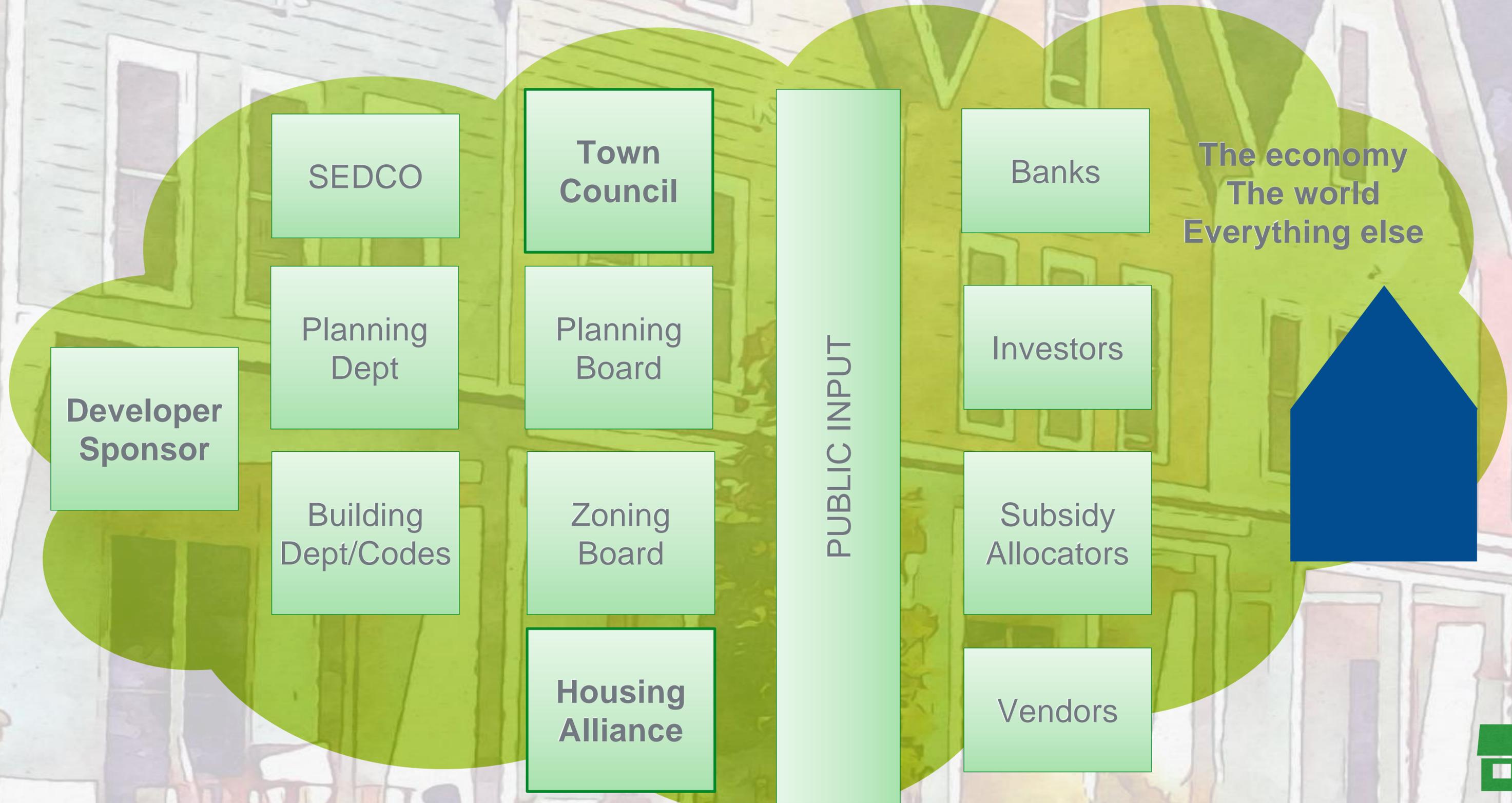


COUNCIL WORKSHOP: HOUSING ISSUES IN 2025

BIG PICTURE – IT'S CHESS NOT CHECKERS



SCARBOROUGH HOUSING ALLIANCE

The Scarborough Housing Alliance is a broadly-based community group established 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.*

How can we help?



