Scarborough Housing Alliance
Committee Meeting
Wednesday, June 25, 2025 - Hybrid Meeting

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

Zoom Link:
https://us02web.zoom.us/j/87408715117?pwd=2PY5irZWvZLYlScW9QA2j38q6i1E7b.1

YouTube Link: https://www.youtube.com/live/q0cknNM-5pY

AGENDA

Item 1. Call to Order.

Item 2. Those Present.

Item 3. Approval of Minutes: May 28, 2025

Item 4. Discussion: Recap of June 4th Council Workshop
- Next Steps

Item 5. Discussion: Strategies to Reduce Housing Costs
- Home Repair Program
- Downpayment Assistance

Item 6. Discussion: Changes to the Composition of Households
- Average HH size was 2.48 in 2010, now 2.34-2.39 in 2020-2023
- Housing stock does not match this HH size…
- Do we need more big, expensive homes?
- What are we making easy and what are we making hard and what is profitable for people who make housing in Scarborough? That will determine what we get more of…

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.

HOUSING POLICY DISCUSSION
Overhousing in Scarborough

Here's a breakdown of **Scarborough's housing units by bedroom count**, according to NeighborhoodScout (likely reflecting recent ACS estimates):

Bedrooms	% of Housing Units	Approx. Count (out of ~11,000 units)
No bedroom (studio)	2.8%	~308
1 bedroom	9.0%	~990
2 bedrooms	23.1%	~2,541
3 bedrooms	33.3%	~3,663
4 bedrooms	26.8%	~2,948
5+ bedrooms	5.1%	~561
Total	**100%**	**~11,011**

From national patterns in ACS B11016 and available Maine town profiles, a rough estimate of Scarborough's population distribution likely looks like:

Household Size	% of Households	Estimated Count
1 person	25.6%	~2,444
2 persons	~34%	~3,247
3 persons	~13%	~1,241
4+ persons	~27%	~2,576
Total	**100%**	**9,508**

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