
Town Council Workshop June 19, 2019

Growth Management & Multi-Family Housing

SCARBOROUGH
MAINE

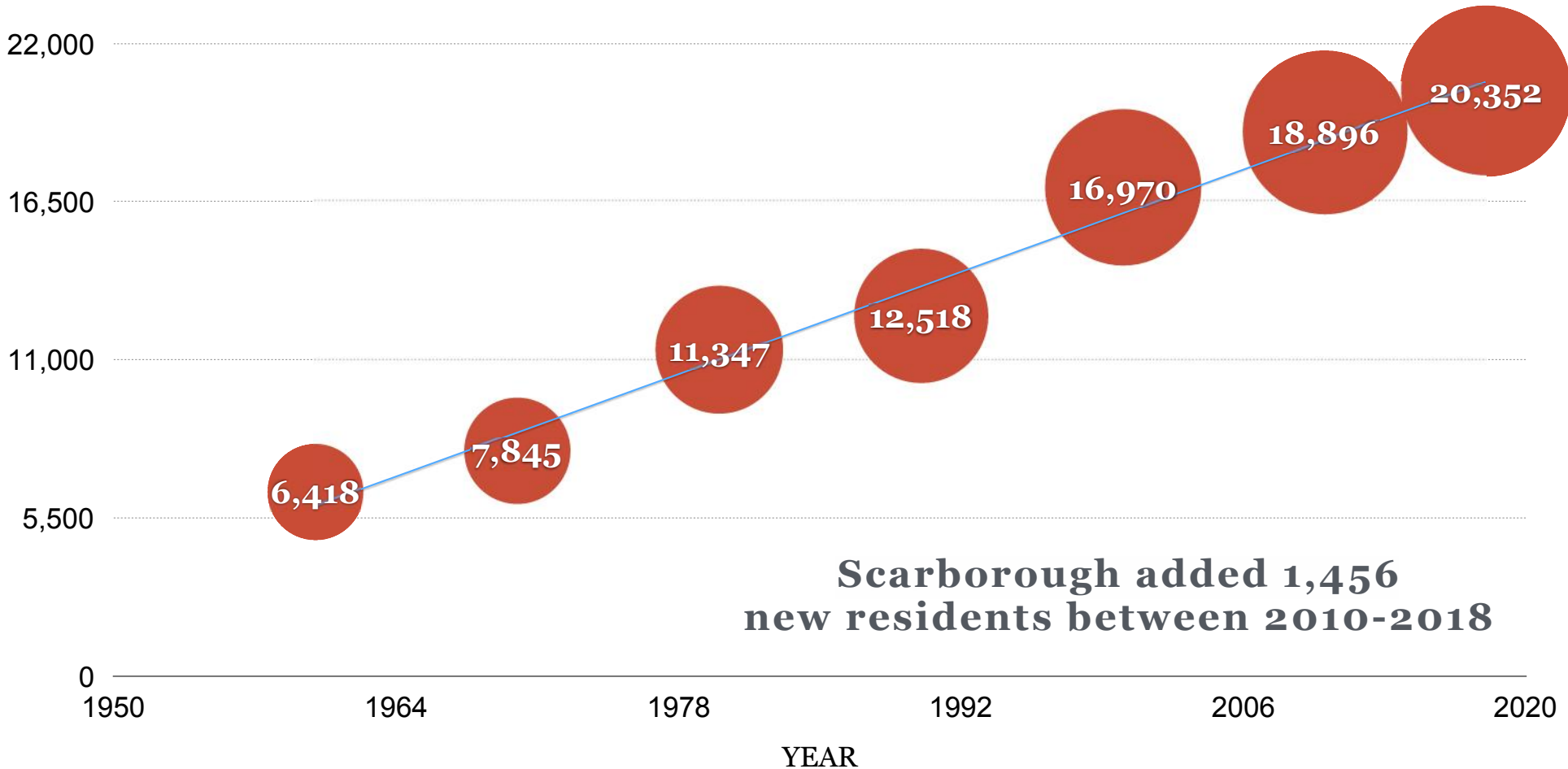


Workshop Agenda

1. Town growth in the regional context
2. Overview of the Growth Management Ordinance
3. Residential trends- single-family & multi-family
4. Understanding school enrollment pressures
5. Discussion

