

Lyman Comp Plan

September 12, 2024

Agenda

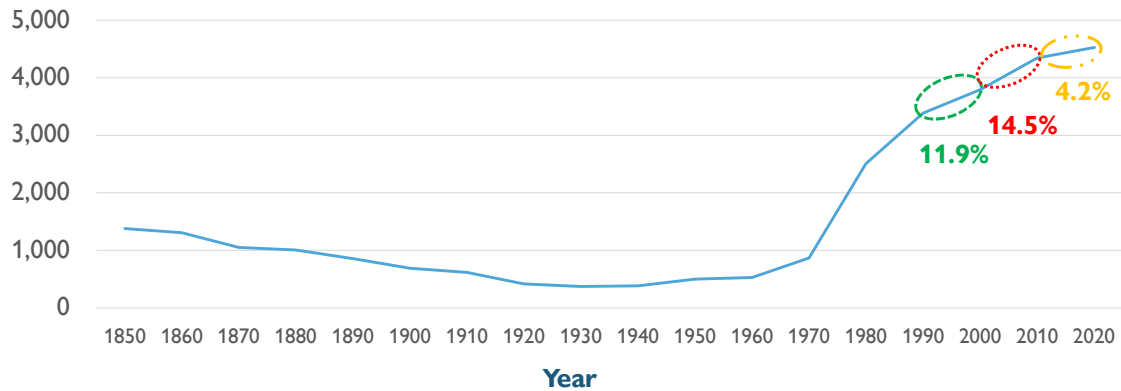
- Population and Demographics
- Economics
- Housing
- Next Steps

Population

- As we look at the population and demographic data, think about:
 - What is happening now?
 - What is Lyman's experience with its current population and rate of growth?
 - What is projected to happen in the future?
 - Does *what is projected to happen* align with *what Lyman prefers to happen*?

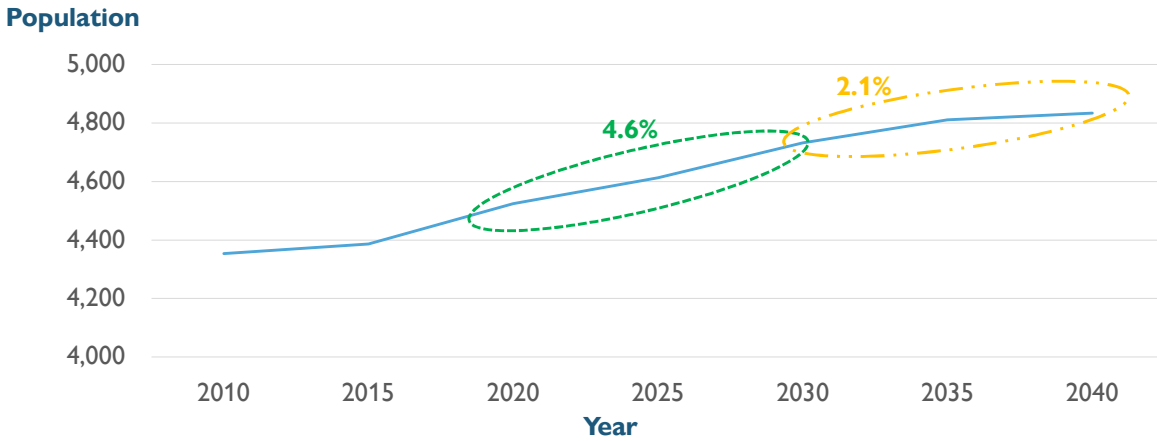
Historic Population

Population



This graph shows Lyman's total population from 1850 to 2020. The population declined for over 100 years before booming between 1970 to 1980. Since then, growth has continued but at a much slower rate. And, while growth occurred at a rate of 14.5% between 2000 and 2010, its rate slowed to 4.2% from 2010 to 2020.

Projected Population



This graph shows Lyman’s total population from 2010 to 2020, and project total population from 2020 to 2040. The rate of growth between 2020 and 2030 is projected to be similar to that of 2010 to 2020, while a slowing of growth to 2.1% is predicted between 2030 and 2040.

