

# Measuring Growth in Scarborough

## Key Indicators to Track



### Overview and Purpose

*Understanding and tracking growth in a community serves as a foundation to any growth management program.*

*As the Town of Scarborough undertakes the implementation of its 2021 Comprehensive Plan, it has a number of tools available to help manage growth. One of those tools allowed under State law is the implementation of a “rate of growth ordinance”. In Scarborough, we’ve often referred to this as the “Growth Management Ordinance”, but in reality, this ordinance works hand in hand with other growth management tools such as the Zoning ordinance, the site plan ordinance and impact fee ordinance. Together, such ordinances comprise The Growth Management Program.*

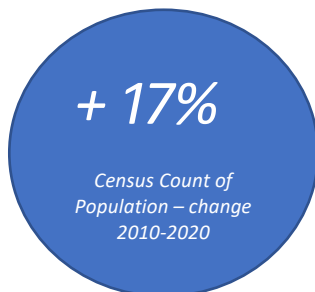
*The purpose of this report is to establish a foundation for evaluating the scale of growth in the community. There is no question that Scarborough has been on the leading edge of growth in housing, population, and jobs for decades, when compared to other communities. This growth is at the heart of the Town’s desire to understand the best ways to manage impacts on the community.*

*Understanding the changes, past, present, and future is how we determine the effectiveness of our Growth Management Program. This report focuses on the growth itself, not necessarily all the direct impacts of growth. It relies on consistent reporting sources such as the Decennial Census, annual estimating programs of the Census Bureau, the Maine Department of Labor and local sources.*

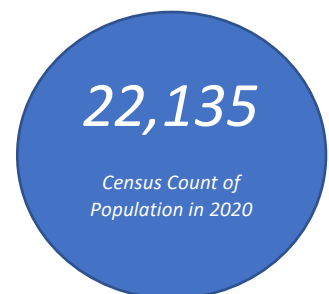
*As we look at the various sources of data, please note that each source has characteristics that can make the data challenging to compare to other data sources. We will note the characteristics of each set of numbers as we discuss them in this report. Please see the notes on the Data Sources at the end of the report, along with the tables used to complete this report.*

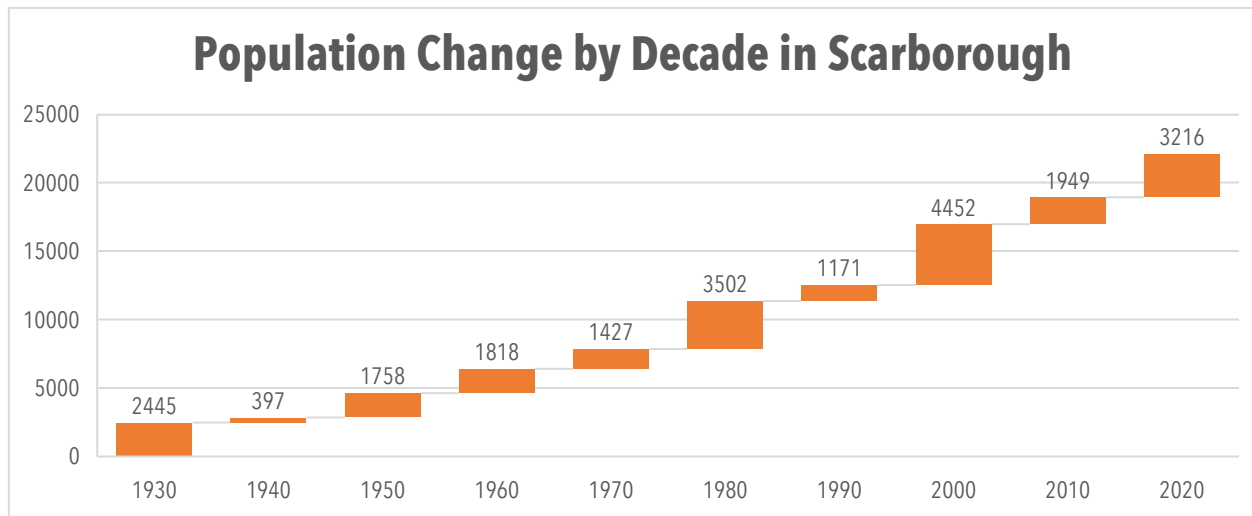
### Population

*The gold standard of population data comes from the Decennial Census complete count of the population. To ground our discussion of population, the following chart on the next page shows the change by decade. The chart starts with the population in 1930 of 2,445 people. Each successive bar shows the increase in the population by decade. In 1940, the population increased by 397 people for a total of 2,842 people.*



*The Chart clearly shows that Scarborough experienced periods of rapid growth. The decade of 1970 to 1980 increased by 3,502 people. The period between 1990 and 2000 experienced an increase of 4,452 people. Both decades had more net growth than the most recent decade of 2010 to 2020.*

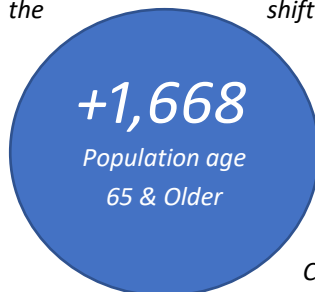




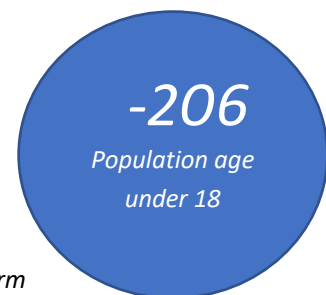
Looking at the most recent decade of growth, the Town added an average 322 net new residents each year. Based on building trends, it is reasonable to assume that the last five years of the decade experienced more growth than the first five years.

While population increased, the distribution of population also changed. Between 2010 and 2020, the number of people living in Scarborough under the age of 18 dropped from 4,466 people to 4,260, a decrease of 206. The percentage of population in this age group dropped from 23.6% of the population to 19.2%.

Unfortunately, the 2020 Census Count for the 65 and over population will not be released until later this year. Using the American Community Survey (ACS) data in place of the count, this population age group increased from 3,101 in 2010 to 4,769 in 2021. An increase of 1,668 people. The percentage of our population in the 65 and older group increased from 16.6% to 21.8% from 2010 to 2021. Once the 2020 Census count for the 65 and older population is released, we can have the most accurate accounting of this shift. We anticipate that the 2020 Census count will confirm the shift in population.



The Decennial Census data also confirms that Town of Scarborough experienced a larger influx of net new people than other communities in the State and in Cumberland County. We added more population than any other community in the state during the 2010 to 2020 period. Our rank in population changed from 9<sup>th</sup> in the State in 2010 to 7<sup>th</sup> in the State in 2020. Our percent of the population of Cumberland County increased from 6.7% to 7.3%.



*Relevant to the question of growth, the following conclusions are in order based on the US Census Count of population and ACS data for the Town of Scarborough:*

- *We increased our share of the County population growth*
- *We outpaced all other communities in the State in net population increase*
- *Our age profile has changed, decreasing the number of residents under 18 and increasing the number of residents 65 and older.*
- *We have experienced significant growth in previous decades, but at least two previous decades resulted in more net population growth than the 2010 to 2020 period.*

### **Housing Counts**

According to the Census Count, between 2010 and 2020, the Town added 1,724 housing units, topping us off at 10,321 housing units for April 1, 2020. Total housing units increased 20% while population increased 17% based on the Decennial Census.

When compared to the actual count of housing units through the Town's Assessing Data base, this count is remarkably similar, suggesting that there is good alignment with Census 2020 and our local data sets. The Town Assessors' April 2021 accounting of all units was 10,710 units (1-year later than the Census). Housing units built between April 2020 and April 2021 account for much of this difference.

Of the 10,321 total housing units, 1,289 are vacant or held exclusively for seasonal use. Households (which the Census defines as occupied housing units) reached 9,052 in the 2020.