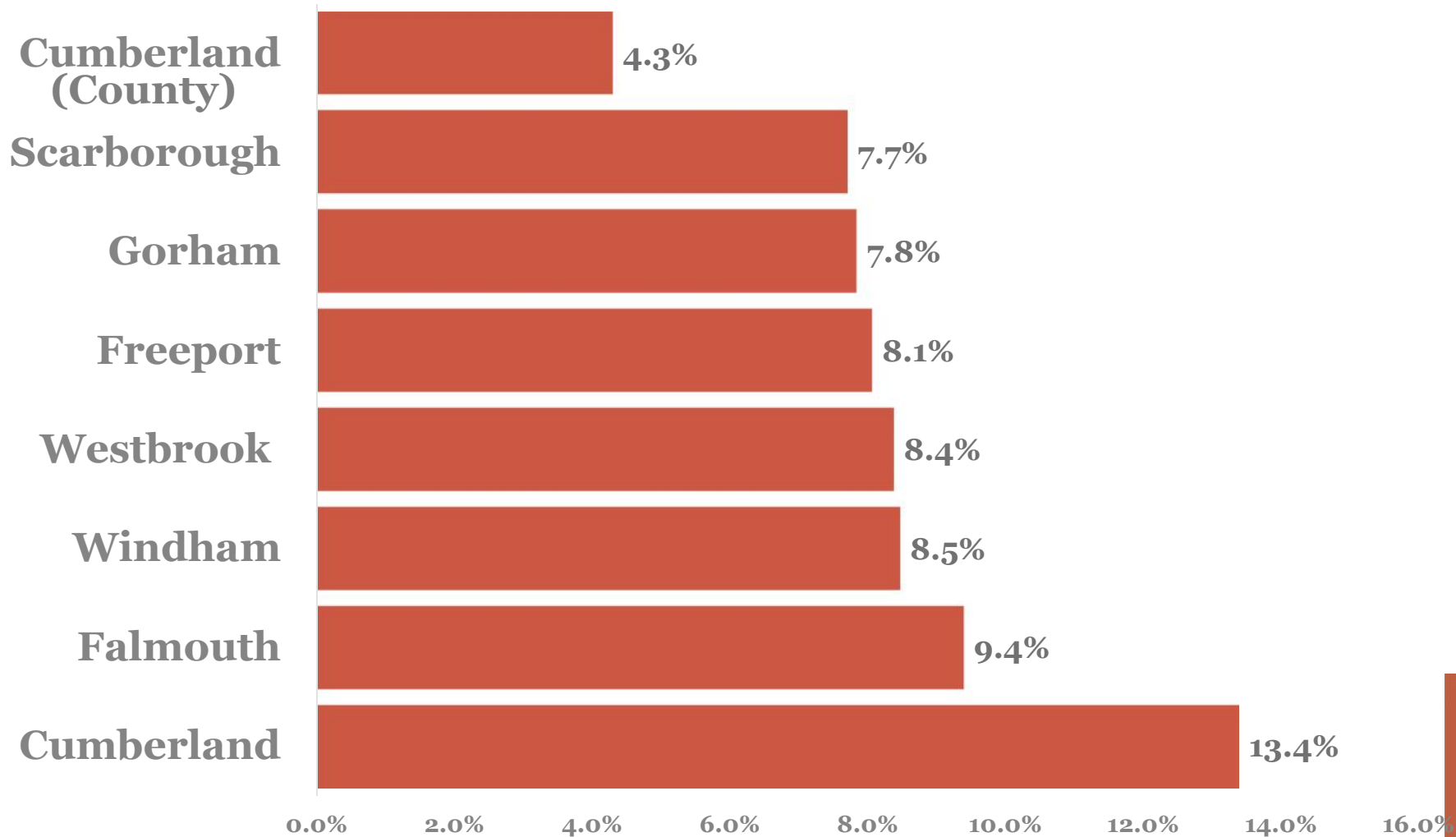


Population in Scarborough: 1960 - 2018



Source: 1-year Estimates

Population Growth Rates: 2010 - 2018



SCARBOROUGH
MAINE

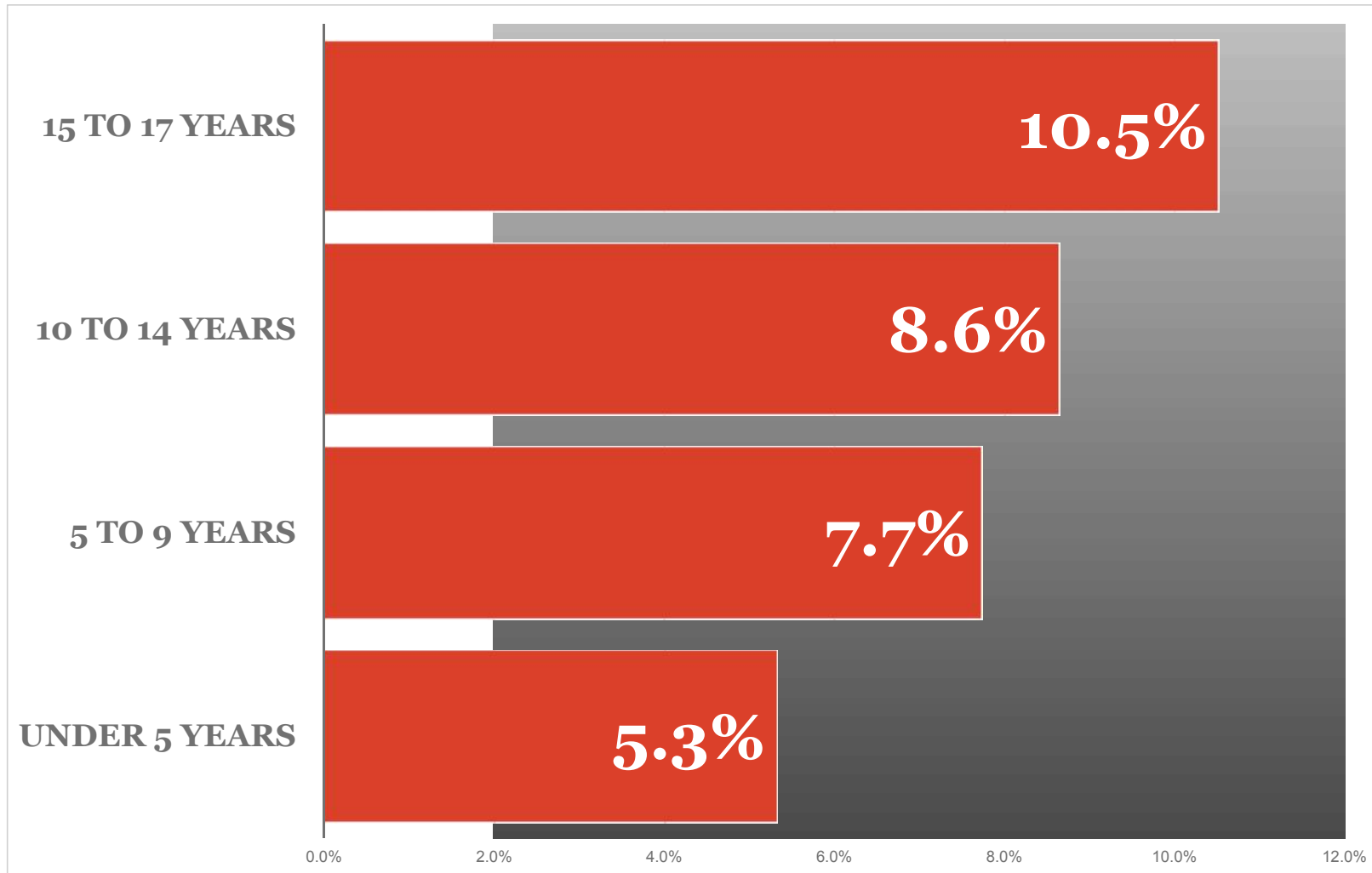


American Communities Survey: 2017

- ❖ 22% Rental Occupied Units with Children <18
(down from 32% in 2010)
- ❖ 36% Owner Occupied Units with Children < 18
(slight increase from 34% in 2010)
- ❖ 29% Total Housing Units with children <18 in 2017
(negligible change from 2010)