TOPICS FOR TONIGHT

- * Establish a Common Language
- * Establish a Baseline of Information
- * Define Affordability
- * The Cost of Housing
- * Affordability & Attainability
- * Wrap-up



A COMMON LANGUAGE...

A common vocabulary is key to communicating effectively. The handout outlines the meaning of several key words that are used when talking about housing policy and development issues. It is a handy tool to be used for future reference by Policy Makers



SOME KEY WORDS/PHRASES

- 1) AMI
- 2) "COST OF HOUSING"
- 3) COST BURDENED
- 4) "AFFORDABLE"
- 5) "ATTAINABLE"
- 6) "AFFORDABLE HOUSING"
- 7) "WORKFORCE HOUSING"



A SNAPSHOT OF SCARBOROUGH

In 2025:

- 23,656 Total Population (maine-demographics.com)
- 11,774 Total Housing Units (Estimated Based on Building Permits-July 25)
- 11,682 Total Housing Units (Assessors Data set 4/1/24)
 - 962 Condo Units (Assessing Data as of 4/1/24)
- 10,479 Estimated Households (July 2025)

In 2023: (Latest ACS Data Available)

- 23.3% of Households are Renters
- 21.4% of all Rentals are Single Family Detached units

- 76.7% of Households are Owner Occupied
- 85.6% of Owner-Occupied Units are Single Family

- 80.7% of Population Lives in Single Family Homes
- 17.5% of Population live in Rentals

Note:
Not all MF are Rentals and not all
SF are Owner Occupied
Households Represent Occupied
Housing Units

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 Income	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

TYPICAL DUAL INCOME FAMILIES 2024 OCCUPATIONAL WAGES

Occupation Title	75th Percentile	Affordable Home Price
Childcare Workers	\$35,930	
Carpenters	\$67,470	
Combined Salaries	\$103,400	\$356,800
Retail Salespersons	\$43,900	
Waiters and Waitresses	\$66,780	
Combined Salaries	\$110,680	\$386,545
Exercise Trainers	\$47,250	
Massage Therapists	\$93,750	
Combined Salaries	\$141,000	\$510,331

Occupation Title	75th Percentile	Affordable Home Price
Tellers	\$44,510	
Customer Service	\$53,020	
Combined Salaries	\$97,530	\$332,858
Firefighters	\$57,630	
Middle School Teachers	\$78,360	
Combined Salaries	\$135,990	\$489,877
Registered Nurses	\$99,980	
Paramedics	\$63,610	
Combined Salaries	\$163,590	\$602,558

Source: Maine Department of Labor/Occupational Wages

Assumes 5.75% 30-year, 90% loan. \$300/mo utilities, \$100/mo insurance, \$0 HOA fees and \$10.93/\$1,000 RE Taxes.

