Scarborough Housing Alliance
Committee Meeting
Wednesday, May 28, 2025 - Hybrid Meeting

[Scarborough Town Hall – 6:00 p.m.]
Town Manager's Conference Room

Zoom Link:
https://us02web.zoom.us/j/83981801410?pwd=amWFc87qQYsB8XAZnQSfR71Jtvbmgl.1

YouTube Livestream: **https://www.youtube.com/@sedcoMaine**

AGENDA

Item 1. Call to Order.

Item 2. Those Present.

Item 3. Approval of Minutes: April 30, 2025

Item 4. Discussion/Action: Marshview Terrace – Grant Application

- Motion: The Scarborough Housing Alliance recommends that the Town Council approve an allocation of $200,000 from the Housing Trust Fund towards the Marshview Development as requested by the Applicant, subject to the Applicant's receipt of funding from MaineHousing within the next two funding rounds.

Item 5. Discussion/Action: Marshview Terrace – CEA Request

- Motion: The Scarborough Housing Alliance recommends that the Town Council approve the Credit Enhancement Agreement requested by the South Portland Housing Authority to aid the development of the 50 units of affordable housing at the Marshview Development on U.S. Route 1.

Item 6. Discussion:

- Housing Workshop with Town Council – 6/4/25

Item 7. Public Comment.

Item 8. Adjournment.

WHY SHA EXISTS:
The purpose of the Council in establishing the Alliance is to create a broadly-based community group to:
- Work together to develop and recommend a local housing agenda to the Town Council.
- Implement a local housing program under the guidance of the Town Council.
- Perform such other duties as may be assigned by the Town Council from time to time.

Project Description

The South Portland Housing Development Corporation (SPHDC) is to develop an existing parcel of land at 578 US RT 1, the site of the former Marshview Restaurant. The property will be subdivided so that SPHDC will construct new workforce housing and a new 50-apartment affordable senior housing (55+) building named Marshview Terrace.

Marshview Terrace will provide seniors with quality, affordable housing in the heart of Scarborough. One of the most exciting aspects of the project will be its ability to provide residents with housing in a location with fantastic access to services, transportation, and retail goods. The building's connection to public transit and distance proximity to Scarborough Marsh, health care providers, banks, groceries, public transportation, and daily services will be the foundation of the project.

The site and building layout have been designed to promote a community feel by providing several interior common areas as well as an exterior common patio overlooking the entrance of the site, and landscaping with a connection to a nature walking path at the rear of the site. As shown on the site plan, accommodations have been designed for both pedestrian and vehicular access. A connection from the building's entrances to the existing sidewalk network is provided, as well as extensions to the sidewalk system along US RT 1. Finally, adequate parking has been provided for each apartment, plus visitors and/or caregivers.

Marshview Terrace will have a total size of 40,643 square feet divided between four-stories. Based on housing demand for those 55 years of age and older, all of the units will be one-bedroom and range in size from 607 s.f. to 616 s.f. In addition, the building will include a lobby, living room, activity room, management office, laundry room, elevator, no-cost building-wide internet wifi, and sitting areas. Outside of the building will be public patios and space for a community garden, EV chargers, and PV rooftop solar.

The building's rental program will be comprised of the following unit mix (rents and income limits based on 2024 levels):

- Thirty (30) 50% Low Income Tax Credit (LIHTC) units with rents at, or below, $1,195/month.
- Twenty (20) 60% LIHTC units with rents at, or below, $1,434/month.

In summary, Marshview Terrace represents an exciting opportunity to provide high-quality affordable housing to seniors in the Route One Corridor. While providing needed housing, the project also contributes to Scarborough's goal of developing this area of town into a walkable vibrant mixed-use hub for the community. We look forward to being a part of this effort.

Site Plan

See Enclosed Site Plan and Conceptual Building Renderings.

Company Profile

The South Portland Housing Authority (SPHA), is a Maine municipal housing authority established by the City of South Portland, Maine in accordance with the Maine Housing Authorities Act. The SPHA is a body corporate and politic, and an instrumentality of the City of South Portland. It operates as a public housing authority and operates public housing developments that it owns and that are governed by programs administered by the US Department of Housing and Urban Development. In the 1960's and 1970's, the SPHA developed several public housing developments under programs authorized and funded by HUD. In the early 1980's, HUD ceased funding the development of new Public Housing projects. However, the need for additional affordable housing units was significant and the commissioners of SPHA decided to create an affiliated non-profit 501(c)(3) corporation to be known as the South Portland Housing Development Corporation (SPHDC) to develop affordable housing under programs that were available at that time to non-profit entities. The SPHA founded the SPHDC and serves as its "sponsor" and founder.

SPHDC is a Maine non-profit corporation that has qualified as a tax exempt organization under section 501(c)(3) of the Internal Revenue Code. Its mission is to develop, own and operate moderate and affordable housing in the South Portland, Maine area. It is affiliated with SPHA, and the commissioners of SPHA serve on the board of directors of the SPHDC, however, the commissioners constitute a minority of the SPHDC's board of directors and thus the SPHDC is not controlled by the SPHA. SPHDC and SPHA have separate roles. SPHDC serves as a property developer and develops affordable housing projects for its own account that it owns and operates with the intention of preserving long-term affordability. Because the primary development vehicle is the federal low income housing tax credit program that requires that housing developments created under that program be organized as limited partnerships, SPHDC typically serves as the general partner of those developments, or as the sole member of a single member LLC created to be the general partner of those limited partnerships.

The SPHA manages and maintains each of the housing developments developed by SHPDC, under written management agreements that comply with the management requirements for each project established by the project's lenders and/or investors. For each of the housing developments developed by SPHDC, the relationship between SPHA and SPHDC is typically limited to SPHA's management of the project. In some instances, SPHA may enter into agreement with a project Partnership to provide the Partnership with a certain number of project based Section 8 vouchers for the Project form the Section 8 vouchers controlled by SPHA.

Enclosed Resumes of Key Leadership Personnel:
Mike Hulsey – Executive Director and SPHDC Secretary
Brooks More – Director of Development
Leanna Bruce – Director of Housing Programs
Val Koval – Finance Director
Wayne Lewis – Director of Maintenance and Facilities

Development Team

Owner/Developer
South Portland Housing Development Corporation
Mary Jo Jakab, President
Mike Hulsey, Secretary
100 Waterman Drive, Suite 101
South Portland, ME 04106
Summary: The South Portland Housing Development Corporation (SPHDC) is the non-profit development affiliate of the South Portland Housing Authority. The SPHDC has developed and owns 82 units of Section 8 New Construction, 10 units of Section 202 for the physically disabled, and 349 units built and 95 under construction with the Low Income Housing Tax Credit.

Management Company
South Portland Housing Authority
Mary Jo Jakab, Board Chairman
Mike Hulsey, Executive Director
100 Waterman Drive, Suite 101
South Portland, ME 04106
Summary: See Company Profile section, above.

Architect
CWS Architecture
Benedict Walter
264 U.S. Route One Suite 100-2A
Scarborough, ME 04074
Summary: CWS is a Portland firm founded in 1992 and ranked as one of Maine's best places to work in 2023 & 2024. Marshview Terrace will be one of many LIHTC developments designed by CWS, in addition to its solid portfolio of infill, multifamily, single-family residential, and commercial designs.

Landscape Architect
Carroll Associates
Matthew Phillips
217 Commercial Street
Portland ME, 04102
Summary: Carroll Associates Landscape Architecture has an office in Portland, Maine, and has been doing business since 1993. The firm's work includes master plans, single-family landscapes, urban infill, and commercial development. Carroll Associates has worked with this same development team in the past and has proven experience in LIHTC alongside SPHDC in South Portland.

(Continued on Next Page)

Engineer
Acorn Engineering
Sam Lebel
P.O. Box 3372
Portland, ME 04104
Summary: Acorn Engineering is a civil and environmental engineering firm with experience in urban, suburban and rural real estate development. The firm was founded in 1988 and has grown steadily since that time. Acorn has undertaken complex multifamily projects such as the Hiawatha Building on Congress Street in Portland.

Attorney
Drummond Woodsum
Gary Vogel, Esq.
84 Marginal Way, Suite 600
Portland, ME 04101
Summary: Mr. Vogel is a real estate attorney with years of experience in LIHTC transactions. He has represented both owner/developers and banks in acquisition, deal structuring, and loan closing.

Pro Forma

See Enclosed Pro Forma.

Town Assistance

In addition to the Housing Alliance RFP, the SPHDC has been working with Town Manager Tom Hall regarding the application of the Scarborough Downtown Tax Increment Financing District to Marshview Terrace. As can be seen in the enclosed pro forma, the TIF will be used to support the debt payments used to construct the project.

While not necessarily Town Assistance, the SPHDC has applied to the Planning Board for a site plan approval.

Preliminary Schedule

The following is a preliminary schedule for the completion of Marshview Terrace. The main factor that may impact the timeline is the obtainment of funding from MaineHousing. This schedule represents the awarding of all funding in the first available funding cycles.