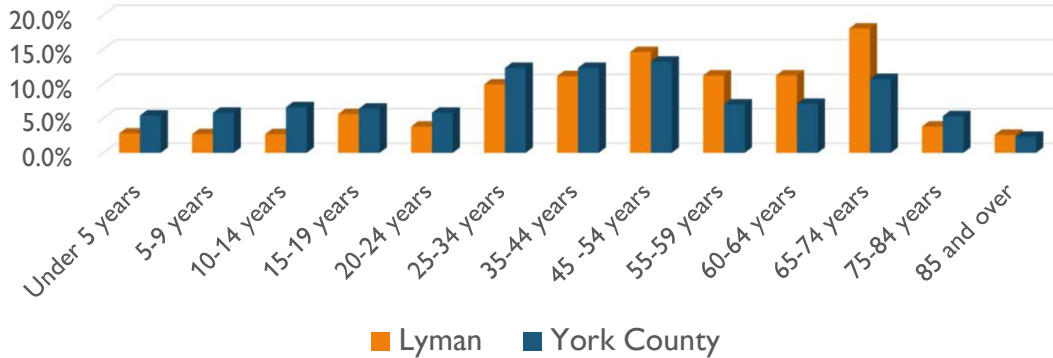
Comparative Population

- Between 2010 and 2020, Lyman has grown at 4.2%, which is:
 - faster than Alfred (1.8%) and Waterboro (3.2%)
 - slower than Arundel, Dayton, Kennebunk, or Hollis (6 to 11%)
 - slower than York County (7.5%)
 - faster than the State of Maine (2.6%)

Compared to surrounding towns, the county, and the State, Lyman is right in the middle. Many York County communities are growing faster; however, York County as a whole is experiencing significantly faster growth than the State.

Age Distribution 2022

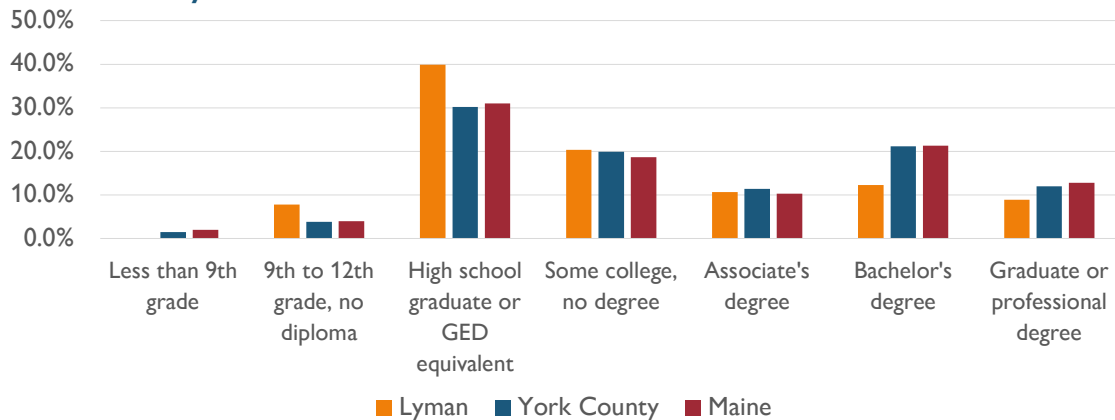
Percentage of Population



Age distribution charts show which age groups are most and least common in a community now, as well as indicate which age groups will be most and least common in the future. Lyman’s largest age groups are 65-74 and 45-54 years old, followed closely by 55-59 and 60-64. Altogether, the 45 to 74 year-olds make up 55% of the population. For York County as a whole, 45-74 year-olds make up 38% of the population. **This is a significant difference and one that should inform planning.** Lyman has a large population that is retired or approaching retirement in the next 20 years. Is this the community demographic that Lyman wants to embrace? If so, what services will these folks need to have a good quality of life? If not, what strategies is Lyman willing to undertake to attract more young families or young adults? Contrastingly, the school-age population is quite small proportionally. What services exist now that cater toward children that may not be needed?

