

# Town Hill

## Affordable Workforce Housing

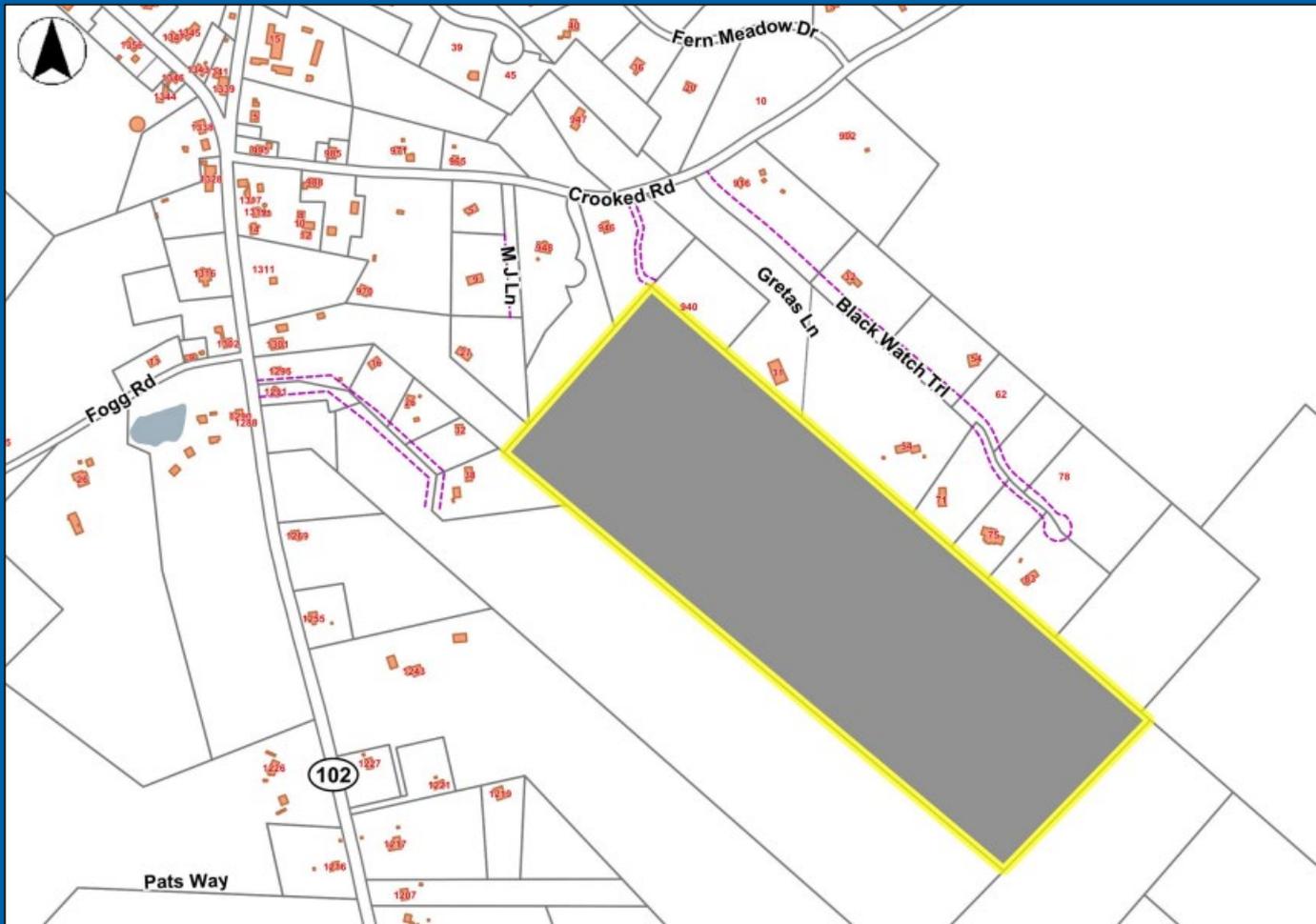
Public Meeting  
6:00 – 7:30 pm  
December 12, 2024



