

Thank you!

Cranberry Isles Realty Trust
P.O. Box 4, Cranberry Isles, ME 04625
cranberryislesrealtytrust.org

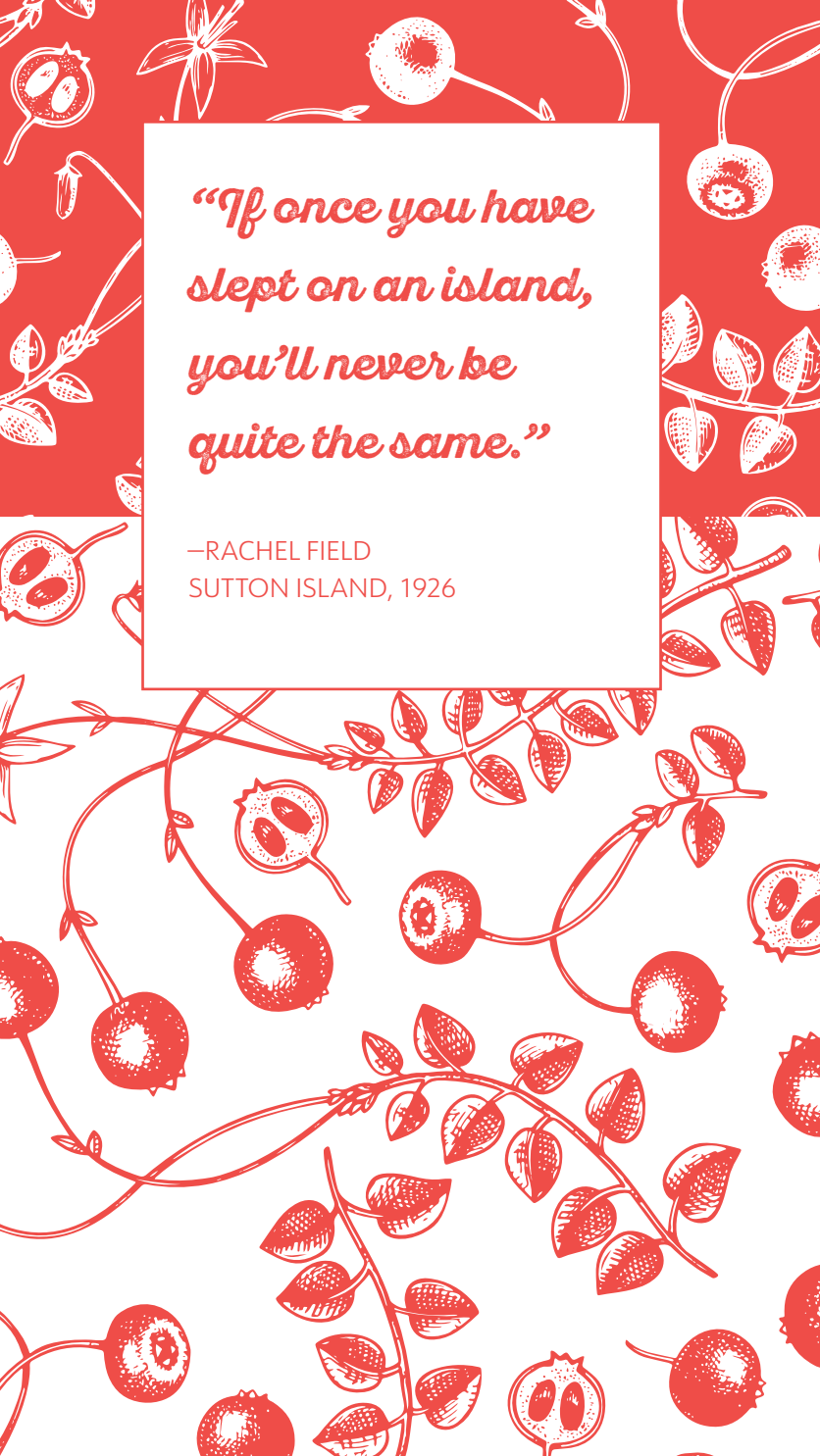


Welcome Home!

The campaign to secure year-round
workforce housing in the Cranberry Isles



Cranberry Isles Realty Trust • July 2023



*“If once you have
slept on an island,
you’ll never be
quite the same.”*

—RACHEL FIELD
SUTTON ISLAND, 1926



The most recent family to move into a CIRT house may look familiar... Heath Wedge grew up in the Cranberries and works at the Cranberry Isles Fishermen’s Co-op! Heath, his wife Aubrey, and four children moved into “Woodlands,” formerly occupied by Ben and Jen Walls, on Great Cranberry back in April. We are so pleased they are here and part of our community.



CRANBERRY ISLES REALTY TRUST CAMPAIGN COMMITTEE

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How to contribute

- **Checks** may be made out to Cranberry Isles Realty Trust (please put *Welcome Home!* campaign on the memo line) and send to P.O. Box 4, Cranberry Isles, ME 04625.
- **Online:** cranberryislesrealtytrust.org
- **Gifts of securities** are most welcome; please contact us for instructions.
- **Pledges** are also welcome if you wish to spread out your contribution over two or three years. We will be happy to send you a pledge form.

If you have any questions about our campaign or how to contribute, please contact CIRT Campaign Committee Co-Chairs Jim Kehoe on GCI (jim@belrad.com) or Frank Reece on LCI (freece45@gmail.com).