Household Size decreased from 2.48 persons per household in 2010 to 2.4 persons

per household in 2020. Fewer people per household often

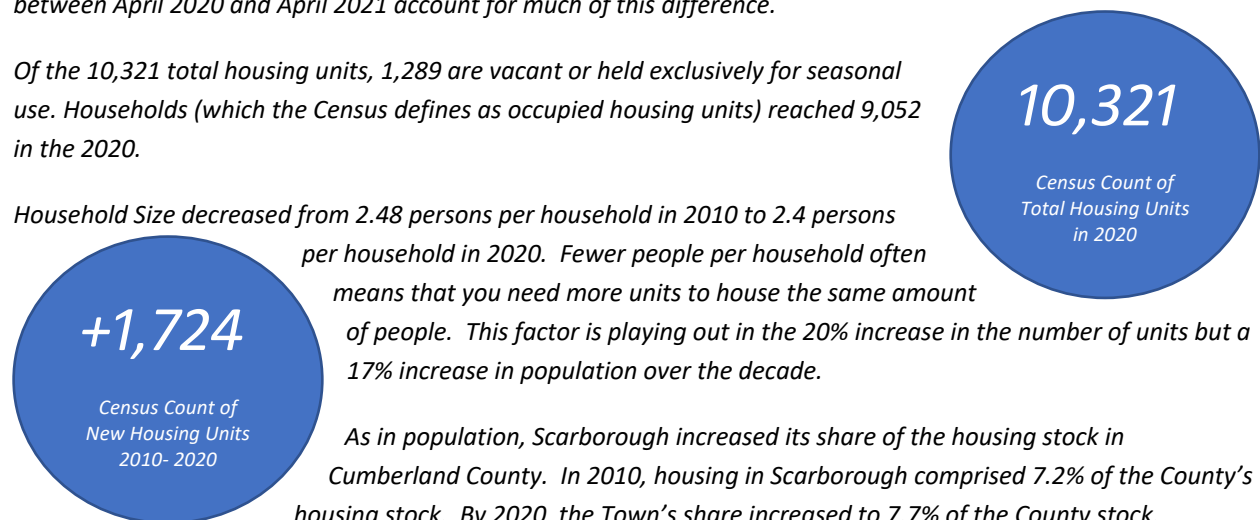
means that you need more units to house the same amount

of people. This factor is playing out in the 20% increase in the number of units but a 17% increase in population over the decade.

As in population, Scarborough increased its share of the housing stock in Cumberland County. In 2010, housing in Scarborough comprised 7.2% of the County's housing stock. By 2020, the Town's share increased to 7.7% of the County stock.

*Relevant to the question of growth, the following conclusions are in order based on the US Census Count of housing for the Town of Scarborough:*

- *We've increased our share of County housing units during the 2010 to 2020 period*
- *While having a rate of growth ordinance in place, we averaged 172 new built units/year between 2010 & 2020*



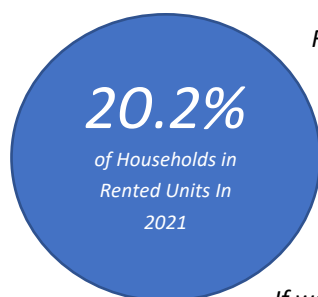
## Housing Characteristics

To analyze the characteristics of housing in Scarborough, we need the ACS Data. The ACS is a rich source of the socio-economic data, but as we note in the description of data sources, it is based on surveys and is an estimate not a count. In our tracking tables, we have listed 2010, 2015, 2020 and 2021.

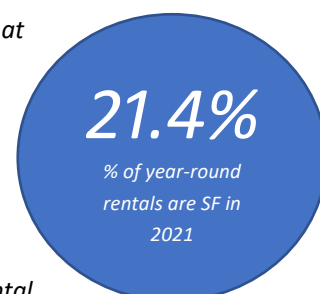
You may note that the ACS data estimates the 2021 population of the community at 21,857, which is below the Census 2020 figure. While annoying, it's internally consistent with their methodology. You should not interpret this number as a decrease from the 2020 count. In addition, the Census Bureau warns against comparing consecutive years. They prefer you to compare in five-year increments.

We've already discussed number of housing units. The ACS allows us to look at the characteristics such as changes in tenure, types of units and children in housing units.

Since nearly half of the units permitted in the last ten years were multifamily, let's look at the impact on tenure first. It's easy to assume that all rentals are multifamily, when in fact, Scarborough has a number of single family detached units held for year-round rentals. In 2021, 21.4% of all rental units were actually single family detached units. Further, just over 9% of all owner occupied units are in multifamily structures.

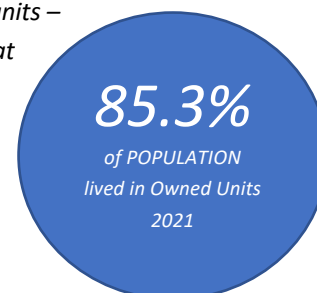


Rented housing units make up 20.2% of all units in 2021. In 2010, that percentage was 21.2%. The corollary to the rental equation is that the percentage of owned units has increased from 78.8% of all units in 2010 to 79.8% of all units in 2021. The ACS data would say there has been little impact on the percentage of units that are owned versus rented in Scarborough. Keep in mind that some of the new multifamily is actually owned, not rented.

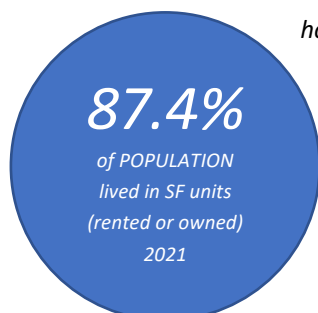


If we look at the percentage of population living in owned units – population rather than units, 85.3% of residents live in owner-occupied homes. That number is up from 80.7% in 2010.

If we look at the residents of Scarborough that live in Single family homes, we find that 87.4% of residents live in single family homes (regardless of whether they are owned or rented). This percentage is basically the same in 2010 and 2021. Interestingly 2015 pegs that percentage at 95.4%.



The other items we look at with respect to changes in our housing units is the percentage of single person households. That percentage has increased slightly from 23% in 2010 to 25% in 2021. From a planning perspective, it's worth noting that 58% of these single person households are 65 and older. That percentage is up from 50% in 2010. As senior households grow in Scarborough, there is a direct impact on planning for services. There may also be impacts as we look at property tax programs aimed at seniors.

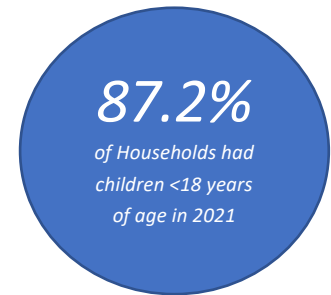


The ACS data also lets us look at the distribution of housing units between single family and multi family structures. According to the ACS in 2010, single family detached units make up 73.8% of all occupied units. In 2021, ACS tells us that 75.3% of units are single family detached.

This lack of a significant change in the distribution of units between multifamily and single family may surprise many. A number of factors are involved here. First, there are still MF units in the pipeline, not enough to make a dramatic change, but it's anticipated that the percentage of MF will inch up in the coming years. Next, the development in the last couple of years has been heavily multifamily, but the development in the early years of the decade was heavily single family – so there is some balancing out that happened over the decade. The percentage reported above are focused on occupied housing units. It's possible some of the new multifamily may be held for seasonal or occasional use, therefore they may not be counted in the household totals.

As of now, none of the data show a dramatic impact on the percentage distribution between multifamily and single-family households.

Focusing on the other end of the age range in Scarborough, we continue to see a drop in the percentage of households with children under 18. In 2010, 34% of all households in Scarborough included a child under the age of 18. By 2021, that percentage of households dropped to 27.2% of households.



Lastly, the ACS gives us a picture of the size of units, measured by number of bedrooms. In 2010, 67.3% of all housing units included 3 or more bedrooms. That percentage remained virtually unchanged in 2021. What did change was the percentage of rental units with 3 or more bedrooms. In 2010, 32% of all rental units had 3 or more bedrooms. In 2021, that percentage dropped to 20%. It's likely that the majority of the 3 or more bedrooms in the rented units are associated with the single-family rentals.