Schedule Item	Date
Federal Home Loan Bank AHP Funding Award	September, 2024
Property Acquisition	March, 2025
Land Use Approvals Received (municipal, state, federal)	August, 2025
Scarborough Downtown TIF Approval	August, 2025
MaineHousing LIHTC Award	November 2025
Construction Commencement	May, 2026
Construction Completion	October, 2027

References

The South Portland Housing Development Corporation (SPHDC) has completed two projects, Thorton Heights and Jocelyn Place, in the last five years. Prior to this, the SPHDC completed three Low Income Housing Tax Credit projects (Ridgeland Gardens 2016; Ridgeland Estates 1994; Betsy Ross House 2000), one Section 8 New Construction Project (Mill Cove 1980), and one HUD 202 project for the physically disabled (Adam Court 1989). The other projects on this list, and references, are projects completed by Director of Development Brooks More while working for Avesta Housing in Portland, Maine.

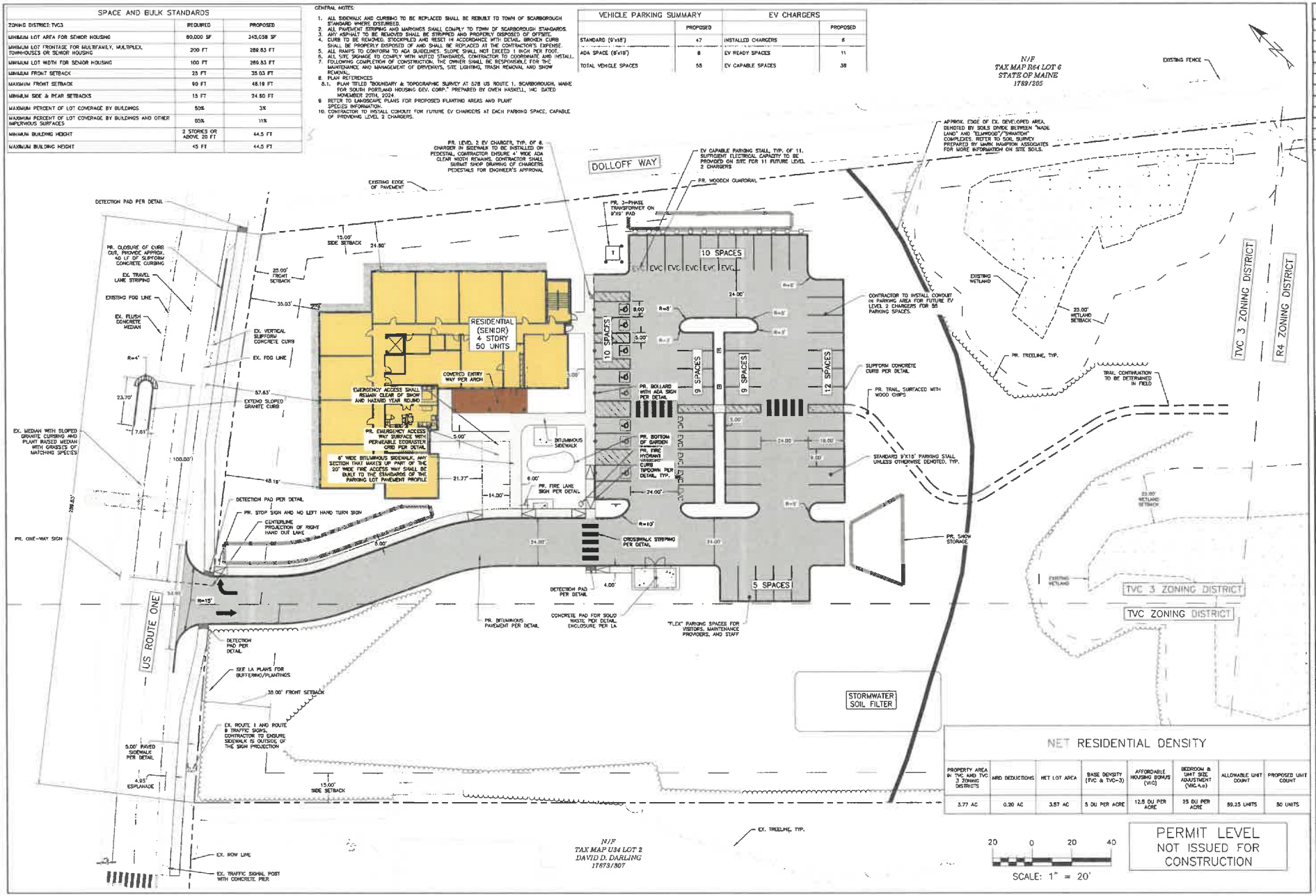
Jocelyn Place
Address: 41 Little Dolphin Dr., Scarborough, ME 04074
Year Completed: 2024
Project Description: 60 apartments for residents 55 years of age and older earning 60% or less of area median income.
Bridget Gifford, Senior Program Manager, Efficiency Maine, bridget.gifford@efficienctmaine.com

Thorton Heights
Address: 611Main St., South Portland, ME 04106
Year Completed: 2023
Project Description: 42 apartments for families earning 60% or less of area median income. 10,000 Sq Ft of first-floor commercial space.
South Portland Police Department, (207) 874-8575 dahern@southportland.gov Tenant in the first-floor commercial space.

Ridgeland Gardens
Address: 109 Ridgeland Ave., South Portland, ME 04106
Year Completed: 2016
Project Description: 44 apartments for residents 55 years of age and older earning 60% or less of area median income.
Jackie Wiegleb, Account Manager, Boston Financial, (207) 400-7158, Jackie.wiegleb@bfim.com (note: Jackie worked on Ridgeland Gardens while working as the underwriter for the project's tax credit syndicator Northern New England Housing Investment Fund)

Bayside Anchor
Address: 81 East Oxford Street, Portland, ME 04101
Year Completed: 2016
Project Description: 45 apartments for families (36 affordable, 9 market rate), community police station and Head Start Daycare
Alan Nichols, Owner, Development Services of New England, (207) 522-0688, anichols@developmentsvcs.com

Bartlett Woods
Address: 31 Bartlett Circle, Yarmouth, ME 04096
Year Completed: 2017
Project Description: 28 affordable apartments for residents 55 years of age and older earning 60% or less of area median income.
Margaret Downing, Former Chair, Yarmouth Senior Housing, (207) 615-3732, mdowning@maine.rr.com



SPACE AND BULK STANDARDS

ZONING DISTRICT: TVC3	REQUIRED	PROPOSED
MINIMUM LOT AREA FOR SENIOR HOUSING	80,000 SF	345,058 SF
MINIMUM LOT FRONTAGE FOR MULTIFAMILY, MULTIPLEX, TOWNHOUSES OR SENIOR HOUSING	200 FT	288.83 FT
MINIMUM LOT WIDTH FOR SENIOR HOUSING	100 FT	288.83 FT
MINIMUM FRONT SETBACK	25 FT	35.03 FT
MAXIMUM FRONT SETBACK	90 FT	48.19 FT
MINIMUM SIDE & REAR SETBACKS	15 FT	24.80 FT
MAXIMUM PERCENT OF LOT COVERAGE BY BUILDINGS	50%	3%
MAXIMUM PERCENT OF LOT COVERAGE BY BUILDINGS AND OTHER IMPERVIOUS SURFACES	85%	11%
MINIMUM BUILDING HEIGHT	2 STORIES OR ABOVE 20 FT	44.5 FT
MAXIMUM BUILDING HEIGHT	45 FT	44.5 FT

GENERAL NOTES:

1. ALL SIDEWALK AND CURBING TO BE REPLACED SHALL BE REBUILT TO TOWN OF SCARBOROUGH STANDARD WHERE DISTURBED.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO TOWN OF SCARBOROUGH STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. PLAN REFERENCES
   - 8.1. PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY AT 578 US ROUTE 1, SCARBOROUGH, MAINE FOR SOUTH PORTLAND HOUSING DEV. CORP." PREPARED BY OWEN HASKELL, INC DATED NOVEMBER 20TH, 2024.
9. REFER TO LANDSCAPE PLANS FOR PROPOSED PLANTING AREAS AND PLANT SPECIES INFORMATION.
10. CONTRACTOR TO INSTALL CONDUIT FOR FUTURE EV CHARGERS AT EACH PARKING SPACE, CAPABLE OF PROVIDING LEVEL 2 CHARGERS.