# Meeting Objectives

- Answer the following questions:
  - What is the project and how did it come about?
  - Why is the project important?
  - How is the project organized?
- Outline the process for completing the project
- Describe current project status
- Discuss next steps
- Answer your questions and get your feedback

# What is the project and how did it come about?



# What is the project and how did it come about?

1960

NPS acquired a 55-acre parcel in Town Hill

2022

Town Hill parcel use changed by law to “affordable workforce housing to benefit the towns of MDI” with up to 15 acres retained by NPS



1986

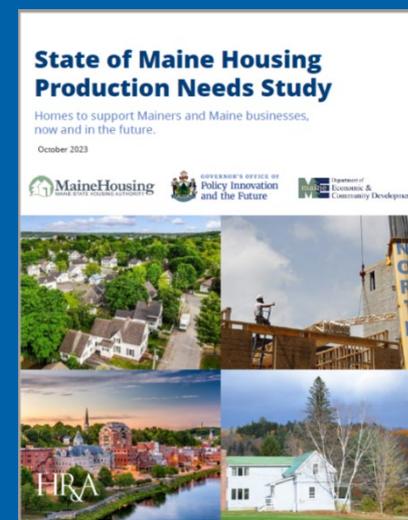
Park boundary established by law. Town Hill parcel designated for transfer to Town of Bar Harbor for use as a solid waste transfer station for MDI

2024

Town of Bar Harbor and NPS begin project planning and complete first stage of land analysis

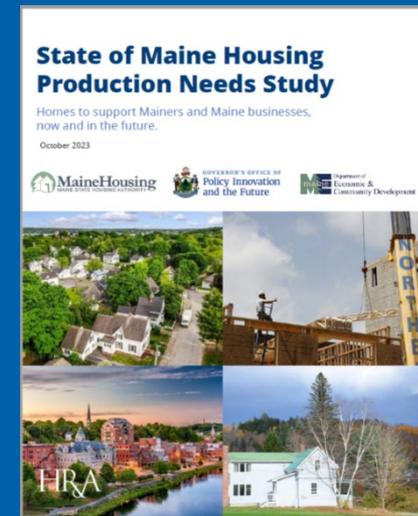
# Why is the project important?

- Continued population growth will contribute to rising demand for housing units
- Demand for roughly 616 new year-round housing units by 2033
- Hancock County needs to produce between 1,900 and 2,200 year-round housing units by 2030
- Increasing the housing stock benefits transportation, school enrollment, healthcare, and the economy



# Why is the project important?

- MDI has limited land to house employees
- High amount of traffic due to most employees living off-island
- Labor shortages in addition to difficulty in attracting quality candidates
- Declining school enrollment
- Growing competitive surrounding economies



## How is the project organized?

- Legislation provides overall direction for project
- NPS and Bar Harbor are co-leads on the project
- Towns of Southwest Harbor, Mount Desert, and Tremont will help shape the project
- Island Housing Trust is an abutter and key partner
- Bar Harbor has retained consultants to complete the Existing Conditions Analysis work that began in April 2024
- Engage neighbors to help make the project compatible with the Town Hill community
- Ensure environmentally sensitive and sustainable development

# Current Project Status

- Beginning of a very long process
- A lot of big questions remain to be answered
  - Water
  - Housing types or amount
  - Financing mechanisms
  - Definition of affordable workforce housing
  - Clear access to the parcel
- Engage the towns of Mount Desert, Southwest Harbor, and Tremont in the development of affordable workforce housing

