




Islesboro (Gilkey Road)



 Approx 600 year round residents and a k-12 student population of around 85, Islesboro is roughly 3 miles from the coast of Lincolnville making the ferry ride one of the shortest of all at 15 minutes. The Island is about 14 miles in length.

One of the first out of the gate, Islesboro opted to go the modular construction route and erected two single family manufactured homes on adjacent independent lots. Inset is a pic of the second home as it neared completion. Identical in design, these 24 x 30 Cape style homes featured 3 beds and two baths. As experienced on many islands, ledge limited the allowable foundation depth resulting in a crawl space basement. Fuel source for heat is oil.

The homes were both occupied almost immediately upon completion.

Construction costs per unit amounted to approximately \$257,000. Total Development \$518,500

North Haven (Main Street)



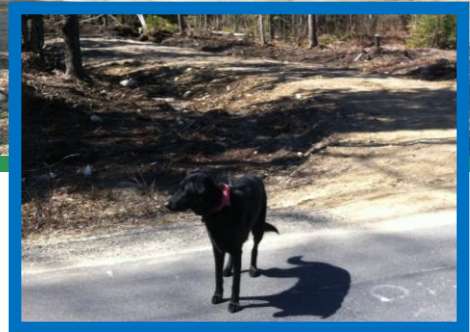
10.6 square miles in size or 6837 in acres, it takes nearly an hour by ferry boat to travel the 12.5 mile distance from Rockland. Year rounder's number 350 or so with a K-12 school of 85 to 90 students.

Also an early bird in the Island program, North Haven was unique in that an existing home which was formerly a duplex was available for acquisition. To date, it remains the only rehab that was undertaken and the results were excellent. Each unit has 3 bedrooms and 1 ½ baths. Fuel source for heat is oil . The existing ½ height basement now has a bit more space where an existing cistern was removed. Though mostly a gut rehab to meet applicable living and energy standards, some characteristics were preserved or mimicked such as wood floors and porch entry .. and check out the cool vintage utility shed in the inset. Just oiled the hinges! Other inset pic is the back side of the duplex.

I understand these units were also occupied rather quickly upon completion.

Construction costs per unit amounted to approximately \$130,000. Total Development \$481,400

Chebeague Island (School House



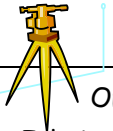
Just a ten minute boat ride will take you from the dock at Cousins Island to Chebeague Isle. The island stretches about 3 miles in length to 1 in width and is inhabited by a year round population of approximately 350 people... and who knows how many dogs. Kids from pre-k to 5th grade are schooled on the island and upper grades take the boat to the mainland.

Among those who opted to build new from ground up, Chebeague Isle has the distinction of being the only group who opted to build in the duplex style. Also choosing to go the modular route, these homes were factory constructed by Keiser industries of Maine and shipped, assembled and finished on site. The pre-manufactured boxes were delivered on a barge from Portland and the on-site operation overseen by a General Contractor. These 3 bed and two bath units are heated by propane. Chebeague also has the added distinction of being the only Island where ledge did not limit the foundation depth and as such , were able to enjoy full height basements... not to mention the benefit of a 4 legged project mascot/sidewalk superintendent.

As with the other islands occupancy experience, prospective tenants were ready to move in immediately once the paint was dry.

Construction costs for the duplex a bit more economical at approx \$198,000 per unit.
Total Development \$414,500

Peaks Island (Luther Street)



