

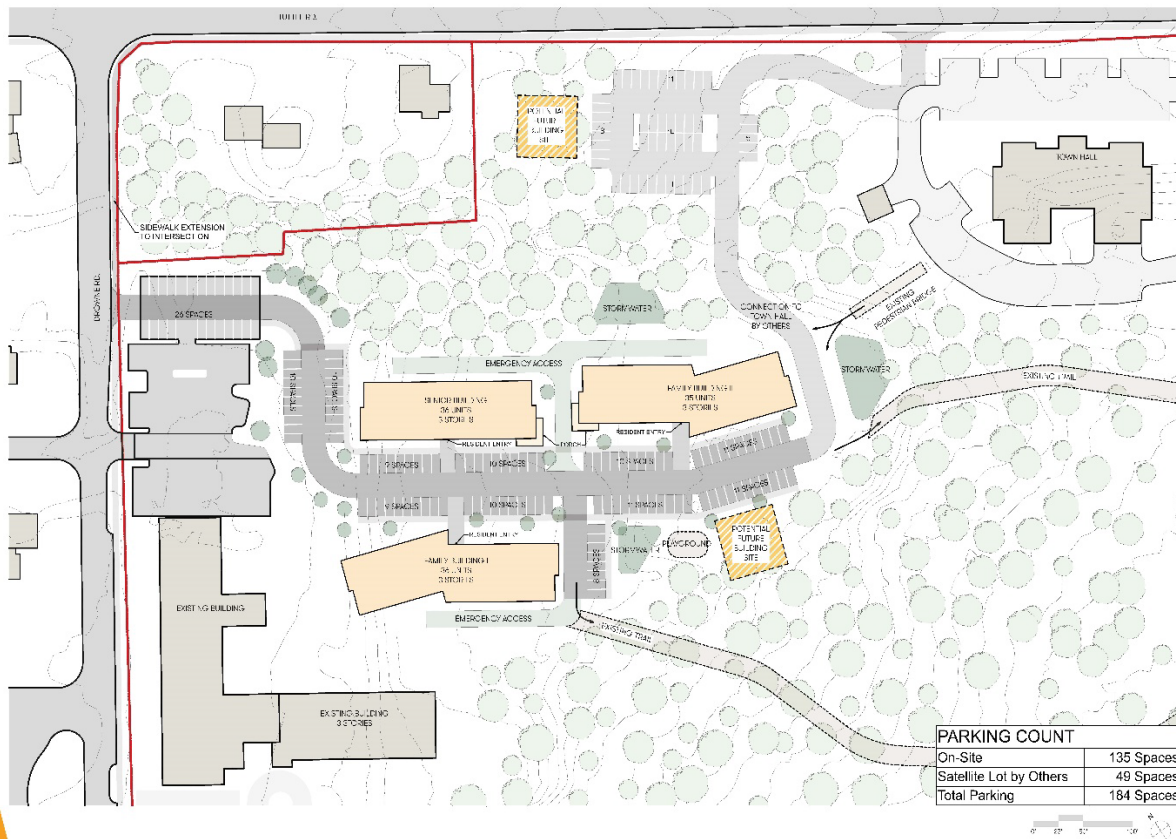
107-unit Affordable housing Complex off Drowne / Tuttle Road

The Project will be paid by Westbrook Development Corporation below:

71 – Single Bedroom (36– Senior Units)

21- Two Bedroom

15 – Three Bedroom



Kaplan
Thompson
Architects

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SITE MAP

CUMBERLAND HOUSING
OCTOBER 31ST, 2023

Eligibility:

60% of Area Medium Income – From Table Rents \$1243 to \$1845 per month utilities included

MaineHousing - Rent Restricted Programs**Income Eligibility Limits and
Maximum Rent Levels**

Income and Rents Effective 5-15-2023

FedHOME Rents Effective 6-15-2023

Housing Trust Fund Income and Rents Effective 6-15-2023

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Portland HMFA: Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth, Buxton, Hollis, Limington, Old Orchard Beach													
HERA 30%	25,350	28,950	32,580	36,180	39,090	41,970	44,880	47,760	633	678	814	940	1,049
HERA 40%	33,800	38,600	43,440	48,240	52,120	55,960	59,840	63,680	845	905	1,086	1,254	1,399
HERA 50%	42,250	48,250	54,300	60,300	65,150	69,950	74,800	79,600	1,056	1,131	1,357	1,568	1,748
HERA 60%	50,700	57,900	65,160	72,360	78,180	83,940	89,760	95,520	1,267	1,357	1,629	1,881	2,098
30% AMI	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900	621	665	798	923	1,030
50% AMI	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100	1,036	1,110	1,331	1,538	1,716
60% AMI	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720	1,243	1,332	1,597	1,845	2,059
80% AMI	66,250	75,700	85,150	94,600	102,200	109,750	117,350	124,900	1,656	1,774	2,128	2,460	2,743
Low HOME	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100	1,036	1,110	1,331	1,538	1,716
High HOME	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720	1,243	1,421	1,708	1,964	2,171
HTF	24,850	28,400	31,950	35,500	38,350	41,200	45,420	50,560	621	665	798	923	1,030
FMR Effective 4-11-22									1,243	1,448	1,859	2,344	2,732