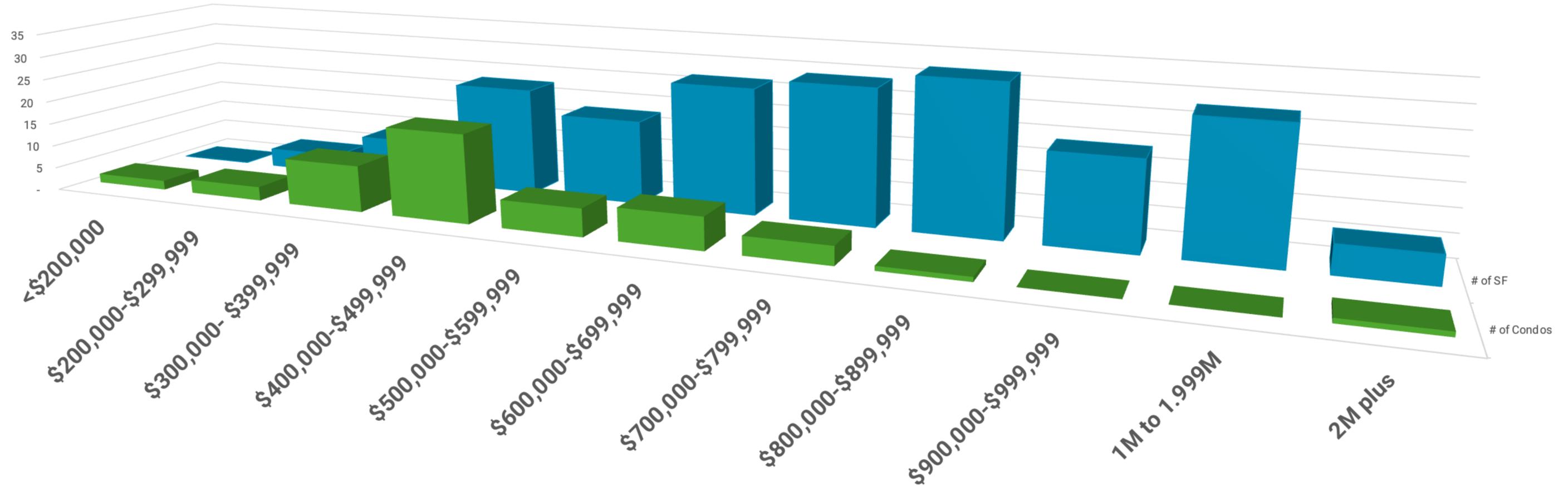
PUBLIC SAFETY EMPLOYEES IN SCARBOROUGH

Unaffordable and unattainable housing has consequences.

69%

Percent of Public Safety Employees
Live Outside of Scarborough

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

INCOME NEEDED TO PURCHASE UNITS SOLD IN 2024

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

11%

of units are affordable to residents in 2024

Based on
Scarborough's 2023
Median Income of
\$122,435
or
Regional 2025
Median Income of
\$129,800

248 homes sold total throughout the year

13 MOST AFFORDABLE 3 BR HOMES IN TOWN

MARCH 2025

Location	List Price of Home	Affordable to 80% AMI?	Add'l Down to Prevent Cost Burdening	Affordable to 120% AMI?	Add'l Down to Prevent Cost Burdening
90 Broadturn	\$284,000	Yes	N/A	Yes	N/A
207 Vagabond (\$526/mo HOA)	\$335,000	No	\$69,850	Yes	N/A
23 Jasper	\$400,000	No	\$49,138	Yes	N/A
4 Emily Way	\$439,000	No	\$90,266	Yes	N/A
17 Dunstan	\$495,000	No	\$149,321	Yes	N/A
21 Oceanview	\$495,000	No	\$149,321	Yes	N/A
8 Dunstan	\$499,000	No	\$153,539	Yes	N/A

Affordability calculation based on assumption of 5.75% 30-year loan with 10% downpayment, \$300/mo in utilities, \$100/mo in insurance costs; HOA and taxes based on actual costs.

13 MOST AFFORDABLE 3 BR HOMES IN TOWN *MARCH 2025* (*CONT'D*)

Location	List Price of Home	Affordable to 80% AMI?	Add'l Down to Prevent Cost Burdening	Affordable to 120% AMI?	Add'l Down to Prevent Cost Burdening
23 Tibbetts	\$539,000	No	\$195,722	Yes	N/A
12 Orchard	\$540,000	No	\$196,776	Yes	N/A
1 Teal Pt (\$635/mo HOA)	\$615,000	No	\$383,623	No	\$163,405
0 Joanie's Way (\$25/mo HOA)	\$629,000	No	\$294,875	No	\$74,656
19 Pres'n (\$75/mo HOA)	\$635,000	No	\$309,687	No	\$89,468
13 Federal	\$649,000	No	\$311,724	No	\$91,505