VEHICLE PARKING SUMMARY	PROPOSED	EV CHARGERS	PROPOSED
STANDARD (9'x18')	47	INSTALLED CHARGERS	8
ADA SPACE (8'x18')	8	EV READY SPACES	11
TOTAL VEHICLE SPACES	55	EV CAPABLE SPACES	38

NET RESIDENTIAL DENSITY

PROPERTY AREA IN TVC AND TVC 3 ZONING DISTRICTS	ARD DEDUCTIONS	NET LOT AREA	BASE DENSITY (TVC & TVC-3)	AFFORDABLE HOUSING BONUS (MIC)	BEDROOM & UNIT SIZE ADJUSTMENT (MIC.A.6)	ALLOWABLE UNIT COUNT	PROPOSED UNIT COUNT
3.77 AC	0.20 AC	3.57 AC	5 DU PER ACRE	12.5 DU PER ACRE	25 DU PER ACRE	89.25 UNITS	50 UNITS

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR

BY	DATE
PRELIMINARY SITE PLAN REVIEW	3/19/25

SITE PLAN

PROJECT NAME: MARSHVIEW SENIOR HOUSING

SOUTH PORTLAND HOUSING DEVELOPMENT CORP.
100 WATERMAN DRIVE, SUITE 101 SOUTH PORTLAND, ME 04106

ACORN ENGINEERING, INC.
PO BOX 3312, PORTLAND, MAINE 04104
(207) 775-2855

THE PLAN, FINAL, OR MAPPING, WHOLE, PARTIAL, MODIFIED OR ALTERED, FURNISHED BY ACORN ENGINEERING, INC. IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND FURNISHED, UNLESS EXPRESSLY AUTHORIZED BY ACORN ENGINEERING, INC. ANY UNAUTHORIZED USE, REUSE, OR MODIFICATION WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ACORN ENGINEERING, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	1100.6_SITE
JN:	1100.6
SCALE:	AS NOTED
DESIGNED BY:	SJL/NPH
DRAWN BY:	BJK
CHECKED BY:	SJL

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
REGISTERED PROFESSIONAL ENGINEER
3/19/25

DRAWING NO.
C-10

PROJECT NAME: **Marshview Terrace** Date: 05/20/25
LOCATION: Scarborough, Maine 9% Cost Estimate Proforma

Budget

DEVELOPMENT ASSUMPTIONS						
Total Units		50	Inflation Adjustments	Yr 1-5	Yr. 6-15	Yr. 16-30
# @ 50% AMI (low HOME)	0.0%	0	Rent	2.00%	2.50%	3.00%
# @ 50% AMI (LIHTC)	60.0%	30	Operating Expense	3.00%	3.00%	3.00%
# @ 50% AMI (High HOME)	0.0%	0	Other Income	2.00%	2.50%	3.00%
# @ 60% AMI (LIHTC)	40.0%	20	Debt Coverage Ratio	1.15		
# @ Market	0.0%	0	Vacancy	5%		
Appraised Market Value		5,025,358	Market Value/Unit	$100,507		

PRO FORMA DEVELOPMENT BUDGET					
		Residential	Per Unit	Commercial	Total
Site Improvements		1,027,444	20,549		1,027,444
Construction		11,396,545	227,931		11,396,545
Preload		0	0		0
General Requirements		356,967	7,139		356,967
Builder Overhead		0	0		0
Builder Profit		378,695	7,574		378,695
Bond Premium		0	0		0
Construction Contingency	5.0%	592,184	11,844		592,184
Subtotal Construction Costs		**13,751,835**	**275,037**	**0**	**13,751,835**
Building Permits and Fees		100,017	2,000		100,017
Survey & Engineering		163,723	3,274		163,723
Design & Permitting		755,439	15,109		755,439
Legal		110,000	2,200		110,000
Title & Recording		26,500	530		26,500
Accounting		14,000	280		14,000
Construction Period Tax		43,500	870		43,500
Construction Period Insurance		60,000	1,200		60,000
Soft Contingency		25,464	509		25,464
Subtotal Soft Costs		**1,298,643**	**25,973**	**0**	**1,298,643**
Construction Loan Origination Fees		20,000	400		20,000
Construction Loan Interest		1,100,000	22,000		1,100,000
Lender Inspection Fee		10,500	210		10,500
Letter of Credit Fee		3,091	62		3,091
Permanent Loan Fees		81,557	1,631		81,557
Other: Construction Lender Legal		50,000	1,000		50,000
Subtotal Finance Costs		**1,265,149**	**25,303**	**0**	**1,265,149**
Market Survey		4,000	80		4,000
Appraisal		6,500	130		6,500
Environmental Study		10,000	200		10,000
LIHTC Fees - prepaid monitoring		144,500	2,890		144,500
Other: Commissioning		45,000	900		45,000
FF&E, Security, Other		245,000	4,900		245,000
Subtotal Miscellaneous		**455,000**	**9,100**	**0**	**455,000**
Acquisition: Buildings		0	0		0
Acquisition: Land		1,100,000	22,000		1,100,000
Acquisition: Legal		0	0		0
Subtotal Acquisition		**1,100,000**	**22,000**	**0**	**1,100,000**
Operating Deficit Escrow		373,027	7,461		373,027
Pre-funded Replacements		121,322	2,426		121,322
Tax & Insurance Escrow		67,516	1,350		67,516
Total Syndication Expenses		0	0		0
Consultant Fee		0	0		0
Developer Overhead		**375,000**	7,500		375,000
Developer Profit		**375,000**	7,500		375,000
Rent-Up Reserve & Marketing		5,000	100		5,000
Subtotal Fee and Reserves		**1,316,865**	**26,337**	**0**	**1,316,865**
Total Development Costs		**19,187,492**	**383,750**	**0**	**19,187,492**
TDC Minus LIHTC Fees & Reserves		**18,548,643**	**370,973**		

12,777 357755.278

LIHTC Alloc.	1,200,000
Equity yield	0.8311
Synd. %	99.99%
Equity Raise	9,972,203
GP Contribution	100
Historic Credit FED	0
Equity yield	0.99
Synd. %	1.00
Equity Raise	0

Number of Tax-payers	1
Historic Credit STATE	0
Equity yield	0
Synd. %	99.99%
Equity Raise	0

Total Equity:	9,972,303

718,761

Gross Square Footage	49,400
Construction Cost/Sq ft.	**$266**

Notes:

194.51344

TDC Cap per 2022 QAP = $318,750 per unit. See cell G68 for TDC cost for project.

MAXIMUM DEVELOPER FEE AVAILABLE	2,710,624
ACTUAL DEVELOPER FEE	750,000
% OF MAXIMUM DEVELOPER FEE	27.7%
NET DEVELOPER FEE COLLECTED	**750,000**
% OF MAXIMUM DEVELOPER FEE	27.7%

FLOW OF FUNDS

Sources	CLC 9/2/24	During Construction 1/17/25	6/3/25	10/18/25	3/5/26	PLC 4/4/26	2026	2027	Total		
Beginning Cash	0	481,940	0	0	0	0	0	0	0		
Capital Contribution	997,220		0	0		8,476,473	249,305	249,305	9,972,303	9,972,303	CLC
Construction Loan	0	3,361,023	3,842,963	3,842,963	3,842,963				14,889,912		PLC
GP Construction Loan	0								0		Occupancy
											Stabilization
MSHA Subsidy	1,518,658		0			1,518,658			3,037,315	1,518,658	
MSHA Interest Only Mortgage						3,927,873			3,927,873		
MSHA Bond Arbitrage	0		0			0			0		
AHP Boston Direct	850,000	0	0			0			850,000		
AHP Debt	0					1,200,000			1,200,000		
County FedHOME	0	0	0			0			0	120000	Original award of $122,236 + $40,00(
SPHDC - Scarb. Afford. Hse.	200,000					0			200,000		
Sponsor Loan		0				0			0		
Development Fee Loan						0			0		
TOTAL SOURCES	3,565,878	3,842,963	3,842,963	3,842,963	3,842,963	15,123,004	249,305	249,305	34,077,403		
Uses											
Acquisition	1,100,000								1,100,000		
Construction		3,437,959	3,437,959	3,437,959	3,437,959				13,751,835		
Soft Costs	738,126	130,004	130,004	130,004	130,004	40,500			1,298,643		
Financing Costs	83,591	275,000	275,000	275,000	275,000	81,557			1,265,149		
Miscellaneous	165,000					290,000			455,000		
Dev Fee	997,220		0			-745,830	249,305	249,305	750,000	750,000	
Reserves						566,865			566,865		
TOTAL DEV. COSTS	3,083,938	3,842,963	3,842,963	3,842,963	3,842,963	233,092	249,305	249,305	19,187,492		
Repay GP Bridge Loan						0			0		
Repay Construction Loan						14,889,912			14,889,912		
Other Syndication Costs	0					0			0		
SUBTOTAL OTHER ITEMS	0	0	0	0	0	14,889,912	0	0	14,889,912		
TOTAL USES OF FUNDS	3,083,938	3,842,963	3,842,963	3,842,963	3,842,963	15,123,004	249,305	249,305	34,077,403		
Ending Cash	481,940	0	0	0	0	0	0	0	0		

PROJECT FINANCING

Source		Amount	Rate	Term	Lien	Annual D/S Yr. 1-5	Yr. 6-15	Yr. 16-30
Source 1:	MSHA Subsidy	3,037,315	0.00%	30	First	0	0	0
Source 2:	MSHA Interest Only Debt	3,927,873	6.00%	30	First	235,672	235,672	235,672
Source 3	MSHA Bond Arbitrage	0	0.00%	30	First	0	0	0
Source 4	AHP Boston Direct	850,000	0.00%	30	Co-First	0	0	0
Source 5	AHP Debt	1,200,000	4.75%	30	Co-First	75,117	75,117	75,117
Source 6	County FedHOME	0	0.00%	30	Second	0	0	0
Source 7	SPHDC - Scarb. Afford. Hse.	200,000	0.00%	30	Third		Grant	
Source 8	Sponsor Loan	0	0.00%	30	Unsecured		Cash Flow	
Source 9	Development Fee Loan	0			Unsecured		Cash Flow	
Source 10	Net Syndication	9,972,303	$0.33					
	Capitalization Gap (Surplus)	0						
	Total	19,187,492						

COLLATERAL COVERAGE

	Total	Per Unit
Projected Mortgage	3,927,873	78,557
Appraised Market Value	5,025,358	100,507
Loan to Value Ratio	78%	
Market Rent Differential	245,640	409
Supportable Mort.: Unrestricted	7,342,098	146,842
Subsidy per Unit		60,746
Subsidy per Low Income Unit		60,746