# Existing Conditions Analysis

## Stage 1:

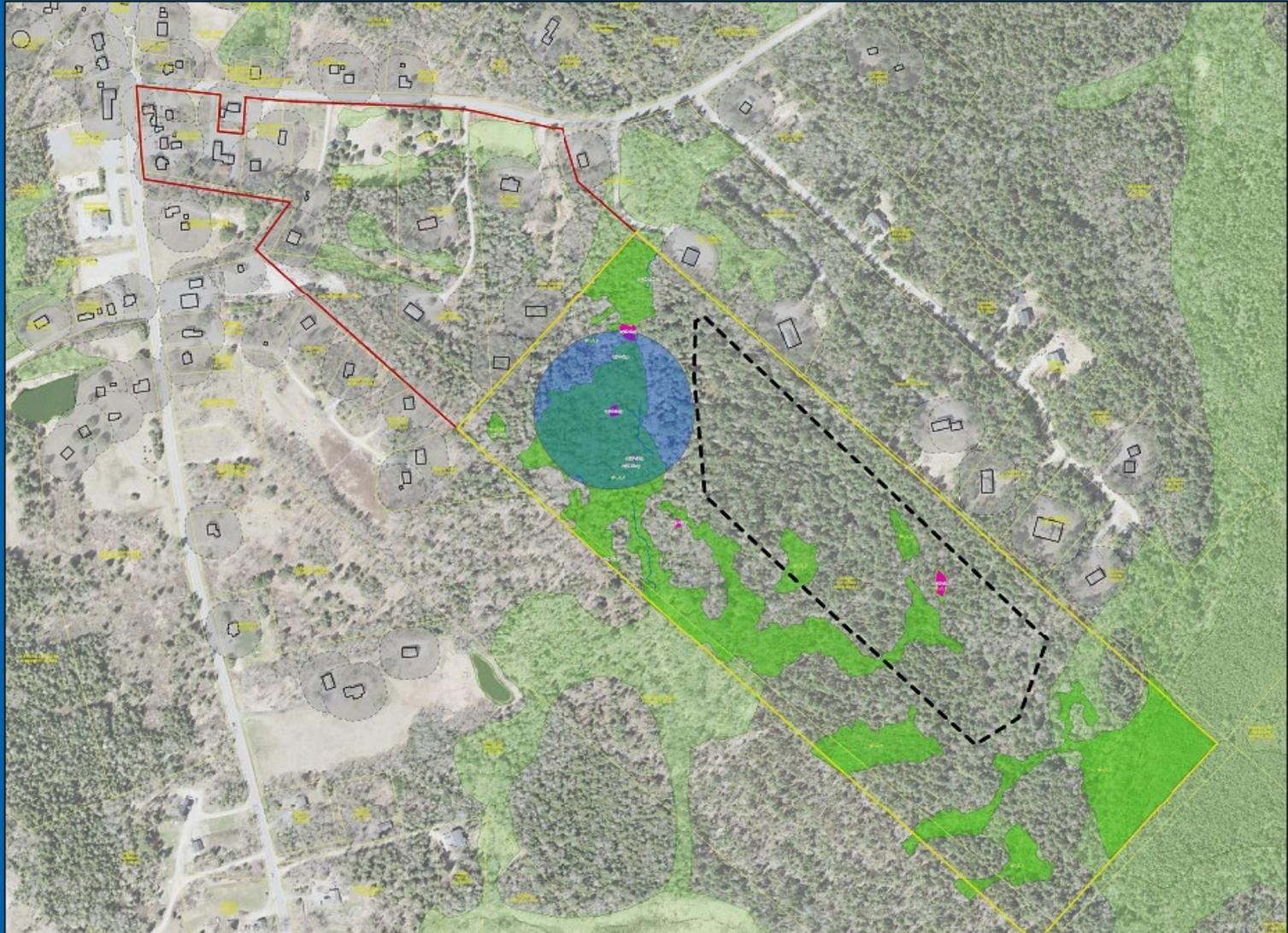
- Legal boundary survey
- Significant wetlands and vernal pool analysis
- Right of way access