### **Value of Units**

The ACS survey asks respondents to estimate the value of their home. In 2021, the median values of all homes in Scarborough (as estimated by the occupants) was \$397,700, remarkably close the Assessors estimate of \$400,000. The median sales price for those homes on the market is certainly higher. But a median value of all housing units falling at just under \$400,000 indicates the changing affordability in Scarborough.

*Relevant to the question of growth, the following conclusions are in order based on the US Census ACS survey data for the Town of Scarborough:*

- *Percentage of homeownership has not dropped between 2010 and 2020*
- *Distribution of units between Single Family and Multifamily has not significantly changed*
- *Units with 3 or more units per structure has increased from 9% to 13% in this time period at the expense of other MF units.*
- *Population living in Single Family homes (rented or owned) has gone up*
- *More households are living alone and 58% of these are residents who are 65 or older*
- *The percentage of 3-bedroom rental units has declined as a percent of all rentals*

## **Student Enrollment**

According to ACS data, the number of students between 2015 and 2021 decreased by 266 students. During this period Scarborough Schools reported a drop of 111 students. This drop in total enrollment appears to coincide with the ACS estimates of a drop in children under 18.

(The 2021 enrollment does show an increase in student enrollment over 2020, but the comparison of the 2020 data to 2021 is ill advised according to the Census Bureau.)

However, total enrollment should not be the only indicator of changes in enrollment. Current enrollment has the kindergarten totals increasing. In addition, birth rates are up in 2021 and 2022 indicating that there is likely to be an increase in the number of kindergarten students in 5 years. Whether this increase in births is pandemic related or an indication of a sustained increase in the number of births remains to be seen.

(Please note that there is a complete and comprehensive forecast of student enrollment available on the Scarborough Schools website. <https://drive.google.com/file/d/1OxlvppnliqdtTYiQBdwxXDD01t6zzVO/view>)

What the ACS does show is that the number of students generated from single family homes versus multifamily homes is significantly different. In order, to look at the relationship between type of unit and enrollment, a special cross tabulation was created in the US Census Public Use Microdata files. In this calculation, we cannot get down to the Town level, but we can separate out an area that includes Falmouth, Cape Elizabeth, Cumberland, Gorham, Scarborough, Windham, Biddeford, and Saco. According to this tabulation, the following relationships occur:

### **Occupied Units**

Single Family Detached	.401 students per unit
SF Attached	.173 students per unit (43% of SF impact)
2 units per structure	.145 students per unit (36% of SF impact)
3 + unit per structure	.139 students per unit (35% of SF Impact)

Using these factors with the number of units in Scarborough results in an estimate of 3,000 enrolled students. The actual enrollment for this time-period was 2,876.

Relevant to the question of growth, the following conclusions are in order, based on the US Census ACS survey data for the Town of Scarborough and School Department enrollment data:

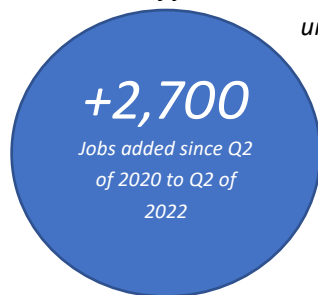
- Student enrollment is down from 2010 levels but picking up in recent years.
- Enrollment is likely to increase in the early grades due to an increase in the number of births, which may be a Covid blip.
- Enrollment is significantly different between the types of housing with MF generating 35% of the impact compared to the SF (using regional data).
- Despite significant growth in the number of housing units and the population, enrollment in schools has not increased.

## **Economic Indicators**

*Businesses and jobs are an important part of our quality of life here in Scarborough. A stable and diverse set of employers provide both jobs for our citizens and stability for our tax base.*

*This diversity has served us well during previous recessions and helped us weather the pandemic, the most significant economic disruption in our lifetime.*

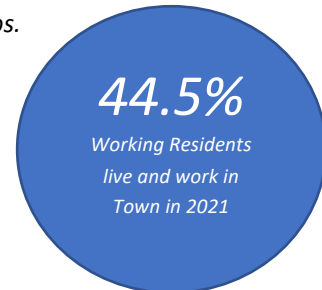
*The number of jobs here in Scarborough rebounded from 2020 adding 2,700 jobs between 2020 and 2022. This unprecedented growth in jobs reflects a recovery of jobs lost in 2020 due to the pandemic. But it also includes additional jobs putting us above the pre-pandemic levels as measured from 2019.*



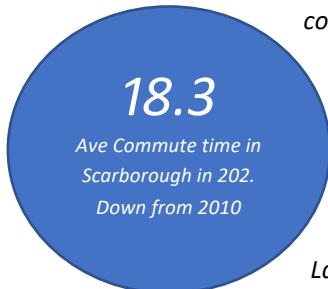
*Our unemployment rate dropped from a pandemic high of 11% to 2.2% in June of 2022. And the number of residents participating in the labor force increased in 2021.*

*Retail sales in Scarborough followed a similar pattern with sales rebounding above pre-pandemic levels, even for restaurants and lodging.*

*The ACS tells us a little more about the relationship between residents and their jobs. In 2010, 24.7% of residents lived and worked in Scarborough. By 2021, the percentage increased to 44.5% of residents living and working in Scarborough.*



*Commuting into Portland has decreased for our residents. Only 32% of residents commute to Portland in 2021, down from 46.5% in 2010.*



*We also know from the ACS that 15.7% of workers are working from home in 2021, compared to 7.3% in 2010.*

*For 2021, Scarborough had the lowest commute time of any community in Cumberland County.*

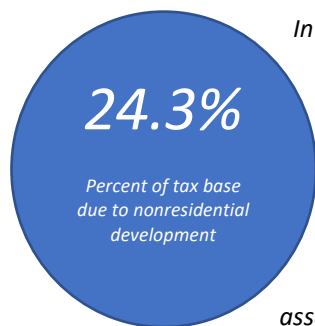
*Lastly, the commute time to work for Scarborough residents has DECREASED since 2010. The average commute time to work in 2010 was 20.1 minutes. By 2021, that commute time was down by nearly 2 minutes to 18.3 minutes.*

## **Local Data on Housing and Commercial Space**

*Thanks to the Assessor's data set we can now look at the increase in commercial space in Scarborough.*

*In April 2021, the Town had 5.55 million square feet of retail and office space on the tax roles. In 2022, an additional 233,653 square feet of space was added, an increase of just over 4%.*





*In April 2021, the Town had 2.1 million square feet of industrial space. By 2022, an additional 125,551 square feet were added – an increase of 6%.*

*In 2022, the Town was just under our long-time goal of having 25% of the tax base from non-residential value. The current percentage is 24.3%.*

*When looking at the impact on the tax rate by the value of new residential units, an analysis by the assessor shows that from April 1, 2020 to April 1, 2022, an additional \$250.3 million was added to the tax roles. This new value dropped resulted in a lower property tax bill for residents.*



*In a modeling exercise, the assessor compared actual property taxes to theoretical property taxes without the value from new residential development. The new value dropped the property tax bill on a \$400,000 home from \$6,480 to \$6,156 in FY 23. The cumulative savings over a three-year period was \$632 on a home valued at \$400,000. In 2023 the actual property tax rate per \$1,000 of value was \$15.39. Without the new residential value, the property tax rate per \$1,000 in value would have been \$16.20.*

*With 10,710 housing units in the Town of Scarborough, saving on average \$632 over three years, the value impact of new housing is significant.*

### SUMMARY

#### ACTUAL vs. LESS GROWTH (400k home)

Fiscal Year	Modeling Taxes	Actual Taxes	Difference
2021	\$6,056	\$5,944	\$112
2022	\$6,204	\$6,008	\$196
2023	\$6,480	\$6,156	\$324
Total Savings over 3 years: \$632			

*Relevant to the question of growth, the following conclusions are in order based on data from the ACS, the Maine Department of Labor and the Town's Assessing data base:*

- *Commuting times to work in Scarborough less in 2021 than in 2010*
- *Commuting times to work in Scarborough are the lowest of any community in Cumberland County*
- *% of workers commuting from Scarborough to Portland has dropped from 46.5% in 2010 to 32% in 2021*
- *44.5% of residents live and work in our community*
- *Jobs and Retail sales have both recovered from the pandemic and are higher than pre-pandemic levels*
- *Commercial and Industrial space increased from 2021 to 2022 helping Scarborough to a tax base of nearly 25% nonresidential value.*
- *New residential value has lowered the property tax bill of residents \$632, cumulatively, over the last 3 years*

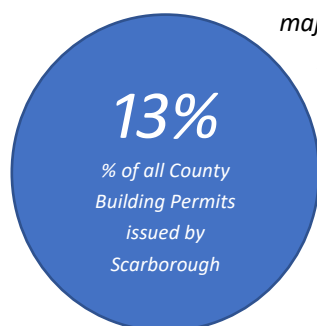


## Building Permits

When using data from the Decennial Census or the American Community Survey (ACS), the data refers to completed housing units. When looking at building permits, we are focusing on units to be built. A building permit issued is one year, may not be completed or occupied until the next. The influence of permits issued today, will not impact population and housing data estimates for at least a year. National data tells us that the vast majority of building permits represent units that will be completed.

