

**WORKSHOP AGENDA
TOWN COUNCIL
RE: GROWTH
WEDNESDAY, JUNE 19, 2019
6:00 P.M. - COUNCIL CHAMBERS**

Item 1. Call to Order

Item 2. Those Present

Item 3. Discussion on Growth

Item 4. Adjournment

To: Scarborough Town Council
From: Karen Martin
Subject: Growth In Scarborough 2010 - 2018
Date: June 14, 2019

Overview:

According to the United States Census Bureau, the Town of Scarborough added 434 new residents from July 2017 to July 2018, bringing the most current estimate of total population to 20,352. Community-level population estimates were officially released last month.

The 2018 estimates continue to show that Scarborough is, for Maine, a fast growing community with dynamic changes that affect how we plan for the future.

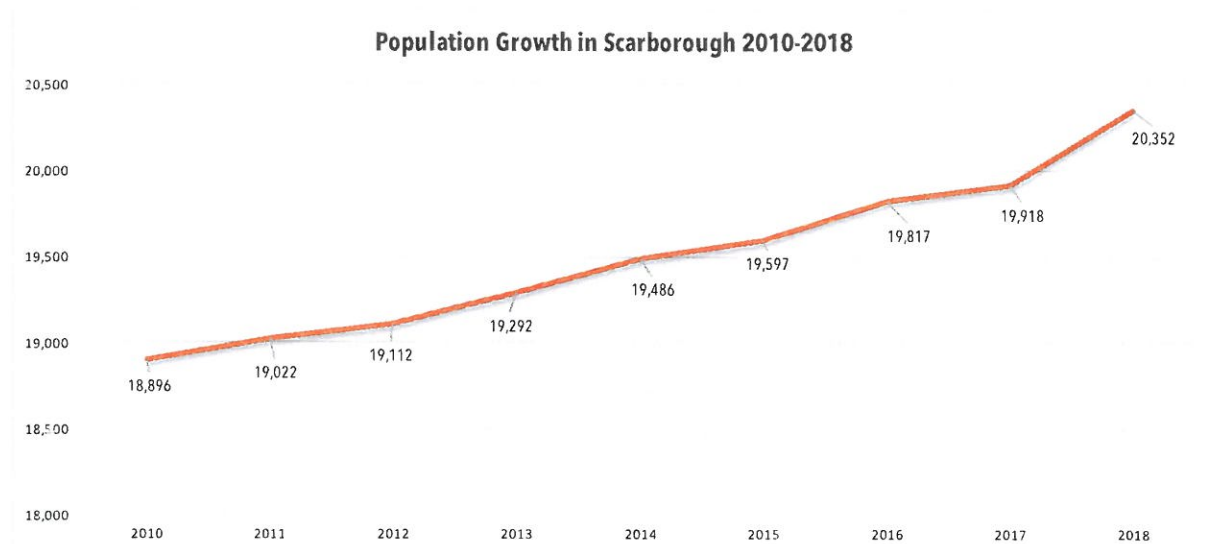
In this memo, staff is providing general background on growth from both federal and local sources of data. At the workshop on June 19, we will be bringing additional local data focused on the following:

Growth trends locally, regionally and nationally,
Growth Management Ordinance,
Trends in residential growth based on permitting, and
Multi-family impacts on school enrollment.