Subsidy Needed	Subsidy Per Unit	Max Subsidy	Difference
$1,518,658	60,746	3,250,000	-212,685

Rents as of 4.1.2024 for Portland ME HUD Metro FMR Area

PROPOSED RENT SCHEDULE

Type	AMI	# Units	Rents from Applicant	Program Max Rents	Gross Rent	Market Rent	Utility Allow.	Total Rent
Efficiency	50% HOME	0						0
	50% LIHTC	0				$0	0	0
	60% HOME							0

OPERATING EXPENSES

Expense	Annual	Annual Per Unit	Monthly Per Unit
Administrative Expenses:			
Management Fees	106,786	2,136	178
Management Charges	0	0	0

	60% LIHTC	0				$0	0	0
0	Market	0				$0		0
1BR	PBV	0	717	1,663	1,663	$1,700	0	0
	50% LIHTC	30	1,195	1,195	1,195	$1,700	0	430,200
	LowHOME	0	1,195	1,195	1,195	$1,700	0	0
	60% LIHTC	20	1,434	1,434	1,434	$1,700	0	344,160
50	HighHOME	0	1,512	1,512	1,512	$1,700		0
2BR	LowHOME	0					0	0
	50% LIHTC	0					0	0
	HighHOME	0					0	0
	60% LIHTC	0					0	0
0	Market	0						0
3BR	LowHOME	0						0
	50% LIHTC	0					0	0
	HighHOME	0						0
	60% LIHTC	0					0	0
0	Market							0
4BR	50% HOME					$0	0	0
	50% LIHTC					$0	0	0
	60% HOME					$0	0	0
	60% LIHTC					$0	0	0
0	Market							0
Other:								0
								0
Total Units		50						774,360
Affordable Units		50						
%<=50%AMI		0.600	Vacancy Rate		5%			(38,968)
%PBV		0.000	TIF Income		75% TIF			52,275
%PBV to Credit Units		0.000	Other Income		Laundry			5,000
% Market Rate		0.000						
			Effective Gross Income					792,667

AFFORDABLE MORTGAGE CALCULATION			
Effective Gross Income			792,667
Annual Operating Expense			435,264
Stabilized NOI			357,403
DSC		1.15	46,618
$ Avail for D/S			310,785
Other DS			75,117
Balance			235,668
Affordable Mortgage		6.00%	3,275,620

HAP Differential	
PVB/Month	156,312
12 Month Input	13,026
Total HAP Diff. (Monthly)	13,026
Laundry Inc./Month	416.66667
TIF Inc./Month	4,356.22

BREAKEVEN ANALYSIS:	RENT SENSITIVITY	OCCUPANCY	
	Total		Annual
Operating Expense	435,264	Gross Revenues	831,635
Debt Service	310,790		
Breakeven Rent	1,243	Breakeven Occupancy	90%

Marketing Expenses	500	10	1
Legal Expenses	850	17	1
Auditing Expenses	8,000	160	13
Other Administrative Expenses	0	0	0
Administrative Expenses	116,136	2,323	194
Operating Expenses:			
Janitorial Payroll	8,000	160	13
Janitorial Supplies and Equipment	500	10	1
Janitorial Contractual Services	0	0	0
Natural Gas	0	0	0
Electricity	65,000	1,300	108
Water and Sewer	12,000	240	20
Garbage and Trash Removal	4,000	80	7
Vehicle and Equipment Expenses	0	0	0
Other Operating Expenses	0	0	0
Operating Expenses	89,500	1,790	149
Maintenance Expenses:			
Grounds Maintenance Payroll	25,000	500	42
Grounds Tools and Supplies	1,000	20	2
Grounds Contractual Services	0	0	0
Miscellaneous Ground Maintenance	0	0	0
Tenant Damage Charges - Grounds	0	0	0
Building Maintenance Payroll	30,000	600	50
Building Tools and Supplies	1,000	20	2
Building Contractual Services	25,000	500	42
Building Systems Maintenance	8,500	170	14
Miscellaneous Building Maintenance	0	0	0
Tenant Damage Charges - Building	0	0	0
250 Maintenance Expenses	90,500	1,810	151
General Expenses:			
Property Taxes	69,700	1,394	116
Property and Liability Insurance	28,000	560	47
Tenant Computer Network Expense	0	0	0
Tenant Service Expenses	18,928	379	32
General Expenses	116,628	2,333	194
Replacement Reserve Funding	22,500	450	38
Commercial Expenses (if applicable)	0	0	0
Total	435,264	8,705	725
	8,705		

305,977.52

305,978

PROFORMA OPERATING INCOME AND EXPENSE STATEMENT

	8 Months 4/4/26	12/31/26	12/31/27	12/30/28	12/31/29	12/31/30	12/31/31	12/30/32	12/31/33	12/31/34	12/31/35	12/30/36
Effective Gross Income		528,444	792,667	808,520	824,690	841,184	862,214	883,769	905,863	928,510	951,723	975,516
Less Operating Expense		290,176	435,264	448,322	461,771	475,624	489,893	504,590	519,728	535,319	551,379	567,920
Net Operating Income		238,269	357,403	360,198	362,919	365,560	372,321	379,179	386,136	393,191	400,344	407,595
Less RLP Repay		157,115	235,672	235,672	235,672	235,672	235,672	235,672	235,672	235,672	235,672	235,672
Less Other Repay		50,078	75,117	75,117	75,117	75,117	75,117	75,117	75,117	75,117	75,117	75,117
Cash Flow		31,076	46,613	49,409	52,130	54,770	61,531	68,390	75,346	82,401	89,554	96,806
Cash Flow per Unit		932	932	988	1,043	1,095	1,231	1,368	1,507	1,648	1,791	1,936
Debt Coverage Ratio(RLP)		1.15	1.15	1.16	1.17	1.18	1.20	1.22	1.24	1.27	1.29	1.31

Total Cash Flow Projected over 12 Years
923,786
1,254
10 Year Averages
1.20

Operating Reserve Balance	373,027	391,678	411,262	431,825	453,416	476,087	499,891	524,886	551,130	578,687	607,621	638,002

PROFORMA OPERATING INCOME AND EXPENSE STATEMENT, continued

		12/31/37	12/31/38	12/31/39	12/30/40	Yr 15 12/31/41	12/31/42	12/31/43	12/30/44	12/31/45	12/31/46	12/31/47
Effective Gross Income		999,904	1,024,901	1,050,524	1,076,787	1,103,707	1,136,818	1,170,922	1,206,050	1,242,231	1,279,498	1,317,883
Less Operating Expense		584,958	602,507	620,582	639,199	658,375	678,127	698,470	719,425	741,007	763,237	786,135
Net Operating Income		414,946	422,395	429,942	437,587	445,331	458,691	472,452	486,625	501,224	516,261	531,749
Less RLP Repay		235,672	235,672	235,672	235,672	235,672	235,672	235,672	235,672	235,672	235,672	235,672
Less Other Repay		75,117	75,117	75,117	75,117	75,117	75,117	75,117	75,117	75,117	75,117	75,117
Cash Flow		104,156	111,605	119,152	126,798	134,542	147,901	161,662	175,836	190,435	205,471	220,959
Cash Flow per Unit		2,083	2,232	2,383	2,536	2,691	2,958	3,233	3,517	3,809	4,109	4,419
Debt Coverage Ratio(RLP)		1.34	1.36	1.38	1.41	1.43	1.48	1.52	1.57	1.61	1.66	1.71
Operating Reserve Balance	638,002	669,902	703,397	738,567	775,496	814,270	854,984	897,733	942,620	989,751	1,039,238	1,091,200

PROFORMA OPERATING INCOME AND EXPENSE STATEMENT, continued

		12/30/48	12/31/49	12/31/50	12/31/51	12/30/52	12/31/53	12/31/54	12/31/55	4/29/56
Effective Gross Income		1,357,420	1,398,142	1,440,087	1,483,289	1,527,788	1,573,622	1,620,830	1,669,455	573,180
Less Operating Expense		809,719	834,010	859,031	884,801	911,345	938,686	966,846	995,852	341,909
Net Operating Income		547,701	564,132	581,056	598,488	616,442	634,936	653,984	673,603	231,270
Less RLP Repay		235,672	235,672	235,672	235,672	235,672	235,672	235,672	235,672	78,557
Less Other Repay		75,117	75,117	75,117	75,117	75,117	75,117	75,117	75,117	25,039
Cash Flow		236,912	253,343	270,267	287,698	305,653	324,146	343,194	362,814	127,674
Cash Flow per Unit		4,738	5,067	5,405	5,754	6,113	6,483	6,864	7,256	7,660
Debt Coverage Ratio(RLP)		1.76	1.82	1.87	1.93	1.98	2.04	2.10	2.17	2.23
Operating Reserve Balance	1,091,200	1,145,760	1,203,048	1,263,201	1,326,361	1,392,679	1,462,313	1,535,428	1,612,200	1,692,810

South Portland Housing Development Corporation

May 7, 2025
(Updated May 21, 2025)

Mr. Thomas Hall, Town Manager
Town of Scarborough
259 US ROUTE ONE
PO BOX 360
Scarborough, ME 04070-0360

Subj: Scarborough CEA Preliminary Application Letter for Marshview Development Project – Affordable Senior Housing

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Dear Mr. Hall,

We are pleased with the positive outcome of Scarborough's review of our initial letter, conducted by yourself and SEDCO Executive Director Karen Martin. Your invitation confirmed that the proposed Marshview Terrace project demonstrably aligns with several key objectives identified by the Town, leading to the invitation to proceed with the Credit Enhancement Agreement (CEA) process. These identified objectives are noted below.

