

Flexible Support, Steady Focus

ADDRESSING COASTAL HOUSING NEEDS THROUGH ADDITIVE SERVICES

CHALLENGE

We are facing a housing crisis. While the crisis is not unique to Maine, it is particularly acute on our islands and in our coastal communities. According to the state, we need to add 84,000 new homes by 2030 to meet current and projected demand. The cause of this crisis is multi-faceted and has been challenging small, capacity constrained communities for years.



The housing crisis has impacted our local economies through increasing housing costs, high taxes, and limited available workforce. It impacts our schools and makes it hard for local businesses to retain and attract new talent. Left unaddressed, the long-term community and economic resilience of our communities are at risk.

COMMUNITY NEED

The *2025 Roadmap to Housing Production in Maine* identifies “streamlining and building public capacity” as a top need; island and small coastal municipalities often lack staff and resources to plan or permit housing. **Island Institute can play a clear, defined role in supporting housing solutions by convening local stakeholders, providing critical capacity, and developing community driven solutions.**

OUR ROLE

Island Institute will support municipalities, nonprofits, and developers to accelerate housing solutions. This builds on our strength: a 42-year track record of convening, translating, and delivering technical support to work with communities to meet their goals. Island Institute will not serve as a housing developer. **Our work will increase local capacity and draw technical assistance and resources to the communities we work with.**

GOAL

By December 31, 2030, Island Institute will support at least 15 coastal municipalities and 15 nonprofit housing organizations and developers in advancing sustainable, year-round housing. This work will not focus on Island Institute building housing, but rather **enhancing community-driven housing solutions that will result in 200 direct unit developments entering the development pipeline, and 1000 units indirectly through our convening, translating, policy, and capacity building.**

STRATEGIES	SUCCESS METRICS	HOW IT GETS DONE
Convening & Translation – bringing partners together and making state policies accessible to local leaders.	Host 20+ roundtables, convenings, charrettes, and workshops to build local housing solutions from community voices and feedback.	Bring together state, municipal, nonprofit, developer, and financial stakeholders; translate housing policies into user-friendly guides and tools.
Municipal Support – helping towns assess needs, identify sites, and create local housing action plans.	At least 15 municipalities and 15 nonprofits and developers receive technical assistance, convening support, or catalytic financing by 2030.	Provide technical assistance, inventories of priority development sites, and tailored local housing action plans.
Policy & Advocacy – ensuring coastal voices shape state housing reform and resources.	At least 5 municipalities adopt zoning or regulatory reforms aligned with the updated housing legislation and the <i>2025 Roadmap for Housing Production in Maine</i> (e.g., ADU allowances, reduced lot sizes, density reform etc.).	Advocate for state-level housing reforms, maintain relationships with MOCA and GOPIF, and ensure island/coastal voices shape legislation.
Fellows Integration – place Island Institute Fellows in marine dependent communities with a focus on housing.	By 2030, place up to 4 fellows in communities focused on critical housing solutions.	Include housing as acceptable fellow placement criteria and select fellow host sites that match the housing goals and strategies.
Pilot Projects – assisting partners in advancing early-stage housing projects with technical and financial support.	Support community-driven housing solutions that will result in 200 direct unit developments entering the development pipeline, and 1000 units indirectly through our convening, translating, policy, and capacity building.	Support 3–5 communities with property profiles, developer recruitment, site design, and gap financing tools.

YOUR SUPPORT

Addressing the housing crisis protects the essence of Maine’s motto: “The way life should be.” Vacationland is for the carpenters, nurses, teachers – and the tourists, alike. **Everyone is a part of the housing puzzle – we can help communities make all the pieces fit.**

Island Institute’s housing program unlocks more resources for your local community. Support our efforts to bring meaningful resources to towns as they address this challenge head on.

[CLICK HERE TO SUPPORT THIS WORK!](#)