To look at building permits we turn to the Census Bureau's Building Permit Survey. In this analysis, we are looking at data provided by the Census Bureau, so that we can compare to other communities. The good news is that the Town of Scarborough provides this data to the Census Bureau, so it is extremely close to Town records.

According to the US Census Bureau's Building Permit Survey, between the ten-year period of 2010 and 2019, 1,414 total permits were issued with 47% of permits issued for multifamily structures (2 or more units per structure). The majority of permits issued, timed for inclusion as built for Census 2020, were single family (53%). Looking at the three-year period including 2020, 2021 and 2022, 857 permits were issued with 67% of the permits for multifamily and 33% of the permits issued for single family.



During the 2010 to 2019 period, the Town issued 13% of the total building permits issued in Cumberland County. This increase in the percentage of building permits resulted in our total number of built housing units increasing as a percentage of the County.

Between 2010 and 2019, Scarborough accounted for 21% of multifamily permits issued in Cumberland County. Permits issued in Scarborough, Portland, Westbrook, and South Portland accounted for 82% of all multifamily permits in the County. For the latest three-year period, Scarborough has issued 25% of the multifamily permits in the County, with the four communities of Scarborough, Portland, Westbrook, and South Portland accounting for 86% of the multifamily permits.

## **Data Sources**

*The gold standard of evaluating population change is the US Decennial Census. The Decennial Census is the “Count” of population and determines congressional representation among the states. Data from the Decennial census is considered to be a full accounting of population and housing. Between the Census counts, the Census Bureau “estimates” population on an annual basis through its Population Estimating Program. This program uses indicators such as building permits, births, and deaths, to estimate the population rather than count the population. In general, the estimates in the early years after a census count tend to be the most accurate. As you move further away from the Count, such as in year eight or nine after a Decennial Census, the estimate can be further off. We saw evidence of this bias in the few years leading up to the Census 2020.*

*The third data set made available by the US Census Bureau is the American Community Survey, often referred to as the ACS. The ACS is fueled by a rigorous survey program which produces data down to the local area, such as Scarborough, on an annual basis. It is the source of a significant trough of socio-economic data. It replaces what was formerly known as the “Long Form” of the Decennial Census. While often considered as part of the Census Count, the socio-economic data was based on a survey. The ACS data for all communities is produced annually but is influenced by five years of data. So the 2021 data from the ACS uses data collected from the period of 2017 to 2021. It is not an average of the data from these years, but an algorithm designed by the Census Bureau to calculate the year of the data. This five-year blending of the data is why the Census Bureau discourages comparisons of the two consecutive years. The earliest comparison point for the 2021 ACS data would be 2017. For this report, we are showing 2010, 2015, 2020 and 2021. The changes between 2021 and 2020 should not be used, according to the Census Bureau, but changes from 2010, 2015 and 2021 are good. We should also note that the census Bureau released the 2020 ACS before the 2020 Census was released, therefore the 2020 Census and the 2020 ACS are not aligned.*

# Measuring Growth in Scarborough

## Key Indicators and Data Sources

Source: US Decennial Census of Population & Housing

Population	2010	2020
Total	18,919	22,135
10 Year Increase in Population	1,949	3,216
Ave Annual # of New Residents over 10 years	195	322
Population < 18	4,466	4,260
% of Pop <18	23.6%	19.2%
Population Over 18	14,453	17,875
% Pop Over 18	76.4%	80.8%
Rank in State	9	7
Share of County Population	6.70%	7.30%
<b>Housing</b>		
Total Housing Units	8,617	10,341
10 Year Increase in Total Housing Units	1,384	1,724
Units Held for Seasonal Use	741	NA
Other Vacant	370	NA
Total Vacant	1,111	1,289
Occupied Units (Households)	7,506	9,052
HHS	2.48	2.4
GQ	311	401
% of County	7.20%	7.7%
<b>Ethnicity</b>		
% White Alone	92.9%	89.0%
% Non White	7.1%	11.0%
% Hispanic (Any Race)	1.4%	1.9%

Note: The Decennial Census is a count of people and housing units. It provides the official count of population and determines the congressional representation. Additional data on Housing is set to be released from the 2020 Decennial Census in the next year.

# Measuring Growth in Scarborough

## Key Indicators and Data Sources

Source: The America Community Survey (5-Year Survey)

<b>Population</b>	<b>2010 ACS</b>	<b>2015 ACS</b>	<b>2020 ACS</b>	<b>2021 ACS</b>
Total	18,637	19,348	20,568	21,857
10 Year Increase in Population	NA	NA	1,931	3,071
Ave An. # Of New Residents over 10 years	NA	NA	193	307
Population < 18	4,535	4,316	3,995	4,146
% of Pop <18	24.3%	22.3%	19.4%	19.0%
Pop 65 & Over	3,101	3,737	4,267	4,769
% Pop 65 & Over	16.6%	19.3%	20.7%	21.8%
Population Over 18	14,102	15,032	16,573	17,711
% Pop Over 18	75.7%	77.7%	80.6%	81.0%
Rank in State	9	9		7
Share of County Popoulation	6.66%	6.76%	6.98%	7.27%
Median Age	43.8	44.7	47.7	47.6
County Population	279,994	286,119	294,520	300,776
<b>Housing</b>	<b>2010 ACS</b>	<b>2015 ACS</b>	<b>2020 ACS</b>	<b>2021 ACS</b>
Total Units	8,406	8,358	9,598	10,176
County Total Housing Units	136,951	139,772	145,838	148,178
Units Held for Seasonal Use	617	578	795	939
Other Vacant	392	305	341	324
Total Vacant	1,009	883	1,136	1,263
Occupied Units (Households)	7,397	7,475	8,462	8,913
HHS(all Households)	2.5	2.54	2.39	2.42
HHS for Rental Units	2.21	2.12	1.62	1.61
GQ	137	338	345	318
Total Units from Assessing				10,710
% of County	6.14%	5.98%	6.58%	6.87%

## Measuring Growth in Scarborough

### Key Indicators and Data Sources

Source: The America Community Survey (5-Year Survey)