% of County Population in Scarborough by Age: 2017

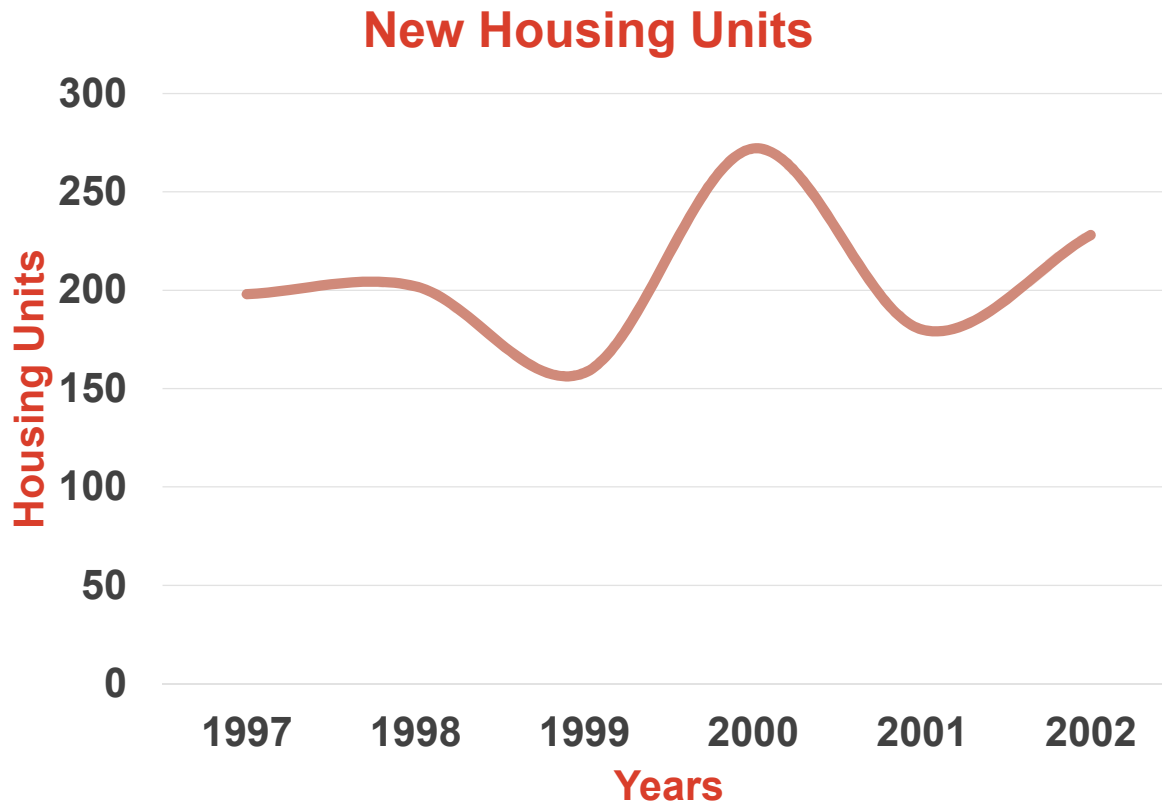


SCARBOROUGH
MAINE



Scarborough's Growth Management History

The History – Rapid Single-Family Housing Growth



1,101 SF Homes &
1,238 Total Units
in 6 Years

SCARBOROUGH
MAINE



Impacts of Growth

- ❖ New SF homes w/ school-aged children overburdening existing school facilities
- ❖ Late '90s/early '00s – Middle School & High School acute capacity issues
- ❖ Other municipal service & building stresses create growing pains in variety of departments
- ❖ Led to Growth & Services Report & Growth Management Ord.