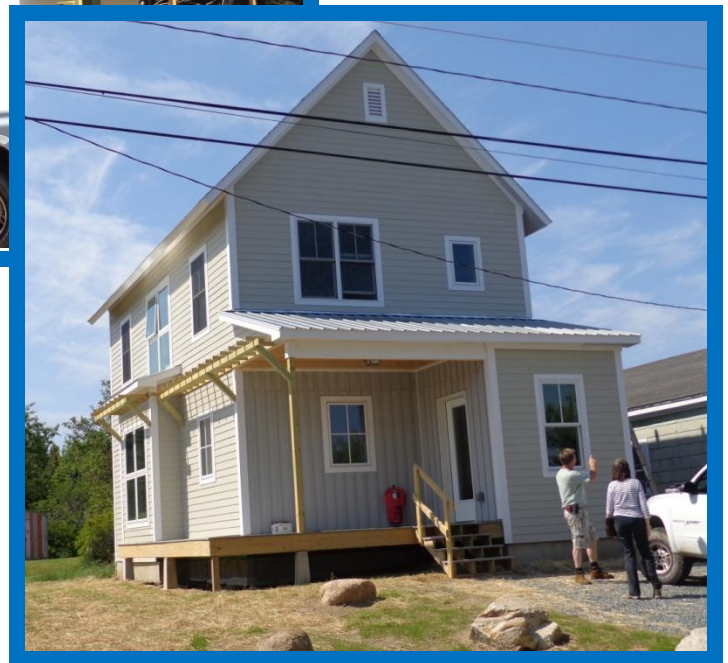
One of the better known destinations, Peaks Isle is just a short ferry ride of 20 minutes or so from Portland. Although among the smallest in geographical size of the participating islands at 1x 2 miles, population year round is among the highest at nearly 1000. Like Chebeague, once beyond the elementary grades, kids take the ferry to the mainland for school

Though also an early bird in planning, development challenges and red tape delayed a construction start a bit for Peaks Isle. Nonetheless, this successful project also involved the selection of modular construction. As a unique twist however, these homes were custom designed by local Architects which the manufacturer was able to accommodate. One other unique quality is that these 3 bed, 2 bath units were outfitted with sprinkler systems. Also unusual is the incorporation of a heat pump as a primary heat source, largely made possible by significantly increased thermal envelope performance.

Same deal with the occupancy thing... Tenants moved in immediately upon completion.

Construction costs per unit came in at approximately \$260,000 Total Development \$575,000

Isle au Haut (Village lot/Blueberry Hill)



This remote jewel of an island is roughly 2 miles wide by 6 miles long and the mail boat will carry you the 5 miles from Stonington to Isle AuHaut through one of the most picturesque passages. With just 60ish year round residents, this remote island manages to maintain a one room school house which currently serves 4 students. Roughly half of the island is part of Acadia National Park

Just a breath away from being entirely completed, Isle AuHaut may also claim bragging rights for unique approach. So far the only stick built homes to be erected, though not in a traditional sense. These buildings incorporated the “sips” technology which stands for structurally insulated panels. Sort of a hybrid between pre-manufactured homes and stick building, the panels which are essentially plywood skins with a core of foam insulation formed the shell fairly quickly and the rest was stick by stick. Also designed by local Architects, the unit in the smaller picture has 2 bedrooms and one bath and the more contemporary design above has 3 bedrooms and a single bath. While one home utilized a shallow foundation using insulated forms (and was laboriously poured by hand mixing bagged concrete), the other was subject to surface ledge and therefore had to utilize an engineered pier system. Heat is provided via monitor type units fired by kerosene... hot water by Propane. One more distinguishing detail... lightning rods.

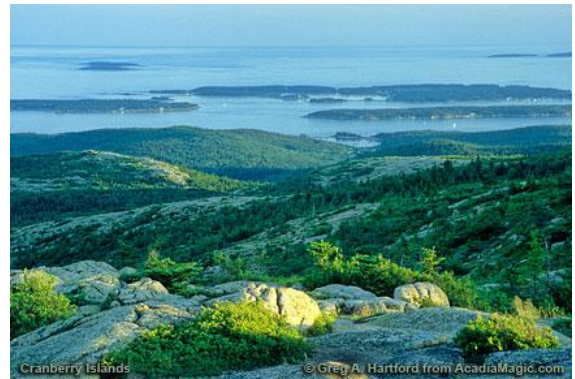
Occupancy... Tenants are lined up and waiting for us to clear the punch list.

Construction costs per unit came in at approximately \$256,000 Total Development \$571,600

Great Cranberry Island



40 minutes by boat off the Southeast coast of Mount Desert isle. Pic is as viewed from the top of Cadillac Mountain in Acadia National Park.



