

# PROJECT UPDATE

## OBJECTIVES:

- Understand the Project's status and next steps
- Establish common ground on what success looks like

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Presented on:

**September 16, 2025**



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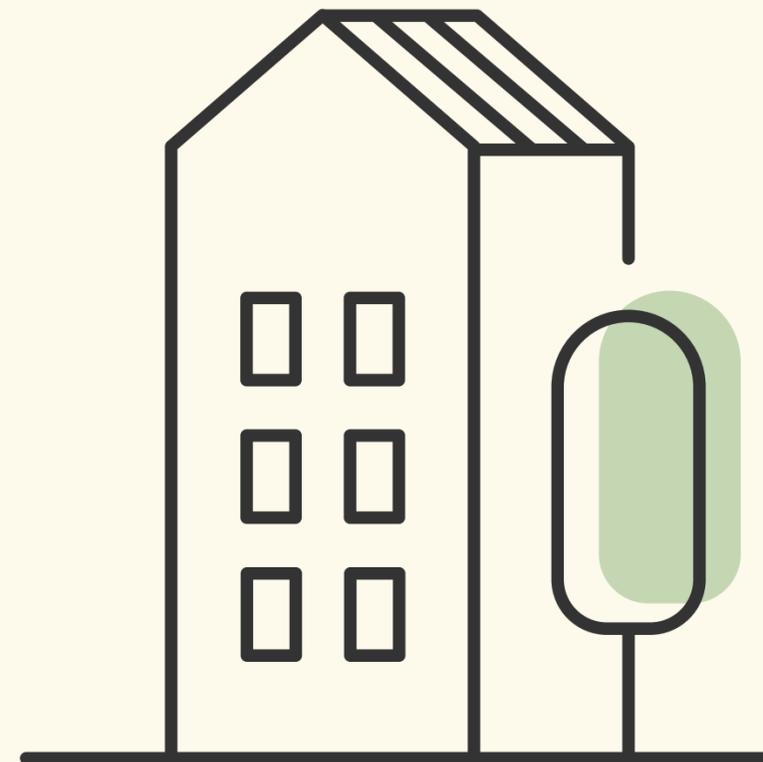
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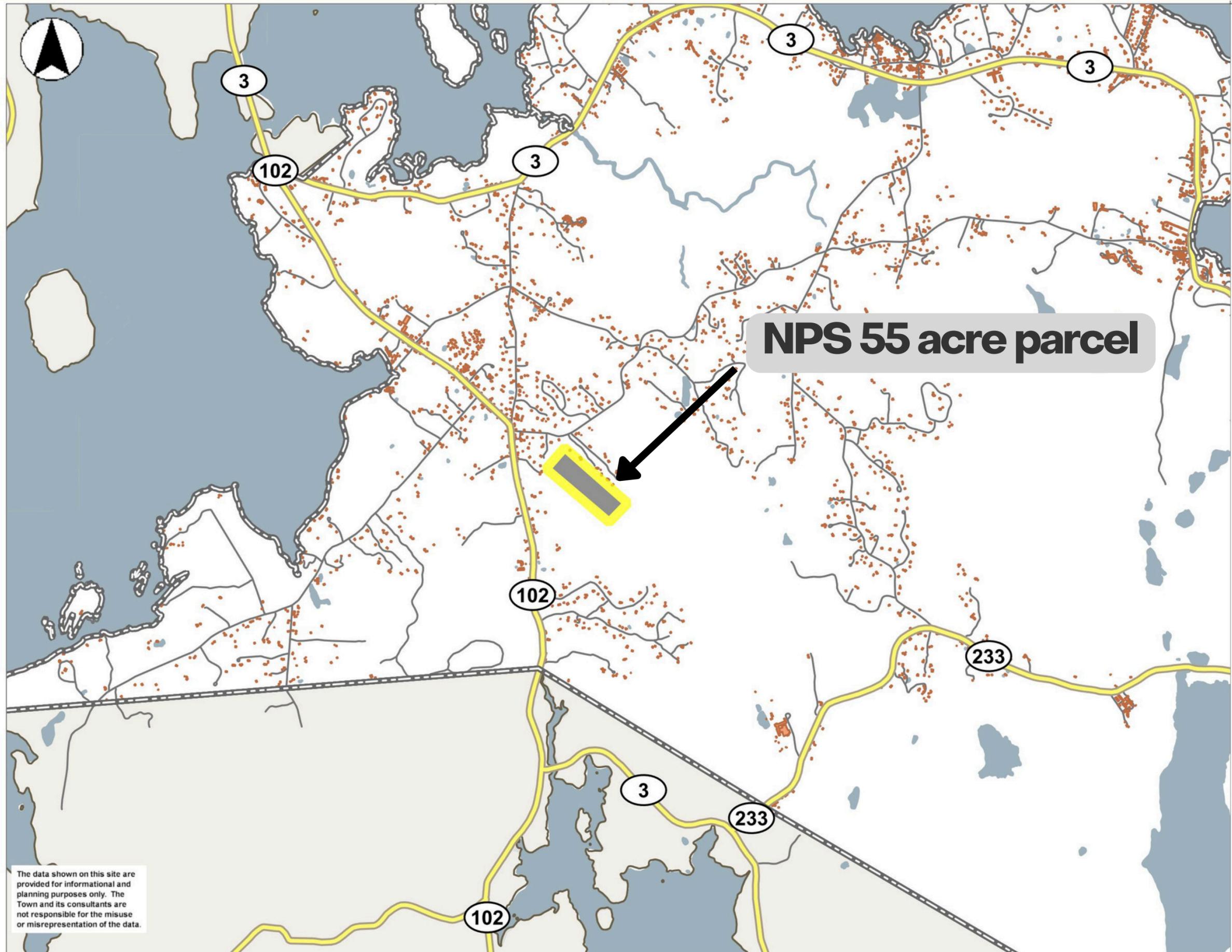
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## Background

