



Town of Bar Harbor
Planning Department

LET'S TALK HOUSING

We know what the problems are, now let's figure out how to tackle them.

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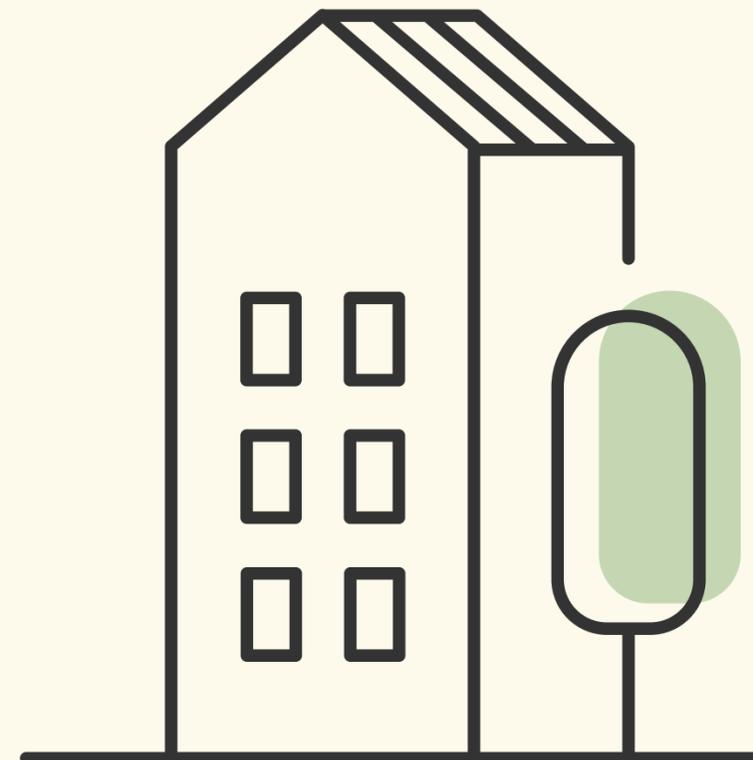
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Purpose. This report is intended to give a high-level overview of the Planning Department's strategy to tackle the community's housing challenges.





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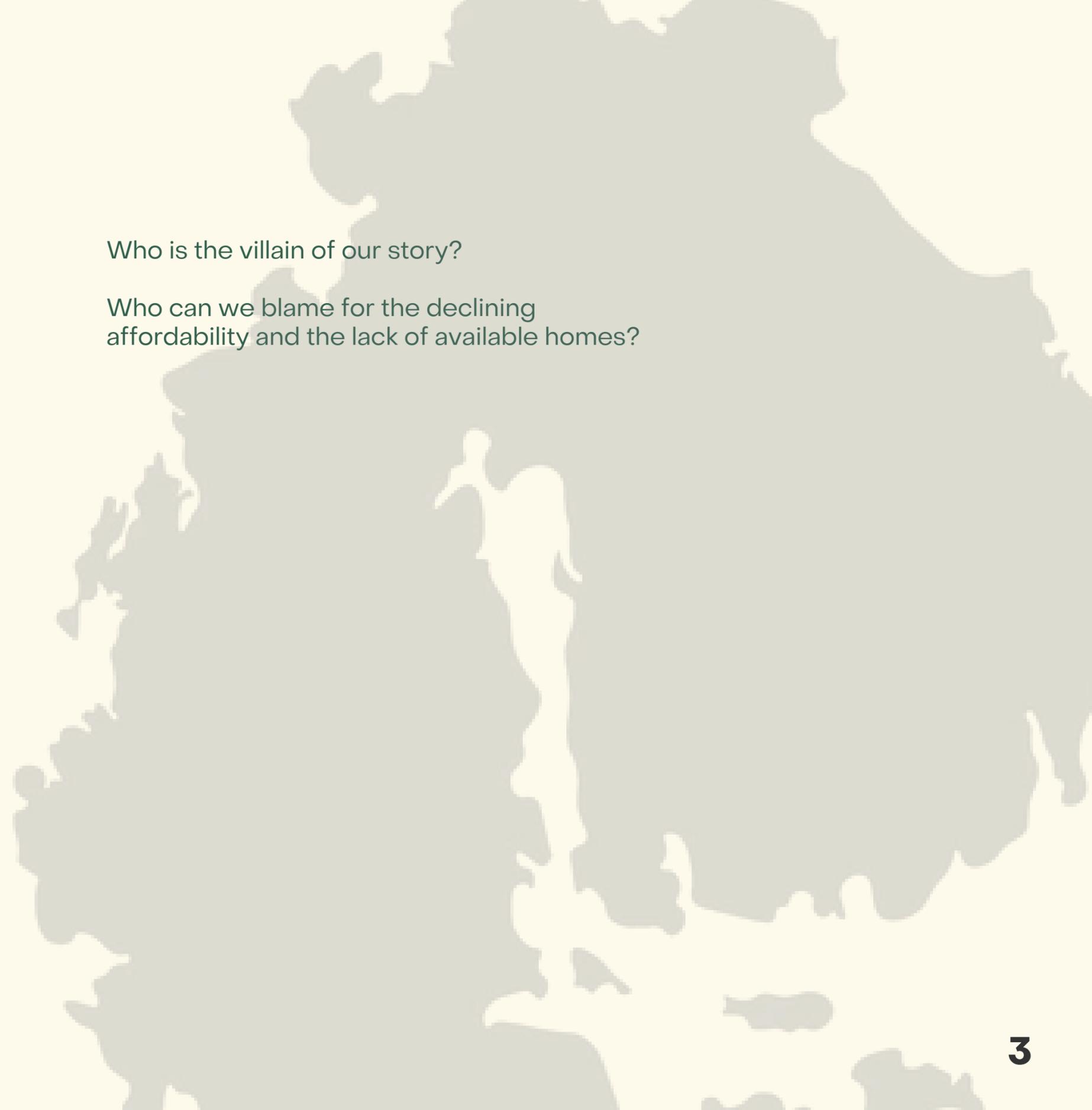
Primary Issue

