

YEAR-ROUND RENTAL HOUSING AT 43 SCHOOL HOUSE ROAD

Since 2009 CICA (the Chebeague Island Community Association) has been working on a project to create two units of year-round rental housing that is affordable to islanders. The building is a manufactured duplex that will have two, two-story units. Each will have three bedrooms so they would work for a family, a couple, or one or several single individuals. We hope to be ready for people to move into the units at the beginning of July.

CICA will make applications for the housing available on March 15. Applicants will have a month to fill them out. They will be reviewed and tenants will be chosen by an independent Tenant Selection Committee made up of island people who are independent of the CICA Housing Committee. The process will be entirely confidential. Applicants should be notified of the decisions by Mid May.

Origin and Development of the Project

This project is a collaboration between the Town which provided the 3.4 acre lot as its 20 percent match, the Maine State Housing Authority (MSHA) which is providing \$175,000 for each of the two units, the Maine Community Fund's Islands Challenge Fund which has provided a grant of \$6000, Keiser Homes which is building the duplex in Oxford, a variety of mostly Chebeague contractors who are doing the site and finishing work, and CICA's Housing Committee.

It has taken three years for the housing to actually be created. In its spring 2009 session, the State Legislature adopted a bond issue for the construction of affordable, energy efficient, multi-family rental housing state-wide. Two million dollars of the bond issue was set aside for grants for such housing on unconnected islands. Chebeague is one of the islands that has applied. Others include North Haven, Islesboro and Peaks.

In October of 2009 CICA's Housing Committee asked the Selectmen if they could look at both the Town-owned Curit and School House Road parcels for this purpose. A series of six public meetings were held on possible project ideas through the spring of 2010. At Annual Town Meeting on June 5, 2010 CICA asked the voters if it could develop a proposal for housing on School House Road. The proposal was approved.

During the summer and fall an agreement was developed between CICA and the Town on the ownership and use of the land. This was signed by both parties in November 2010.

Meanwhile, in June CICA had submitted an application to MSHA for a predevelopment loan to cover surveying, legal and engineering work to develop a proposal. In November CICA filed a preliminary application to MSHA for the project. In December MSHA gave the go-ahead for the proposal to be finalized. For all of 2011 CICA worked with MSHA, on the details of the project and the transfer of the land from the Town to CICA. By spring 2011 the design was generally approved, and it was time to get bids for the work.

Last summer and fall we cleared part of the site, drilled the well and built the driveway to where the duplex will be. In February we made a down-payment on the building. This spring, beginning whenever work becomes possible, we will complete the site work, put in the septic system and build the foundation. We expect the building to be delivered and set in place in the middle of May. Finish work will continue through June.

The Site Plan

The lot at 43 School House Road is much deeper than it is wide. It is wooded and quite wet in some areas. There are a number of paths which will be kept.

About halfway into the lot from School House Road there is a knoll that is large and high enough for the duplex and its septic system. The duplex will be located so that the front faces south, to get the natural light. There will be a cleared front yard on the south side so that the building looks across a lawn into the woods beyond.

The site plan shows that the driveway will come through the trees in a curve from School House Road. There are natural springs next to the driveway, and this water will be directed to the back of the lot by swales and a “rain garden” which will help to absorb the water. The duplex will be the only development allowed on the parcel, so the back part of the lot will be preserved as it is now.

The Building

The building will be a manufactured duplex. Manufactured housing is not only an economical means of construction, but also, by being built in a controlled environment it achieves construction standards as good as, or better than, stick-built housing. In addition, Maine State Housing has its own specific standards, both for the structure and for its energy efficiency, that are being met by Keiser Homes. When it is finished, the building will be visibly indistinguishable inside and out from traditionally built housing.

The look will be fairly traditional – two stories, windows with muntins but no shutters. The outside will have spruce green siding, with brightly colored front doors. There will be a small entry porch with a roof on the front, and a small deck on the sunny side, off the living room. The two units are off-set to provide more privacy both indoors and out.