<b>% Housing Diversity (Occupied Units)</b>	<b>2010 ACS</b>	<b>2015 ACS</b>	<b>2020 ACS</b>	<b>2021 ACS</b>
SF Detached	73.8%	77.0%	75.1%	75.3%
SF Attached	9.4%	5.9%	8.2%	8.2%
2 Units per Structure	4.2%	3.9%	1.7%	1.4%
3 or more Units/structure	9.4%	9.5%	12.4%	13.1%
Other Units	3.2%	3.8%	2.5%	1.93%
	100.0%	100.1%	100.0%	100.0%
<b>Tenure</b>	<b>2010 ACS</b>	<b>2015 ACS</b>	<b>2020 ACS</b>	<b>2021 ACS</b>
Total Occupied Units	7,397	7,475	8,462	8,913
Renter Occupied Units	1,570	1,623	1,662	1,803
Owner Occupied Units Units	5,827	5852	6800	7,110
% Rental Units	21.2%	21.7%	19.6%	20.2%
% Owner Occupied Units	78.8%	78.3%	80.4%	79.8%
SF Detached as a % of Rental Units	25.3%	34.0%	18.8%	21.4%
MF as a % of Owner Occupied Units	9.6%	6.7%	8.9%	9.2%
Population in Renter Occupied Units	3,468	3,434	2,699	2,903
Population in Owner Occupied Units	15,032	15,576	17,524	18,636
Population in Group Quarters	137	338	345	318
% of Population living in Owned Units	80.7%	80.5%	85.2%	85.3%
Population living in Single Family (rented or owned)	16,350	18,451	17,850	19,107
% of total Population living in SF (rented or owned)	87.7%	95.4%	86.8%	87.4%
Percent of Households with Children <18	34.0%	32.2%	28.1%	27.2%
Householders Living Alone	1,701	1,884	1,987	2,265
% of Total Households Living Alone	23.0%	25.2%	23.5%	25.4%
% of householders living alone who are 65 and older	50.0%	51.2%	57.1%	58.4%
<b>Number of Bedrooms</b>	<b>2010 ACS</b>	<b>2015 ACS</b>	<b>2020 ACS</b>	<b>2021 ACS</b>
Total Units	8,406	8,358	9,598	10,176
No Bedrooms	26	29	194	170
1 Bedroom	456	642	689	775
2 Bedrooms	2,270	2,068	2,689	2,391
3 or More Bedrooms	5,654	5,619	6,026	6,840
% 3 or More Bedrooms All Units	67.3%	67.2%	62.8%	67.2%
% of Rental Units with 3 or more Bedrooms	31.9%	32.8%	13.8%	19.7%

# Measuring Growth in Scarborough

## Key Indicators and Data Sources

**Source: The America Community Survey (5-Year Survey)**

<b>Income and Value</b>	<b>2010 ACS</b>	<b>2015 ACS</b>	<b>2020 ACS</b>	<b>2021 ACS</b>
Median Household Income	\$ 74,886	\$ 77,361	\$ 102,742	\$ 105,960
Median Home Value With a Mortgage	\$ 324,700	\$ 319,300	\$ 396,100	\$ 411,700
Median Home Value Without a Mortgage	\$ 296,200	\$ 305,200	\$ 349,900	\$ 373,000
Median Real Estate Taxes Reported	\$ 3,534	\$ 4,160	\$ 5,060	\$ 5,374
Median Value of Owner Occupied Housing Unit	\$ 318,700	\$ 315,000	\$ 376,100	\$ 397,700

Note: The ACS is a product of the US Census Bureau, produced annually, and represents current estimates of Socio-economic data derived from surveys. This data set replaced the "Long Form" surveys that were done in conjunction with the decennial Census. Please note that while the info is produced annually, it incorporates data from a five year period - thus the name - The 5 year ACS. The data is not averaged, but data from the previous five years influences the estimates. The 2021 estimates incorporate data from 2017 through 2021

The Population Estimate Program (PEP) is another estimate of population. No other socio economic data is included. These estimates are for 1 year and are thought to be more accurate for the specific year than the ACS. But, like any estimate, the further away from the last actual measurement, the less reliable the estimate. Thus estimates produced in the first years after a Census Count, are generally better than estimates toward the end of the decade, just prior to a Census Count.

### Population Numbers Compared

<b>Source:</b>	<b>Count/Estimate</b>	<b>Difference</b>
2020 Census Count	22,135	-
2020 Population Estimate Program	21,527	608
2020 ACS (5-year)	20,568	1,567
2021 Population Estimate Program	22,562	-
2021 ACS (5-Year)	21,857	705

## Measuring Growth in Scarborough

### Key Indicators and Data Sources

**Source: Maine Department of Health & Human Services - Data, Research & Vital Statistics**

#### **Births**

Ave Births per year (2011-2015)	150			
Ave Births Per Year (2016-2020)	150			
Births in 2010	128			
Births in 2015	161			
Births in 2020	163			
Births in 2021	180			

#### **Source: Scarborough School Department**

<b>Student Enrollment - Spring Semester</b>	<b>2015</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
K	214	239	174	203
K-2	626	653	609	633
3 through 5	700	674	617	637
6 through 8	799	703	705	699
9 through 12	1,001	985	945	910
Total	3,126	3,015	2,876	2879

#### **Source: American Community Survey (5-Year)**

<b>Student Enrollment</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2021</b>
K	256	190	184	200
Grades 1-4	1,009	1,094	876	948
Grades 5 to 8	1,142	1,069	820	959
Grades 9-12	1,124	1,144	1,141	1,124
Total	3,531	3,497	3,021	3,231



## Measuring Growth in Scarborough

### Key Indicators and Data Sources

Source: Maine Department of Labor, Labor Statistics And ACS

Economic Indicators	2010	2015	2020	2021	2022
Labor Force (DOL)	10,349	10,707	10,968	11,648	11,560
Unemployment Rate	5.90%	3.10%	5.80%	4.20%	2.20%
% working from Home (ACS)	7.30%	5.30%	12.10%	15.70%	NA
% living and working in Scarborough (ACS)	24.70%	28.7%	40.0%	44.50%	NA
% Commuting into Portland (ACS)	46.5%	47.5%	35.6%	32.1%	NA
Commute Time to Work in Minutes (ACS)	20.2	19.4	19.2	18.3	NA
Ave Weekly Wage	807	768	1094	1093	1171
Total Establishments (Q2)	989	1,072	1,134	1,221	1,258
Employment (Q2)	14,183	14,919	14,355	16,898	17,061
Retail Sales	\$413,819,328	\$ 512,348,512	\$ 619,588,608	\$750,146,688	\$ 783,786,432

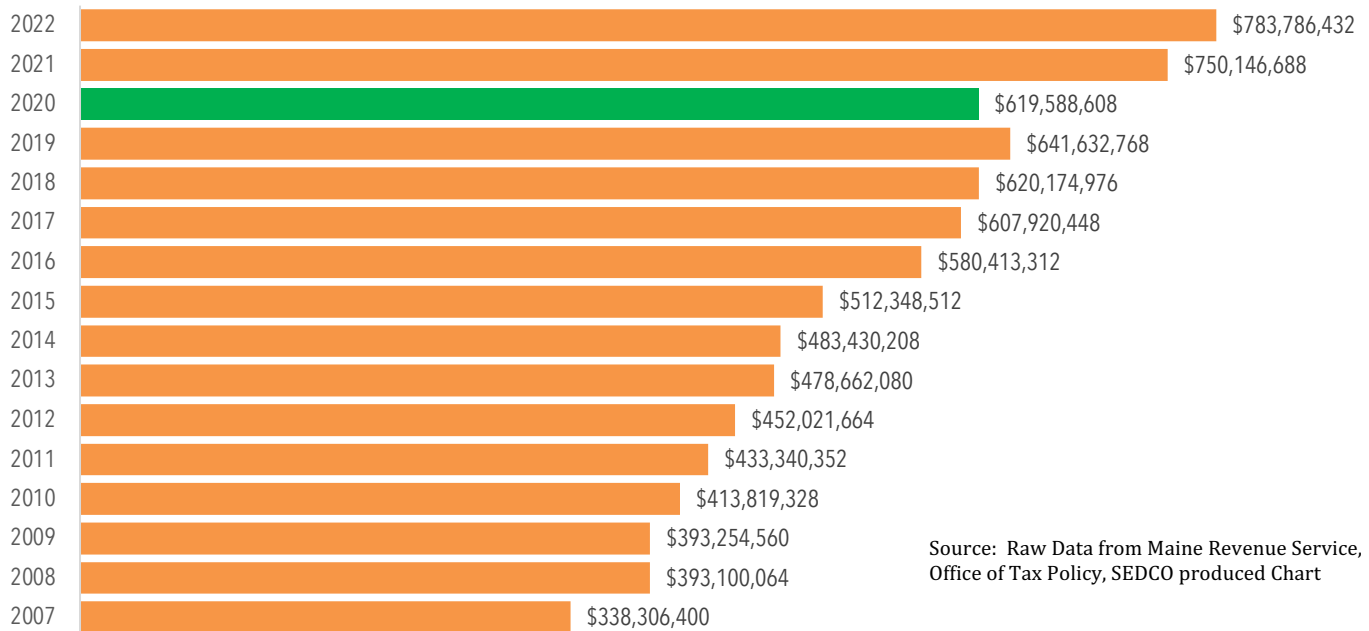
## Measuring Growth in Scarborough

### Key Indicators and Data Sources

Source: Scarborough's Assessing Department

Category	Apr-21	Apr-22			
Housing Count	10,710	11,060			
Retail & Office Square feet	5,551,505	5,785,158			
Increase		233,653			
% Increase		4.2%			
Industrial Square Feet	2,099,706	2,226,257			
Increase		126,551			
% Increase		6.0%			
Percent of Tax Base by Class					
Commercial		24.3%			
Residential		75.7%			