Overview of the Growth Management Ordinance

- ❖ Exists to pace rate of housing construction
- ❖ Provides for the immediate housing needs
- ❖ To ensure fairness in the allocation of building permits
- ❖ To plan for continued residential population growth in Scarborough

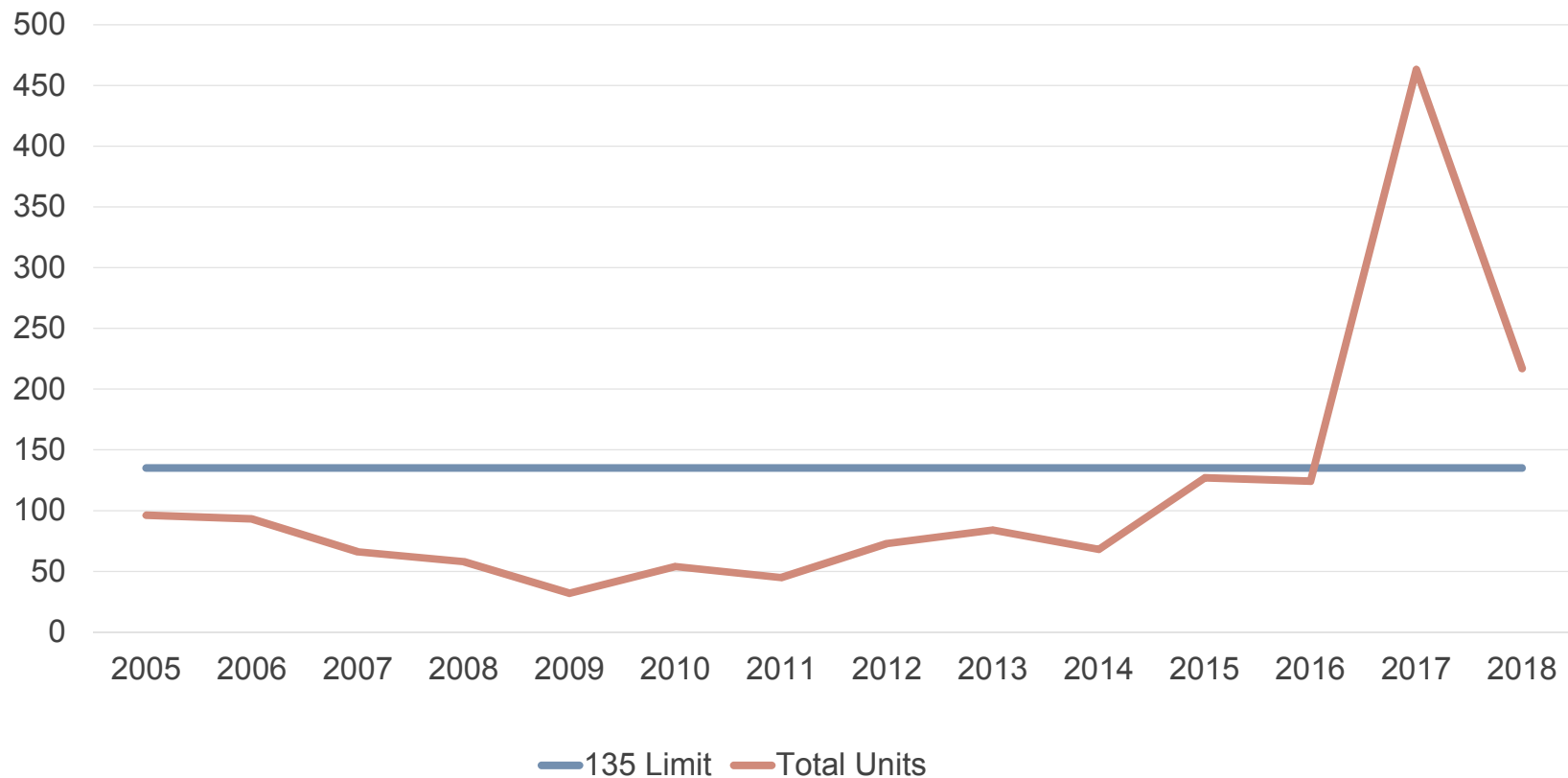
Overview of the Growth Management Ordinance

- ❖ Establishes “Annual Allocation” of 135 Growth Permits
- ❖ Limits individual developments to 20% of annual allocation
- ❖ Directs housing to growth areas (max. of 50 available for limited growth areas)
- ❖ Includes “Reserve Pool” of Permits - Special Projects:
 1. Developments using density incentives (affordable housing & dev. transfer)
 2. Affordable housing projects
 3. Contract zones & previously approved projects