# TIMELINE

**1960**

The NPS acquired the 55 acre parcel

**2022**

The parcel's use was changed by law to "affordable workforce housing to benefit the towns of MDI" and the NPS can retain up to 15 acres

**1986**

The parcel was designated for an Island-wide transfer station



## Federal Legislation - 16 U.S.C. § 341 Sec. 102(f)

Notwithstanding any other provision of this section, land depicted on the map identified as 4DBH, located in the village of Town Hill, Maine, shall be conveyed by the Secretary without monetary consideration, to the town of Bar Harbor, Maine, as soon as practicable following the enactment of this Act [Sept. 25, 1986], subject to such terms and conditions, including appropriate reversionary provisions, as will in the judgment of the Secretary provide for the development and use of such property for affordable workforce housing to benefit the towns on Mount Desert Island, subject to the limitation that the Secretary may retain not more than 15 acres of the Federal land identified as '4DBH' on the map, to be used by the Secretary to provide housing and administrative facilities for the use of, and supporting the purposes of, the Park.



## Background

# TIMELINE

**2023**

NPS & BH start discussions on how to approach the project

**2025**

- Awarded the DECD grant to complete the site analysis work
- Start to define “affordable workforce housing”



**2024**

- Hired a consulting team to complete the Existing Conditions Analysis
- Applied for a DECD grant
- Started abutter engagement



## Background

# EXISTING CONDITIONS ANALYSIS

Can the land support housing development and how many homes can it support?

**1**

How do we establish a legally defined right-of-way that meets Town standards?

