



THERE'S NO PLACE LIKE HOME

Island Housing Trust 2023 Annual Report

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Natalie Osborne, *Senior Projects Manager*
Gail La Rosa Thompson, *Director of Advancement*

MISSION

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

CONTACT US

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info@islandhousingtrust.org
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Instagram #IHT_MDI

ISLANDHOUSINGTRUST.ORG

MESSAGE FROM THE EXECUTIVE DIRECTOR AND BOARD PRESIDENT

Dear Friends of Island Housing Trust,

Looking back at 2023, we are grateful for the many contributing partners who supported Island Housing Trust's projects. Your invaluable support enabled four new households to make their permanent home on Mount Desert Island, and made it possible for IHT to acquire two properties for future housing. While we report the tangible outcomes of your support—houses built or acquired, and households finding homes—our overarching goal is to ensure vibrant year-round communities on MDI. That goal is achieved with the support of so many from among those communities. Thank you for being among them.

This year, we are highlighting donors and partners who have supported IHT for the past twenty years. Their belief in our mission has been the cornerstone of our success, enabling us to provide housing opportunities to nearly 60 year-round households since 2004. Their steadfast support has inspired hundreds of others to join the effort.

Looking ahead, IHT is moving forward to complete our first neighborhood, Ripples Hill, in Mount Desert. We are excited to adapt the neighborhood to the opportunities we have today. Additionally, we are participating in housing discussions across the island with



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

partners working on projects addressing a broad balance of seasonal and year-round housing initiatives. It is an exciting, but also demanding, time to be working on housing solutions. Your support has been and continues to be essential to IHT's work and to a sustainable future for our MDI communities.

Warm regards,

Marla O'Byrne
Executive Director

Deedie Bouscaren
Board President

Cover: Maggie enjoying a winter fire.

IHT BY THE NUMBERS IN 2023

- INDIVIDUAL HOME UNDER COVENANT
- SABAH WOODS** NEIGHBORHOOD
- JONES MARSH** NEIGHBORHOOD
4 new homes in 2023
- RIPPLES HILL** NEIGHBORHOOD
10 new homes in planning



INDIVIDUALS IN OUR HOMES

77 Adults	4 New homes built	59 Housing opportunities provided*
45 Children	5 Homes sold	11 Houses successfully resold
158 Individuals served*	2 Properties acquired for future development	47 Houses under covenant

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

BOARD MEMBER PROFILE



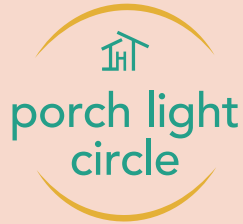
John Kelly, a familiar face around Mount Desert Island, will step off the Island Housing Trust board in 2024 after 13 years of dedicated service, making space for new voices and ideas.

John, a long-time Acadia National Park planner and manager, chairs the Bar Harbor Parks and Recreation Committee and is a member of the Comprehensive Planning Committee. He is deeply committed to community service and sustainable development on MDI.

John's relationship with MDI began in 2000, working with former ANP superintendent Paul Haertel to establish the Science and Research Center at the former Navy base at Schoodic. Eager to move to Maine, he accepted a full-time position at ANP. Housing has always been a critical issue for John, focusing on seasonal housing for park employees and sustainable communities on MDI. He is involved in creating apartments for park staff in Bar Harbor and evaluating a Town Hill parcel for park and community housing.

John and his wife, Heather, are transitioning to the empty nest phase as their youngest son heads off to college this fall. While John will step down from the IHT board, we will benefit from his extensive experience and knowledge as he returns to the Advisory Partners Council, where his connection to IHT began.

KEEPING THE LIGHTS ON YEAR ROUND



What will be your legacy for MDI?

Estate gifts are an important way to continue the work of IHT for the future, and allow you to create a legacy with a cause that is close to your heart: sustaining vibrant, vital year-round MDI communities.

As a member of the Porch Light Circle, you increase your impact and make a difference for the island you love, now and in the future.

The easiest ways you can support IHT that will cost nothing during your lifetime:

- Making a gift in your will
- Leaving IHT your home or other real estate
- Naming IHT a beneficiary of your IRA or life insurance

IHT welcomes the opportunity to consult with you and your estate planning advisors about your charitable objectives.

