



132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 1106

H.P. 725

House of Representatives, March 18, 2025

**An Act to Provide Funds for the Redevelopment of the Island
Nursing Home in Hancock County into Affordable Senior Housing**

(EMERGENCY)

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

Robert B. Hunt

ROBERT B. HUNT
Clerk

Presented by Representative EATON of Deer Isle.
Cosponsored by Senator GROHOSKI of Hancock and
Representatives: FRIEDMANN of Bar Harbor, MILLIKEN of Blue Hill, RAY of Lincolnville.

1 **Emergency preamble.** Whereas, acts and resolves of the Legislature do not
2 become effective until 90 days after adjournment unless enacted as emergencies; and

3 **Whereas,** the Island Nursing Home in Hancock County has ceased operations,
4 resulting in the loss of a critical resource for the district; and

5 **Whereas,** the region faces an urgent and ongoing shortage of affordable housing for
6 senior citizens; and

7 **Whereas,** the Board of Directors of the Island Nursing Home has proposed a
8 redevelopment plan to convert the facility into 24 affordable apartments for senior citizens,
9 which will address this critical need; and

10 **Whereas,** immediate funding is necessary to initiate the renovation project, which has
11 an estimated cost of \$1.2 million to \$1.5 million; and

12 **Whereas,** in the judgment of the Legislature, these facts create an emergency within
13 the meaning of the Constitution of Maine and require the following legislation as
14 immediately necessary for the preservation of the public peace, health and safety; now,
15 therefore,

16 **Be it enacted by the People of the State of Maine as follows:**

17 **Sec. 1. Accountability and reporting.** The Maine State Housing Authority shall
18 submit a detailed report regarding the conversion of the Island Nursing Home in Hancock
19 County to affordable apartments for senior citizens to the Joint Standing Committee on
20 Appropriations and Financial Affairs within 6 months of receipt of funding provided
21 pursuant to section 2. The report must include:

- 22 1. A breakdown of how the funds have been used;
- 23 2. A progress update; and
- 24 3. A financial summary of additional funds raised and any additional funding needs.

25 **Sec. 2. Appropriations and allocations.** The following appropriations and
26 allocations are made.

27 **HOUSING AUTHORITY, MAINE STATE**

28 **Housing Authority - State 0442**

29 Initiative: Provides one-time funds to support the conversion of the Island Nursing Home
30 in Hancock County into 24 affordable apartments for senior citizens.

31 GENERAL FUND	2024-25	2025-26	2026-27
32 All Other	\$250,000	\$0	\$0
33			
34 GENERAL FUND TOTAL	<u>\$250,000</u>	<u>\$0</u>	<u>\$0</u>

35 **Emergency clause.** In view of the emergency cited in the preamble, this legislation
36 takes effect when approved.

37 **SUMMARY**

38 This bill provides one-time funds to support the conversion of the Island Nursing Home
39 in Hancock County into 24 affordable apartments for senior citizens. It also requires the

- 1 Maine State Housing Authority to submit a report regarding the use of the funds to the Joint
- 2 Standing Committee on Appropriations and Financial Affairs.