**2**

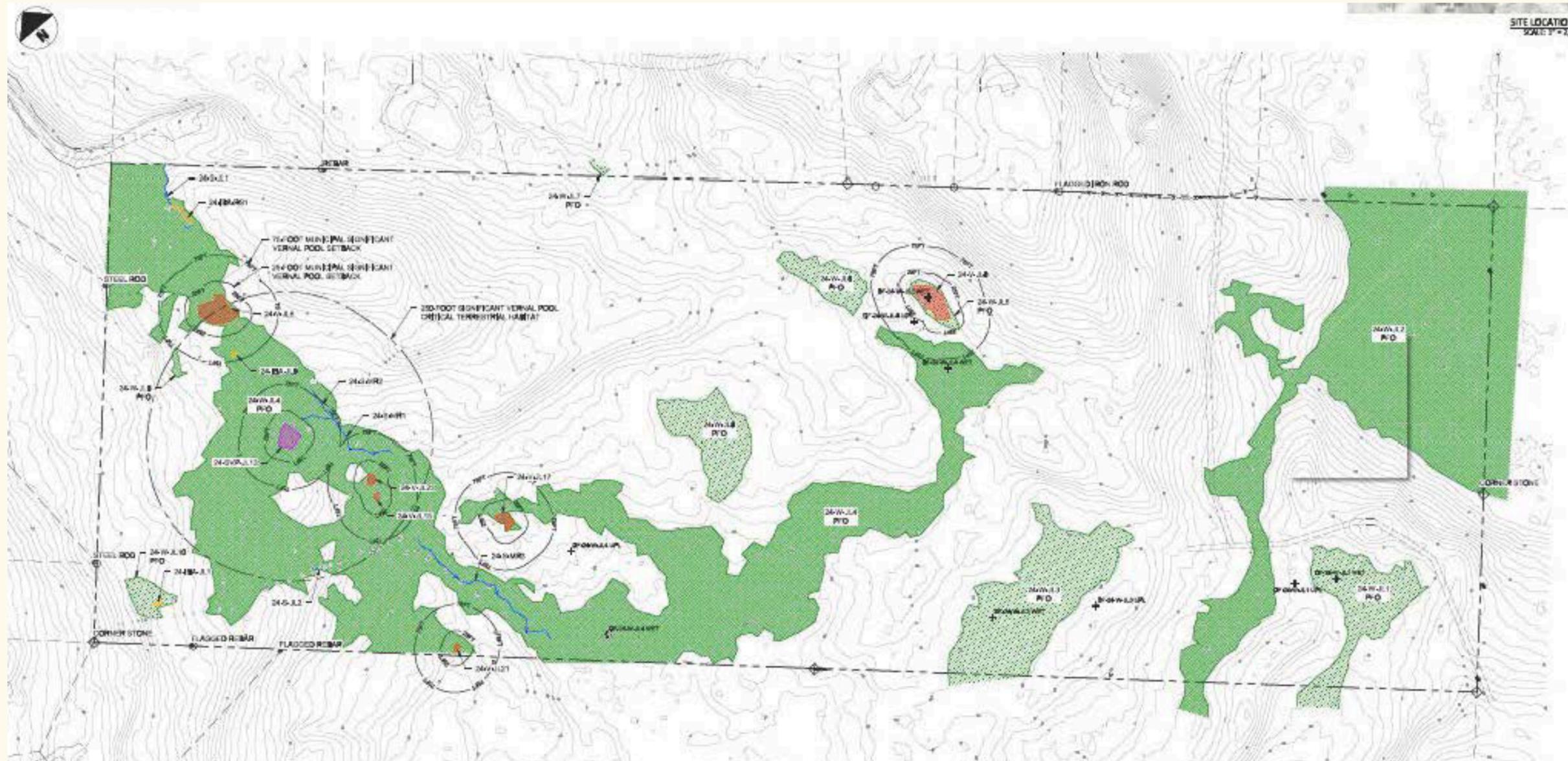
How can we divide the land equitably between the NPS and the Town?