This project aligns with the Town's goals by:

- **Increasing the Supply of Affordable Housing:** Introducing 50 new units specifically designated as affordable senior housing
- **Consistency with the Comprehensive Plan:** Focusing on affordability, housing diversity, and senior housing, directly reflecting the Plan's priorities
- **Targeting Units to Specific Income Levels:** Ensuring 100% of the units will serve seniors with incomes at or below 60% AMI
- **Long-Term Commitment to Affordability:** Maintaining rental affordability for a minimum of 45 years through a recorded agreement with MaineHousing
- **Meeting a Specific Town Council Housing Goal:** Directly addressing the Town Council's adopted goal for 2025, which prioritizes the creation of senior housing
- **Location with Sufficient Access to Services and Jobs:** Situated in the walkable Dunstan Corner neighborhood, providing seniors with immediate access to healthcare, shopping, banking, restaurants, and public transportation
- **Provide a Walkable Environment:** The project design incorporates pedestrian-friendly walkways and will enhance connections to public transportation, actively promoting a walkable environment for residents

The Marshview development will increase Scarborough's housing supply by providing 50 newly constructed affordable rental apartments specifically for seniors aged 55 and older, directly addressing the need for this type of housing within the Town. All units will be offered at or below 60% of the Area Median Income (AMI), ensuring affordability for low-income senior households and contributing to the overall supply of affordable housing for seniors in Scarborough.

Long-term affordability for all 50 rental units is guaranteed through a dedicated funding structure and a legally binding agreement. Financing is secured through the Low-Income Housing Tax Credit and Below Market Capital Federal Home Loan Bank of Boston equity. This funding requires a 45-year Extended Low-Income Housing Commitment Agreement with MaineHousing, which will be executed at closing and recorded in the Cumberland County Registry of Deeds. This agreement ensures that the units remain affordable for the next 45 years.

SPHDC has operated as the dedicated non-profit development arm of the South Portland Housing Authority for more than two decades. Throughout this time, SPHDC has cultivated extensive experience in successfully developing numerous affordable housing projects across Southern Maine. Our portfolio showcases a diverse range of developments, including a 123-unit complex catering to seniors aged 62 and over, as well as a 42-unit family building that also incorporates over 10,000 square feet of ground-floor commercial space. Our long-standing commitment and proven track record ensure the necessary experience, technical capacity, initiative, and creativity to bring the Marshview project to fruition, aligning with the community's affordable senior housing needs.

The Marshview Terrace senior housing project's overall financing strategy involves a combination of funding sources, including a request for a Credit Enhancement Agreement (CEA). Supplementing this request, the project has been awarded $850,000 in grants, $1.2 million in subsidized loans from the Federal Home Loan Bank of Boston, and is pursuing $2.6 million in zero-interest deferred debt and $5.6 million in subsidized loans from Maine State Housing Authority (MSHA), bringing the total development cost to approximately $20 million. We are also strategically positioned to apply for the MaineHousing Fall funding round by the deadline of September 18, 2025. The CEA plays a critical role by allowing the project to support a greater level of debt than otherwise feasible, reducing the need for subsidies and freeing up those funds for potential future projects within Scarborough.

The Marshview Terrace project directly addresses the critical need for affordable housing, particularly for seniors, as emphasized throughout the Town of Scarborough's Comprehensive Plan (adopted June 30, 2021). This consistency is evident by:

- **Supporting Diverse and Affordable Housing Options (Page 51):** Providing affordable senior housing contributes to the Town's goal of creating diverse housing options, bolstering economic success, and enabling seniors to remain active members of the community
- **Facilitating the Creation of Affordable Housing (Page 121):** The project actively participates in and facilitates the creation of affordable housing, directly contributing to the Town's aim of ensuring at least 10% of new units are affordable

- **Supporting Senior Housing Opportunities (Page 174, Vision 3, Recommendation 11):** The project directly aligns with the Comprehensive Plan's explicit support for senior housing opportunities, addressing the needs of residents wishing to "age in place."

Beyond the Comprehensive Plan, this project directly supports the 2024 Town Council's goal of expanding workforce and affordable housing options. While primarily focused on senior housing, increasing the overall affordable housing stock contributes to this broader objective.

The Marshview senior housing development is projected to have an assessed value of $7.0 million upon completion. The development site at 578 US Route 1 currently includes an existing structure with an assessed value of $623,500, which will be removed. To account for this, the increase in valuation attributable to the Marshview project will be offset by this same amount.

Therefore, the net incremental valuation for the Marshview Senior Housing project for the Credit Enhancement Agreement (CEA) is $6,376,900 ($7,000,000 - $623,500).

Based on the current mill rate of $10.93 per $1,000 of valuation, the estimated incremental tax revenue generated by the Marshview project would be $69,700 annually. We are requesting a reimbursement of 75% of this incremental tax revenue. This would result in an annual reimbursement of approximately $52,275 to the developer. The remaining 25% of the incremental tax revenue, estimated at $17,425 annually, would be allocated to the Town's Tax Increment Financing (TIF) fund for the duration of the agreement.

A year-by-year breakdown of the anticipated assessed value and TIF revenue projections is provided in the table below:

Captured Assessed Value &TIF Revenue Projection Table - City of Scarborough, ME - Marshview Terrace Senior Low Income Housing Project							
TIF Year	Tax Year-April 1	Increased Assessed Value Real Prop.	Captured Valuation @100% of Value Captured	Projected Mill Rate	Total Projected New Taxes Captured	Captured Revenue to Municipal Project Account	Captured Revenue to Developer Project Account
1	2027	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
2	2028	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
3	2029	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
4	2030	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
5	2031	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
6	2032	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
7	2033	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
8	2034	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
9	2035	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
10	2036	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
11	2037	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
12	2038	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
13	2039	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
14	2040	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
15	2041	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
16	2042	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
17	2043	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
18	2044	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
19	2045	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
20	2046	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
21	2047	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
22	2048	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
23	2049	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
24	2050	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
25	2051	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
26	2052	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
27	2053	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
28	2054	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
29	2055	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
30	2056	$6,376,900	$6,376,900	10.93	$69,700	$17,425	$52,275
30 Year TIF Total		**$191,307,000**	**$191,307,000**		**$2,090,986**	**$522,746**	**$1,568,239**
Prepared by Camoin Associates, www.camoinassociates.com							

The Marshview project will contribute to broader infrastructure improvements in Dunstan Village, including pedestrian-friendly walkways, enhanced public transportation connections, improved pedestrian signage and street striping, and increased medians along US Route 1, enhancing safety and reducing strain on municipal services. Strategic integration and expansion of existing infrastructure will improve accessibility for all residents of Scarborough.

While the Marshview project's immediate landscaping and wetland preservation efforts will enhance the site's visual appeal and support local ecology, our commitment extends to improving the broader pedestrian experience. Including features such as EV parking and bike storage directly supports sustainable transportation options, potentially reducing traffic and encouraging pedestrian and bicycle activity in the surrounding area. Furthermore, the on-site nature walking path and playground, while primarily for residents, contributes to the overall connectivity with Scarborough's natural resources and

promotes a more active and engaged community. These design elements reflect our intention to create a development that is not only a desirable place to live but also contributes positively to the surrounding streetscape and pedestrian environment.

Committed to high building design standards and energy efficiency through integrating comprehensive sustainable practices, the development project includes the planned installation of rooftop photovoltaic (PV) solar panels for on-site renewable energy generation, the provision of Electric Vehicle (EV) charging stations to support clean transportation, and achieving Passive House certification. These measures underscore our dedication to environmental responsibility and ensuring long-term cost-effectiveness and comfort for future residents.

MaineHousing awards Low-Income Housing Tax Credits (LIHTC) through competitive 4% and 9% proposals twice annually. The selection process involves scoring each applicant's project based on a defined set of criteria. In the 2024 funding round, successful applicants scored above 63 points, with only a 2-point difference separating the 1 funded and 4 unfunded projects. The requested CEA, structured to return 75% of the incremental tax revenue for 30 years, directly aligns with MaineHousing's LIHTC application criteria, maximizing the project's potential score and significantly enhancing its competitiveness.

Marshview Terrace distinguishes itself through its exceptional, walkable location within Scarborough's Dunstan Corner neighborhood. It provides seniors immediate access to essential amenities such as healthcare facilities, shopping centers, banks, diverse restaurants, and convenient public transportation options. The project's integration of affordable senior housing within a larger mixed-use community actively supports the Town's vision for a thriving downtown area.

Integrating affordable senior housing within a larger mixed-use community actively supports the Town's vision for a thriving downtown area. Offering 50 affordable one-bedroom units, Marshview Terrace fosters community through on-site amenities like a community garden, walking path, and activity room. Designed with environmental sensitivity using Passive House construction and strong pedestrian connections, this model of public-private partnership strategically leverages TIF financing for long-term sustainability and public benefit.

Sincerely,



Ben Mohney
Development Officer
South Portland Housing Development Corp.