## Stage 2:

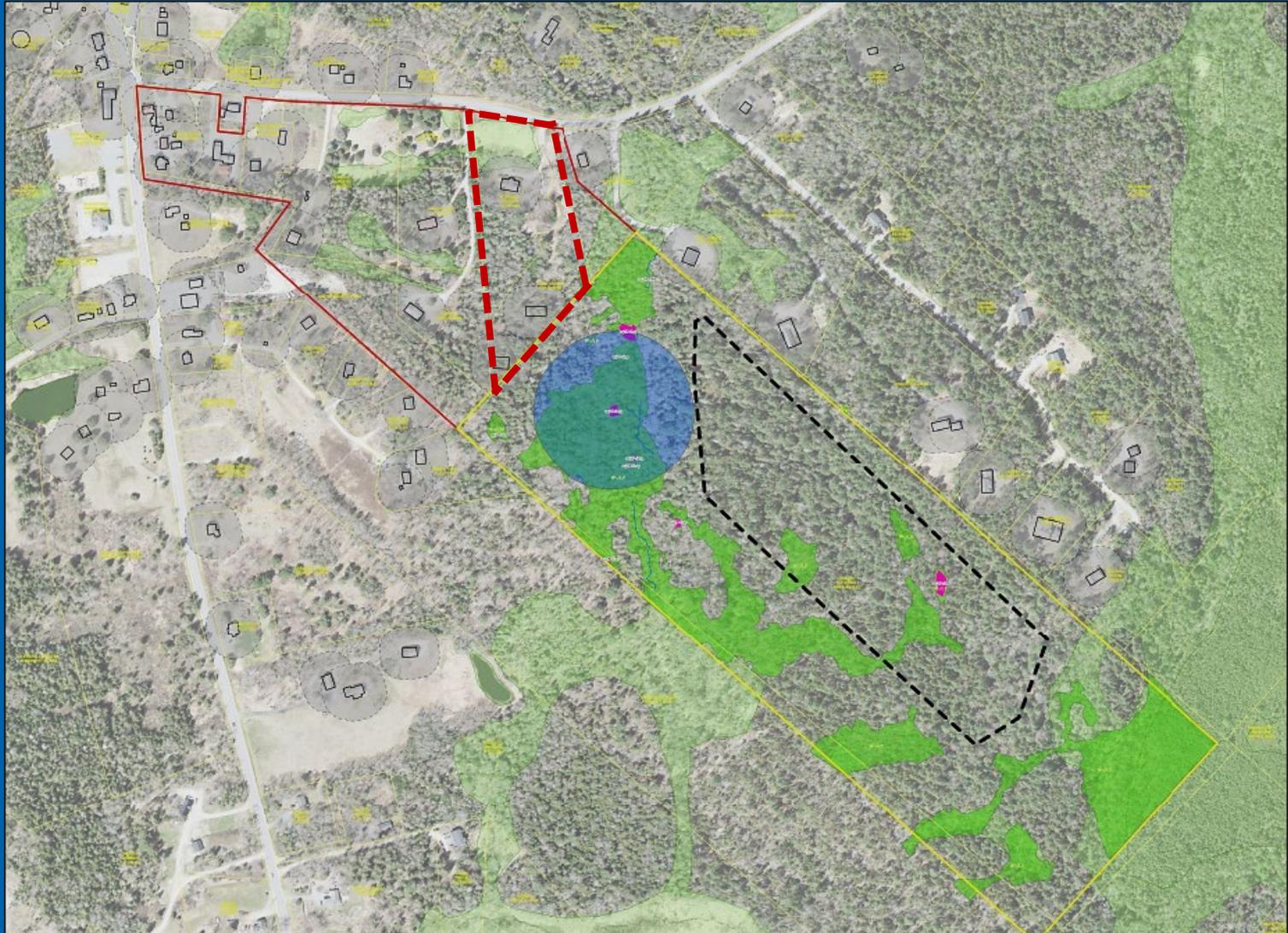
- Comprehensive analysis of site conditions
- Right of way analysis
- Housing development suitability analysis
- Subdivision of land between the Town and NPS