**3**

**QUESTIONS ?**

Completed

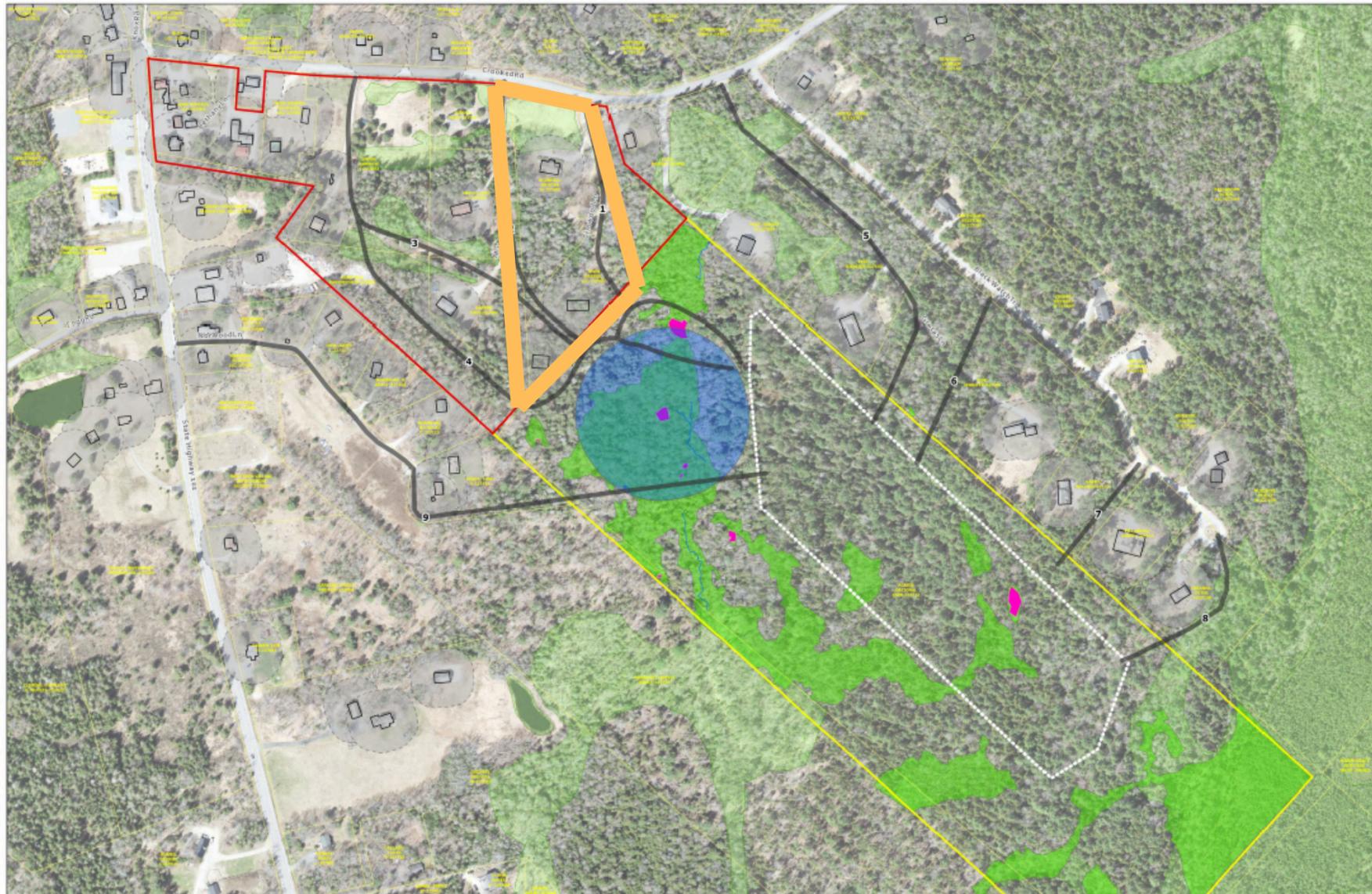
# PROTECTED NATURAL RESOURCE REPORT



# Completed RIGHT-OF-WAY SITE



DRAFT WORKSHEET SHOWING ALL POTENTIAL OPTIONS FOR ONE ROW ACCESS TO THE ANP PARCEL - THIS IS MEANT TO INFORM THE DISCUSSION AT THE 8.19.24 COORDINATION MEETING WITH ANP AND TOWN STAFF - NOTE: CALI MARTINEZ 8.12.24