FRIEND OR FOE?



Who is the villain of our story?

Who can we blame for the declining
affordability and the lack of available homes?





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Primary Issue

FRIEND OR FOE?



**The Economic Law of
Supply and Demand &
Our Desirable Location**

There is general consensus among economists that the best way to get out of the affordability crisis is to build our way out.

There is a high demand for housing due to the beautiful place we live in. However, supply has failed to keep up and prices have increased significantly as a result.

And there's always someone willing to pay, which keeps the prices high.

The main villain of our story is the economic system we have to work within and because our location is incredibly desirable, we are the victims of our own success. Now let's keep our enemy close, and work within the system to benefit our community in the way we need.

Now let's work to build the supply to benefit the households we need most.



PRODUCTION

Rental

Ownership



PRESERVATION

Rental

Ownership

Solutions

In simple terms, we need to:

- (1) ensure the existing affordable units remain affordable and available; and**
- (2) build a diversity of new housing units attainable to a variety of income levels.**

These efforts will address the unique needs of a variety of households grouped by demographic patterns and income levels.

For example, housing solutions will look different, and address different needs, for rental and ownership households.





Approach

BALANCING ACT

These values will be foundational to each housing decision, however, **the community must prioritize efforts that create a thriving community**; to accept new individuals, couples, and families that come from unique backgrounds and cultures, that bring their own unique needs and preferences.

The community will need to tolerate **change** and **invest** in the future.





- Foster partnerships to develop housing

Timeline

GRADUAL PROCESS

Doing things right will take time...

However, a significant amount of foundational work has been done; allowing future work to build on a strong foundation.

Develop a Housing Fund

- Create a clear and fair system that offsets some development and permitting costs for developers that need it most and projects that address our largest needs

Remove Zoning & Regulatory Barriers

- Build on LD 2003
- Increase housing opportunities in growth areas
- Develop regulations to balance environmental protections and housing development in areas without public water and sewer

Define Affordability

- Understand the unique needs and affordability ranges of rental and ownership households
- Set clear housing targets to incentivize housing for a diversity of household types



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REFERENCE DOCUMENTS

Below are the foundational documents that were used to create this presentation and will continue to be used to ensure all housing efforts are aligned with the community's values and unique needs.



Housing Policy Framework V2 (2023)

This document outlines the Town's housing vision and associated policies and actions. Proposed solutions will align with the content of this framework.



Bar Harbor Housing Analysis (2022)

This document clarifies many housing market challenges and dynamics specific to Bar Harbor and the region. This document will be utilized to ensure solutions address our unique challenges.



Bar Harbor 2035 Comprehensive Plan (2025)

Assuming this new plan is adopted in June 2025, efforts will aim to further the vision and future land use strategy described within this document.