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

SPECIAL THANKS TO MEMBERS OF THE PORCH LIGHT CIRCLE

Anonymous (2)
Ann and Fred Benson
William Bigelow
Lydia Goetze
Sydney Roberts Rockefeller

My mother felt everyone should have a home, and would be glad to know that these donations will help Island Housing Trust help folks have a home. —KATRINA CARTER



IN MEMORY OF ALICE CARTER

Alice Carter, a much loved and admired MDI resident, passed away in October 2023 at the age of 94. Alice and her husband started Carter's Real Estate in 1967, and she had a deep interest in the housing issues on the island. She was a board member of the Mount Desert Community Trust, which evolved into the current Island Housing Trust.

We are grateful to Alice's family for choosing Island Housing Trust as a beneficiary of gifts made in her memory. As her daughter, Katrina, noted, "My mother felt everyone should have a home, and would be glad to know that these donations will help Island Housing Trust help folks have a home."

Thank you to all who donated to IHT in Alice's memory.

Anonymous
Joyce and Stephen Ashley
Judith Benson
William Bigelow
Jean Bonville
Jennifer Bucklin
Marilyn and Donald Chambers
Constance Clark
Coastal Drilling and Blasting
Rita and John Doyle

Susan and Ralph Erickson
Priscilla Granston
Willie Granston
Priscilla Grant and Nan Hunter
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Nancy Harris
Becky and Daniel Haynes
Nancy Ho
Janice and Douglas Hopkins

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Marion Peckham
Lili Pew
Paulette and Steve Phillips
Frederick Rogers
Ryan and Connie Schultz Charitable Foundation

Nancy and John Scott
John Sheets / Sheets Smith Wealth Management
Sheila Smallidge
Lu and Rob St. Germain
Timothy and Jean Taylor
Cynthia and Leslie Thurston

THANK YOU TO OUR SUPPORTERS

Island Housing Trust is grateful for the support of the following individuals, families, foundations, businesses, and organizations in 2023. Names of new donors are pink.

COMMUNITY BUILDERS

\$50,000 and above

Deedie and Michael Bouscaren
Rena and Spencer Fulweiler
Arlene and Robert Kogod
Sally and Leonard Leo
Diana Davis Spencer Foundation
Dick Wolf

NEIGHBORHOOD BUILDERS

\$25,000–\$49,999

Anonymous
An anonymous donor advised fund at the Chicago Community Foundation
Charles Butt
Meta and Benjamin Neilson

HOME BUILDERS

\$5,000–\$24,999

Anonymous
An anonymous fund at The Boston Foundation
Jason Briggs
Barbara Campbell
Greg Carter and Caroline Childress
Ann and Jacob Citrin
Ruth Colket
Jayme and Bryan Colket
Courtney and Guy Comer
Donna and William Eacho
Lydia Goetze

*Deceased

Mazzie and Charles Gogolak
Eleuthera Grassi
Sam Hamill and Judy Perkins
Amy and John Henry
Lillie Johnson
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Nancy and Daniel McKay
Charles H. Merriman II
Rebecca and Stephen Milliken
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Lalage and Steven Rales
Amy Falls and Hartley Rogers
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Debbie and Richard Smith
Eleanor and John Sullivan
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Averel and John Wilson

ROOM BUILDERS

\$1,000–\$4,999

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Spirit Fund of the Maine Community Foundation

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Caren Sturges
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Helen and Chad Vest
Mary Webster
Elizabeth Anne Williams

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Susanna and Mike Ausema
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Ann* and Fred Benson
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William Bigelow
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Felicia and Robert Falt
Kendall Faulkner and Susan Roche
Jean and Robert* Fernald
Jeanette and Alan Feuer
Jacqueline and John Fitzpatrick
Andrew Flanagan and Susan Sheehan
Douglas Foster and Meredith Randolph

Continued on page 6

When you own a home...

YOU CAN LANDSCAPE • YOU CAN PLANT A GARDEN



YOU CAN RAISE CHICKENS • YOU CAN GO SOLAR



YOU CAN MAKE IMPROVEMENTS • YOU CAN VOLUNTEER

YOU CAN VOLUNTEER

... YOU CAN RAISE A FAMILY

... YOU CAN DECORATE

...you can.