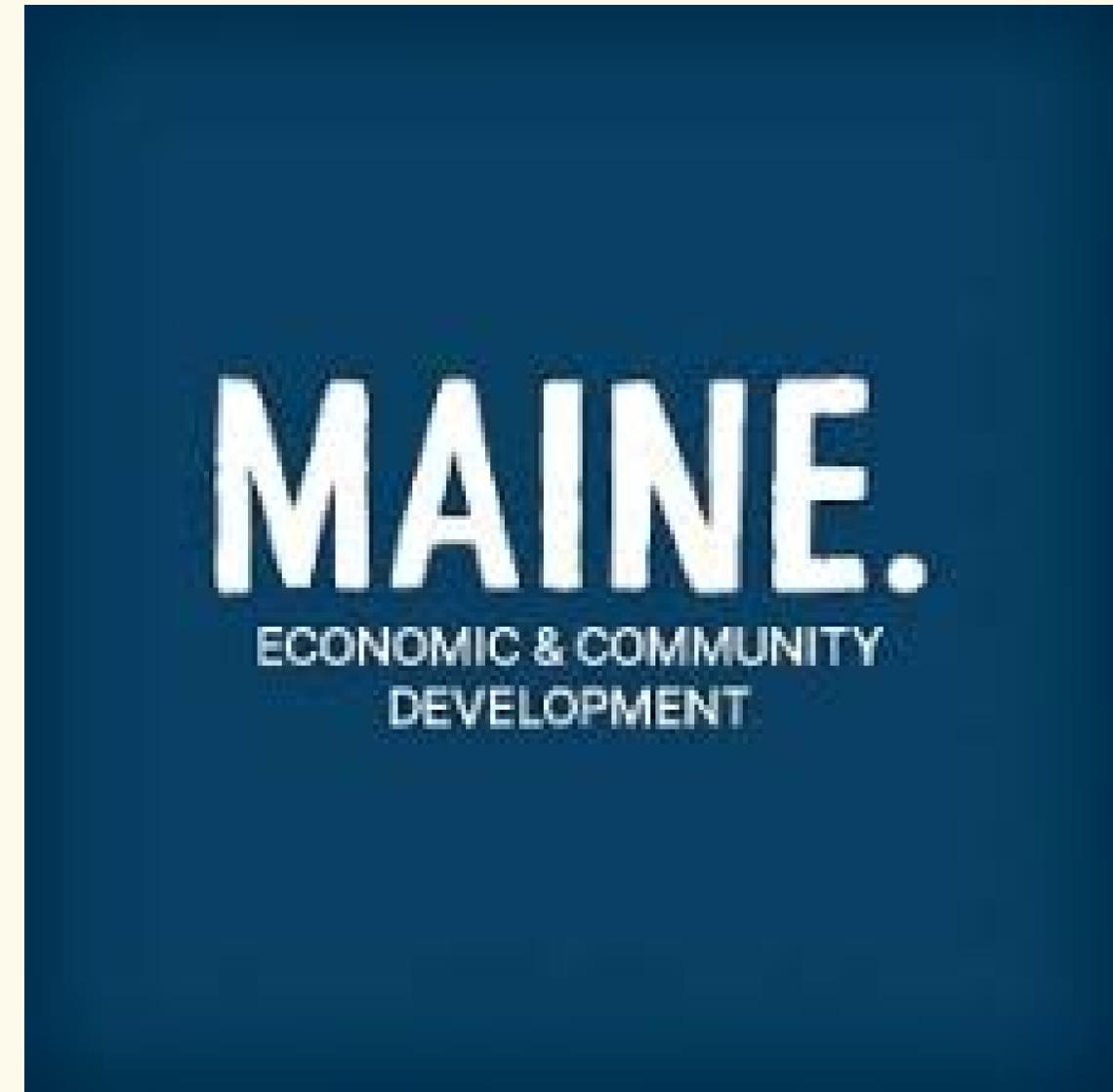


Proposed Lot	Area/Family	Lot Coverage
1	4395 SF	12.25 SF (2.7%)
2	5534 SF	2483 SF (4.4%)

1. On the lot proposed for division  
 2. Utility structures have been identified on the  
 3. 4. May be required to determine compliance  
 5. 6. 7. 8. 9.



**THE TOWN  
WAS  
AWARDED A  
GRANT FROM  
THE DECD IN  
APRIL 2025**



**QUESTIONS ?**



## Ongoing & Upcoming **WORK**

- **Housing Suitability Analysis** (*Ongoing*)
- **Determine Right-of-Way layout** (*Ongoing*)
- **Divide and Transfer land** (*Ongoing*)