## Total Taxable Sales in Scarborough



Source: Raw Data from Maine Revenue Service,  
Office of Tax Policy, SEDCO produced Chart

Scarborough Annual Taxable Sales										
Year	BUSINESS OPERATING	BLDG. SUPPLY	FOOD STORE	GENERAL MDSE.	OTHER RETAIL	AUTO TRANSPORTATION	RESTAURANT & LODGING	TOTAL	RESTAURANT	LODGING
2007	\$64,600,980	\$38,068,560	\$21,610,896	\$121,064,408	\$20,860,008	\$28,777,002	\$43,324,536	\$338,306,400	\$28,773,028	\$14,551,510
2008	\$59,956,564	\$53,132,368	\$21,862,768	\$119,227,344	\$61,806,616	\$26,812,036	\$50,302,352	\$393,100,064	\$34,001,980	\$16,300,371
2009	\$47,569,232	\$41,366,800	\$21,975,264	\$129,496,480	\$71,543,584	\$26,799,290	\$54,503,904	\$393,254,560	\$38,886,604	\$15,617,302
2010	\$37,556,888	\$43,876,808	\$22,326,524	\$145,410,336	\$77,598,416	\$29,618,200	\$57,432,132	\$413,819,328	\$41,093,784	\$16,338,346
2011	\$48,314,776	\$42,047,684	\$22,410,188	\$148,706,624	\$80,770,040	\$31,410,760	\$59,680,284	\$433,340,352	\$42,382,312	\$17,297,976
2012	\$47,877,708	\$47,938,764	\$24,205,328	\$150,114,640	\$85,691,880	\$30,566,624	\$65,626,720	\$452,021,664	\$45,685,168	\$19,941,552
2013	\$59,274,840	\$50,646,772	\$24,861,168	\$153,884,384	\$90,664,128	\$31,051,256	\$68,279,552	\$478,662,080	\$46,975,920	\$21,303,630
2014	\$51,089,344	\$47,798,424	\$27,617,132	\$165,709,488	\$85,224,368	\$33,620,612	\$72,370,864	\$483,430,208	\$50,201,312	\$22,169,550
2015	\$58,094,272	\$51,084,408	\$30,295,600	\$169,451,040	\$85,946,024	\$40,547,440	\$76,929,728	\$512,348,512	\$53,919,712	\$23,010,020
2016	\$55,250,656	\$54,612,152	\$39,874,948	\$217,972,624	\$88,494,192	\$42,935,016	\$81,273,704	\$580,413,312	\$57,359,560	\$23,914,140
2017	\$60,919,120	\$64,442,144	\$43,320,576	\$221,658,352	\$85,611,472	\$44,011,008	\$87,957,768	\$607,920,448	\$62,037,680	\$25,920,088
2018	\$65,328,368	\$61,246,348	\$47,007,816	\$226,676,976	\$83,210,112	\$47,568,616	\$89,136,736	\$620,174,976	\$64,288,328	\$24,848,408
2019	\$70,311,264	\$64,808,704	\$51,170,272	\$228,822,208	\$83,289,464	\$53,650,856	\$89,580,024	\$641,632,768	\$66,360,308	\$23,219,712
2020	\$64,891,020	\$84,565,472	\$48,137,808	\$205,042,512	\$88,342,296	\$61,154,380	\$67,455,096	\$619,588,608	\$51,555,512	\$15,899,586
2021	\$83,507,032	\$89,409,312	\$51,597,272	\$253,044,160	\$102,481,000	\$73,426,640	\$96,681,296	\$750,146,688	\$72,477,216	\$24,204,086
2022	\$86,372,664	\$90,761,064	\$57,375,120	\$275,772,224	\$61,351,276	\$103,347,472	\$108,806,584	\$783,786,432	\$82,074,512	\$26,732,070
Percent of Total Sales in 2022	11.0%	11.6%	7.3%	35.2%	7.8%	13.2%	13.9%	100.0%	10.5%	3.4%
2019 to 2022	\$16,061,400	\$25,952,360	\$6,204,848	\$46,950,016	-\$21,938,188	\$49,696,616	\$19,226,560	\$142,153,664	\$15,714,204	\$3,512,358
% Increase '19-'22	22.8%	40.0%	12.1%	20.5%	-26.3%	92.6%	21.5%	22.2%	23.7%	15.1%
Sales Taxes Generated	\$ 4,750,497	\$ 4,991,859	\$ 3,155,632	\$ 15,167,472	\$ 3,374,320	\$ 5,684,111	\$ 8,971,847	\$ 46,095,737	\$ 6,565,961	\$ 2,405,886

Source: Maine Revenue Services - Office of Tax Policy

**Building Permits 2010 to Dec 2022**  
**Scarborough, Portland, Westbrook, and South Portland**

**Number of Multifamily Units (2 or more units per building) Receiving Building Permits**

Year	Number of MF Housing Unit Permits					Percent of Cumberland County MF Units			
	Scarborough	Portland	Westbrook	South Portland	Cumberland County	Scarborough	Portland	Westbrook	South Portland
<b>2022 (DEC)</b>	<b>231</b>	<b>702</b>	<b>24</b>	<b>3</b>	<b>988</b>	23.4%	71.1%	2.4%	0.3%
2021	203	254	4	63	720	28.2%	35.3%	0.6%	8.8%
2020	139	56	73	260	626	22.2%	8.9%	11.7%	41.5%
2019	164	358	75	204	899	18.2%	39.8%	8.3%	22.7%
2018	273	52	37	0	444	61.5%	11.7%	8.3%	0.0%
2017	180	15	100	96	427	42.2%	3.5%	23.4%	22.5%
2016	2	122	103	26	413	0.5%	29.5%	24.9%	6.3%
2015	32	119	159	8	333	9.6%	35.7%	47.7%	2.4%
2014		64	8	19	173	0.0%	37.0%	4.6%	11.0%
2013		151	32	52	283	0.0%	53.4%	11.3%	18.4%
2012	8	7	34	42	98	8.2%	7.1%	34.7%	42.9%
2011		2	3	0	34	0.0%	5.9%	8.8%	0.0%
2010		2	2	0	8	0.0%	25.0%	25.0%	0.0%
2010- 2019 (10 Year)	659	892	553	447	3112	21.2%	28.7%	17.8%	14.4%
2020-2022 (3 years)	573	1012	101	326	2334	24.6%	43.4%	4.3%	14.0%

**Building Permits for Single Family Units**

Year	Number of SF Housing Unit Permits					Percent of Cumberland County SF Units			
	Scarborough	Portland	Westbrook	South Portland	Cumberland County	Scarborough	Portland	Westbrook	South Portland
<b>2022 (Dec)</b>	<b>75</b>	<b>19</b>	<b>19</b>	<b>17</b>	<b>779</b>	9.6%	2.4%	2.4%	2.2%
2021	134	29	60	22	1,224	10.9%	2.4%	4.9%	1.8%
2020	75	46	46	15	998	7.5%	4.6%	4.6%	1.5%
2019	102	27	28	18	918	11.1%	2.9%	3.1%	2.0%
2018	71	26	55	22	957	7.4%	2.7%	5.7%	2.3%
2017	81	27	57	40	977	8.3%	2.8%	5.8%	4.1%
2016	90	28	128	13	953	9.4%	2.9%	13.4%	1.4%
2015	99	32	35	27	824	12.0%	3.9%	4.2%	3.3%
2014	70	36	28	31	733	9.5%	4.9%	3.8%	4.2%
2013	77	25	28	26	753	10.2%	3.3%	3.7%	3.5%
2012	62	33	28	21	593	10.5%	5.6%	4.7%	3.5%
2011	45	29	20	17	495	9.1%	5.9%	4.0%	3.4%
2010	58	36	30	32	577	10.1%	6.2%	5.2%	5.5%
2010- 2019 (10 year)	755	299	437	247	7,780	9.7%	3.8%	5.6%	3.2%
2020-2022 (3 years)	284	94	125	54	3,001	9.5%	3.1%	4.2%	1.8%

