

# Methodology for York County Fair Share Housing Allocation

## August 22, 2005

### Step 1: Calculate Net Change in Households Through 2015

*Net household change is based on projected employment growth and its relationship to new households.*

- In 2000, there were 99,079 working residents and 60,295 at-place jobs in York County, a ratio of 1.643 employed residents per at-place job.
- The ratio of working residents in 2000 to the number of households (74,563) was 1.33.
- The Maine Department of Labor projects 2015 at-place employment in York County as 66,978.
- At-place employment (66,978) \* Employed residents per at-place job (1.643) = 110,061 working residents in 2015
- Working residents (110,061) / Ratio of working residents to households (1.33) = 82,828 households in 2015.
- **Projected net change in households: 8,265**

### Step 2: Calculate Future Regional Need for LMI Sale and Rental Units

*Future regional need for LMI units is based on applying 2000 shares of owners and renters by income classification to household growth through 2015.*

- 2000 Census: 72.6% of York County households owned their homes, 27.4% rented.
- Among households owning homes, 36.4% earned below 80% of the county median income.
- Among renting households, 69.6% earned below 80% of the county median income.
- Household breakdown:
  - Homeowners earning below 80% LMI: 26.4%
  - Renters earning below 80% LMI: 19.1%
  - § Subtotal: below 80% LMI: 45.5%**
  - Homeowners earning above 80% LMI: 46.2%
  - Renters earning above 80% LMI: 8.3%
  - § Subtotal: above 80% LMI: 54.5%**

- Household Change from 2000-2015

	<b>Owners</b>	<b>Renters</b>	<b>Total</b>
Below 80% LMI	2,181	1,584	3,765
Above 80% LMI	3,809	691	4,500
Total Households	5,990	2,275	8,265

- Summary of need for units below 80% LMI from 2000-2015
  1. Owners: 2,181 units
  2. Renters: 1,584 units
  3. Total: 3,765 units

### Step 3: Allocate Future LMI Need to Each Municipality

- Allocation of future units based on five municipal share factors:
  1. Share of total at-place jobs in the region – priority is to concentrate housing around employment centers to reduce sprawl
  2. Share of region’s total property valuation – property valuation reflects affluence and presence of commercial/industrial tax base. Municipalities with higher valuations have a greater ability to provide for LMI families’ needs
  3. Share of region’s workforce – Working population is more important than total population when measuring need for workforce housing
  4. Share of region’s existing total occupied units – Occupied units = households. Many communities have large supplies of seasonal units that are not occupied year-round
  5. Share of region’s aggregate household income – Household income provides another measure of affluence and ability to meet the needs of low-income families
- Each factor was given equal weight and produced the following results:

	<b>Owner Units</b>	<b>Renter Units</b>	<b>Total Units</b>
Acton	24	18	42
Alfred	25	18	43
Arundel	36	26	62
Berwick	57	41	98
Biddeford	254	185	439
Buxton	69	50	119
Cornish	12	9	21
Dayton	16	12	28
Eliot	65	47	112
Hollis	37	27	64
Kennebunk	149	108	257
Kennebunkport	69	50	119
Kittery	148	108	256
Lebanon	40	29	69
Limerick	22	16	38
Limington	26	19	45
Lyman	34	25	59
Newfield	12	9	21
North Berwick	55	40	95
Ogunquit	42	31	73
Old Orchard Beach	100	73	173
Parsonsfield	15	11	26
Saco	189	137	326
Sanford	211	153	364
Shapleigh	24	18	42
South Berwick	63	45	108
Waterboro	57	41	98
Wells	135	98	233
York	196	142	338
<b>Totals</b>	<b>2,181</b>	<b>1,584</b>	<b>3,765</b>

***THIS NEED IS BASED ON 2000-2015 CHANGES. ANY UNITS BUILT SINCE 2000 WILL REDUCE THE MUNICIPALITY'S SHARE FROM THE AMOUNT SHOWN ON THE PRECEDING TABLE.***