### **Engagement** (*Upcoming*)

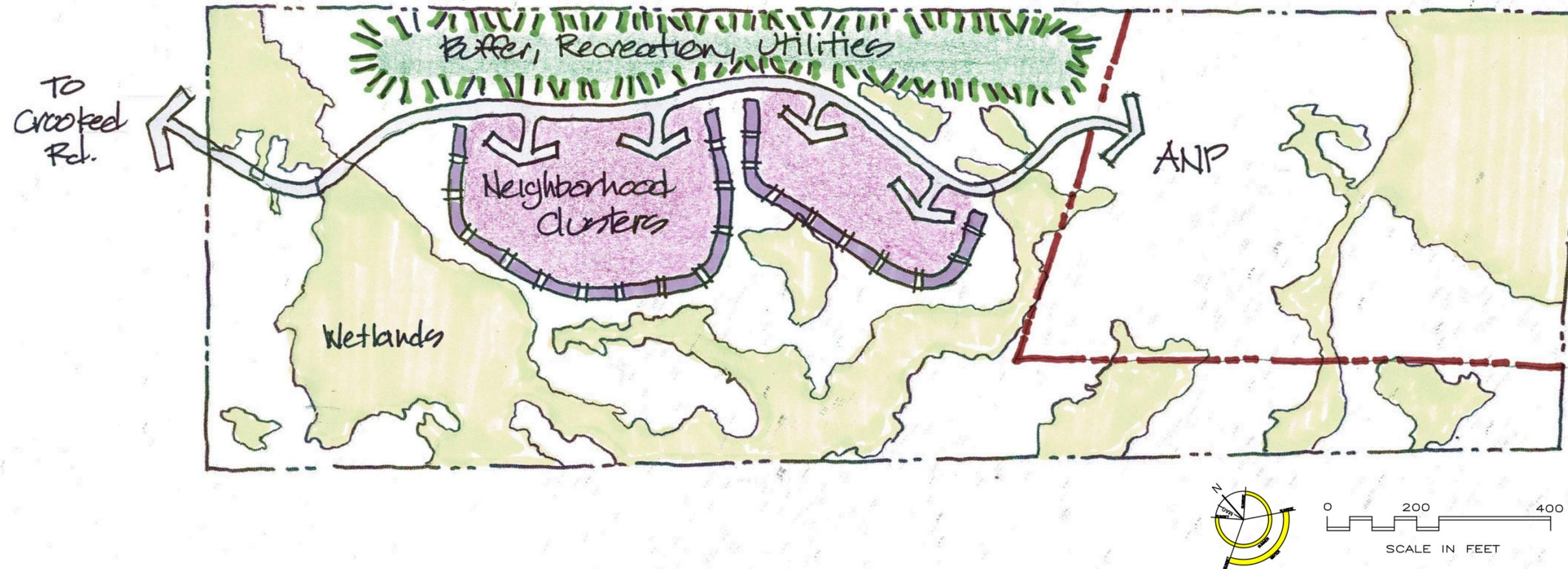
- **Abutters**
- **Community**

Estimate  
number of  
homes

Suitable  
right-of-way  
layout

Equitable split  
between the  
NPS and Town

# PRELIMINARY CONCEPT



## Town Hill Affordable Housing Concept Development Diagram

Total property size: 55 Acres

Town of Bar Harbor parcel = 40 acres  
Developable Land = 24.5 acres (61.25%)

Acadia National Park parcel = 15 acres  
Developable Land = 10.1 acres (67%)

**This concept development diagram is meant for planning purposes and to aid engagement with community members and potential developer partners. This diagram provides a good idea of the potential division between the Town's 40 acres and ANP's 15 acres. This diagram also gives a general location of the developable areas of land where the future housing development will likely be located.**

**QUESTIONS ?**



## Defining Success & Terms

# WHAT DOES *SUCCESS* LOOK LIKE?

*Abide by Federal law: “affordable workforce housing to benefit the towns of MDI”*

*Common ground: Attract and retain a diversity of people to maintain a thriving year-round community and resilient economy.*

- (1) What does affordable housing mean?**
- (2) What does workforce housing?**
- 3) What are the most pressing housing needs?**





## Affordable Housing (State Defined)

- Owner-occupied: Up to 120% AMI (\$ 115,920)
- Renter-occupied: Up to 80% AMI (\$ 77,100)

Generally accommodates households not exceeding 120% AMI. No more than 30% of monthly household income should go to housing costs.

