

To: Town Council
From: Jay Chace, Planning Director
Cc: Tom Hall, Town Manager
Date: January 10, 2022
Re: Update on Growth Management from calendar year 2021

The intent of this memo is providing the Council, and residents, with a synopsis of the pace of residential growth in town for calendar year 2021. As many will recall, 2021 was marked by the repeal and replace of the provisions of the Growth Management Ordinance (GMO), with the new provisions becoming effective June 1. Our Department tracked the annual permitting in accordance with the GMO provisions that were effective at the time.

As a reminder, the required “Reporting” for all residential permits issued post June 1 is actively being maintained on the Planning page of the Town’s web site:
<https://www.scarboroughmaine.org/departments/planning-and-codes/planning/residential-permit-reporting/>

The information below is intended to provide a synopsis of the pace, types, and location of growth for calendar 2021, as well as to put the year’s residential growth in the context of growth over the past ten (10) years.

The reporting of two different standards and timeframes can be a bit confusing so I’ve provided both a breakdown of the pre & post June 1 GMO data as well as total 2021 annual numbers.

GMO, Pre-June 1 basic information:

- Pre-June 1 GMO the annual allocation of residential growth permits was 135, which was supplemented by a reserve pool for ‘eligible’ projects.
- A total of 131.52 of the annual allocation permits and 55 permits from the reserve pool were applied for prior the pre-June 1 GMO being repealed.
- These permits accounted for 235 new residential dwellings in town, of which 230 were located in designated growth areas; 152 were multi-family dwellings; 83 were single family dwellings.
- This Ordinance was repealed and replaced effective June 1.

GMO, Post-June 1 basic information:

- The post-June 1 GMO allocated 48 permits for dwellings ‘not otherwise exempted’ by the new post-June 1 GMO (*As of Jan. 1, 2022 the annual allocation of growth permits is 144 permits for non-exempt dwellings*)
- Of the 48 ‘not otherwise exempt’ permits, 26 were applied for.

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- 158 dwellings met one of the other exemption requirements.
- These permits accounted for 184 new residential dwellings in town, of which 180 were located in designated growth areas; 148 were multi-family dwellings; 36 were single family dwellings.

Overall Residential Growth 2021

- 419 new residential dwellings were permitted in town between January 1 and December 31, 2021.
- 119 permitted dwellings were single-family homes; 300 dwellings permitted were in duplexes or multi-family buildings
- 410 of the dwellings were permitted in the town’s ‘growth areas’; 9 were permitted in the town’s ‘limited growth areas’
- The 419 dwellings used 212.52* growth permits and 158 dwellings were exempt from requiring a growth permit (*Up until June 1 the GMO permitted fractional growth permits)

| | pre-June 1 GMO | post-June 1 GMO | Totals |
|---------------------------------------|-------------------|--------------------|--------|
| Total Dwellings | 235 | 184 | 419 |
| Total Growth Permits | 186.52 | 26 | 212.52 |
| Growth Permits from Annual Allocation | 131.52 | 26 | |
| Reserve Pool (pre June 1) | 55 | N/A | |
| Exemptions (post June 1) | N/A | 158 | |
| Dwellings in Growth Areas | 230 | 180 | 410 |
| Dwellings in Limited Growth Areas | 5 | 4 | 9 |
| Single Family | 83 | 36 | 119 |
| Multi-family | 152 | 148 | 300 |

10 Year Permitting Record:

- The town has averaged 211 new units over the past 10 years
- 5 year averages: 107 units/yr from 2012-2016; 317 units/yr between 2017-2021
- Rate of growth increased notable beginning in 2017, which was anticipate by Town Council with the addition of permits in the 'reserve pool' (*repealed June 1*) to accommodate the increased interest for multi-family development

| Year | Single-Family Dwelling Units | Multi/Apartment (2-Family +) Units | Affordable Units (sub-total of Multi/Apartment) | Total Units | Total Growth Permits |
|------------------------|-------------------------------------|---|--|--------------------|-----------------------------|
| 2021 | 119 | 300 | 39 | 419 | 212.52 |
| 2020 | 83 | 157 | 20 | 240 | 173.74 |
| 2019 | 78 | 105 | 0 | 183 | 159.83 |
| 2018 | 91 | 152 | 25 | 243 | 158.82 |
| 2017 | 117 | 386 | 4 | 499 | 325 |
| 2016 | 90 | 30 | 3 | 138 | 106 |
| 2015 | 126 | 26 | 3 | 152 | 111 |
| 2014 | 73 | 4 | 0 | 77 | 68 |
| 2013 | 87 | 0 | 0 | 87 | 84 |
| 2012 | 61 | 18 | 0 | 79 | 69 |
| 10 Year Average | 80.6 | 87.75 | 5.5 | 211.7 | 146.79 |