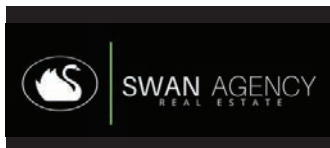
BUSINESS LEADERS



BOS Properties



Falt Builders



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Emily Frick
Glenon and Gary Friedmann
Richard and JoAnne Fuerst
Lila and Luis Garcia
Amy and Philip Geier
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Neva Goodwin
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Priscilla Grant and Nan Hunter

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Josephine and John Ingle

Sandra Johnson
Louise Johnston
Elizabeth and Walker Jones

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Stephen Keiser and Karen Perry

Betsy and John Kelly
Heather and John Kelly

Hillary and Philip Kennedy

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Howard Monroe and Victor Stanley

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Sheila Pulling

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Cynthia and Robert Robertson

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Alison Schafer

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Nancy and John Scott

Lucy Bell Sellers

Sam Shaw

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Elizabeth and

John Sherblom

Jane and Dennis Shubert

Jody and Richard Simpson

Crompton Smith Family

Pamela J. Smith

*Deceased

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 Charles V. Stanhope
 Laura Stanton and Kim Tomlinson
 Gary Stellpflug
 Carol Sullivan
 Swallowfield
 Jane Tawney
 Deborah Terreault
 Mia Thompson
 Gail and Thomas Thompson
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 Anne and Hook Wheeler
 Michelle and Chris White
 Sylvia Whitman
 John Wilmerding
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Jeffrey Wooster
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 GIFTS UP TO \$99**

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 Roberta and Alan Sprague
Lu and Rob St. Germain
 Jean and Timothy Taylor
Cynthia and Leslie Thurston
 Mary Veit
Jill Weber
 Cornelia Zinsser

GRANTS

Belvedere General Charitable Grantmaking Fund of the Maine Community Foundation
 The Florence V. Burden Foundation at the recommendation of Foundation Directors Ordway and Jean Burden
 FB Heron Foundation
 Edward C. Johnson Foundation
 Hattie A. and Fred C. Lynam Trust
 Medway Charitable Trust
 The Gerrish H. Milliken Foundation
 Cornelia Cogswell Rossi Foundation, Inc.
 Town of Bar Harbor
 Town of Mount Desert
 Town of Southwest Harbor
 Town of Tremont

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

ADDITIONAL BUSINESS SUPPORT

BUSINESS AFFILIATES

Brian D. Shaw, Inc.
 Maine Coast Heritage Trust
 West Street Cafe

BUSINESS ASSOCIATES

Allen Insurance and Financial
College of the Atlantic
 Galyn's • Lynam Real Estate Agency
 Mother's Kitchen • Wallace Events

BUSINESS FRIENDS

Coach Stop Inn • Carter's Real Estate
Coastal Drilling and Blasting
 The Davis Agency • **MCM Electric**
 Somesville Union Meeting House
Swallowfield

BUSINESS PARTNERS

Bass Harbor Inn • Camp Beech Cliff
Milk & Honey

GIFTS IN HONOR

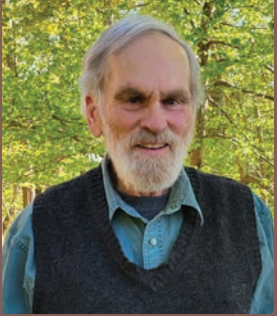
Deedie Bouscaren
 Henry Fox
 Lee Fox
 Jen and Jacopo Frigerio
 Ellen Gellerstedt and J.C. Camelio
 Janet Hamel
 Jane and Mark Jones
 Dayana Krawchuk and Basile Tarchini
 Marla O'Byrne

Natalie Osborne, Gail Thompson, and Debra Matteson
 Justin Podjasek
 Sydney Roberts Rockefeller
 Connie Jan Sears
 Rick and Debbie Smith

GIFTS IN MEMORY

Alice Carter
 Thelma Nelson

ADVISORY COUNCIL PROFILE



For nearly 50 years, Eric Henry has been a cornerstone of the Southwest Harbor community. Arriving on Mount Desert Island in 1972 to join the first class

at the College of the Atlantic, Eric soon discovered his passion for hands-on work, leading him to become a skilled carpenter and establish Eric Henry Contracting, building around 25 homes on MDI. He focused on constructing year-round houses, favoring smaller homes for local residents.

Eric has served on the Island Housing Trust's Advisory Partners Council and its Projects Committee and spent over 20 years on the Southwest Harbor School Board. While Pemetic School was expanded to accommodate more students in the early 2000s, it now faces shrinking enrollment as rising housing costs drive families away.

Eric advocates for increasing the housing stock for year-round families on MDI and believes in enhanced funding for organizations addressing these issues. His dedication is evident in his actions. Since his involvement with MDI Tomorrow in 2003, a community initiative that led to the formation of IHT, Eric and Kate have consistently supported the mission to secure permanent, year-round housing for local residents and preserve MDI's vibrant character.

