagle Lake sunset. RUSSELL HOLWAY PHOTO

R.J. Sims Preston and Olympia Stone
 Sheila Pulling
 Sally and Leonard Randolph
 Henry Raup
 Jared Roberts
 Cynthia and Robert Robertson
 Nancy and Allen Robinson
 Jeannine Ross
 Marcia and Dewitt Sage
 Nancy Schafer
 Charles P. Schutt, Jr.
 Ann and Ronald Scott
 Evelyn Price Scott
 Charlotte and Seth Singleton
 Laura Spadone
 Sarah and Todd Stanley
 Cecily Swinburne

Mary and Jim Vekasi
 Paula and Howard Vogel
 Doris Walton
 Deanna and Blake Whyte
 Kyle Wildnauer-Haigney
 John Wilmerding
 Kathy and David Woodside
 Anna and Charles Woodward
 Ben Worcester III

THRESHOLD SOCIETY GIFTS UP TO \$99

Heather and Alf Anderson
 Lelania and Kyle Avila
 Virginia Barrus and Michael Chaisson
 Alison and Glen Beane

SPECIAL THANKS TO MEMBERS OF THE COVENANT SOCIETY

William Bigelow
 Lydia Goetze
 Sydney Roberts Rockefeller

Please let us know if you have included IHT in your estate plans so we may welcome you to the Covenant Society.

We have made every effort to ensure the accuracy of our acknowledgments. Please report errors to Gail Thompson at 207-244-8011 or glthompson@islandhousingtrust.org. Thank you for supporting Island Housing Trust.



DAVID AND KATHY WOODSIDE are familiar faces on MDI. David is the President and CEO of the Acadia Corporation and Kathy recently retired from the Jesup Library, where she worked after a career as a special education teacher. They have a long history together in Maine, meeting in 1973 while working at the old Lobster House in Trenton, and settling in Otis in 1976. Native Mainers, they have called Bar Harbor home for many years, and are active volunteers in the community.

In 1976, David took his first job with Acadia Corp. on Cadillac Mountain, and is now in his 46th season with the company. David and Kathy are longtime supporters of Island Housing Trust, and David served on the board in the early 2000s.

“The work of IHT provides a valuable contribution to supporting affordable housing opportunities to year-round residents who serve our island communities.”

WORKING TOGETHER: IHT AND PARTNERS



The Acadia Corporation has operated shops on MDI for more than 80 years, offering high quality merchandise and great customer service, highlighting all that Acadia National Park and MDI have to offer.

Island Housing Trust and the Acadia Corporation partnered in 2020 to provide a new year-round housing opportunity on MDI. Acadia Corporation owns homes around the island to provide staff housing. This past spring, David Woodside, Acadia Corp. CEO, approached IHT with a proposal to sell one of their seasonal employee houses at a reduced price to a year-round household earning an average income working on MDI. IHT purchased the house with plans to resell it to eligible applicants, with covenants that will keep it affordable for years to come.

The Acadia Corporation has always believed in and supported the year-round community on MDI and believes that IHT’s work provides a valuable contribution to supporting year-round housing opportunities to residents who serve our island communities.

MOUNT DESERT 365 COMMUNITY YEAR-ROUND

Mount Desert 365 is a community-based organization dedicated to promoting long-term economic vitality of the town of Mount Desert, through expansion of sustainable year-round residential communities and economic revitalization of commercial districts.

Island Housing Trust and Mount Desert 365 share a vision for the long-term viability of communities through year-round housing opportunities. Working in partnership, the two organizations and a local family made a Northeast Harbor property available for purchase with affordability covenants.

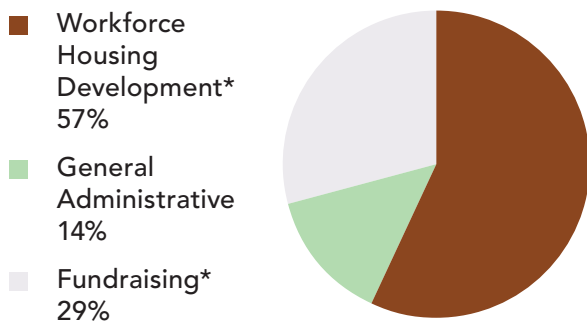
IHT and MD365’s partnership ensured the property would remain available to year-round households using a shared equity model and affordability covenants.

FINANCIAL REPORT

STATEMENT OF ACTIVITIES

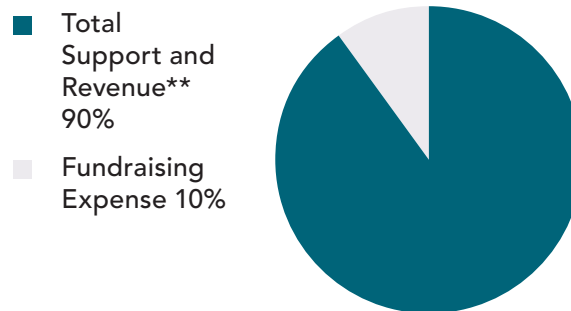
	2020	%	2019	%
SUPPORT AND REVENUE				
Contributions, grants, and other	\$ 1,226,989		\$ 426,039	
Program-related income	360		0	
Loss on property sales in support of workforce home buyers	0		(52,029)	
Total Support and Revenue	\$ 1,227,349		\$ 374,010	
EXPENSES				
<i>Program Services:</i>				
Workforce Housing Development	231,043	57%	195,157	83%
Total Program Services	231,043		195,157	
<i>Supporting Services:</i>				
General Administrative	56,987	14%	18,107	8%
Fundraising	117,440	29%	22,063	9%
Total Supporting Services	174,427		40,170	
Total Expenses	\$ 405,470	100%	\$ 235,327	100%
CHANGE IN NET ASSETS				
Net Assets on January 1	1,595,274		1,456,591	
Net Assets on December 31	2,417,153		1,595,274	
Total Change in Net Assets	\$ 821,879		\$ 138,683	

2020 TOTAL OPERATING EXPENSES



* 2020 Fundraising and Workforce Housing program expenses reflect the undertaking of a capital campaign and delayed project work related to the pandemic.

2020 FUNDRAISING AS % OF REVENUE



** Does not include Program-Related Income

WAYS OF GIVING

Your gift to IHT will help ensure resilient year-round communities on Mount Desert Island. You can support our work in a variety of ways:

- Send a check to IHT, PO Box 851, Mount Desert, ME 04660
- Donate online at islandhousingtrust.org
- Donate by phone at 207.244.8011
- Donate through Amazon Smile
- Become a monthly donor by joining Community Keepers
- Give through your donor-advised fund
- Donate stock—ask us how
- Donate real estate on MDI
- Include IHT in your estate plans and join the Covenant Society

BUSINESS SUPPORT

Businesses are invited to become partners with Island Housing Trust and support our work to provide year-round housing for MDI's workers. Business partners enable IHT to continue its efforts to create viable year-round communities. IHT homeowners are nurses, teachers, ANP rangers, volunteers, artists, and students – your employees. Business support helps them build their lives on MDI and become part of the active island community.

Gifts of all sizes are welcome. Contact Gail Thompson for more information: glthompson@islandhousingtrust.org or 207-479-5501.



Island Housing Trust 2020 Annual Report

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

Ripples Hill home. EAGER EYE PHOTOGRAPHY

 Printed on recycled paper
with eco-friendly inks



ISLAND HOUSING TRUST
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MOUNT DESERT
MAINE 04660