Typical Renters:

- Public Works Equipment Operator – single earning \$44,000 per year
- Retired individual with SS earnings of \$49,000
- 2 Bedroom- Young couple (Retail worker & Daycare worker) or a Single Teacher with One Child Earning \$55,000
- 3 bedroom Teacher with two children earning \$62,500
- EMT / Paramedic & a Daycare Worker with two children earning \$70,500

Once you qualify and occupy a unit **you are not required to leave** because your income exceeds the maximum allowed to rent. Often people will move as their income increases to find more room or a first home.

Taxes :

	FY 24	Percentage
School ***	\$15.35	69%
County	\$0.79	4%
Town	\$6.01	27%
	\$22.15	100%

The breakdown above is typical on how our property taxes are apportioned each year. The State Department of Education has a form known as the ED 279 and that is how General Purpose Adi to all the Towns in Maine is apportioned. It is how our annual state subsidy is calculated. The number of Cumberland students this year according to the ED 279 is 1,423.5 from 10/23/23. According to the State we comprise 67.83% of the total students.

Our cost for education this year is \$23,103,879. Divide that by the number of students 1,423.5 and that cost per student equals:

$$\text{\$23,103,879 (Education Costs) / 1,423.50 (Total Cumberland Students) = \$16,230 per student}$$

Our Developer conservatively assumed the following for our Project : 70% of all bedrooms in two and three bedroom units potentially could have a child.

71 – Single Bedroom – (36– Senior Units) **0** Children

21- Two Bedroom – **21 extra** bedrooms **15** Children estimated

15 – Three Bedroom – **30 extra** bedrooms **21** Children estimated

Total of 36 Children estimated. While that number is less than 3 per grade level (K-12 36/13 = 2.8/grade), it **does not match- up with our existing data** in similar neighborhoods. The number of students is far less and that is the same in communities like Auburn, Scarborough and Westbrook.



45 Single Family Homes off RT One near the Falmouth Town Line. The **96 apartments in the 8 buildings** (12 units each) and the 45 single family homes generate a **total of 12 children** in our school system. The source of the information was the MSAD 51 Supt. Office.

The 36 number estimated is very high compared to the norm, but regardless of what we choose there is a real dollar value in educating children and that amount is somewhere between:

$$\text{\$16,230} \times 12 = \text{\$194,760}$$

$$\text{\$16,230} \times 36 = \text{\$584,280}$$

The highest cost in any type of residential project is education.

What happens when Education costs are in a TIF district where the money cannot be used to offset education?

That is the case where this development is proposed. The development is part of TIF District #8. In this case, what costs in our capital planning budgets could be offset by the monies generated in the district?

The TIF District will exceed \$50 million in value within 2-3 years. Most of the district is Oceanview with 105 units of Senior 55+ housing. Currently 50% of the taxes generated in Oceanview are captured in TIF district # 8.

$$\text{\$50 Million} \times \text{\$22.15} = \text{\$1,107,500} \quad 50\% = \text{\$553,750} \quad \text{to General Fund and 50\% to TIF Fund.}$$

Taxes:

	FY 24	Percentage
School ***	\$15.35	69%
County	\$0.79	4%
Town	\$6.01	27%
	\$22.15	100%

So, 69% of the non-TIF money (**\\$553,750**) is **\\$382,088 currently spent on education**. This would educate about 23 children, still a high number for apartments but I think a better estimate than 36.

If we use the 36 children estimate that is $\text{\$16,230} \times 36 = \text{\$584,280} - \text{\$382,088} = \text{\$202,192}$ still to be accounted for to offset education cost.

What types of projects can be built with the Tif District # 8 monies that would offset the education expense? This district is estimated to generate \$553k each year until 2048.

- New Little League fields and parking \$ 3M
- New Public Safety communication towers \$ 2M
- 2 Fire Trucks \$1.5 M
- Road paving \$ \$250k / mile
- Sidewalks \$200 / ft
- Paramedics \$100k
- Future Train Service with a Transit amendment
- Future Bus Service with a Transit amendment

$$\text{\$553,750} \times 24 \text{ years} = \text{\$13.29 Million}$$

What about other costs?