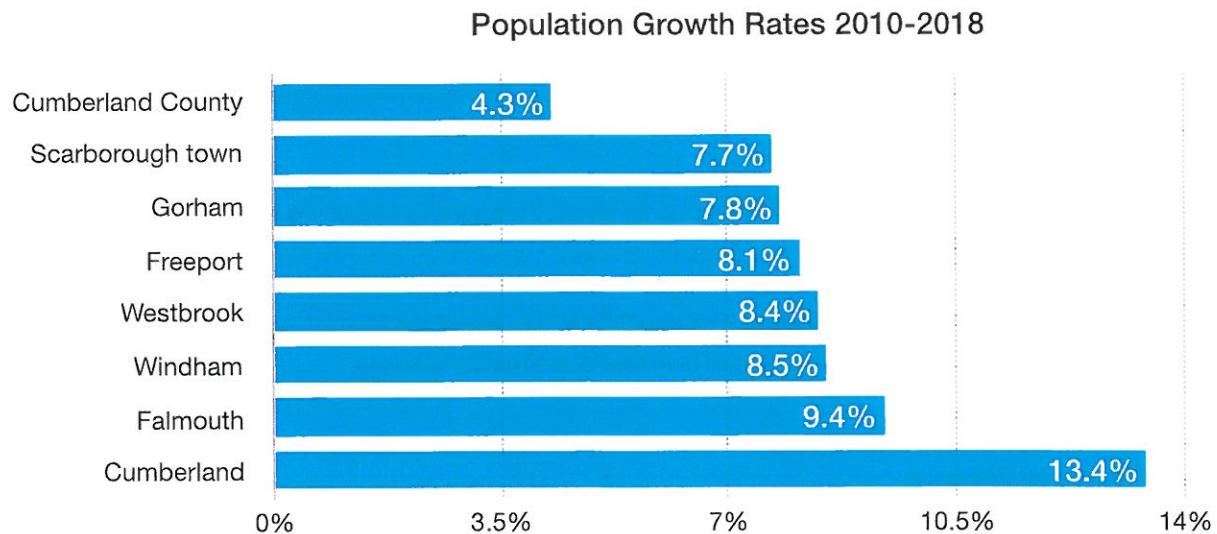
Population Growth

The latest set of populations estimates developed by the Census Bureau are for the year 2018. The latest set of detailed socio economic data (characteristics such as age, income, housing types etc), also from the Census Bureau, is for 2017.

Let's start with the latest release of town population how we compare to the region and the state. The following table shows annual growth in Scarborough from 2010 to 2018.



Over the last eight years, Scarborough added 1,456 new residents according to the the 2018 Population Estimates. Within Cumberland County, only Westbrook added more new residents during this period - 1,467 people. On average the Town added 182 new residents a year for the last eight years. When looking at the rate of growth, Scarborough's population increased 7.7%. Six other Cumberland County communities increased at a faster rate than Scarborough. All of the towns in the list increased at a rate that is significantly faster than the County as a whole.



Over the past eight years, Scarborough captured 12% of the County's growth - 1,456 of the 12,099 new residents in Cumberland County. In 2018, 6.9% of the County's population lives in Scarborough. This percentage increased over the past eight years, given that we are growing at a faster rate than the County.

While Scarborough is growing faster than many communities in the state, we remain the ninth largest community in the State. Brunswick is the eighth largest community, by 129 people.

Housing Units

The Census Bureau's 2018 population estimates do not include an estimate of housing units at the community level. Housing units are available from the 2017 American Communities Survey (ACS)- which is also produced by the Census Bureau. It should be noted that the estimating methodology is different between the two sets of estimates and therefore the estimates do not match precisely.

In 2017, the ACS estimated the total housing unit count for Scarborough as 8,584. When comparing this estimate to the number of building permits issued, the count looks low. If we add permits issued through 2016 to the Census 2010 housing count, we would expect a total housing count of 9,160 housing units – an increase of 543 housing units.

Since the incidence of a building permit issued and not built is extremely low, the assumption is that the Town's count of new units based on permits is reasonable.