Education Attainment 2022

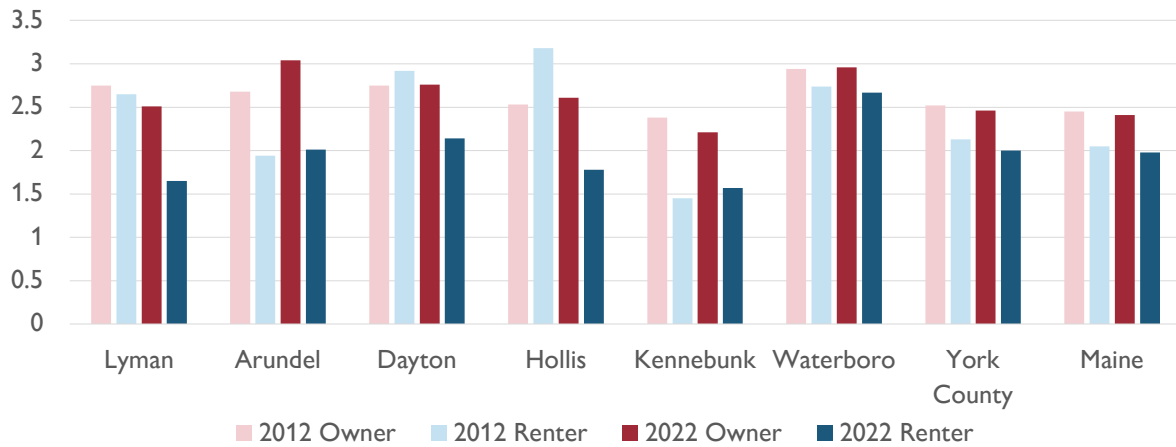
Percentage of Population over 25 years



This graph shows educational attainment in 2022. It looks at the highest education reached by the population over 25 years of age. In Lyman, it is most common to have achieved a High School Diplomas or GED equivalent. In fact, 40% of the population achieved high school as their highest education level. Compared to the County and State, the percentage of high school as the highest education level is higher in Lyman, and those achieving an associate’s degree or more is lower, but the overall pattern in Lyman reflects that of the County and State. The second-most common educational attainment is of some college, but no degree. No Lyman residents over 25 years of age dropped out of school before 9th grade. Almost 10% of Lyman residents did not finish high school. It may be worthwhile to understand reasons for that and if there are ties to housing, economics, transportation, or other planning-related topics.

Average Household Size

Number of Persons



Lyman’s average household size has decreased over time for both renters and owners, which follows regional and state (and national) trends.

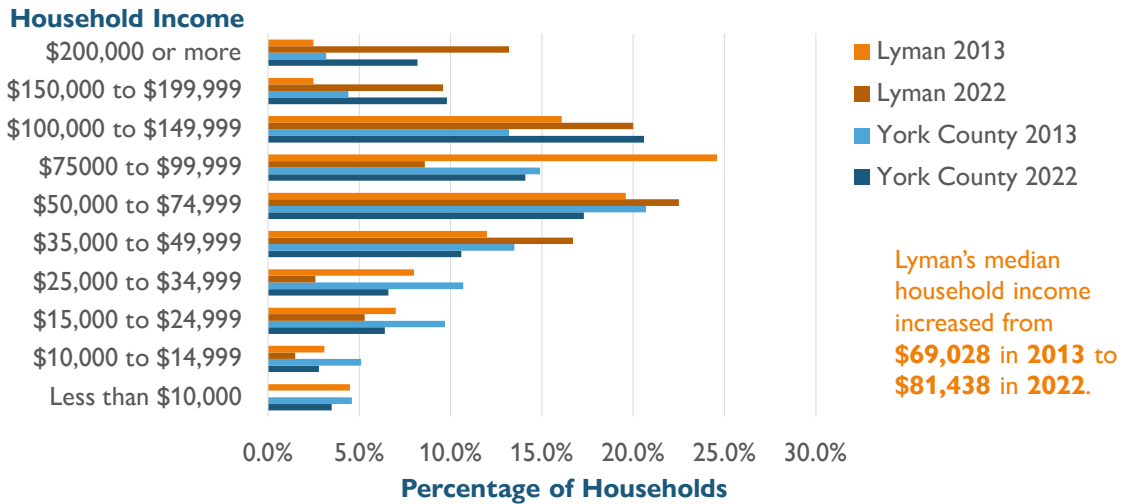
Population Overview

- Lyman will likely continue to experience population growth at a rate similar to that of the past decade and smaller than that of earlier decades.
 - How has growth felt to Lyman? Has it felt too fast for services to keep up with? Has it felt manageable? Your answers to these questions should inform your growth-related goals and strategies.
- The largest age groups are 45-74 year-olds.
 - Is Lyman ready for an increasingly aging community? What does Lyman need to do to retain quality of life for aging residents?
 - If Lyman wants to attract and retain younger families and young adults, what strategies might help accomplish this?

Economics

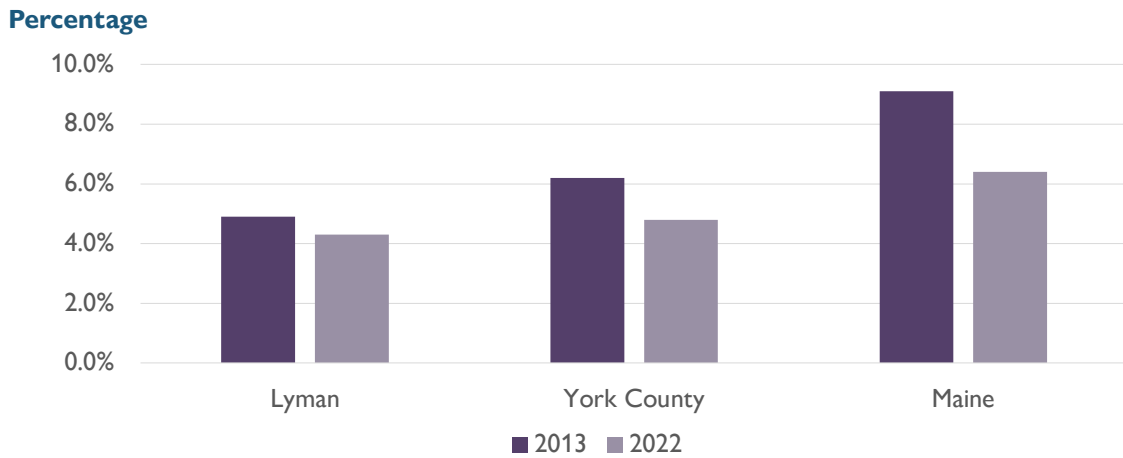
- As we look at the economic data, think about:
 - What is happening now?
 - What is Lyman's experience with its current employment opportunities and incomes?
 - What do patterns indicate will happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