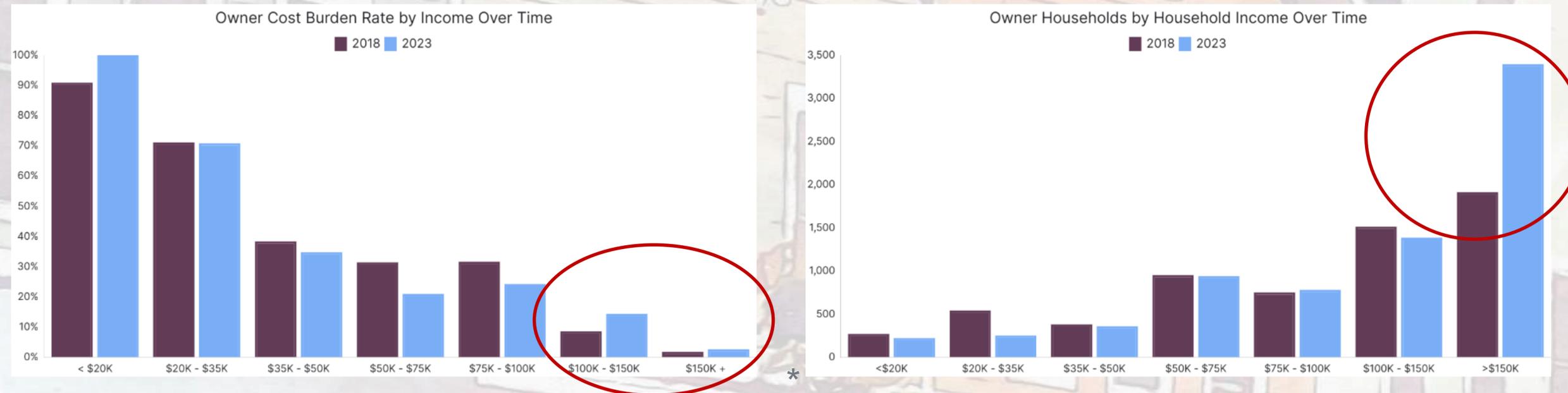
Affordability calculation based on assumption of 5.75% 30-year loan with 10% downpayment, \$300/mo in utilities, \$100/mo in insurance costs; HOA and taxes based on actual costs.

WHAT DOES THAT MEAN?

- 1) Among the 13 lowest priced 3BR homes, 1 was affordable to folks at 80% AMI (\$103,850) and 9 were affordable to folks at 120% of AMI (\$155,760).
- 2) At the time there were 22 other 3BRs for sale ranging from \$689,900 to \$3,095,000; Sixteen were between \$689,900 and \$839,000 and six were over \$1,000,000
- 3) That doesn't include the 28 4BR and larger homes – 12 of which were priced \$1,200,000 and higher. The lowest priced was \$575,000 and the lowest available was \$824,900.
- 4) To make these homes affordable, buyers would need to make between **\$50,000 and \$163,000 in additional** downpayment beyond the 10% assumed in the baseline analysis. It takes a long time to save this amount up.

The lack of housing supply and high downpayment requirements highlight the importance of rental stock in our community.

HOMEOWNERSHIP DATA SUMMARY



Some things emerge from the data

1. A smaller proportion of owners in the middle-income range are cost burdened but more in the upper income range are cost burdened in Scarborough than in 2018.

People are stretching their income at the higher-end of the market to move here

2. There is a huge spike in upper income homeowners in Scarborough, a drop in lower-income homeowners and a steady number of middle-income homeowners.