Scarborough, Maine

April 30, 2025

HOUSING BRIEF 2025

People

Who lives in Scarborough? Let's look at the population and characteristics of residents in Scarborough.

Housing

What is our supply of housing? Let's look at how many units are on the ground in Scarborough and their characteristics.

Cost of Housing

What is the cost of housing in Scarborough (Rentals and Sales).

Key Factors in Scarborough:

Population in 2024: **24,186**

Hosing Units in 2024: **11,496**

Housing Units in 2025: **11,774**

Median HH Income in 2023: **$122,435**

Median Household Income in 2023 of a renter: **$78,196**

Median HH Income in 2023 of an Owner: **$138,886**

SF Median Sales Price in 2024: **$750,000**

% of Renter Households in 2023: 23.3%



Why Housing Matters

Housing is a fundamental building block to any neighborhood, town, region or state.

Quality housing, affordable to a range of households, provides stability for a community and is a key to providing a healthy workforce for employers. The combination of housing and businesses provide the essential building blocks of a town's tax base.

This Housing Brief provides a basic understanding of of housing in Scarborough as of 2025.



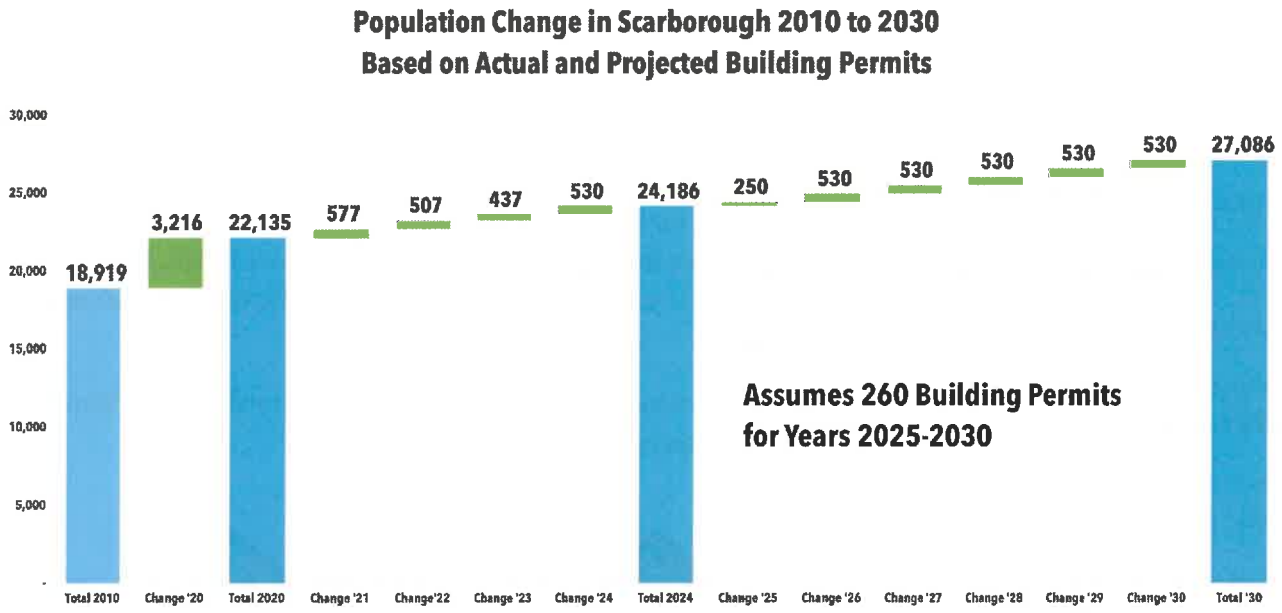
The Population of Scarborough

Population Characteristics: Rate of Growth

As of July 2024, approximately **24,200** people live in Scarborough, suggesting a net increase of just over **2,000** residents since 2020.

Our annual rate of growth for the first four years of the decade hit **2.24%**, a rate that is slightly faster than the previous decade. For the balance of the decade (2030), the projections result in an annual rate of **1.91%**

Using a straight projection of **260** units a year based in the Rate of Growth Ordinance, Scarborough could reach a population of **27,100** by 2030. This projection does not factor in any changes in household size, available land or ordinances, all of which would likely drive the projection downward. With this projection, the ten-year increase since 2020 would reach 4,951 net new residents or a total increase if **22.4%.**

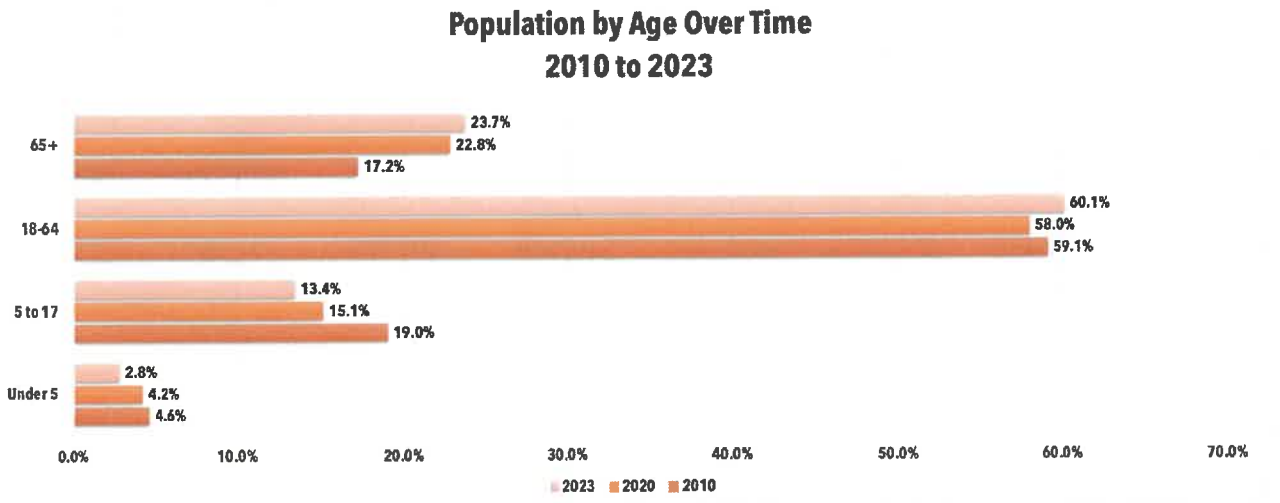


Data Sources: US Decennial Census for 2010 & 2020. US Census Bureau Official Estimate of Population for 2021 through 2023. SEDCO Estimate based on Building Permits Issued for 2024. SEDCO Population Projection for for 2025 through 2030 based on 260 Building Permits Annually.

Population Characteristics: Age, Income and Tenure

The American Community Survey, produced by the Census Bureau, describes the characteristics of our population. The data is available through 2023.

The age of our population has shifted, indicating that people 65 and older make up a greater percentage of our population than children under 18 - a reversal from 2010.



Based on 23.7%, **5,732** residents in Scarborough are 65 and older compared to **3,909** children under 18. Looking at only school age children, we have 3,233 residents in this age category. For comparison, the school enrollment for September 2024 was **2,879** enrolled residents in K-12. The enrollment is 89% of the children in this category. Private school enrollment accounts for some of the difference. It's also possible that the estimates of children 5-17 are overestimated, and that the percentage is actually somewhat lower.

Based on the 2023 ACS reporting, **37%** of all households have 1 or more people 65 and older. Only **22.8%** of all households have 1 or more children under 18.

Single person households represent 25% of all households in Scarborough, and 51.7% of all single person households are 65 and older. A little more than 400 seniors live in groups quarters as opposed to households.

Another age group to take note of are those between 18 and 29. This group of young adults has increased from 8.7% in 2010 to **12.4%** in 2023. Some in this group may be living with parents. Some may be forming their own households and creating demand for rentals or starter homes. If we apply the 12.4% to our 2024 population, we have **2,992** young adults in Scarborough, indicating this age group increased by 81% since 2010.

Population Characteristics: Age, Income and Tenure. Continued

The ACS estimates that the median household income for Scarborough residents in 2023 was **$122,435.** The following table shows the estimates for household income from 2010 to 2023 by tenure.

2023 Median Household Income by Tenure in Scarborough

Households	2023	2022	2021	2020	2019	2015	2010
Owner Occupied	$138,886	$126,875	$120,583	$110,930	$105,840	$88,041	$88,629
Renter Occupied	$78,196	$73,454	$68,886	$80,200	$65,334	$49,279	$43,418
Total	$122,435	$113,875	$105,960	$102,930	$94,905	$77,361	$74,886

Looking at income by age of householder, we find the following:

Age of Householder in 2023 by Income

Household Income	Under 25	25 to 44	45 to 64	65 and older	Total Householders	% of Householders
Less than $19,999	-	46	159	149	354	4%
$20,000 to $34,999	-	145	106	354	605	6%
$35,000 to $49,999	-	28	182	333	543	6%
$50,000 to $59,000	10	279	91	249	629	7%
$60,000 to $74,999	-	91	224	363	678	7%
$75,000 to $99,000	34	238	339	390	1,001	10%
$100K to $124,999	58	206	474	277	1,015	11%
$125K to $149,999	-	388	255	149	792	8%
$150K to $199,999	-	162	1,108	448	1,718	18%
$200K or more	-	694	1,132	387	2,213	23%
Total Households	102	2,277	4,070	3,099	9,548	100%
Percent of Total Households	1.1%	23.8%	42.6%	32.5%	100.0%	

Population Characteristics: Age, Income and Tenure, Continued

Approximately 11% of all housing units in Scarborough are considered vacant, the balance of the units are occupied. Occupied units are also referred to as households. The vast majority of the vacant units are those held for seasonal use, which in Scarborough was 932 units or 8.7% of all units.