**Total Building Permits - all Housing Units**

Year	Number of Total Housing Units					Percent of Cumberland County Total Units			
	Scarborough	Portland	Westbrook	South Portland	Cumberland County	Scarborough	Portland	Westbrook	South Portland
<b>2022 (Dec)</b>	<b>306</b>	<b>721</b>	<b>43</b>	<b>20</b>	<b>1,767</b>	17.3%	40.8%	2.4%	1.1%
2021	337	283	64	85	1,944	17.3%	14.6%	3.3%	4.4%
2020	214	102	119	275	1,624	13.2%	6.3%	7.3%	16.9%
2019	266	385	103	222	1,817	14.6%	21.2%	5.7%	12.2%
2018	344	78	92	22	1,401	24.6%	5.6%	6.6%	1.6%
2017	261	42	157	136	1,404	18.6%	3.0%	11.2%	9.7%
2016	92	150	231	39	1,366	6.7%	11.0%	16.9%	2.9%
2015	131	151	194	35	1,157	11.3%	13.1%	16.8%	3.0%
2014	70	100	36	50	906	7.7%	11.0%	4.0%	5.5%
2013	77	176	60	78	1,036	7.4%	17.0%	5.8%	7.5%
2012	70	40	62	63	691	10.1%	5.8%	9.0%	9.1%
2011	45	31	23	17	529	8.5%	5.9%	4.3%	3.2%
2010	58	38	32	32	585	9.9%	6.5%	5.5%	5.5%
2010- 2019 (10 year)	1,414	1,191	990	694	10,892	13.0%	10.9%	9.1%	6.4%
2020-2022 (3 years)	857	1,106	226	380	5,335	16.1%	20.7%	4.2%	7.1%

Source: US Census Bureau's Building Permit Survey of New PRIVATELY Owned Housing Units  
 census.gov/construction/bps/data\_visualizations  
 Note: This table is expressed in units that received building Permits.

## Modeling Illustration: Impact of New Growth Valuation on Tax Rate

(From Residential & Multi-Family Apartments Sources)

Assess Date	Year-Over-Year Sources of New Assessed Value				
	Residential	Comm. Apts	Combined	Cumulative	
4.1.2020	64,351,000	22,731,700	87,082,700		
4.1.2021	60,208,000	6,745,500	66,953,500	154,036,200	← 2 years
4.1.2022	86,341,000	9,932,300	96,273,300	250,309,500	← 3 years

ACTUAL: Approved/Committed				
Fiscal Year	Taxable Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy
2020	<i>Revaluation Year</i>	14.70		
2021	4,727,230,976	14.86	1.09%	\$70,246,652
2022	4,845,682,776	15.02	1.08%	\$72,782,155
2023	4,988,176,876	15.39	2.46%	\$76,768,042

Annual Prop. Taxes If Assessed Value = 400,000	
FY	Actual Taxes
21	\$5,944
22	\$6,008
23	\$6,156

MODELING: If Less Growth				
Fiscal Year	Taxable Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy
2020	<i>Revaluation Year</i>	14.70		
2021	4,640,148,276	15.14	2.99%	\$70,246,652
2022	4,691,646,576	15.51	2.44%	\$72,782,155
2023	4,737,867,376	16.20	4.45%	\$76,768,042

FY	Modeling Taxes
21	\$6,056
22	\$6,204
23	\$6,480

### SUMMARY ACTUAL vs. LESS GROWTH (400k home)

Fiscal Year	Modeling Taxes	Actual Taxes	Difference
2021	\$6,056	\$5,944	\$112
2022	\$6,204	\$6,008	\$196
2023	\$6,480	\$6,156	\$324

Total Savings Over 3 Years → **\$632** \*

\* Cumulative savings over 3 Years = \$1.58 / 1,000 value

#### Modeling Assumptions:

~ Modeling utilized same Annual Tax Levy as Actual FY Approved Budgets

so if Total Assessed Value was Lower due to Less Growth, Tax Rate would have been Higher

## Census 2020 Resident Population Change 2010 to 2020

### Communities in Cumberland County

NAME	CENSUS 2010	April 1 2020 Census Count	Change 2010 to 2020 Census	% increase 2010-2020	% of County Growth (10-years)	% of County Population in 2020	% of County Population in 2010	Average Annual Increase 2010 - 2020	Annual Average Number of New Residents 2010-2019
Baldwin town	1,525	1,520	(5)	-0.3%	0.0%	0.5%	0.5%	0.0%	(1)
Bridgton town	5,210	5,418	208	4.0%	1.0%	1.8%	1.8%	0.4%	21
Brunswick town	20,278	21,756	1,478	7.3%	6.9%	7.2%	7.2%	0.7%	148
Cape Elizabeth town	9,015	9,535	520	5.8%	2.4%	3.1%	3.2%	0.6%	52
Casco town	3,742	3,646	(96)	-2.6%	-0.4%	1.2%	1.3%	-0.3%	(10)
Chebeague Island town	341	396	55	16.1%	0.3%	0.1%	0.1%	1.5%	6
Cumberland town	7,211	8,473	1,262	17.5%	5.9%	2.8%	2.6%	1.6%	126
Falmouth town	11,185	12,444	1,259	11.3%	5.9%	4.1%	4.0%	1.1%	126
Freeport town	7,879	8,737	858	10.9%	4.0%	2.9%	2.8%	1.0%	86
Frye Island town	5	32	27	540.0%	0.1%	0.0%	0.0%	20.4%	3
Gorham town	16,381	18,336	1,955	11.9%	9.1%	6.1%	5.8%	1.1%	196
Gray town	7,761	8,269	508	6.5%	2.4%	2.7%	2.8%	0.6%	51
Harpswell town	4,740	5,031	291	6.1%	1.4%	1.7%	1.7%	0.6%	29
Harrison town	2,730	2,447	(283)	-10.4%	-1.3%	0.8%	1.0%	-1.1%	(28)
Long Island town	230	234	4	1.7%	0.0%	0.1%	0.1%	0.2%	0
Naples town	3,872	3,925	53	1.4%	0.2%	1.3%	1.4%	0.1%	5
New Gloucester town	5,542	5,676	134	2.4%	0.6%	1.9%	2.0%	0.2%	13
North Yarmouth town	3,565	4,072	507	14.2%	2.4%	1.3%	1.3%	1.3%	51
Portland city	66,194	68,408	2,214	3.3%	10.3%	22.6%	23.5%	0.3%	221
Pownal town	1,474	1,566	92	6.2%	0.4%	0.5%	0.5%	0.6%	9
Raymond town	4,436	4,536	100	2.3%	0.5%	1.5%	1.6%	0.2%	10
<b>Scarborough town</b>	<b>18,919</b>	<b>22,135</b>	<b>3,216</b>	<b>17.0%</b>	<b>15.0%</b>	<b>7.3%</b>	<b>6.7%</b>	<b>1.6%</b>	<b>322</b>
Sebago town	1,719	1,911	192	11.2%	0.9%	0.6%	0.6%	1.1%	19
South Portland city	25,002	26,498	1,496	6.0%	7.0%	8.7%	8.9%	0.6%	150
Standish town	9,874	10,244	370	3.7%	1.7%	3.4%	3.5%	0.4%	37
Westbrook city	17,494	20,400	2,906	16.6%	13.6%	6.7%	6.2%	1.5%	291
Windham town	17,001	18,434	1,433	8.4%	6.7%	6.1%	6.0%	0.8%	143
Yarmouth town	8,349	8,990	641	7.7%	3.0%	3.0%	3.0%	0.7%	64
<b>Cumberland County</b>	<b>281,674</b>	<b>303,069</b>	<b>21,395</b>	<b>7.6%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.7%</b>	<b>2,140</b>