Scarborough's new homeowners are disproportionately higher income

RENTAL UNITS

Unit Size	Avg Rent Feb 2025	FMR FY2025	Amount <u>Over</u> FMR
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 FMR
Based on Survey in February 2025 of units on [apartments.com](https://www.apartments.com)

JARGON CHECK: FMR

FMR STANDS FOR “FAIR MARKET RENT” BUT DOES NOT MEAN “AVERAGE MARKET RENT”

THE FMR IS THE 40TH PERCENTILE OF GROSS RENTS FOR TYPICAL, NON-SUBSTANDARD RENTAL UNITS OCCUPIED BY RECENT MOVERS IN A LOCAL HOUSING MARKET

AUTOMATICALLY EXCLUDES
LUXURY HOUSING

PUBLIC HOUSING AND SEASONAL RENTALS
UNITS BUILT IN LAST 2 YEARS

AUTOMATICALLY INCLUDES

TAX & UTILITY COST (GROSS RENT)
RECENT MOVES ONLY

MULTI-FAMILY APARTMENTS IN SCARBOROUGH

Total Units	2,078
Total Affordable	522
Percent of Affordable Apartments	25%
% of All Units that are Age Restricted and Affordable	17%
% of All units that are Affordable with No Age Restriction	8%
Age Restricted Apartments	618
Age Restricted as Part of Total Units	30%
Age Restricted & Affordable	354
% of Age Restricted Units That Are Affordable	57%
Affordable Units	522
Unrestricted Age Affordable Units	168
% Affordable Units, with No Age Restriction	32%
% of Affordable Units with Age Restrictions	68%

Note: Compiled from Multiple sources: MaineHousing, Planning Department, Assessing Records

MULTI-FAMILY APARTMENTS IN SCARBOROUGH

Year	Development	Units	Age Restricted	Affordable Designation
1927	Bessey Commons (Senior)	54	Yes	Yes
1972	Coach Lantern Apartments	90	No	
1978	Foxcroft Apartments (103 Foxcroft)	53	No	
1980	Foxcroft (105 Foxcroft)	53	No	
1982	Village at Oak Hill (Senior)	37	Yes	Yes
1984	Meadow Woods (Oak Hill)	37	No	Yes
1986	The Oaks (1 Pin Oak dr)	60	No	Yes
1986	West Oaks (12 Pin Oak)	73	No	
2008	Bessey Commons Section 2 (Senior)	54	Yes	Yes
2015	Burnham Apartments	32	No	
2015	Piper Shores (Senior) Independent Units & Cottages Only	200	Yes	
2016	Griffin Rd Apartments (Senior)	36	Yes	
2017	Dunstan Crossing	36	No	
2017-2019	Beacon	288	No	
2018	Carrier Woods	84	No	Yes (5 Units)
2018	Southgate	38	No	Yes
2018	South Village	53	No	
2018	Mill Common	32	No	
2018	Carriage Walk	24	No	

Year	Development	Units	Age Restricted	Affordable Designation
2019	Carriage Walk	24	No	Yes (0 Units)
2019	Plaza Dr	6	No	
2020	Bessey Crossing (Senior)	40	Yes	Yes
2020	Uplands I & II (Senior)	78	Yes	Yes
2020	Tandem Ct	24	No	
2020	Hayloft	36	No	
2020	North Village	12	No	
2020	Plaza 15 Apartments	8	No	
2021	North Village	36	No	
2021	The Gables	30	No	
2021	Hayloft	22	No	
2021	Lighthouse Conversion	4	No	
2021	Piper Shores (Senior)	28	Yes	
2023	Hackamore North	45	No	
2023	Hackamore Place	36	No	
2024	The Lofts	22	No	
2024	The Parker	60	No	
2024	The Downs - Workforce Housing	22	No	Workforce Housing
2024	Jocelyn Place (Senior)	60	Yes	Yes
2024	Village Commons (Senior)	31	Yes	Yes
2025	Nonesuch River Apartments (Mussey Rd/Aug 15 Availability)	120	No	