Households by Income



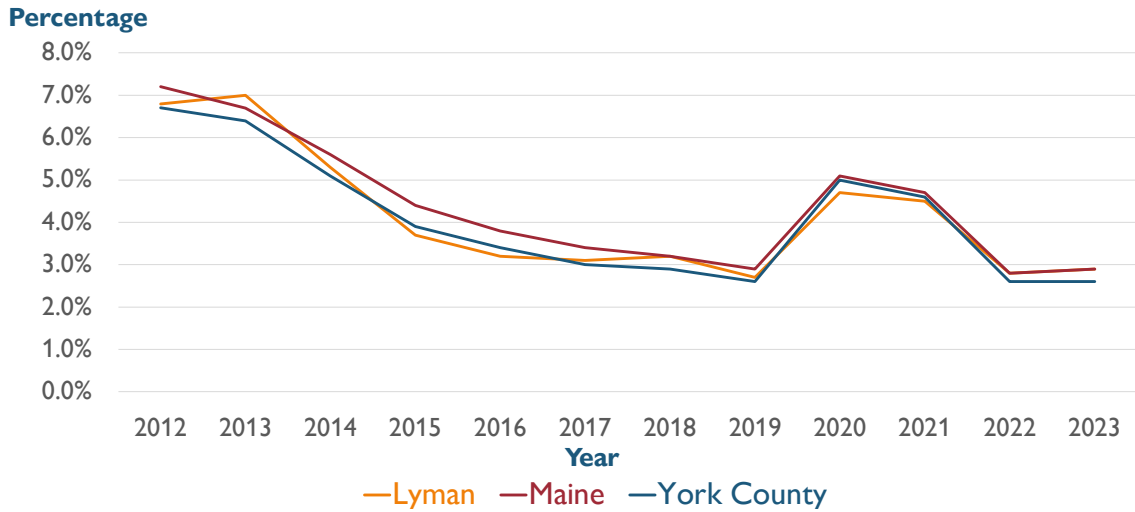
This graph shows the percentage of households in each income bracket in Lyman and York County. Between 2013 and 2022, Lyman saw fewer households in the lowest four income brackets and more households in the top three income brackets. Compared to York County, Lyman has more households in the highest income bracket.

Poverty Rates



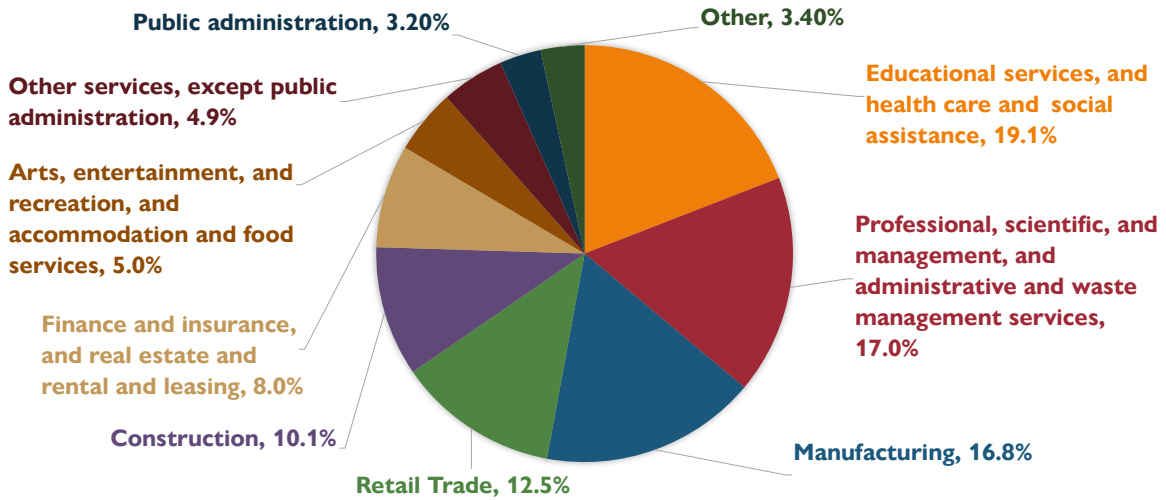
This graph shows the rate of poverty in Lyman, York County, and Maine in 2013 and 2022. Lyman's rate has been low and decreased over this timeframe.

