



Town of Cumberland Workforce Housing

Submitted by: **Westbrook Development Corporation**

Housing Market Challenges



Housing Market Challenges



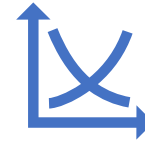
According to recent MaineHousing studies, there is a shortage of 25,000 affordable rental houses for our workforce and more than 80,000 units of housing of all types across the state.



Economic Development Problem – Over the past decade, Maine built 1 new home for every 1.6 net new jobs created.



High cost of living communities often struggle to attract and maintain their workforce.



Average Market Rents

1BR Rent = \$1900

2BR Rent = \$2500

3BR Rent = \$3300



Median Home Price in Cumberland is approximately \$680,000-\$800,000. Median Household Income \$144,167. Median Household First Time Homebuyer w/ 5% down can only afford to buy a house in the \$400,000's.

Who Needs Housing?



Cumberland Household Incomes – 2022 Census Data

S1901 | Income in the Past 12 Months (in 2022 Inflation-Adjusted Dollars)

American Community Survey

2022: ACS 5-Year Estimates Subject Tables



Notes



Geos



Topics

123

Code

	Cumberland town, Cumberland County, Maine	
	Households	
Label	Estimate	Margin of Error
✓ Total	3,018	±171
Less than \$10,000	1.3%	±2.1
\$10,000 to \$14,999	0.8%	±0.9
\$15,000 to \$24,999	2.2%	±1.4
\$25,000 to \$34,999	1.3%	±1.2
\$35,000 to \$49,999	6.2%	±3.4
\$50,000 to \$74,999	10.4%	±3.6
\$75,000 to \$99,999	9.8%	±4.0
\$100,000 to \$149,999	19.5%	±5.0
\$150,000 to \$199,999	17.0%	±5.6
\$200,000 or more	31.4%	±5.7
Median income (dollars)	144,167	±17,714
Mean income (dollars)	211,376	±26,894



Approximately 22% of existing Cumberland Residents qualify for this type of housing

Cumberland's Rental Housing Stock

B25008 | Total Population in Occupied Housing Units by Tenure

American Community Survey

Universe: Total population in occupied housing units

2022: ACS

Cumberland town, Cumberland County, Maine

Label



Estimate

▼ Total:

8,441

Owner occupied

7,871

Renter occupied

570



Approximately 7% of existing Cumberland Residents have access to rental housing

Populations Served

Portland (Cumberland County) Income Limits - 2023					
Median Family Income	\$119,500				
Adjusted by Family Size					
Income Limits	1	2	3	4	5
60% AMI	\$49,740	\$56,820	\$63,900	\$70,980	\$82,380

*Income data published annually by HUD and published on MaineHousing's website: [Rent - Income Charts \(mainehousing.org\)](https://www.mainehousing.org/rent-income-charts)

1 bedroom apartment:

- Single Town Equipment Operator earning \$44,000
- Retired individual with social security earnings of \$49,000

2-bedroom apartment:

- Young couple: Retail Cashier & Day Care Worker earning a combined \$54,000
- Single Teacher with one child earning \$55,000