The units are similar, though one is somewhat larger than the other. Each has three bedrooms on the second floor, with living room, dining room and kitchen on the first floor. They also have basements. Since the number of people who are looking for housing on Chebeague at any given time is small, the three-bedroom

configuration provides CICA with the maximum flexibility to serve whoever applies - families, couples, groups of single people or individuals.

Eligibility Requirements for Renters

There are two basic requirements: (1) residents must live year-round on the island; and (2) they must have an income that is no higher than 120 percent of the median family income for Cumberland County, adjusted for family size. An individual can have up to \$54,400, a couple can have an income as high as \$62,200, and a family of four could have an income as high as \$77,600. People and families with incomes lower than these maximums are equally eligible.

The lease period is a year. Normally, the rent is set at 28 percent of annual income. For example, a family of three with an income of \$26,000 would pay \$607 per month. Because CICA must maintain the building, we will require a minimum rent of \$500 per month, equivalent to the rent for a single person with \$21,428 in income. Tenants are also responsible for heat (propane) and utilities, but because of the MSHA energy standards the former is likely to be relatively low.

In addition to income, CICA uses a variety of other criteria to evaluate applicants. Preference is given to families who have children in the school, to people who have lived on the island, or have family or other connections to Chebeague, and to people who are involved in community service on the island.

Pets are allowed with CICA’s permission. Smoking is not allowed.