Unemployment Rates 2012-2023



This graph shows Lyman’s unemployment rate from 2012 to 2023. Lyman’s unemployment rate was 2.9% in 2023. Its peak was 7% in 2013. Lyman’s trend has mirrored that of the County and State, and tended to be lower than that of the State.

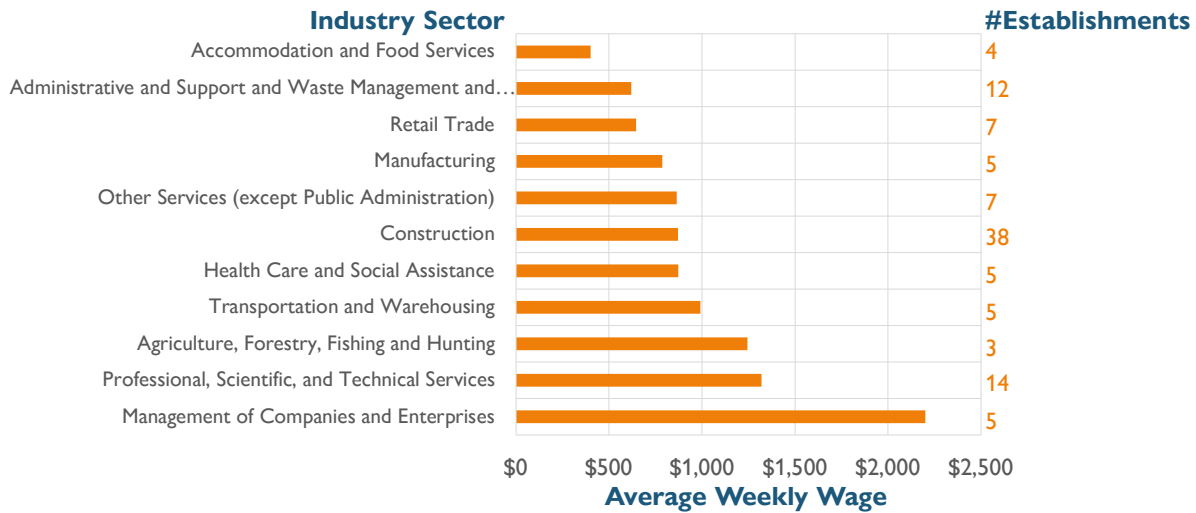
Industry Employment 2022



This pie chart shows Lyman’s employment by industry sectors in 2022. These are the sectors that Lyman residents are employed in. The industry with the highest share of employment was Education services, health care, and social assistance. Professional, scientific, and management, and administrative and waste management services had the second highest employment share.

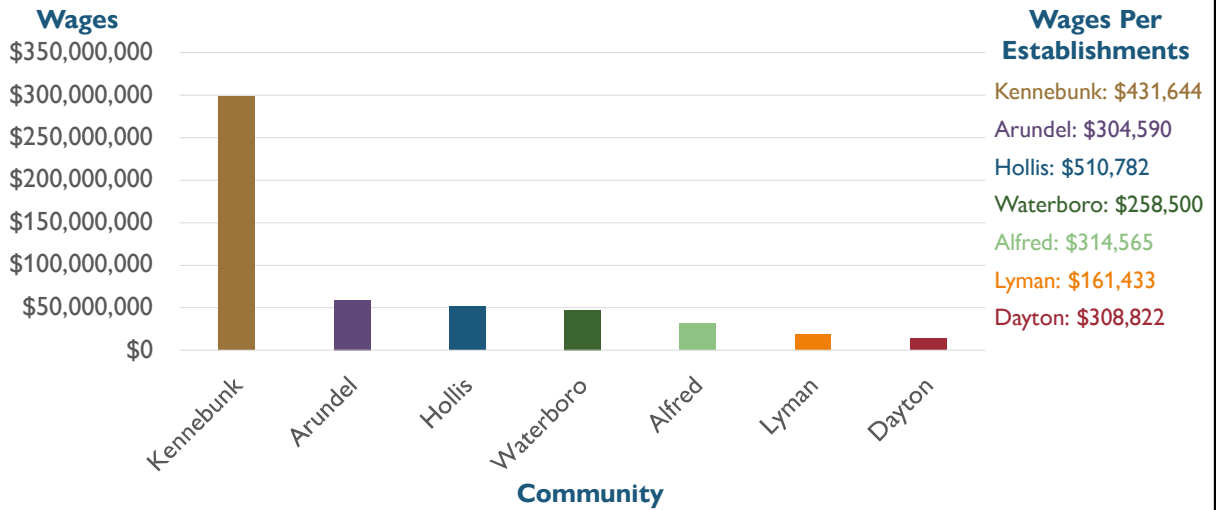
The five businesses with the most employees are: Camp Cedarbrook, Goodwin Mills Fire Rescue, Briarwood Children's House, Copart Salvage Auto Auctions, and Lyman Elementary School.

