

## The 2023 / 2024 Welcome Home Project:

### Background / Purpose:

CIRT's community based mission is to facilitate the creation of quality work force housing options on the Cranberry Isles. The goal is maintaining the year round sustainability of our island communities through the delivery of attainable housing stock.

### The Unique Opportunity:

Through a confluence of events, 2021 / 2022 presented a "once in a generation" opportunity for the Cranberry community.

#### 1) CIRT's good fortune & internal work

2016 - Bruce Komusin bequeaths CIRT his home and 14 acres on GCI to further the organization's mission.

2021 - CIRT sells the Komusin home (aka, "Preble Cove") to a new year round family of four.

2021 - strategic decision to sell CIRT's oldest property ("the Rice House") to further its goals.

2022 - CIRT sells the Rice House to a new year round resident (from MDI), subject to future sales convents.

2022 - CIRT solidifies its strategic financial planning.

#### The Board's Strategic Allocation of CIRT's Aggregated Capital

* The development of rental housing on Islesford	\$200,000
* The development of rental housing on GCI	\$200,000
* Establish "CHAP" (Cranberry Housing Assistance Program)	\$150,000
* Land improvement on GCI (the Komusin land)	\$25,000
* Establish CIRT's first "rainy day" fund	\$100,000
	\$675,000

#### 2) The Accelerator:

2021 / 2022 - "MSHA" (Maine State Housing Authority) announced they were entering the market with 45 year forgivable first mortgage debt targeted to Maine Island communities for the development rental properties to meet the need for year round work force housing that is affordable. These "grants" are \$210,000 / unit. CIRT is / has applied for 6 grants.

### The Goals for the 2023 / 2024 Welcome Home Project:

- \* The delivery of two new rental properties on GCI and 4 new rental properties on Islesford.
- \* At its conclusion there will be 5 rental properties of each island, 10 in total

### Capitalization:

#### 1) Sources of Funds

	<u>Amount</u>	<u>Units</u>	<u>Total</u>	
Debt: (forgivable 1st mortgage debt)				
MSHA (Maine State Housing Authority)	210,000	6	1,260,000	55%
Equity:				
CIRT's capital contribution	200,000	2	400,000	17%
<b>The Welcome Home Campaign</b>	<b>(kicking off)</b>		<b>650,000</b>	<b>28%</b>
<b>Total Source of Funds</b>			<b>2,310,000</b>	<b>100%</b>

#### 2) Use of Funds

##### **GCI Project**

Site Work	224,000			
Two modular 3bd / 2 bath homes	575,700			
Electric / plumbing / local finish work	141,000			
appliances & heat pumps	22,000			
Contingency, legal, consultants,	58,300			
sub-total - GCI	1,021,000		1,021,000	44%

##### **Islesford Project**

Purchase two homes	700,000			
Remodel / enlarge (convert to 4 units)	484,000			
Contingency, legal, consultants,	105,000			
sub-total - GCI	1,289,000		1,289,000	56%

<b>Total Forecast Costs</b>			<b>2,310,000</b>	<b>100%</b>
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