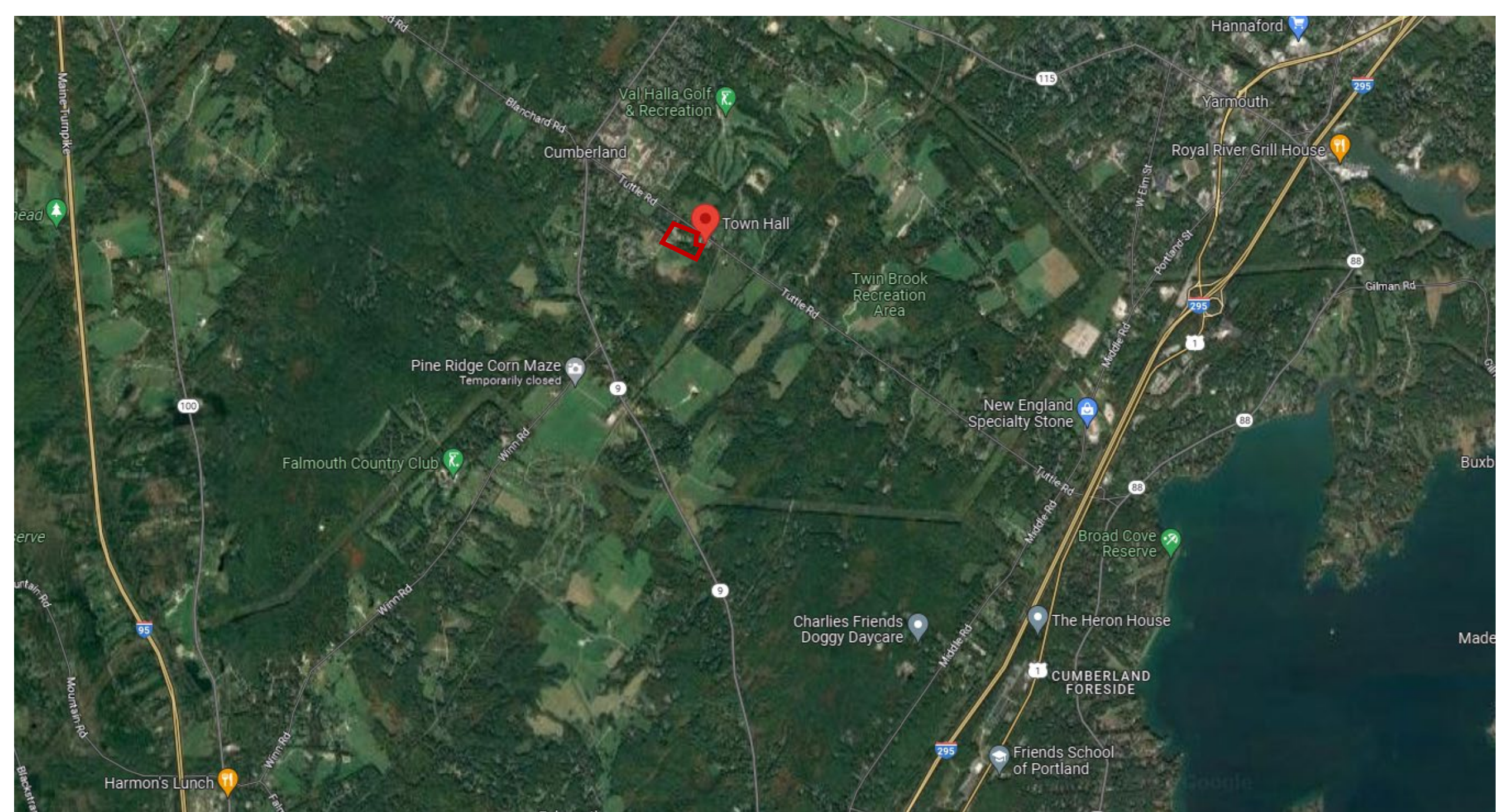
3-bedroom apartment:

- Teacher with two children earning \$62,500
- EMT & Daycare Worker with two children earning \$70,500



Conceptual Plans & Photos of Recent Developments





Town Hall

Cumberland

Val Halla Golf & Recreation

Yarmouth

Royal River Grill House

Twin Brook Recreation Area

Pine Ridge Corn Maze
Temporarily closed

Falmouth Country Club

New England Specialty Stone

Broad Cove Reserve

Charles Friends Doggy Daycare

The Heron House

CUMBERLAND FORESIDE

Friends School of Portland

Harmon's Lunch



General Building Notes

- Three (3) three-story buildings
- 107 workforce apartments
 - 36 apartments for Seniors aged 55+
 - 71 non-age restricted apartments
- Utilities included in rent
- Private trash and snow removal
- On-site laundry
- Community Room and outdoor seating areas
- Energy efficient design w/ AC
- ADA accessible units above minimum required by code
- New playground