Scarborough Growth '05-'18

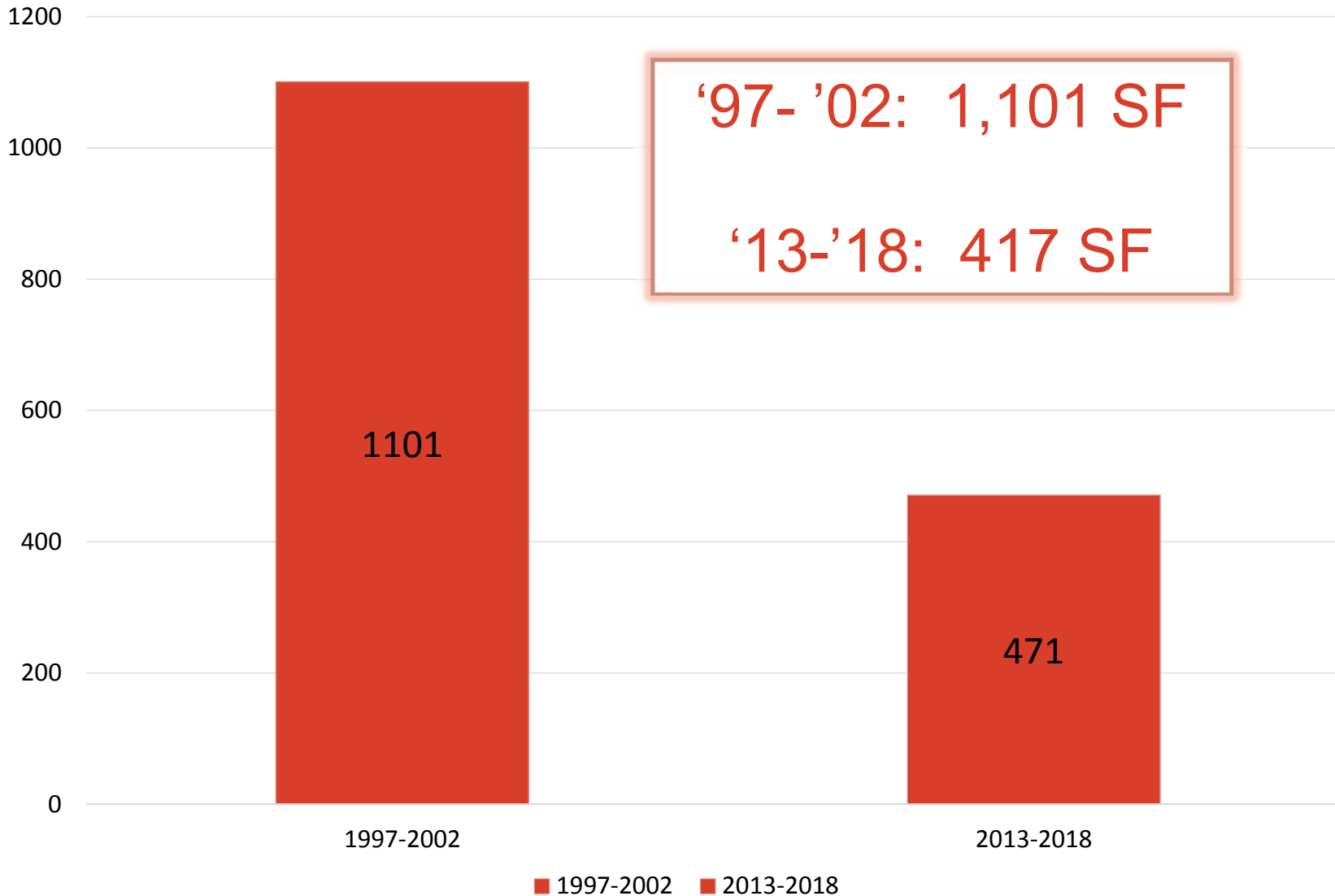
Dwelling Units



SCARBOROUGH
MAINE



Single Family Comparison



SCARBOROUGH
MAINE



Multi-Family Assumptions 2017

- ❖ Zoning in place for “pipeline projects”
- ❖ Majority of “pending” projects qualify for Reserve Pool permits (~ 750 total units)
- ❖ Forecasted minimal demands on school & municipal demands (more on this later)
- ❖ Council increased Reserve Pool from 215 permits to 500 permits