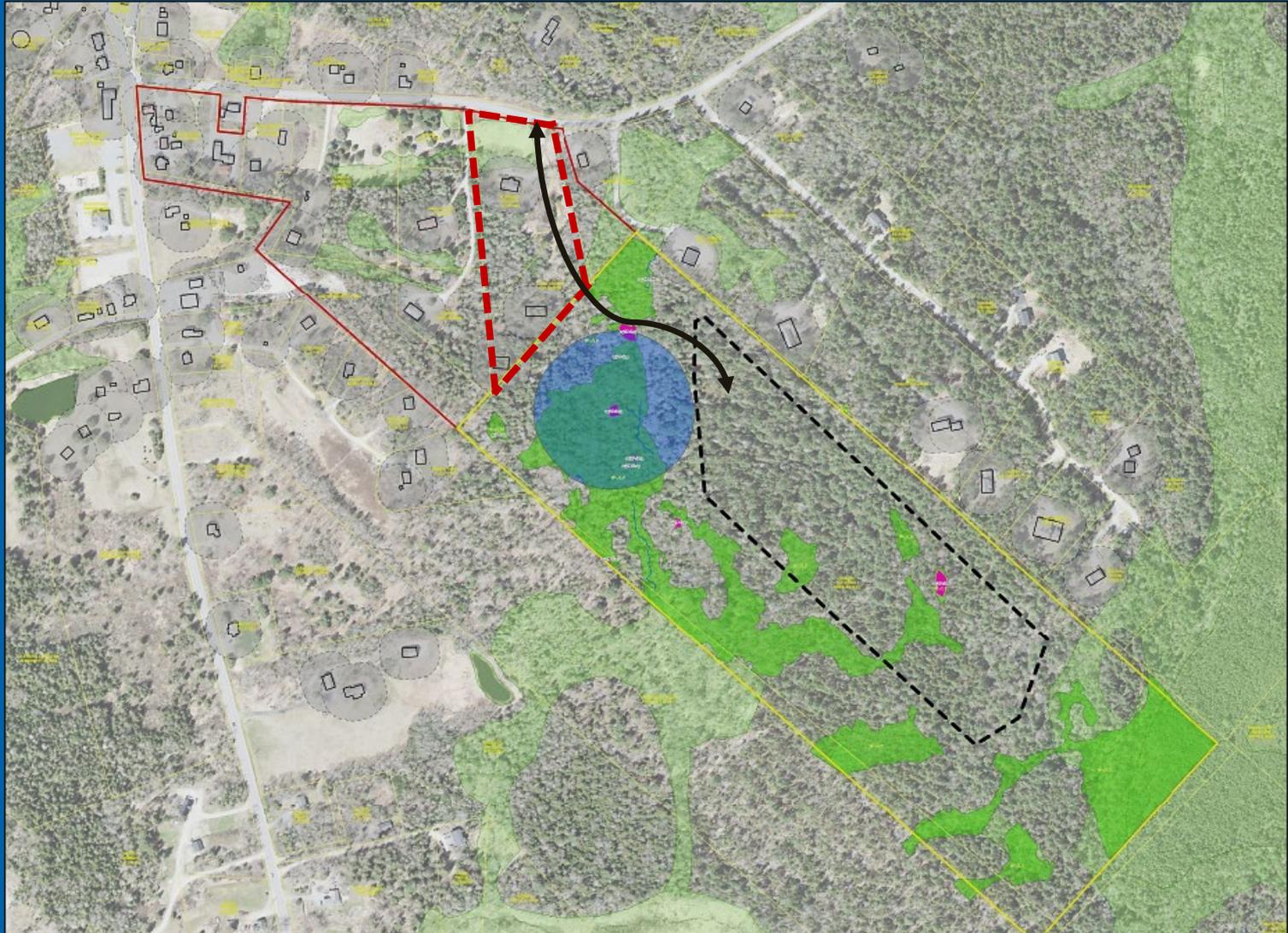
# Stage 1 - Legal Boundary Survey & ROW Access



# Proposed Right of Way - Parcels



# Proposed Right of Way - Parcels



## Next Steps

- Complete Stage 2 of the existing conditions analysis
- Work with landowners to secure preferred right of way
- Work with MDI towns to develop conceptual housing plan
- Explore funding possibilities for planning, design, and construction
- Continue public engagement

# Questions & Feedback

- Town of Bar Harbor:

Cali Martinez, Housing and Community Planner

[cmartinez@barharbormaine.gov](mailto:cmartinez@barharbormaine.gov)

288-3329

- Acadia National Park:

John Kelly, Management Assistant

[john\\_t\\_kelly@nps.gov](mailto:john_t_kelly@nps.gov)

288-8703

## 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.