Unit Mix

Senior Building

1BR	2BR	3BR	Total
36	0	0	36

Non-Age Restricted Building I

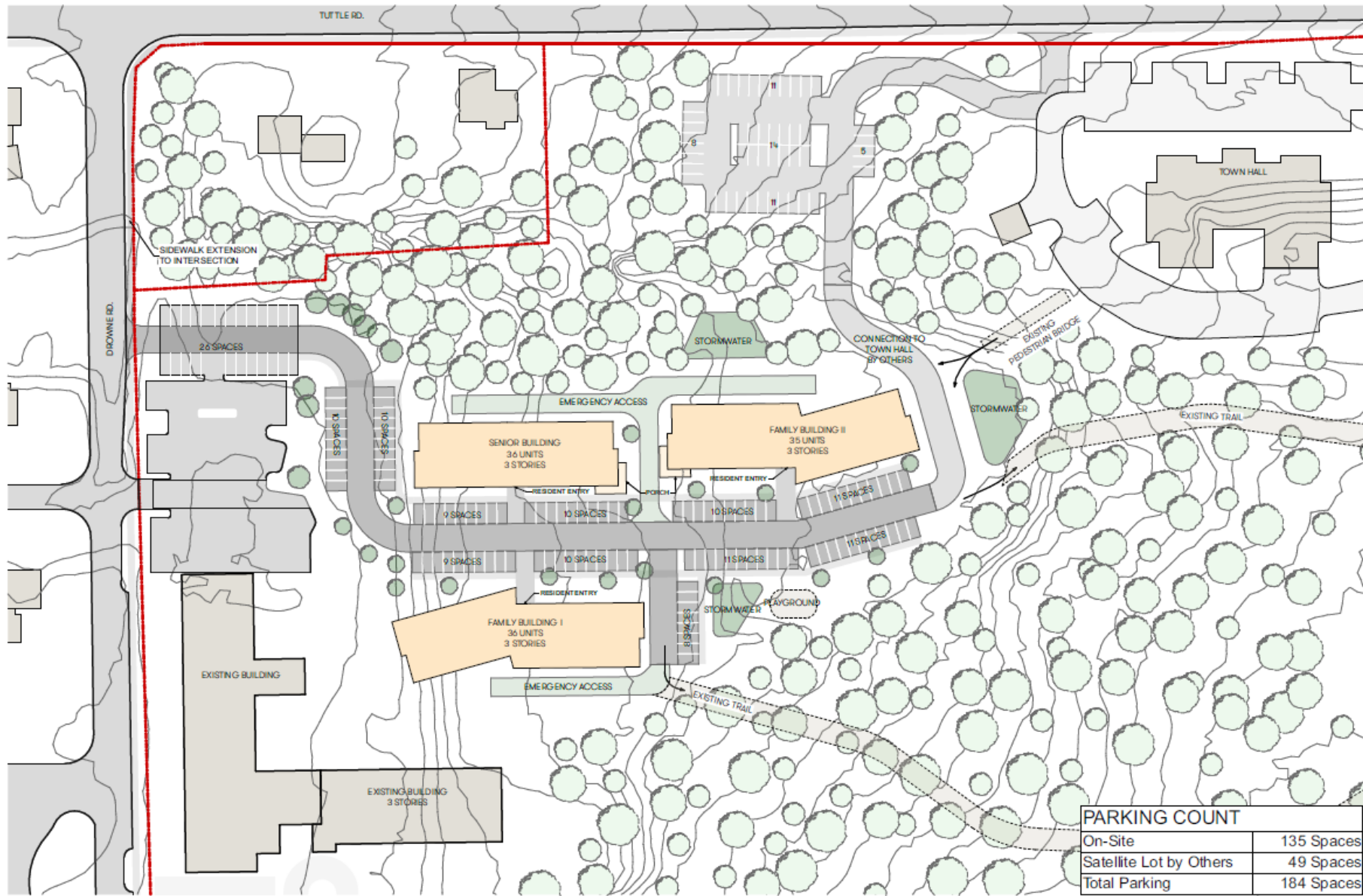
1BR	2BR	3BR	Total
17	11	8	36

Non-Age Restricted Building II

1BR	2BR	3BR	Total
18	10	7	35

Total Unit Types

1BR	2BR	3BR	Total
71	21	15	107



102 Exchange Street Portland, ME 04101
 (207) 842-2888 kaplanthompson.com

SITE MAP

CUMBERLAND HOUSING
 OCTOBER 31ST, 2023



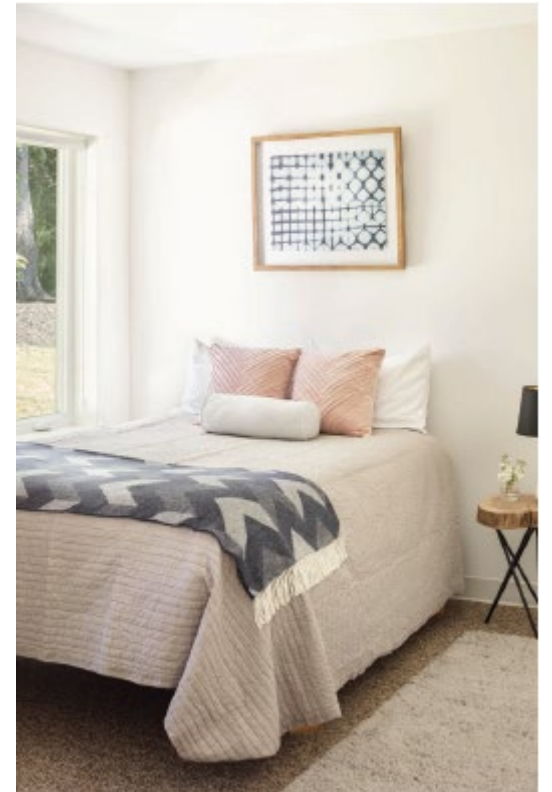