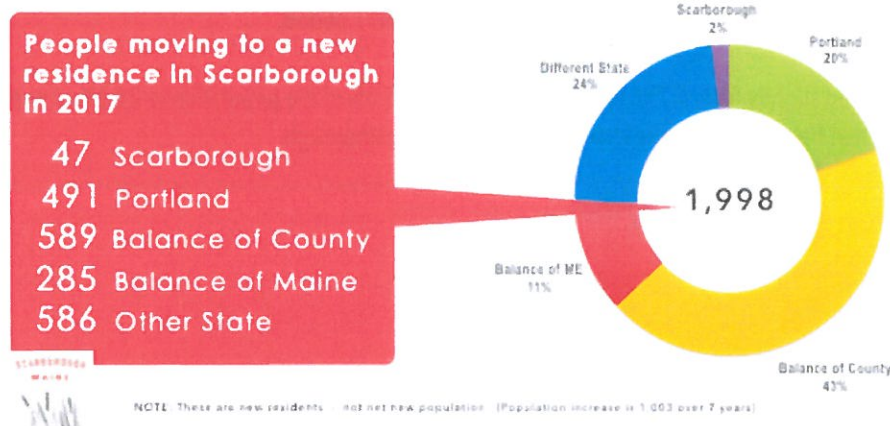
If we add in 2017 permits to coordinate with the 2018 estimate of 20,352, the resulting housing unit total would be 9,421 - an increase of 804 units. Finally, if we look at permits issued through 2018, our housing unit total would reach 9,801 total units, resulting in an increase of 1,184 housing units.

Dynamics of Growth

Between 2010 and 2018, Scarborough has had an increase of 1,456 new residents and 804 new units. If we associated the new units with the new population, each new unit is bringing 1.8 new people to town. However, all new residents are not necessarily living in the new units. There is change over of existing housing and many new dynamics affecting the population composition of the town.

According to the Census ACS, nearly 2,000 people moved to a new residence in Scarborough in 2017. If you remove the folks who moved from within Scarborough, we have 1,951 new residents in 2017. Population increase only accounted for about 100 people. In looking back over the past seven years that the information is available, the numbers are fairly consistent, indicating that about 10% of the population is new to Scarborough in any one year. This number represents new population growth as well as the dynamics of the existing housing units. The numbers indicate that over 1,800 people left and 1800 people moved into town.

Mobility in Scarborough



School Age Children in Scarborough

According to the ACS, approximately 18.6% of the population in Scarborough in 2017 were between the ages of 5 and 17. Another 3.8% of the population was under 5.

The following table represents the allocation of school aged children in Scarborough for 2017 according to the ACS data set.

School Aged Children in Scarborough

Group	Total	% of Town Pop	% of County Age Group
< 5 Years of Age:	752	3.8%	5.3%
5 to 9 Years of Age:	1,248	6.4%	7.7%
10 to 14 Years of Age:	1,332	6.8%	8.6%
15-17 Years of Age:	1,077	5.5%	10.5%
School Aged Children	3,657	18.6%	8.7%
ACS School Enrollment	3,636		8.7%
Public School Enrollment:	3,436		7.8%
Scarborough Schools:	2,986		
Pop of Scarborough:	19,620	100%	6.8%

The above chart does indicate that Scarborough is home to a greater percentage of the County's population in school age categories than our population as a whole.

Age Structure

Like the rest of Maine, Scarborough is growing older. From 2010 to 2017, population in the 65 and older category increased from 3,101 in 2010 to 3,818, for a total 717 people. The percentage of the total population in this age group increased from 16.6% to 19.5% of the population during the 2010 to 2017 period.

Population 0-19 decreased slightly from 4,776 to 4,750, falling from 25.6% of the population to 24.2% of population in 2017. The table and Chart below illustrate the changes in age within Scarborough.

Population by Age in Scarborough 2017
American Community Survey 2010 and 2017.

Age Cohorts	2010	2017	Change
Under 5 years	1,027	752	(275)
5 to 9 years	1,235	1,248	13
10 to 14 years	1,346	1,332	(14)
15 to 19 years	1,168	1,418	250
20-24 years	678	689	11
25 to 29 years	773	722	(51)
30 to 34 years	779	1,039	260
35 to 39 years	1,101	1,182	81
40 to 44 years	1,599	1,202	(397)
45 to 49 years	1,571	1,444	(127)
50 to 54 years	1,422	1,880	458
55 to 59 years	1,692	1,581	(111)
60 -64 years	1,145	1,313	168
65 to 69 years	867	1,194	327
70 to 74 years	647	919	272
75 to 79 years	702	612	(90)
80 to 84 years	515	388	(127)
85 years and over	370	705	335
	18,637	19,620	983

Town of Scarborough Population by Age in 2017