Owner occupied units comprised **76.7%** of all households. Renters occupy **23.3%** of households in Scarborough.

Of the owner occupied households, **85.6%** of the households are single family detached units. Of households that rent, **21.4%** are single family detached. For all households, 70.7% are single family detached units.

The number of rented units increased **33.6%** since 2020, while the number of owned units increased by **7.7%**.

In terms of the population, **80.7%** of our residents live in units that are owned. Residents who rent make up **17.5%** of the population in 2023. The balance of the population (1.9%) lives in group quarters such as nursing homes.

Tenure by Units in Structure in 2023

Units per Structure	Total	Occupied	Owner Occupied	Renter Occupied	Vacant
1-Unit Detached	7,457	6,747	6,272	475	710
1-Unit Attached	925	849	554	295	76
2 to 4 Units	658	537	155	382	121
5 or More Units	1,370	1,190	167	1,023	180
Other	272	225	179	46	47
Total	10,682	9,548	7,327	2,221	1,134
% of Total Units	100.0%	89.4%	68.6%	20.8%	10.6%
% of Total Households		100.0%	76.7%	23.3%	
% 1-Unit Detached	69.8%	70.7%	85.6%	21.4%	62.6%
% 1-Unit Attached	8.7%	8.9%	7.6%	13.3%	6.7%
% 2 to 4 Units	6.2%	5.6%	2.1%	17.2%	10.7%
% 5 or More Units	12.8%	12.5%	2.3%	46.1%	15.9%
% Other	2.5%	2.4%	2.4%	2.1%	4.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Housing Units in Scarborough

Total Units

By July 2025, Scarborough will have **11,774** total housing units on the ground. This estimate uses building permits as an indicator of the number of new units built since the 2020 Census.

The estimate assumes that 98% of permits issued for a calendar year will be built by July of the following year.

This estimate tracks with the number of units recorded by assessor on April 1, of each year. The following table shows the increases in units since 2021 for the Town of Scarborough and Cumberland County.

Total Housing Unit Estimates as of July 1 of Each Year

Total Units	2020 (April 1)	2020	2021	2022	2023	2024	2025	% Increase
Scarborough	10,341	10,527	10,741	11,078	11,384	11,496	11,774	11.8%
Cumberland County	149,452	150,720	152,315	154,227	156,184	157,702	159,079	5.5%
Town as % of County	6.9%	7.0%	7.1%	7.2%	7.3%	7.3%	7.4%	

Building Permits Issued by Calendar Year

Total Permits Issued	2019	2020	2021	2022	2023	2024	Total Permits
Scarborough	266	214	337	306	112	284	1,519
Cumberland Co	1,817	1,624	1,944	1,990	1,547	1,405	10,327
Town as % of County	14.6%	13.2%	17.3%	15.4%	7.2%	20.2%	14.7%

The above tables clearly show that Scarborough has outpaced the rest of Cumberland County in terms of the number of building permits for new housing units. The Town has issued permits at about twice the rate of the County.

The Town is also issuing nearly twice as many permits as its share of the County's housing. According to the 2020 Census Scarborough accounted for 6.9% of the total housing units in the County. In all but one year, the town has issued anywhere from 13% of all permits in the County to 20% of the permits.

If we look into more detail about the permitting since 2020, we can see that 1,519 permits were issued between 2019 and 2024. Multifamily units accounted for 68% of the units permitted with Single family units accounting for 32% of the units. The strong showing of multifamily units has accounted for the increase in the number of rentals available in Scarborough. Please note, not all rentals are multifamily. According to ACS, just over 21% of rentals in Scarborough were single family homes.

Cost of Housing

It's clear from the previous section that Scarborough has received a significant amount of housing development over the last several years. Our estimate of new housing units between July 2019 and July 2025 is 1,247, increasing our supply by 11.8%.

Even with this robust housing unit increase, pricing remains high. The median sales price of a home on the market in 2024 was **$684,183**. The average sales price was **$802,626**. (Based off sales data from 248 sales in 2024). The median sale price of a single family home was **$750,000** (195 units), while the median sales price of a condo was $460,000 (53 units).

The average number of bedrooms in the single family homes sold was 3.43, while the average number of bedrooms for a condo sold was 2.17. The single family sales had an average size of 2,302 square feet and the average condo was 1,316 square feet. Of the units sold last year, brand new build accounted for only 14% of the units sold.

Housing sold in Scarborough in 2024

Sold Price Range	# of Units	% of Total	# of Condos	# of SF	Income Rage Needed
< $200,000	2	0.8%	2	0	$66,000
$200K to $299,999	7	2.8%	3	4	$66,000 to $99,700
$300K to $399,999	19	7.7%	10	9	$99,700 to $133,000
$400K to $499,999	42	17.0%	19	23	$133,000 to $166,200
$500K to $599,999	24	9.7%	6	18	$166,200 to $199,4000
$600K to $699,999	34	13.8%	7	27	$199,400 to $232,700
$700K to $799,999	33	13.4%	4	29	$232,700 to $265,900
$800K to $899,999	33	13.4%	1	32	$265,900 to $299,200
$900K to $999,999	19	7.7%	0	19	$299,200 to $332,400
$1M to $1.999M	28	11.3%	0	28	$332,400 to $664,800
$2 Million +	7	2.8%	1	6	$664,800
Total Sales	248	100%	53	195	

Income Brackets determined using Nerd Wallet/https://www.nerdwallet.com/article/mortgages/income-required-mortgage-calculator
Based on Houses Sold in Scarborough in 2024/Source: Estately.com/ME/Scarborough/sold

Cost of Housing: Apartments

For apartments, we looked at the apartments available on apartments.com as an indicator of what's available in Scarborough.

On February 10, 2025 we found 84 units active on the site. The vast majority of the units found on the site are recently built units. Older units are definitely not represented in this quick scan of online listings. For the record, 2018 was the oldest build date for a unit in the selection of 84 units. Please note that this data represents a snapshot of one day. It likely represents the newer apartments well, but may overestimate rents on any older units available.

Unit Size	Ave Rent (Feb 2025)	Fir Market Rent FY2025	Amount over Fair Market Rent
Efficiency	$1,849	$1,379	$470
1 Bedroom	$2,044	$1,563	$481
2 Bedroom	$2,696	$2,011	$685
3 Bedroom	$3,075	$2,763	$312

DRAFT 5-28-25



THE STATE OF HOUSING IN SCARBOROUGH 2025

1

TOPICS FOR TONIGHT

- Establish a Baseline of Information
- Establish a Common Language
- Supply of Housing
- Diversification of Supply
- The Cost of Housing
- Affordability for Residents
- Unmet Needs

2

NEW HOUSING UNITS IN SCARBOROUGH

From July 2020 to July 2025:

Area	Unit Increase	Units/Year	% Increase
Scarborough	1,247	249	11.8%
Cumberland Co.	8,359	1,672	5.5%

Scarborough added 15% of all new units in Cumberland County
Scarborough as % of County for Total Units in 2020: 7%

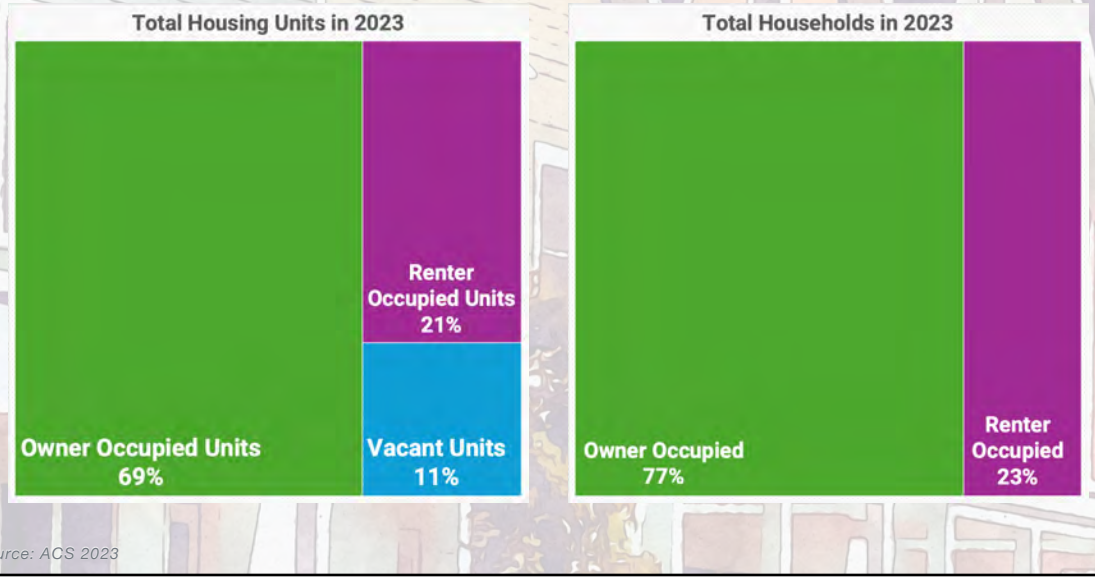
3

GPCOG PROJECTED HOUSING NEEDS IN 10 YEARS

Region:	+ 26,500 Units
Scarborough's Share:	+1,657 Units
Additional Town Units as of 2025:	+1,247 Units
Additional Units needed by 2030:	+410 Units