PROPERTIES IN MOTION



In 2023, IHT sold five housing units – all in Jones Marsh! Three were single family homes, and two were townhomes. One additional townhome was under contract with the closing scheduled for 2024. This completes the Jones Marsh neighborhood of 10 new housing opportunities for the working people of MDI. The successful Coming Home campaign raised \$2 million for the

development of Jones Marsh, through individual and business donations, grants, and matching funds. The MDI community strongly supported this effort to add new homes and create a new, stable, and sustainable neighborhood.

Once again, in 2023, Maine Coast Heritage Trust partnered with IHT on a joint conservation and housing project on MDI. MCHT conserved a stretch of shorefront along Northeast Creek that is now a part of Acadia National Park, and donated the remaining three acres of the parcel to IHT for future year-round workforce housing.

Also in 2023, IHT purchased a home on Sound Drive in Mount Desert. The home was ultimately demolished and the land was banked for a future housing project.

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 becoming a Community Keeper and sign up at islandhousingtrust.org/donation.

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

SPECIAL THANKS TO OUR 2023 COMMUNITY KEEPERS

Jason Briggs
Janet Hamel
Joanna Allen and Theodore Koffman
Katy Longley
Adam McLean
Marla O'Byrne
Mara Raskin
Bonny and Peter Rogers
Ebony and David Scull
Sally Weiss
Gerard Vasisko and Margot Woolley

FINANCIAL REPORT

STATEMENT OF ACTIVITIES

	2023	%	2022	%
SUPPORT AND REVENUE				
Contributions, grants, and other	\$ 1,134,002		\$ 660,835	
Program-related income	953,632		908,458	
Total Support and Revenue	\$ 2,087,634		\$ 1,569,293	
EXPENSES				
<i>Program Services</i>				
Workforce Housing Development*	1,774,133		1,590,945	
<i>Capitalized project costs</i>	(493,917)		(360,312)	
Total Program Services	1,280,216	82%	1,230,633	82%
<i>Supporting Services</i>				
General Administrative	184,845	12%	178,078	12%
Fundraising	86,119	6%	82,629	6%
Total Supporting Services	270,964		260,707	
Total Expenses	\$ 1,551,180	100%	\$ 1,491,340	100%
CHANGE IN NET ASSETS				
Net Assets on January 1**	4,778,746		4,673,193	
Net Assets on December 31	5,315,200		4,751,146	
Total Change in Net Assets	\$ 536,454		\$ 77,953	



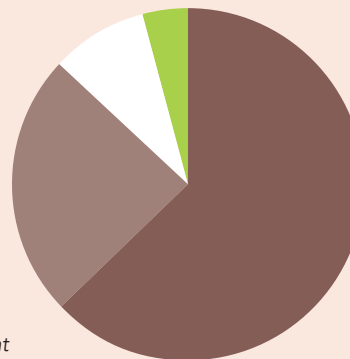
2023 TOTAL OPERATING EXPENSES

Workforce Housing Development*

- Project Costs 63%
- Capitalized Project Costs 24%
- General Administrative 9%
- Fundraising 4%

* \$493,917 of Workforce Housing Development expenses was capitalized, from the development costs to build the Jones Marsh neighborhood.

**The difference in Net Assets from December 31, 2022 to January 1, 2023 is due to a prior year period adjustment.



THE CORNERSTONE SOCIETY

This year, Island Housing Trust is establishing the Cornerstone Society to honor and recognize the individuals and organizations that have supported our work for 20 years or more.

Thank you to the following supporters for helping us make MDI a place where more people can find a home.

SPECIAL THANKS TO THE CORNERSTONE SOCIETY CLASS OF 2023

- Ellen Brawley • Charles Butt
- Eliot Cohen • Ruth Colket
- Nancy Harris
- Nancy and Stephen Homer
- Burks Lapham
- Beth and Jeffrey Longcope
- Mary Morgan
- Metsie and Benjamin Neilson
- Mike Peabody • Margaret Pearson
- May Pierce • Jeannine Ross
- Caren Sturges

First National Bank
Machias Savings Bank



IHT in the Community



ISLAND HOUSING TRUST
 PO BOX 851
 MOUNT DESERT
 MAINE 04660



**Island Housing Trust
 2023 Annual Report**

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

Printed on recycled paper
 with eco-friendly inks