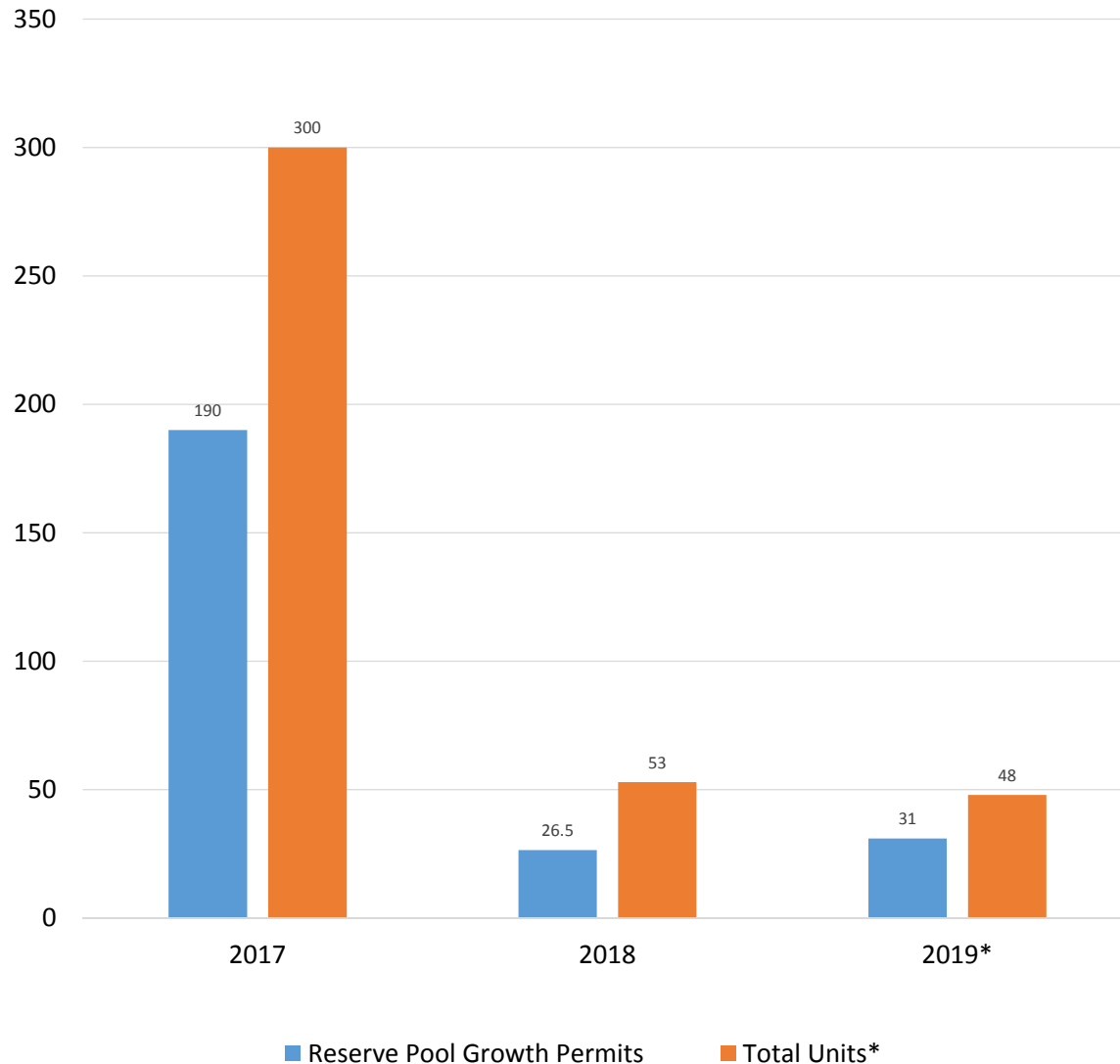


Reserve Pool Allocation

- 247.5 Reserve Pool Permits issued/committed to date resulting in 401 new units
 - ❖ 227, 1 bed-room units
 - ❖ 138, 2 bedroom units
 - ❖ 36, 3 bedroom units