- Buildings and grounds - all by Westbrook Development Corporation
- Trash – by the developer
- Snow plowing – by the developer
- Paving- Private Road and parking area all by developer
- Water & Sewer – paid by developer
- Police, Fire , Rescue – no additional expected but offset costs are listed above

Items built through TIF Monies not General Fund (In Today's dollars \$553k x 24 years = \$13M +)

- Road Connection – through Tif Monies - \$250,000
- Little League Fields – \$3M
- Parking Area by Town Hall - \$250,000

How do TIF Districts and education funding work?

The State Dept. of Education uses a formula-based set of calculations known as the ED 279. It calculates how much Student Aid each school district receives.

A critical step in the ED 279 is Expected Local Contribution. Each year that \$ per thousand of value is adjusted in order to fund education throughout the state.

This year Follow the Red Stars below:

ED 279

STATE OF MAINE DEPARTMENT OF EDUCATION
AUGUSTA 04333

7/24/2023

STATE CALCULATION FOR FUNDING PUBLIC EDUCATION (PreK-12) REPORT

ORG ID : 839


RSU 51/MSAD 51

2023 - 2024


Section 4 : Calculation of Required Local Contribution - Mil Expectation

Section : 4



A) Subsidizable Pupils (Excludes Superintendent Transfers for SADs, RSUs & CSDs) by Member Municipality

Member Municipality	Average Subsidizable Pupils	Percentage of Total Pupils	Oper., Othr Sub, & Tchr. Ret. Allocation Distribution	Municipal Debt Allocation Distribution	Total Municipal Allocation Distribution as a Percentage of Pupils
Cumberland	1423.5	67.83%	19,385,826.00 +	470,118.88 =	
North Yarmouth	675.0	32.17%	9,194,191.69 +	222,965.12 =	
Total	2,098.5	100.00%	28,580,017.69	693,084.00	
					19,855,944.88
					9,417,156.81
					29,273,101.69

B) State Valuation by Member Municipality

Member Municipality	3-Yr Average or Previous Yr State Valuation	Mil Expectation	Total Municipal Allocation Distribution per Valuation x Mil Expectation
Cumberland	1,508,166,667	6.97	
North Yarmouth	596,933,333	6.97	
Total	2,105,100,000		
			10,511,921.67
			4,160,625.33
			14,672,547.00

C) Required Local Contribution = the lesser of the previous two calculations :

Member Municipality	Total Allocation by Municipality	Required Local Contribution by Municipality	Calculated Mil Rate	State Contribution by Municipality (Prior to adjustments)
Cumberland	 19,855,944.88	-	6.97	
North Yarmouth	9,417,156.81	-	6.97	
Total	29,273,101.69	-		
				9,344,023.21
				5,256,531.48
				14,600,554.69

Preliminary FY 2023-2024 Governor's Recommended Funding Level Budget - Adjustments may be made to these printouts throughout FY 24

Step 1: **Cumberland** will cost under EPS **\$19,855,944.88** for its 1423.5 students

Step 2: Every Town in the State must contribute \$ 6.97 mils to education for us that is **\$10,511,921.67**

Cumberland's State Equalized Value(Adj to 100%) \$1.508 Billion x \$6.97/mil = **\$10,511,921.67**

Step 3: The difference between Step 1 and Step 2 is \$9,344,023,.21 – The State’s Contribution to Education for Cumberland Students.

So, if \$25 Million was not in a Tif district: $\$25\text{M} \times 6.97 = \$174,250$

Cumberland would pay more toward Education and receive less in State aid for education.

TIF versus No TIF- show me the difference:

\$25,000,000 additional No TIF – $\$25,000,000 \text{ Value} \times \$6.97 \text{ expected contribution} = \$174,250$

- Less State Aid for Education from Cumberland more in local taxes.
- An additional 1.17% to the costs over EPS on \$15M (\$176,056) – Total Additional \$350,306 in School Contribution without a TIF – per year District 8

Why are we here? 2018 to 2023 – 5 dramatic years of change in Housing

Maine State Housing uses the Median income of our area x 120% for the income that should be required for an affordable home. That Income is \$143,400 and would be able to afford a home at \$395,000.

	Houses	Median	Average	House - \$400k
2018	161	\$386,250	\$526,660	81
2023	80	\$800,000	\$952,400	8
	Through Sept.			

Meetings at Val Halla:

<https://www.signupgenius.com/go/508044FA8A622A1FA7-46797591-community>

January 18th

February 1st

February 29th



Presidential Primary & Town Referendum

VOTE March 5th