4

Mix of Housing Units & Households By Tenure

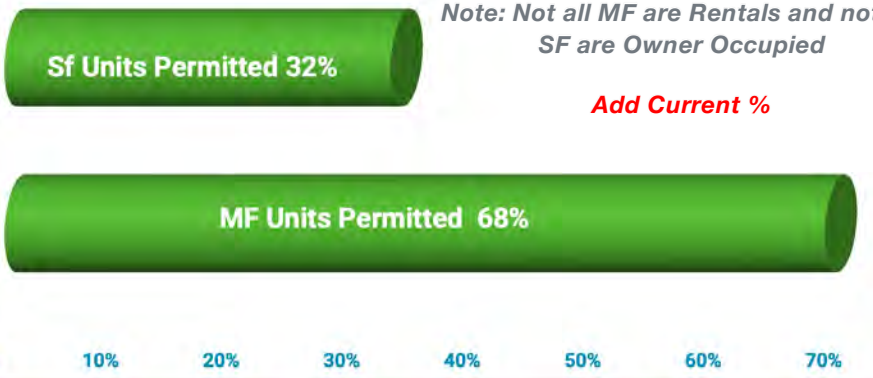


Source: ACS 2023

5

TYPES OF UNITS ARE DIVERSIFYING

Building Permits 2019 to 2024



Note: Not all MF are Rentals and not all SF are Owner Occupied

Add Current %

6

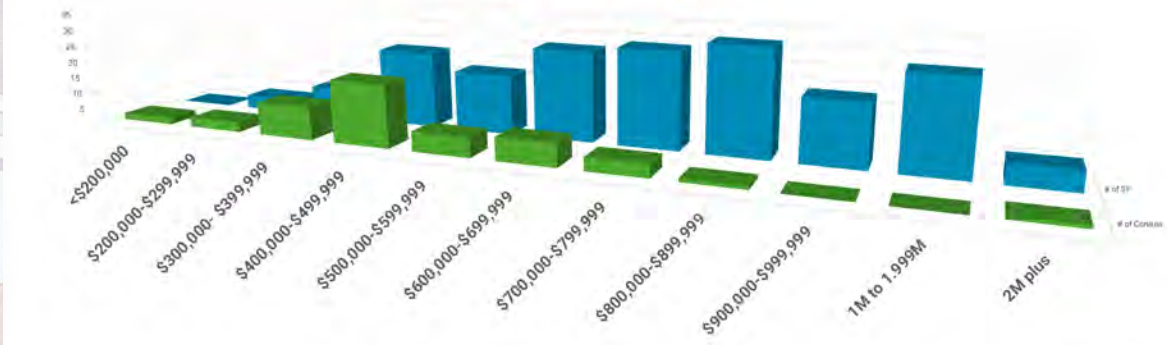
RENTAL UNITS

Unit Size	Ave Rent Feb 2025	Fair Market Rent FY2025	Amount over Fair Market Rent
Efficiency	$1,849	$1,379	$470
1 Bedroom	$2,044	$1,563	$481
2 Bedroom	$2,696	$2,011	$685
3 Bedroom	$3,075	$2,763	$312

New Units on Market are Over Fair Market Rents
Based on Survey in February 2025 of units on apartments.com

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Housing Units Sold in 2024 by Price Range



	<$200,000	$200,000-$299,999	$300,000-$399,999	$400,000-$499,999	$500,000-$599,999	$600,000-$699,999	$700,000-$799,999	$800,000-$899,999	$900,000-$999,999	1M to 1.999M	2M plus
# of Condos	2	3	10	19	6	7	4	1	-	-	1
# of SF	0	4	9	23	18	27	29	32	19	28	6

# of Condos # of SF

34 Single Family Units Sold for $1 Million and over

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INCOME NEEDED TO PURCHASE UNITS AVAILABLE IN 2024

Sold Price	Income Needed	Available Homes
<$200,000	$66,000	2
$200,000-$299,999	$66,000 to $99,700	7
$300,000- $399,999	$99,700 to $133,000	19
$400,000-$499,999	$133,000 to $166,200	42
$500,000-$599,999	$166,200 to $199,4000	24
$600,000-$699,999	$199,400 to $232,700	34
$700,000-$799,999	$232,700 to $265,900	33
$800,000-$899,999	$265,900 to $299,200	33
$900,000-$999,999	$299,200 to $332,400	19
1M to 1.999M	$332,400 to $664,800	28
2M plus	$664,800 +	7

11% of units available in 2024 were affordable based on Scarborough's 2023 Median Income: $122,435

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2025 HUD INCOME LIMITS/PORTLAND METRO AREA

Income Level	% of Median Income	1-Person HH	4-Person HH
Extremely Low Income	30%	$27,300	$38,950
Very Low	50%	$45,450	$64,900
Low Income	80%	$72,700	$103,850
Median Income	100%	$90,900	$129,800
Workforce Housing	120%	$109,080	$155,760

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13 MOST AFFORDABLE 3 BDR HOMES IN TOWN

Location	List Price of Home	Affordable to 80% AMI?	Downpmt Req'd to Prevent Cost Burdening	Affordable to 120% AMI?	Downpmt Req'd to Prevent Cost Burdening
90 Broadturn	$284,000	Yes	N/A	Yes	N/A
207 Vagabond $526/mo HOA	$335,000	No	$73,793	Yes	N/A
23 Jasper	$400,000	No	$76,618	Yes	N/A
4 Emily Way	$439,000	No	$222,889	Yes	N/A
17 Dunstan	$495,000	No	$123,158	Yes	N/A
21 Oceanview	$495,000	No	$179,744	Yes	N/A

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3 BDR LISTINGS CONTINUED

Location	List Price of Home	Affordable to 80% AMI?	Downpmt Req'd to Prevent Cost Burdening	Affordable to 120% AMI?	Downpmt Req'd to Prevent Cost Burdening
8 Dunstan	$499,000	No	$186,243	Yes	N/A
23 Tibbetts	$539,000	No	$230,812	No	$4,770 (1%)
12 Orchard	$540,000	No	$234,211	No	$11,788 (2%)
1 Teal Pt $635/mo HOA	**$615,000**	No	$422,351	No	$199,928 (32%)
0 Joanie's Way $25/mo HOA	$629,000	No	$357,555	No	$134,232 (21%)
19 Pres'n $75/mo HOA	$635,000	No	$297,625	No	$74,302 (12%)
13 Federal	$649,000	No	$420,480	No	$198,057 (30%)

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TYPICAL DUAL INCOME FAMILIES
2024 OCCUPATIONAL WAGES

Occupation Title	75th Percentile	Affordable Home Price
Childcare Workers	$35,930	$107,790
Carpenters	$67,470	$202,410
Combined Salaries	**$103,400**	**$310,200**
Retail Salespersons	$43,900	$131,700
Waiters and Waitresses	$66,780	$200,340
Combined Salaries	**$110,680**	**$332,040**
Exercise Trainers	$47,250	$141,750
Massage Therapists	$93,750	$281,250
Combined Salaries	**$141,000**	**$423,000**

Occupation Title	75th Percentile	Affordable Home Price
Tellers	$44,510	$133,530
Customer Service	$53,020	$159,060
Combined Salaries	**$97,530**	**$292,590**
Firefighters	$57,630	$172,890
Middle School Teachers	$78,360	$235,080
Combined Salaries	**$135,990**	**$407,970**
Registered Nurses	$99,980	$299,940
Paramedics	$63,610	$190,830
Combined Salaries	**$163,590**	**$490,770**

Source: Maine Department of Labor/Occupational Wages

13

PUBLIC SAFETY EMPLOYEES IN SCARBOROUGH

69%

Percent of Public Safety Employees Living Outside of Scarborough

14

A.L.I.C.E. ESTIMATED SURVIVAL BUDGET FOR CUMBERLAND CO.

Category	Family of 4	% of Total	Single Adult	% of Total	65 + Couple	% of Total
Housing - Rent	$1,411	18%	$980	32%	$1,072	20%
Housing - Utilities	$310	4%	$163	5%	$258	5%
Child Care	$1,104	14%	$0	0%	$0	0%
Food	$1,574	20%	$578	19%	$978	18%
Transportation	$1,046	13%	$396	13%	$508	9%
Health Care	$714	9%	$184	6%	$1,112	21%
Technology	$116	1%	$86	3%	$116	2%
Miscellaneous	$628	8%	$239	8%	$404	7%
Tax Payments	$1,363	17%	$466	15%	$948	18%
Tax Credits	($458)	-6%	$0	0%	$0	0%
Monthly Total	$7,808	100%	$3,092	100%	$5,396	100%
ANNUAL TOTAL	$93,696		$37,104		$64,752	

Source: United Way
A sset
L imited
I ncome
C onstrained
E mployed

25% of Scarborough Households are at or less than the "Survival Budget"/
No Rental Units Available in the Feb Survey

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SUMMARY

- Supply of Housing is Increasing
- Diversification of Supply is Increasing
- The Cost of Units us Rising
- Affordability for Residents is Challenging
- We Have Unmet Needs for Some Populations

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