

CRANBERRY ISLES REALTY TRUST

ANNUAL APPEAL – FALL 2022

DEAR ISLAND FRIENDS,

I hope everyone read Emma Fernald’s passionate and compelling article in the *Working Waterfront* in May when she made a very strong case for more affordable housing on the Cranberry Isles so that a year-round community can survive.

As Emma suggested, we need multiple solutions. Recently some summer families thoughtfully sold their seasonal homes on both islands to year-round families – likely for less money than they could have made selling to seasonal people. It would be great if more would consider this. Other helpful solutions include selling land to year-round families, renting your home to a year-round family for 11 months, or converting part of your summer home so a family can live there all year.

Cranberry Isles Realty Trust (CIRT) has been helping to develop affordable housing for over 25 years now, although we can hardly meet all needs due to lack of funds. Nevertheless, three families have lived continuously in CIRT’s rental housing on Great Cranberry for about eight years now, we have one year-round rental house on Islesford that has been fully occupied, and we helped two families buy a home on Islesford, which will forever be only for year-round use. Just last summer, CIRT sold a home on Great Cranberry with similar permanent year-round covenants.

CIRT has further plans to apply for state funding that would allow us to build or renovate four or five new rental properties, providing much-needed affordable year-round housing in the Cranberry Isles community. Please see the article on the next page to learn more about this.

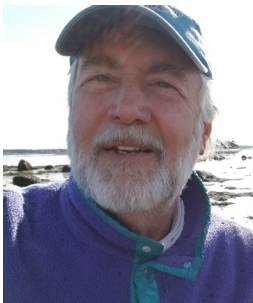
So, as Emma said, it’s going to require a community-wide effort to make sure there is enough affordable housing on the Cranberries. It will take private home sales to year-round families, adding year-round apartments to existing homes, more year-round rental houses on both islands, financial assistance to help working families purchase houses, and much more.

With your help, CIRT can help build and strengthen this community. Please consider a year-end donation to support our work. We truly appreciate your generosity! Happy holidays to you and yours.

Sincerely yours,



Ken Schmidt
CIRT President
The Lane, Great Cranberry Island



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Ken Schmidt

Thank You

Cranberry Isles Realty Trust would like to thank the following donors who have made contributions in support of our work over the last two years:

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We apologize if we have omitted your name. Please let us know so we can acknowledge you in next year’s newsletter.

*Deceased

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Please feel free to contact any of us if there is something you'd like to discuss.

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With thanks to Brad and Lib
Woodworth for their help
in preparing our newsletter

**CRANBERRY ISLES
REALTY TRUST**

**CIRT Developing New
Rental Units**

Maine State Housing Authority (MSHA) has offered to fund up to \$210,000 per unit for new year-round rental housing on Maine's 13 unbridged islands. CIRT intends to take advantage of this opportunity by applying for funds to build (or renovate) two housing units on GCI and two or three on Little Cranberry.

On Great Cranberry, we plan to build two single-family, three bedroom rental homes on land given to us in the estate of Bruce Komusin. To do this, we will supplement \$420,000 in anticipated state money with additional CIRT funds, including the proceeds from the sale of the Rice house on GCI. The house was sold with CIRT's covenants on it, ensuring it is protected as a year-round, affordable home permanently.

On Little Cranberry, we are considering a few different options. There is town land we would like to build on, and a year-round family has offered a portion of their land for development. We are considering all options so we can capitalize on the generous MSHA grant opportunity. We would love to speak to you if you have an Islesford house you rarely use



Photograph: Mandy Bracy

or three-quarters of an acre of land you could donate or sell to CIRT. Please get in touch with Jeri Spurling to discuss, jerited@spurlingdesign.com.

Check out our CHAP

In summer 2022, CIRT launched the Cranberry Homes Assistance Program (CHAP), which offers financial support to help eligible working island families purchase their own year-round home. Loans of up to \$50,000 or 80% (whichever is less) of the necessary down-payment are available. Loans will be interest-free and never have to be repaid until such time as the house is sold.

For complete details, visit our website (cranberryislesrealtytrust.org) and click on the Cranberry Homes Assistance Program tab at the top.

Ways of Giving

Here are some ways you can help maintain a healthy and vibrant Cranberry Isles community:

- Send a check to CIRT in the enclosed donation envelope
- Include CIRT in your estate plans
- Give to CIRT through your donor-advised fund
- Build an accessory dwelling unit (ADU) on your property
- Donate a house or land to CIRT
- Sell your house for a reasonable rate to CIRT or directly to a prospective year-round family

Give online at www.cranberryislesrealtytrust.org or get there by using this QR code:



Moving to the Cranberries

KATIE TRUESDALE

In October of 2020, amidst a pandemic and an affordable housing crisis, my family struggled to find an option for relocation. The house we were renting was being sold and was nearing its closing date. Housing options were not presenting themselves to our family. We cast a wide search and were optimistic the right fit would find us.

My husband and I have always loved islands. Early in our marriage, we lived on Peaks Island, off the coast of Portland,



Photograph: Mandy Bracy

Maine. Cuttyhunk Island in Massachusetts has always been home away from home. We value the connections, the remote simplicities, the opportunities for introspection. I hold a deep appreciation and gratitude for being surrounded by water.

We never anticipated a move to the Cranberry Islands. But, the doors opened, quite literally – and in we all moved – to a beautiful CIRT rental on Great Cranberry Island. We were graciously welcomed and quickly transitioned into the flow of island life, settling in seamlessly.

Life on the island continues to present new surprises and gifts to our family: I am now the principal of the Cranberry Island Schools working alongside my husband, who is one of two classroom teachers. We are delighted to be serving our community in this capacity and are keenly aware that we wouldn't have found this magical place if CIRT hadn't offered us a home. The commitment to its people, and the betterment of the community at large, including the preservation and growth of our school, is a testament to its mission, its board, and the families and individuals it serves. I couldn't be happier to be a newly appointed board member to continue this awesome work.



Photograph courtesy of Katie Truesdale