Weekly Wages by Industry



This graph arranges the industry sectors by the average weekly wages of employees. Management of companies and enterprises pays the highest weekly wages at \$2,200. There are 5 management establishments in Lyman with an average of 3 employees. Professional, scientific, and technical services pays the second highest average weekly wage at \$1,321. There are 14 of these establishments and they employ an average of 39 people. The industry with the most establishments is Construction, at 38 establishments in Lyman. And, they employ an average of 100 people. Their weekly wages are in the middle of the industries.

Total Annual Wages



This graph compares annual wages paid by Lyman industries to those paid by nearby communities' industries. Lyman's industries pay on the lower end compared to surrounding towns. Only Dayton pays less. However, Dayton has 44 establishments while Lyman has 115, meaning Lyman's industries pay less relatively. In fact, Lyman's wages per establishment value comes in at \$161,433, while the next lowest, Waterboro's, comes in at \$258,500.

Economics Overview

- Lyman's household incomes are fairly aligned with that of York County as a whole.
- Lyman's jobs offer lower wages than those in surrounding towns.
- Are there unmet employment opportunities? Are the relatively lower wages prompting Lyman residents to find jobs elsewhere? What kind of new employment opportunities may align with Lyman's vision?

Housing

- As we look at the housing data, think about:
 - What is happening now?
 - What is Lyman's experience with its current housing stock? Housing affordability? Home ownership?
 - What will likely happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

Housing Units

In 2020, Lyman had:

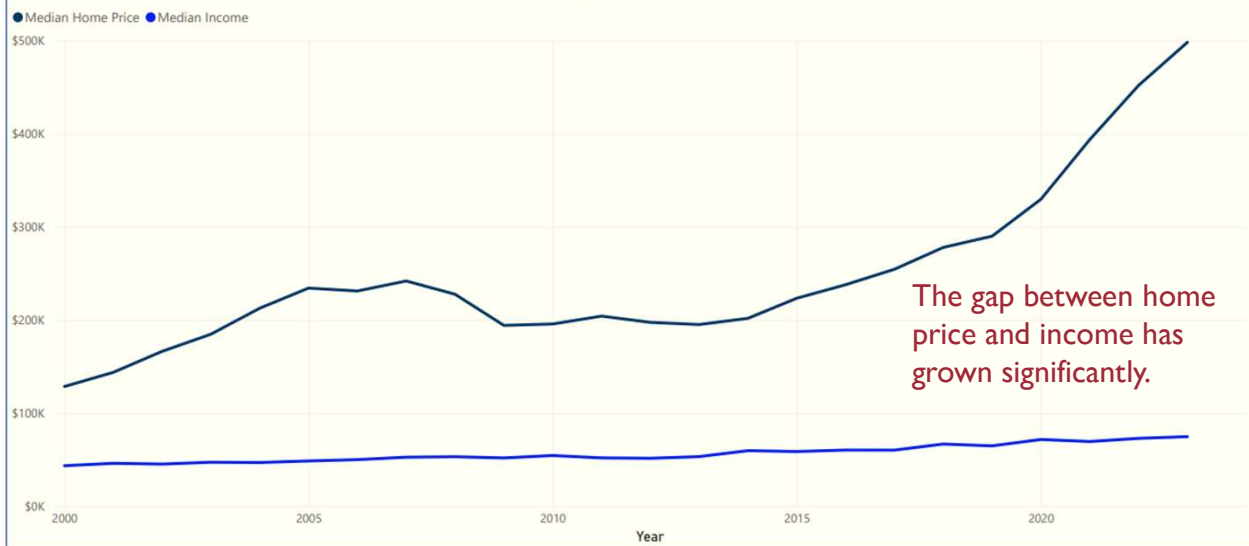
- 2,235 total housing units
 - 1,597 single family
 - 27 multi-family
 - 213 mobile homes
- 1,781 occupied units (81%)
- 406 vacant units
 - 347 vacant for seasonal or recreational reasons