Blackstone Senior Living

Type: Multifamily

Completion Date: 2018

Location: Falmouth, ME

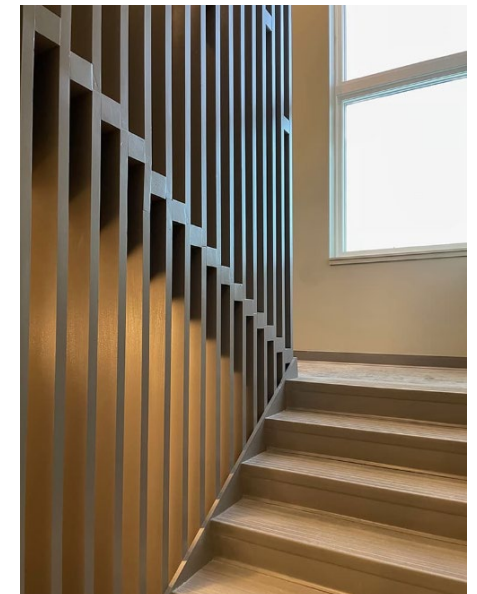
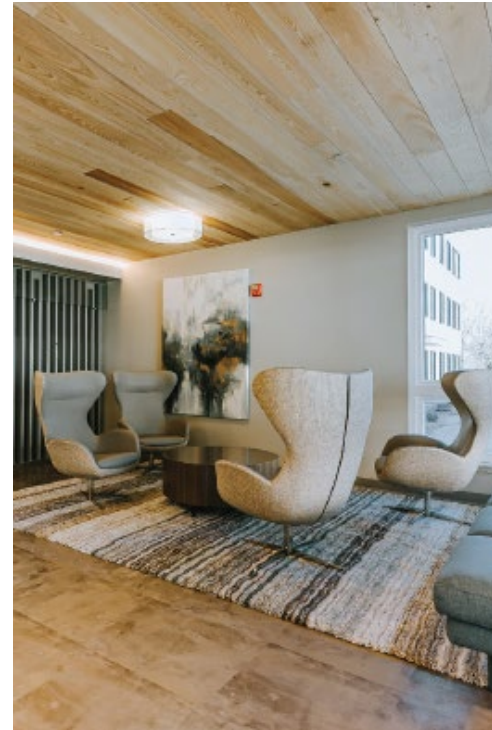


Oak Tree Village

Type: Multifamily

Completion Date: 2021

Location: Griswold, CT



West End Apts – I & II

Type: Multi-Family

Completion Date: Fall 2023

Location: South Portland, ME

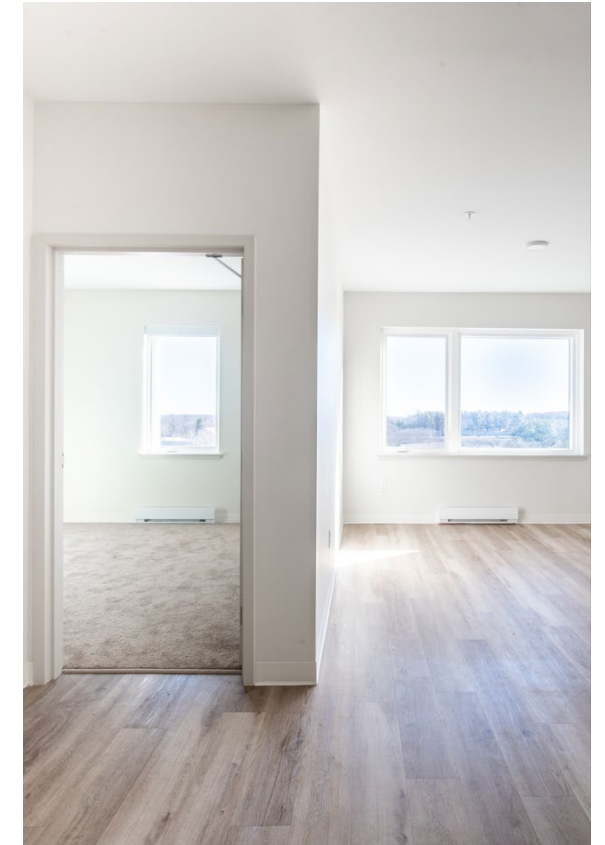


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