The Cranberry Isle team is currently in the final stages of planning and budgeting and should be headed for a closing and subsequent construction start very soon. They've also elected to go the modular route and are hoping to place them on as much foundation depth as the island geology will allow.

Monhegan Island



Long Island



Regrettably, despite notable efforts to make the program work for them, both Monhegan Island and Long Island were unable to overcome the various challenges unique to their circumstances. Construction costs, limited resources, and to some degree misfortune combined to pose an insurmountable barrier. In the case of Monhegan Island, an expiring lease affected their one and only supply and grocery store last summer and they had to re-focus their resources to finding another location for this vital element.

Vinalhaven



This 6 unit affordable housing project was being developed on Vinalhaven concurrent to the creation and introduction of the formal Island Housing Initiative Program. As such, it served somewhat as an incubator trial and helped give shape to what was to come.

Program in a nut-shell...

Initiated through legislative action, the program was the result of a successful lobbying effort by the Island Institute organization, among others, with an interest in helping to provide affordable housing in the Island communities. A minimum of 2 dwelling units were required to be created and the limit of funding was slated to be 80% of total cost not to exceed \$175,000 per unit. The balance of development and construction costs intended to be the responsibility of the Island communities could be in various forms of contributions including other grants, donations of land, materials and/or labor and mortgage loans to the extent feasible.

Would you believe?...

* Construction costs experienced on the islands certainly exceed that found on the mainland and is largely due to travel and barging. As a general rule, the islands typically figure that increase to be roughly 30%.

* A 12 yard load (typical dump truck) of gravel that would cost you and I roughly \$150, can cost many islands anywhere from \$750 to \$1,000 dollars for the same yardage. Construction of a septic system can cost 4 to 5 times more than a similar system on the mainland.

* To avoid the exorbitant costs associated with drilling a well, some island communities maintain a list of folks that want or need a well and only call in a contractor when they have 4 or 5 parties on the list. Like the gravel example above, A typical well for you and I would be in the 6 to 12 k neighborhood, depending on depth. On the island... 30k.

* Some island homes still use cisterns ... a system that involves a large tank either in the basement or outbuilding that collects rainwater from the roof and is stored for use for laundry, showers, etc.

* Electric power for most islands comes by submarine. Nope that isn't a submarine as in *Caption Nemo*, but rather that's the term used to describe the placement of a large underwater cable to reach from mainland to island. Some areas of which limit fishing or anchoring to avoid inadvertent disturbance or pull up of the cable. Vinalhaven is unique in that they now sport 3 major windmills to provide electricity.

* Islanders are notorious economizers, particularly with electricity use... out of necessity. Compared to the typical rate you and I pay for electricity at around 16 cents per kilowatt hour, some islands experience rates in the 75 cent pkh range.

* You'll never see an islander on the ferry boat empty handed. Coming or going, there's always a need to be prepared. Totes, empty gas cans and coolers are among the typical items dangling from the arms of these resourceful souls.

* Recycling was a way of life on the islands long before it was cool. Not just for the benefit of re-use but also to limit trash... which in most cases must also be hauled off the island for disposal.

* Though islanders get a frequent user rate for transportation on the ferry boats, they tend to limit trips for the sake of economics. It's not unusual for residents to stay on island for months without coming to the mainland to make a Walmart or Home Depot run.

* 200 plus years ago, the situation was reversed. Mainlanders would venture out to the hundreds of island communities to get their supplies. Why?... Islands were settled before the mainland was and once served as the main "shipping" ports at a time where the term "shipping" meant just that... delivery by ship. As such, they were the hubs for commerce. That began to change with the advent of railroad and the highway system.

* Isle AuHaut proudly proclaims a record has been set with the construction of these 2 homes. Apparently no one has ever built a single family home on Isle AuHaut from start to finish in less than a year.

* Although the island program was considered a huge helping hand to forward the cause, most islands already had developed affordable housing on their own through private fundraising efforts, in recognition of the importance of preserving their communities and schools.

* There are 3,000 plus islands off the Maine coast. Approximately 1200 are an acre or more, half of which are owned by individuals and represent 95% of total island acreage.

* Once upon a time, there more than 200 islands that had year round communities. Only 14 can make that claim today.

