

# Island Workforce Housing

## Deer Isle - Stonington, ME

### The current state of housing on the island:

- Our year-round housing stock is shrinking.
- Our year-round population is shrinking, particularly for those under the age of 44, threatening our schools.
- The island population is aging.
- The housing stock is aging, and is mostly expensive-to-maintain single family houses.
- Only 15% of housing units are year-round rentals—the dramatic increase in short-term vacation rentals (estimated to be 475) reduces the supply of year-round rental housing.
- Lack of available housing makes it difficult for employers to attract and retain workers, jeopardizing the health of our economy and available services.

### Housing on the island is increasingly un-affordable:

- 43% of existing island renters pay more rent than they can afford
- 69% of island households can't afford the island's median home price

### Year-round rental housing stock is needed! These rentals are needed for:

- Workers who currently work on the island but cannot afford to live here.
- Workers living on the island who are forced to share housing, or have no choice but to rent one home in winter and find another solution during the summer.

### What is Workforce Housing?

- Workforce housing is for moderate to middle income working households who make 70% to 120% of the Area Median Income (AMI)—anyone from a sternman to a carpenter to a teacher.
- Unlike Stonington Manor or Deer Run, workforce housing is not for low-income or elderly households. Those are restricted to households earning 60% or less of the AMI. Workforce Housing serves an unmet need on the island.
- Workforce Housing does not offer rent subsidies. Residents must be gainfully employed and able to pay the rent.
- Our purpose is to create long-term, high-quality, year-round rental housing for the Deer Isle-Stonington community.

**Thank you for supporting  
IWH at Town Elections!**

**Island Workforce Housing** is an all-volunteer 501(c)(3) nonprofit dedicated to addressing the workforce housing challenge in Deer Isle and Stonington.

Contact us: [islandworkforcehousing@gmail.com](mailto:islandworkforcehousing@gmail.com) if you're interested in making a donation.



**Oliver's Pond:** The site of our first phase of rental housing.

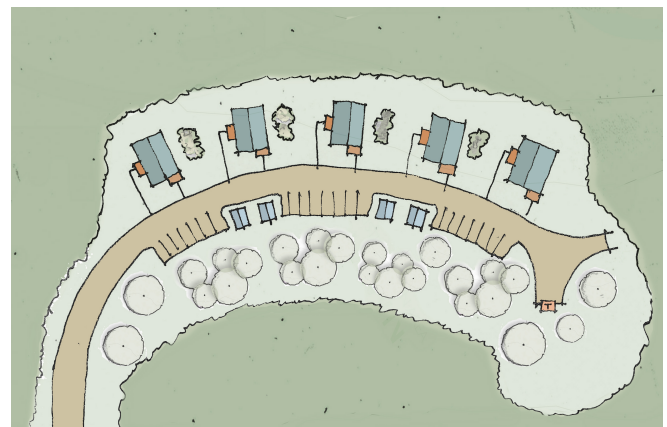
### **Our Response:**

Island Workforce Housing has prepared a Strategic Plan to serve as a guide in addressing this challenge. This Strategic Plan calls for the development of new, high-quality and energy-efficient rental housing that will be affordable to the island workforce.

IWH has land on Oliver's Pond (off the Sunset Crossroad) under agreement. We are in the early site planning and investigation stages, and are working with a civil engineer to better understand the land.

We are also working with a local architect on conceptual designs and plans. We will develop a small grouping of 10 rentable units, housed in 5 duplex buildings, as the first phase of our response.

As we prepare for our first major phase of fundraising, we will need your help. This initiative requires a substantial amount from foundations, banks, and individuals. Much of this work is already underway, but we have a long way to go before we can make this project a reality. Please consider donating if you are able, we can't do it without you!



For questions regarding donations, please contact: [islandworkforcehousing@gmail.com](mailto:islandworkforcehousing@gmail.com)

**Please visit our website** to learn more about our organization, and for more information regarding donations, our strategic plan, and our needs assessment:

**[www.islandworkforcehousing.org](http://www.islandworkforcehousing.org)**