Reserve Pool - Growth Permits



247.5 reserve pool permits issued/committed

401 total units to be created

257 new multi-family units on market to date

*includes reserve pool permits not yet issued but encumbered

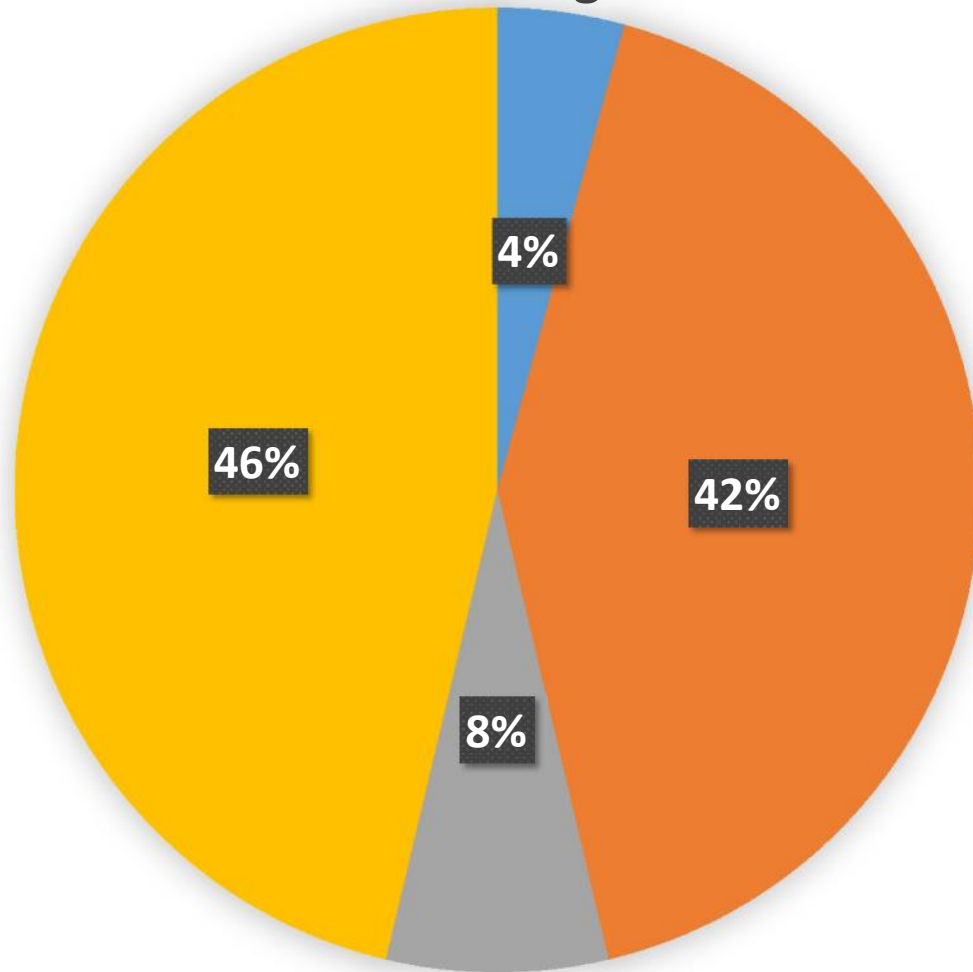
SCARBOROUGH
MAINE



School Demands

231 Incoming K

2019-20 Kindergarten Class
by the numbers



- ❖ 0% from new multi-family developments
- ❖ 4% from pre-existing multi-family developments
- ❖ 50% from homes that have been sold in the past 5 years
- ❖ 92% are coming from housing stock that is at least 5 years old

■ Multi-Family ■ Homes Sold in past 5 yrs
■ Homes built in past 5 years ■ Other

School Demands

- Suggests the community is still feeling the impacts of rapid single-family growth that led to the establishment of the Growth Management Ord.

Questions