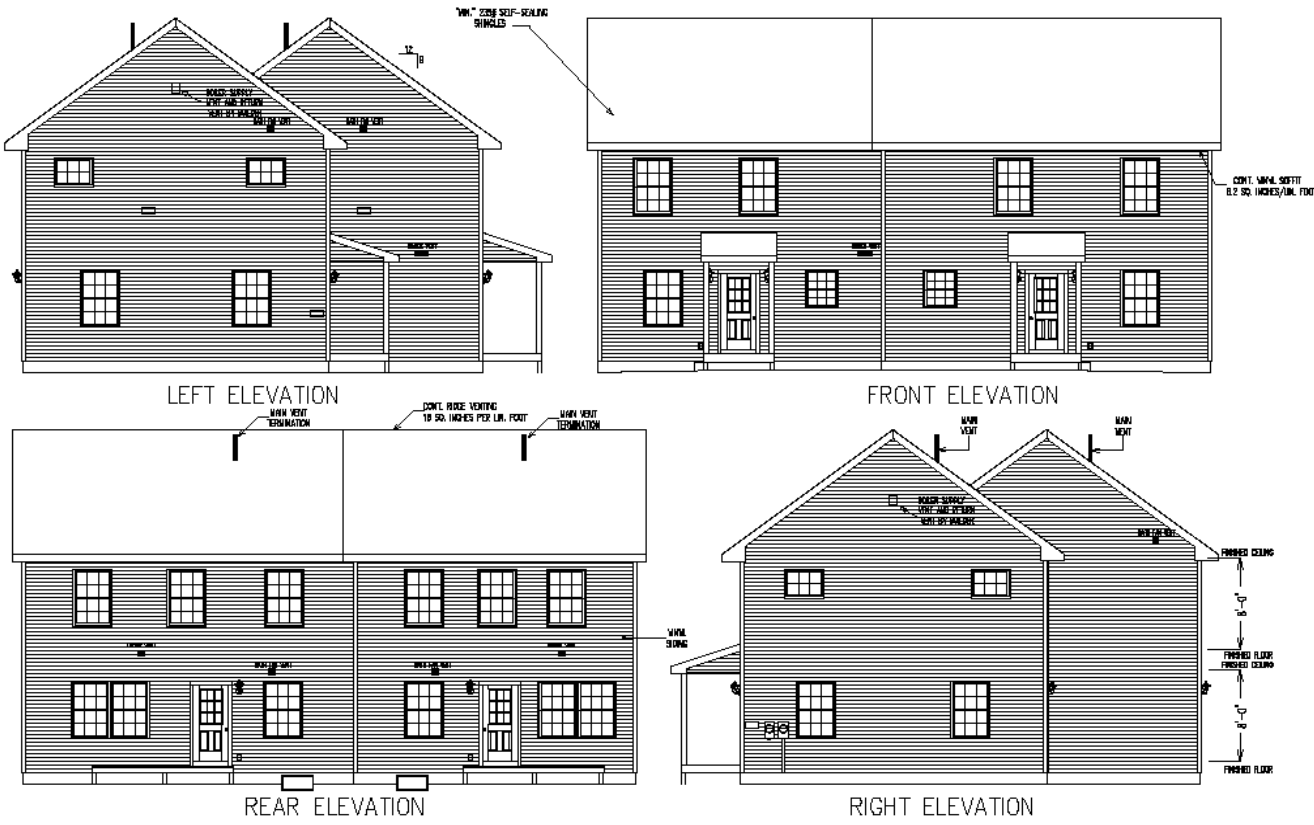
How to Apply

Eligibility criteria and application materials will be available on the CICA website which is reached from chebeague.org, then click on CICA. Copies will also be available at the Store, the Library and the Town Office; or by emailing bethhowe@chebeague.net who can send you either a paper or a digital copy.



Site Plan

Elevations



NOTE:
PRODUCTION TO VERIFY GABLE
OVERHANGS WITH ORDER FORM

ELEVATIONS INTENDED FOR
CONCEPTUAL PURPOSES ONLY;
NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

INSTALLATION OF ANY SHIP LOOSE STORM DOORS WILL BE BY
OTHERS (ON-SITE) AND SHALL CONFORM TO THE STORM
DOOR MANUFACTURERS INSTRUCTIONS

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KEISER
INDUSTRIES, INC.
P.O. BOX 8000 PTD 12
DEPTFORD, NC 28620
TEL: (887) 828-8888
FAX: (887) 828-1148