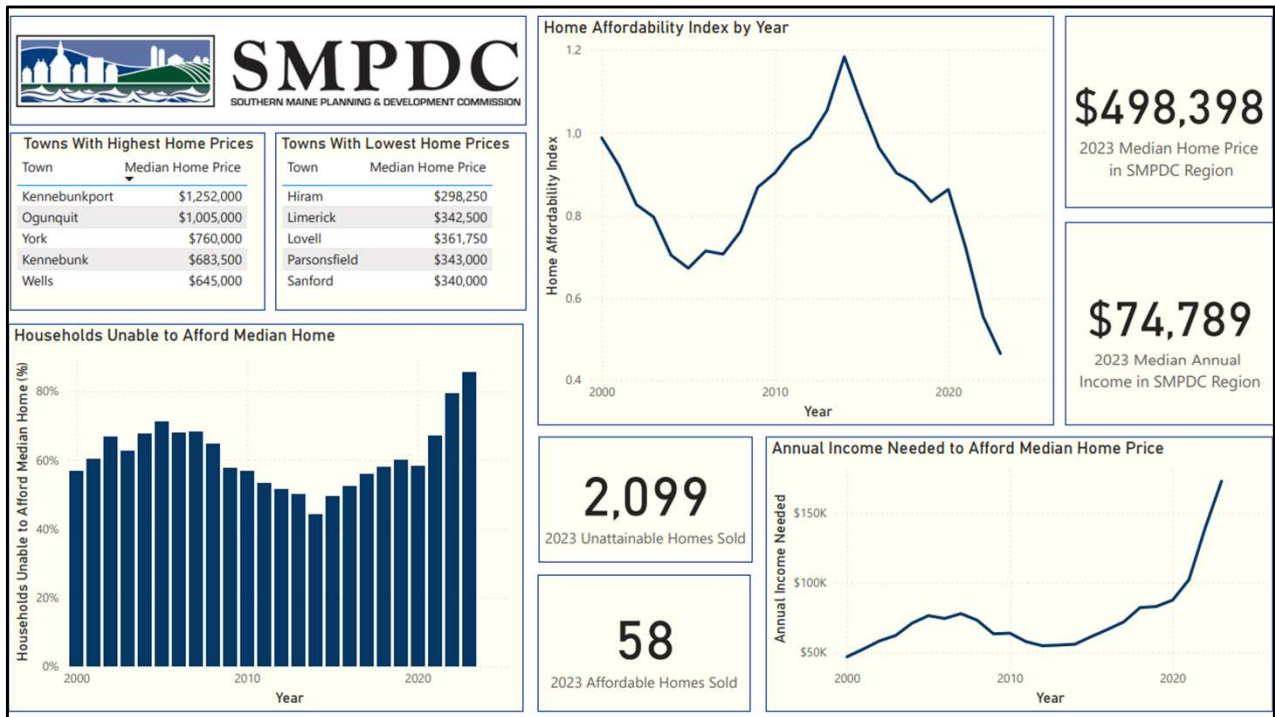
Lyman had 2,235 housing units in 2020. Most of these (71.5%) are single-family homes. About 19% of units are vacant, which is pretty high; however, the vast majority of vacant units are vacant due to being seasonal or recreational homes.

Regional Housing Affordability

Median Home Price and Median Income in SMPDC Region by Year



This line graph illustrates the growing gap between median home price and median household income in the SMPDC region from 2000 to 2023. While median home price will always be higher than median household income, the widening gap is concerning and indicative of the decreasing affordability of home ownership.



This dashboard showcases some more regional housing statistics. It is important to note that, in 2023, 2,099 homes were sold at prices unattainable to the median household and only 58 homes were sold at attainable prices.

Regional Housing Affordability

What's needed to buy a home at the current median sales price?

Portland-South Portland Metropolitan Statistical Area, 2024			
Median Home Sale Price	\$512,400		
Downpayment Percent	20%	10%	5%
Downpayment Value	\$102,480	\$51,240	\$25,620
Income Needed to Purchase Home	\$147,090	\$165,476	\$174,669
Median Household Income (2022)	\$84,312		