Source: 2020 Census of Resident Population, United States Census Bureau,

Download Date: 8/12/21/Compiled by SEDCO

## Census 2020 Housing Unit Change 2010 to 2020

	2010 Total Housing Units	2010 Occupied Units	2020 Total Units	2020 Occupied Units	2010 HHS	2020 HHS	2010 Vacant Units	2020 Vacant/ Seasonally Used Units	G2010 GQ	2020 GQ	Census Change in Total Units 2010-2020	Census Change in Occupied Units	% Change total Units	% Change Occupied Units
Baldwin town	700	588	719	608	2.59	2.50	112	111	-	-	19	20	2.7%	3.4%
Bridgton town	4,051	2,240	4,282	2,393	2.24	2.23	1,811	1,889	192	84	231	153	5.7%	6.8%
Brunswick town	9,599	8,469	9,966	9,170	2.19	2.15	1,130	796	1,733	2,055	367	701	3.8%	8.3%
Cape Elizabeth town	3,963	3,616	4,071	3,738	2.49	2.51	347	333	-	161	108	122	2.7%	3.4%
Casco town	2,944	1,554	2,989	1,528	2.41	2.36	1,390	1,461	4	42	45	(26)	1.5%	-1.7%
Chebeague Island town	525	171	514	191	1.99	2.04	354	323	-	7	(11)	20	-2.1%	11.7%
Cumberland town	2,902	2,697	3,384	3,226	2.67	2.61	205	158	-	38	482	529	16.6%	19.6%
Falmouth town	4,751	4,334	5,355	4,929	2.54	2.49	417	426	178	163	604	595	12.7%	13.7%
Freeport town	3,690	3,209	3,986	3,499	2.40	2.41	481	487	165	297	296	290	8.0%	9.0%
Frye Island town	481	2	654	16	2.50	2.00	479	638	-	-	173	14	36.0%	700.0%
Gorham town	5,972	5,719	6,764	6,496	2.59	2.61	253	268	1,573	1,387	792	777	13.3%	13.6%
Gray town	3,841	3,156	4,135	3,443	2.46	2.40	685	692	5	11	294	287	7.7%	9.1%
Harpswell town	4,208	2,218	4,249	2,375	2.13	2.12	1,990	1,874	12	-	41	157	1.0%	7.1%
Harrison town	1,761	1,113	1,763	1,077	2.45	2.27	648	686	-	-	2	(36)	0.1%	-3.2%
Long Island town	381	99	409	111	2.32	2.11	282	298	-	-	28	12	7.3%	12.1%
Naples town	3,004	1,579	3,063	1,636	2.45	2.40	1,425	1,427	7	5	59	57	2.0%	3.6%
New Gloucester town	2,295	2,092	2,387	2,210	2.63	2.55	203	177	30	37	92	118	4.0%	5.6%
North Yarmouth town	1,354	1,297	1,524	1,484	2.74	2.74	57	40	7	10	170	187	12.6%	14.4%
Portland city	33,836	30,725	35,747	32,400	2.07	2.05	3,111	3,347	2,613	1,921	1,911	1,675	5.6%	5.5%
Pownal town	613	590	657	639	2.50	2.45	23	18	-	-	44	49	7.2%	8.3%
Raymond town	2,852	1,773	2,918	1,847	2.50	2.46	1,079	1,071	3	-	66	74	2.3%	4.2%
<b>Scarborough town</b>	<b>8,617</b>	<b>7,506</b>	<b>10,341</b>	<b>9,052</b>	<b>2.48</b>	<b>2.40</b>	<b>1,111</b>	<b>1,289</b>	<b>311</b>	<b>401</b>	<b>1,724</b>	<b>1,546</b>	<b>20.0%</b>	<b>20.6%</b>
Sebago town	1,464	724	1,538	843	2.37	2.26	740	695	-	6	74	119	5.1%	16.4%
South Portland city	11,484	10,877	12,415	11,793	2.24	2.19	607	622	636	628	931	916	8.1%	8.4%
Standish town	4,425	3,518	4,682	3,878	2.60	2.47	907	804	714	681	257	360	5.8%	10.2%
Westbrook city	7,989	7,568	9,108	8,798	2.30	2.28	421	310	122	304	1,119	1,230	14.0%	16.3%
Windham town	7,136	6,383	7,973	7,163	2.54	2.49	753	810	774	621	837	780	11.7%	12.2%
Yarmouth town	3,819	3,522	3,859	3,557	2.34	2.49	297	302	111	148	40	35	1.0%	1.0%
<b>Cumberland County</b>	<b>138,657</b>	<b>117,339</b>	<b>149,452</b>	<b>128,100</b>	<b>2.32</b>	<b>2.30</b>	<b>21,318</b>	<b>21,352</b>	<b>9,190</b>	<b>9,007</b>	<b>10,795</b>	<b>10,761</b>	<b>7.8%</b>	<b>9.2%</b>

Note: Household Size is calculated by subtracting people in Group Quarters from the total population, then divided by occupied units.

A Year Round Occupied Housing Unit is also known as a "household"

When there is a decrease in the household size, the decrease is for all units, not just new units.

Note: There is a lag time between a permit being issued and a housing unit being completed and occupied. So a permit issued in one year, may not show up in the population and housing unit counts until the following year.

Note: 364 of our Group Quarters Population reside in Nursing Homes

# Annual Estimates of the Resident Population for Minor Civil Divisions in Maine: April

Geographic Area	Census 2020 Original April 1, 2020	April 1, 2020 Estimate Base	Population Estimate (as of July 1)		Change from 2020 Census	Percent Growth 20-21
			2020	2021		
Baldwin	1,520	1,517	1,519	1,538	18	1.2%
Bridgton	5,418	5,413	5,416	5,527	109	2.0%
Brunswick	21,756	21,802	21,784	21,836	80	0.4%
Cape Elizabeth	9,535	9,533	9,525	9,530	-5	-0.1%
Casco	3,646	3,638	3,635	3,645	-1	0.0%
Chebeague Island	396	394	394	393	-3	-0.8%
Cumberland town	8,473	8,468	8,475	8,545	72	0.8%
Falmouth	12,444	12,445	12,456	12,575	131	1.1%
Freeport	8,737	8,731	8,732	8,767	30	0.3%
Frye Island	32	32	32	32	0	0.0%
Gorham	18,336	18,366	18,370	18,426	90	0.5%
Gray	8,269	8,260	8,264	8,328	59	0.7%
Harpswell	5,031	5,019	5,014	5,040	9	0.2%
Harrison	2,447	2,450	2,449	2,479	32	1.3%
Long Island town	234	235	234	234	0	0.0%
Naples	3,925	3,918	3,916	3,931	6	0.2%
New Gloucester	5,676	5,678	5,682	5,723	47	0.8%
North Yarmouth	4,072	4,069	4,095	4,147	75	1.8%
Portland	68,408	68,402	68,427	68,313	-95	-0.1%
Pownal	1,566	1,561	1,563	1,568	2	0.1%
Raymond	4,536	4,542	4,541	4,563	27	0.6%
Scarborough	22,135	22,128	22,216	22,562	427	1.9%
Sebago	1,911	1,915	1,916	1,928	17	0.9%
South Portland	26,498	26,492	26,548	26,993	495	1.9%
Standish	10,244	10,246	10,242	10,278	34	0.3%
Westbrook	20,400	20,394	20,404	20,572	172	0.8%
Windham	18,434	18,427	18,478	18,761	327	1.8%
Yarmouth	8,990	8,994	8,985	8,997	7	0.1%
Cumberland County	303,069	303,069	303,312	305,231	2,162	0.7%

**Source: Annual Estimates and 2020 Census of Resident Population Change 2010 to 2020, Vintage 2021 Minor Civil Divisions, United States Census Bureau, Population Estimates Program and Census 2020**