- State and federal money available

## Workforce Housing

- IHT: Accommodates households generally between 80% AMI and 200% AMI (\$ 193,200), but they most commonly accommodate households closer to 160% AMI (\$ 154,560)
- Most commonly refers to year-round residents working in the community, but occasionally refers to seasonal residents/workers.
- Generally includes middle-income households that don't meet the "affordable housing" category requirements.

**We have the opportunity to create our own definition.**

**How can we strategically ensure we capture the individuals and households we want and need?**





## Town of Bar Harbor Planning Department

Income Needed to Afford Median Home Price - Annual

SOC	Description	Median Annual Earnings	Combined Annual Household Income	Bar Harbor	Ellsworth	Lamoine	Mount Desert	Southwest Harbor	Tremont	Trenton
41-2030 Retail Salespersons	< 80% AMI	\$36,642	\$68,941	\$210,667	\$124,149	\$152,722	\$301,657	\$192,248	\$210,751	\$150,367
41-2010 Cashiers		\$32,299		Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable
47-2060 Construction Laborers	80% - 100% AMI	\$38,982	\$84,192	\$210,667	\$124,149	\$152,722	\$301,657	\$192,248	\$210,751	\$150,367
19-4020 Biological Technicians		\$45,211		Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable
47-2030 Carpenters	> 120% AMI	\$51,490	\$120,705	\$210,667	\$124,149	\$152,722	\$301,657	\$192,248	\$210,751	\$150,367
13-2010 Accountants and Auditors		\$69,216		Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable
53-7060 Laborers and Material Movers	80% AMI	\$35,970	\$74,866	\$210,667	\$124,149	\$152,722	\$301,657	\$192,248	\$210,751	\$150,367
43-9060 Office Clerks, General		\$38,896		Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable
17-2050 Civil Engineers	80% - 100% AMI	\$77,596	\$159,589	\$210,667	\$124,149	\$152,722	\$301,657	\$192,248	\$210,751	\$150,367
29-1140 Registered Nurses		\$81,993		Unaffordable	Affordable	Affordable	Unaffordable	Unaffordable	Unaffordable	Affordable
35-3030 Waiters and Waitresses	80% - 100% AMI	\$42,132	\$84,263	\$210,667	\$124,149	\$152,722	\$301,657	\$192,248	\$210,751	\$150,367
35-3030 Waiters and Waitresses		\$42,132		Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable
11-9120 Natural Sciences Managers	250% AMI	\$122,789	\$245,577	\$210,667	\$124,149	\$152,722	\$301,657	\$192,248	\$210,751	\$150,367
11-9120 Natural Sciences Managers		\$122,789		Affordable	Affordable	Affordable	Unaffordable	Affordable	Affordable	Affordable
47-1010 First-Line Supervisors of Construction Trades and Extraction Workers	> 120% AMI	\$62,968	\$120,326	\$210,667	\$124,149	\$152,722	\$301,657	\$192,248	\$210,751	\$150,367
25-2030 Secondary School Teachers		\$57,358		Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable	Unaffordable

- **What industries do we want to support?**
- **What do those jobs pay?**
- **What does “affordability” mean to different households?**

# Development Vision

The result of this effort is a vibrant and sustainable neighborhood that brings together households of varying income levels and professional backgrounds. The development layout and scale protect the surrounding sensitive natural resources above ground and underground (i.e. groundwater). This neighborhood attracts and retains MDI's year-round workforce along with ANP's workforce. ANP's development portion is integrated into the overall development scheme through shared access and utilities, yet is a distinct portion of the development. The Town Hill community considers this neighborhood as an asset. Overall, this diverse neighborhood strengthens the MDI community and economy by offering attainable year-round housing in perpetuity for current and prospective working people, couples, and families.

# QUESTIONS & DISCUSSION



# Upcoming TIMELINE

**2025**

- Finish Existing Conditions Analysis
- Complete engagement to inform the housing development program

**2027**

- Subdivision approval process



**2026**

- Record legal right-of-way
- NPS transfers ~ 40 AC to Bar Harbor\*
- Finish engagement to finalize the housing development program
- Partner with a developer(s)
- Phase 2: Conceptual Subdivision Development\*

\* Assuming everything goes according to plan.

**QUESTIONS ?**