DWG NO.
KIM 3957

LAYER NAME:
ELEV

DATE:
5/24/11

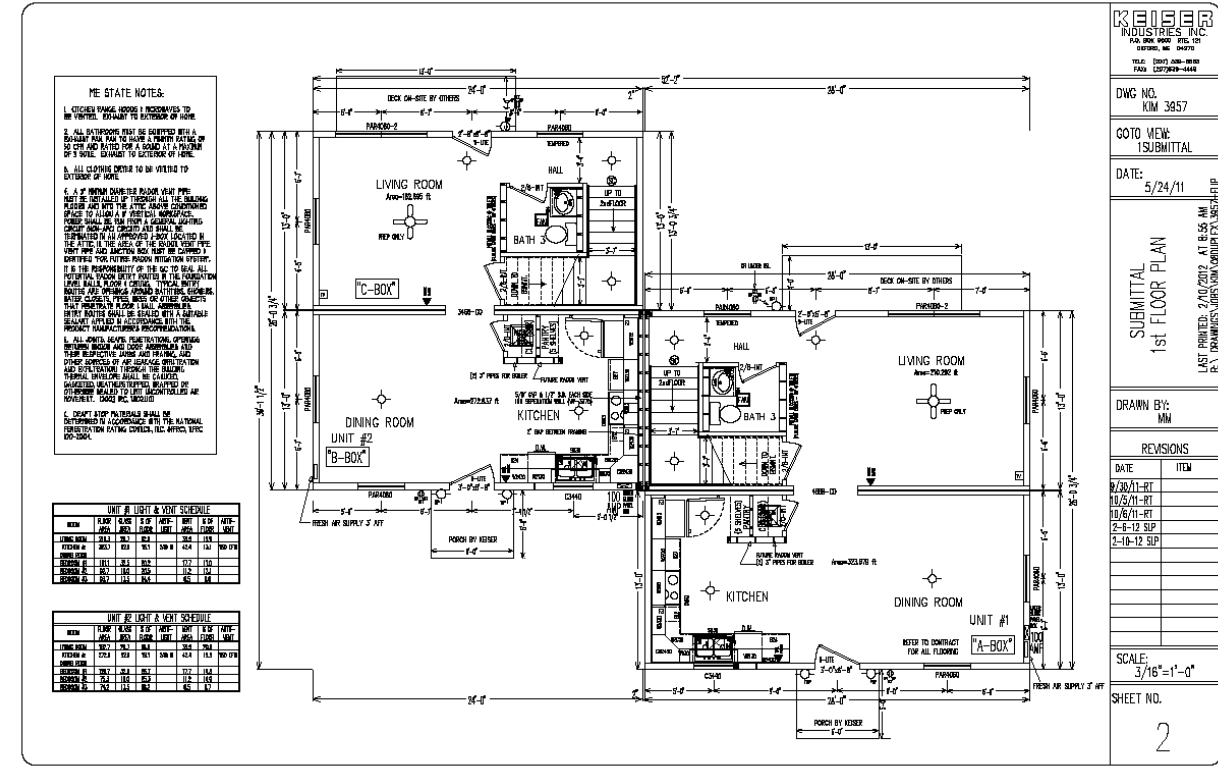
ELEVATIONS

DRAWN BY:
MM

REVISIONS	
DATE	ITEM
8-15-11 S.P.	
8/23/11 MM	
9-15-11 S.P.	
10/8/11 RT	
2-8-12 S.P.	
2-10-12 S.P.	

SCALE:
N.T.S.

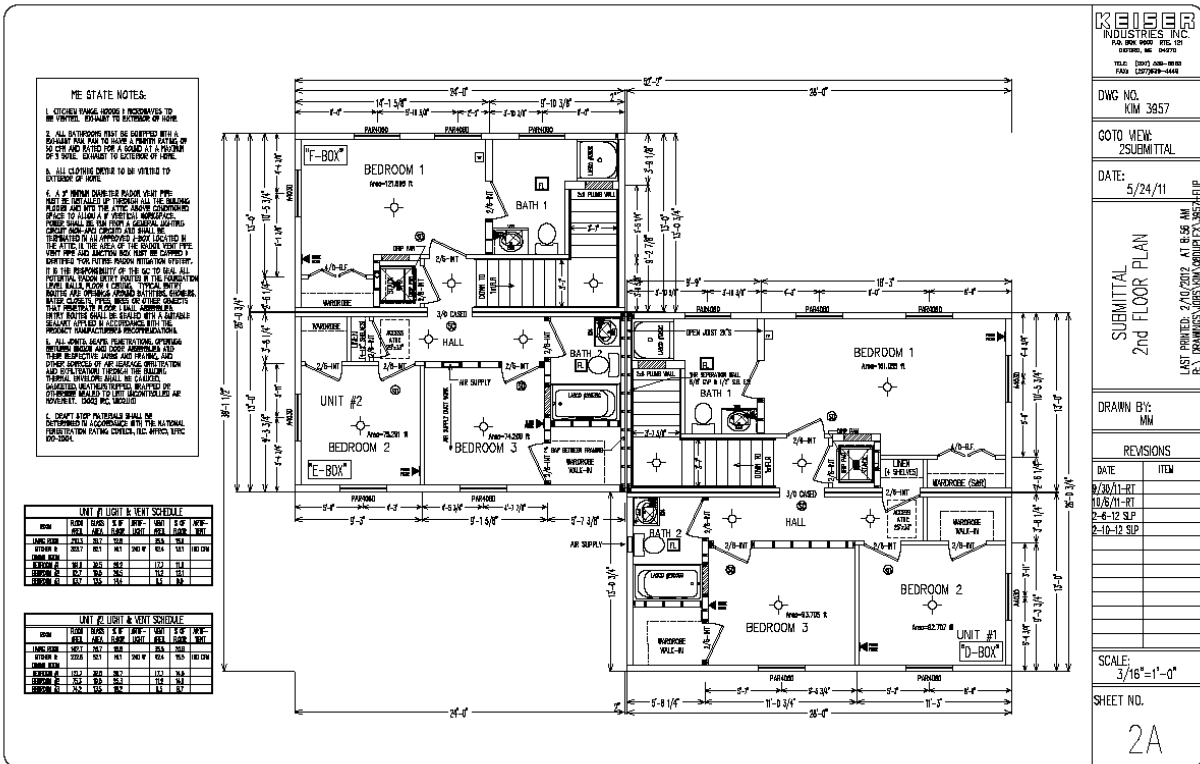
SHEET NO.
3



First Floor

Floor Plans

Second Floor



*Chebeague Island Community Association
Chebeague Island ME
04017*

**Postal Patron
Chebeague Island, ME
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