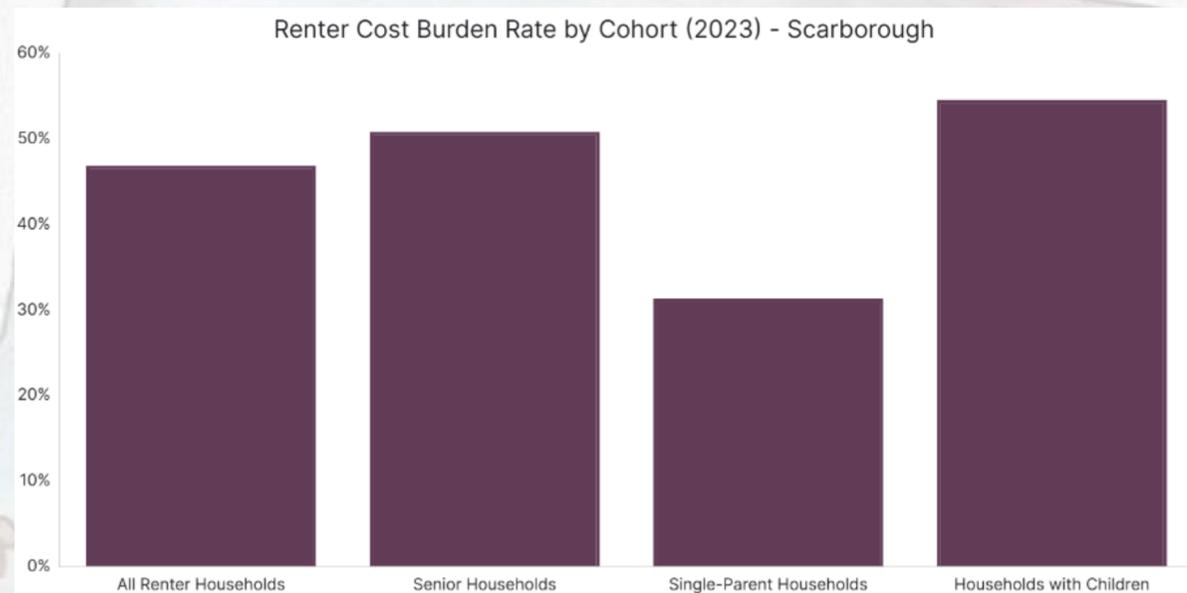
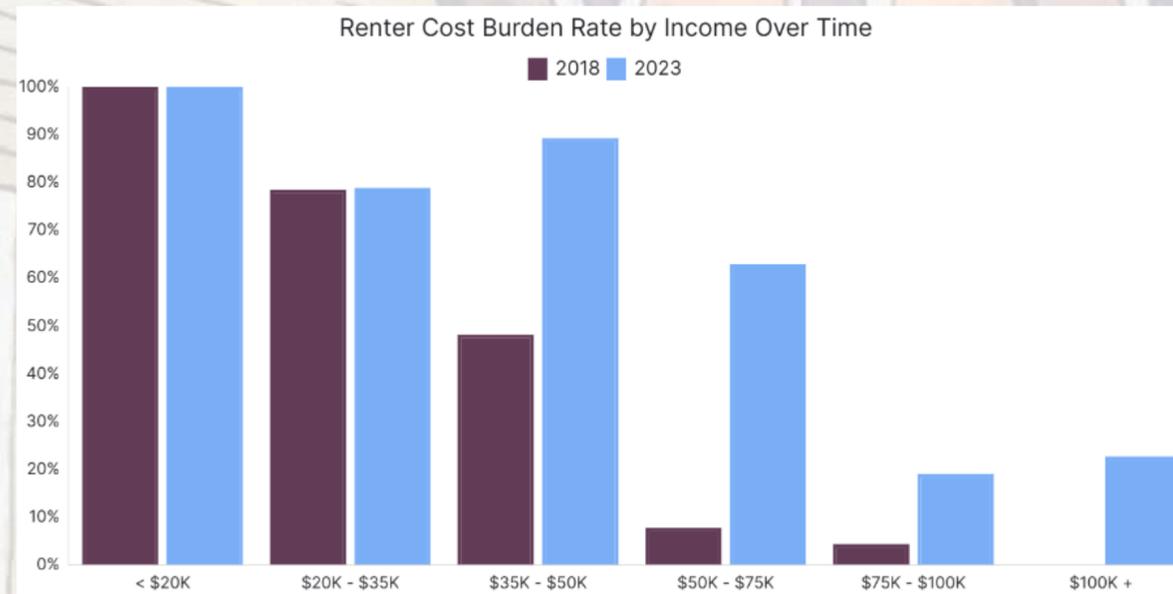
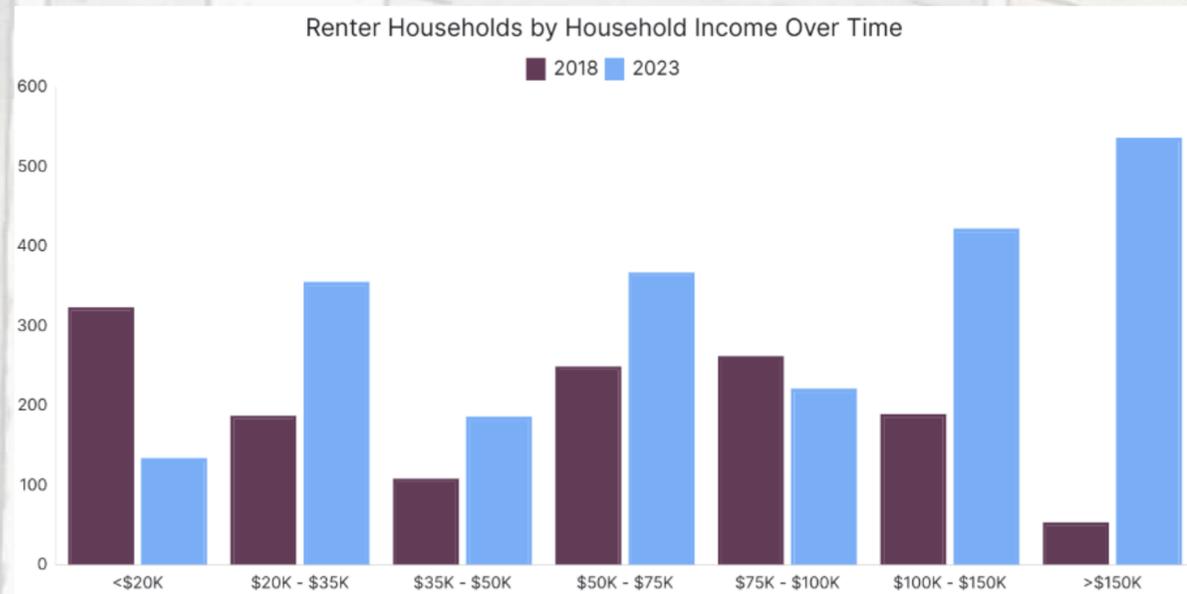
Note: Compiled from Multiple sources: MaineHousing, Planning Department, Assessing Records

RENTAL UNIT REALITY

RENTALS ALLOW WORKFORCE MORE MOBILITY
RENTALS ALLOW THE TOWN EFFICIENT ENFORCEMENT OF STANDARDS
WITHOUT ANY SUBSIDY, THIS IS THE POPULATION BEING SERVED (BELOW)

Unit Size	Avg Rent Feb 2025	Income to be Affordable	Amount <u>Over</u> FMR
Efficiency	\$1,849	\$85,960	Assumes \$300 in utilities like other analyses
1 Bedroom	\$2,044	\$93,760	
2 Bedroom	\$2,696	\$119,840	
3 Bedroom	\$3,075	\$135,000	

RENTERSHIP DATA SUMMARY



Cost Burdening is the same for lower income renters as it was in 2018 but much worse for higher income renters.

More higher income households are renting now than in 2018 – likely a function of Scarborough meeting demand better than it did in 2018.

Cost burdening is affecting everyone – but especially seniors and households with children. Single parent households are least affected.

WRAP-UP

- * **The jargon IS confusing – it's not just you!**
- * **Even with Affordability, wealth (downpayments) are a barrier to homeownership**
- * **The changing supply of housing reflects this**
- * **How can the Alliance help achieve housing goals?**