Introduction

Whether you are a summer resident or a year-rounder, living in the Cranberry Isles is a special privilege. Part of what makes our islands so special—in addition to their outstanding natural beauty—is the people who live here, and the special culture that has evolved over the past 250 years. But this privilege comes with challenges.

This is a community of hard workers and volunteers: lobstermen, carpenters and caretakers, captains running boats in foul weather, EMTs, firefighters, and neighbors helping neighbors in times of need. Our definition of island life strongly relies on our vibrant, year-round community.

Sustaining this year-round community is why the **Cranberry Isles Realty Trust (CIRT)** exists. Over the past 25 years we have focused on developing workforce housing on both islands. We offer affordable rental units, help islanders buy their own homes, and give support and advice when needed.



The issue

The number of Maine islands with year-round populations has dwindled to just 15, from a high of about 300 a century ago! The population of our towns has steadily declined as well. Islesford now stands at about 75 year-round residents and Great Cranberry has about 50.

The irony is that while there is demand for more year-round housing on both islands, there is very little affordable property available. It's clear that to sustain our beloved island culture for the next generation, we must work together to solve this housing shortage.



We need your help!



72% of the budget for this work will come from MSHA and CIRT savings. The remaining 28% is up to the Cranberry Isles community. **With your generosity and support, we will reach our goal, allowing us to invest more than \$2.3 million in workforce housing on the Cranberries.**

Please help us protect the vitality of the Cranberry Isles by making a pledge to the Welcome Home! campaign today. Our combined efforts will make a lifetime of difference for our islands. We hope that everyone will consider making a "stretch" gift, as this opportunity is truly unique and will not come again soon.

Budget

GREAT CRANBERRY ISLAND COSTS

Two Maine-made KBS 3-bedroom modular homes	\$ 575,700
Site work, foundations, septic, wells, barging	224,000
Electrical, plumbing, local finish work	141,000
Appliances and heat pumps	22,000
Contingency, legal, survey, insurance, engineering, loan costs	58,300
Total GCI costs	1,021,000

ISLESFORD COSTS

Purchase two existing homes	\$ 700,000
Estimated cost to remodel/enlarge homes into 4 rental units	484,000
Contingency, legal, survey, permits, insurance, engineering	105,000
Total Islesford costs	1,289,000

Total project costs*	\$ 2,310,000
Minus income from MSHA and CIRT savings	(1,660,000)

Welcome Home! CAMPAIGN GOAL = \$650,000

**This budget is based on our current best estimates and may change at the end of July, depending on whether we do 3 or 4 units on Islesford and official quotes are received for that work.*



The opportunity

As a nonprofit organization, we rely on the generosity of donors to fund our work. Last year CIRT learned of an incredible funding opportunity which reinforced our resolve and inspired us to launch this major capital campaign. Our goal is to ensure that our island communities remain viable for the next generation.

The Maine State Housing Authority (MSHA) wishes to help strengthen year-round communities on Maine's offshore islands, and is offering \$210,000 for each affordable workforce rental housing unit created.

CIRT decided to apply for state funding that will allow us to build two new year-round homes on GCI and to create three to four year-round units on Islesford, thereby qualifying for up to \$1,260,000.



Our plan

MSHA invited both islands to submit applications for funding. CIRT submitted a proposal last October requesting \$420,000 to help build two modular 3-bedroom homes on GCI. We were pleased to learn in early spring that our proposal was approved! Construction is underway on land donated to CIRT in 2016 by Bruce Komusin.

Applications from people wishing to rent these two homes have poured in, and the board is currently considering 26 eligible applicants. (Total annual earnings for a family of four is currently capped at \$102,000, equal to 120% of median family income for Hancock County.)

Things proceeded more slowly on Islesford as CIRT could not identify any land to buy. But in May we learned that a long-time summer resident was selling his two island homes and that he felt strongly that they should be lived in by year-round residents. He has agreed to sell at least one property to CIRT.

If CIRT purchases both homes, we can create four rental units on Islesford. If we purchase just one, we will still be able to create

three rental units, as we can build an addition on a town-owned property.

This means CIRT can apply for MSHA funds of between \$630,000 (three units) and \$840,000 (four units) for Islesford. We will make this determination by the end of July and submit our application to MSHA soon after that.

As you can imagine, building two new homes on GCI and renovating three to four units on Islesford is a big undertaking for CIRT, and will cost more than the total state funding we are eligible to receive. (Construction costs are high, especially on outer islands.) However, **this opportunity is rare**; the last time the state offered assistance for island workforce housing was more than 10 years ago.

CIRT will invest \$400,000 of our savings for this important project. These funds came from the sale of the Komusin house and Rice house on Great Cranberry, both of which were sold to year-round residents. The rest must be raised through a fundraising effort.

To this end, CIRT launched the Welcome Home! campaign with the aim of raising \$650,000 to supplement MSHA funds and our savings. We are optimistic we can meet this ambitious campaign goal by October 2024 because CIRT has an energized Board of Directors with members from both islands committed to its success. We have significant in-house skills and are ready and eager to take advantage of this once-in-a-generation opportunity offered by MSHA.

100% of CIRT board members have pledged their support to the campaign and \$65,000—10% of our fundraising target—has been raised so far.