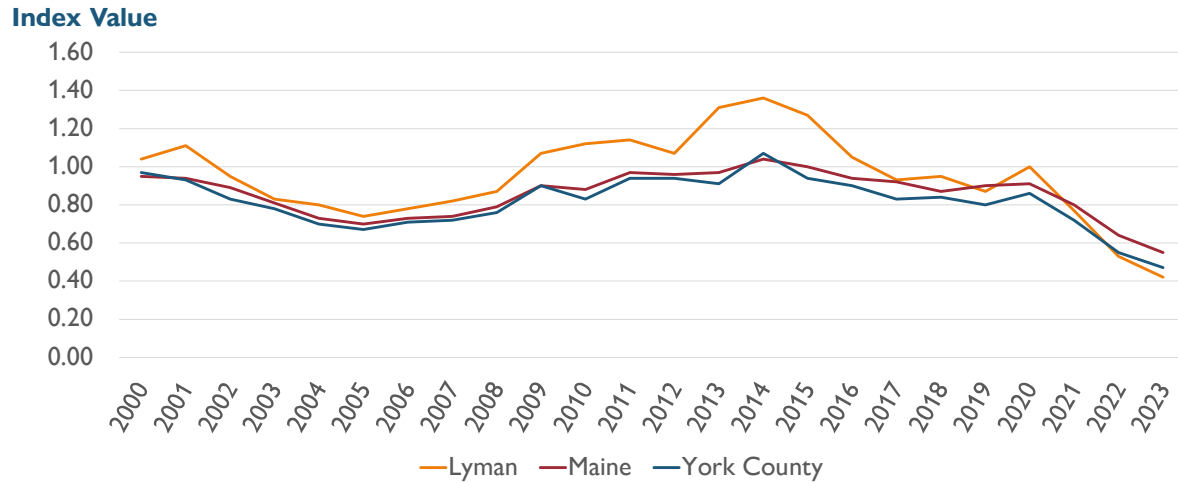
Some national data is more widely available for Metro Statistical Areas. While the geography isn't for Lyman, it's helpful context. Here we're looking at national Redfin data on home sales and household income needed to purchase in 2024. It's pretty stark. To afford the median home for sale, a household would need to make \$147k a year while providing a 20% downpayment. That income level is almost twice the median household income of the area. So, a household would need to have income almost double the typical income to afford the typical home.

Homeownership Affordability 2023

Geography	Affordability Index	Median Income	Median Home Price	Home Price Affordable to the Median Income	Percent of Households Unable to Afford Median Sale Price
Lyman	0.42	68,509	470,000	198,027	88.7%
Alfred	0.35	57,014	453,500	159,741	93.0%
Arundel	0.46	90,856	565,000	257,623	90.7%
Dayton	0.55	97,518	571,250	312,365	85.3%
Hollis	0.53	77,112	415,000	221,430	85.8%
Kennebunk	0.36	86,187	683,500	244,297	90.4%
Waterboro	0.66	84,375	364,000	238,495	77.2%
York County	0.47	75,862	465,000	217,839	86.5%
Maine	0.55	70,652	360,000	128,390	79.1%

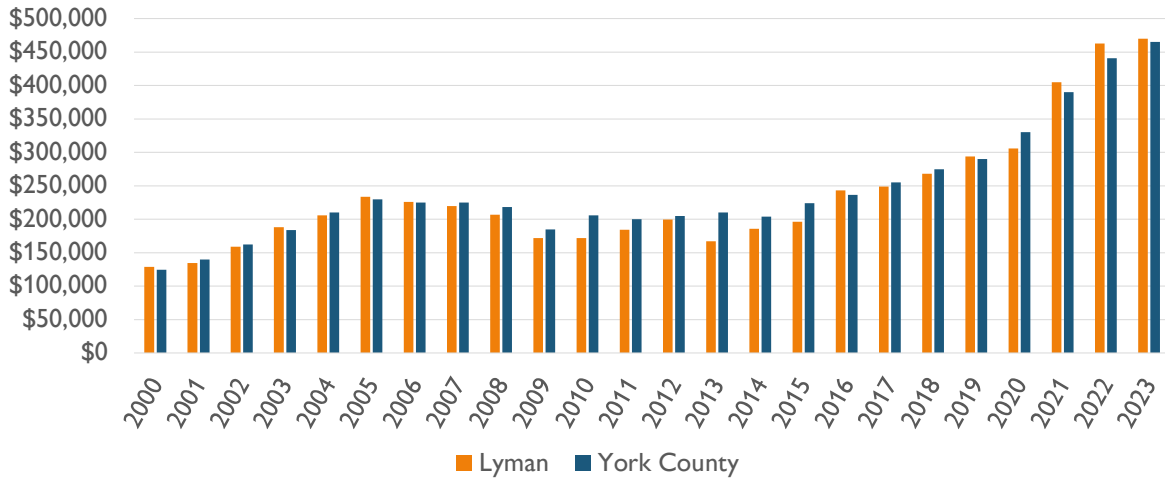
Here is another look at homeownership affordability. In Lyman, 89% of households would be unable to afford the median sale price of a home in Lyman today. This is higher than York County as a whole and the State of Maine, but is not the highest rate among neighboring municipalities.

Housing Affordability Index



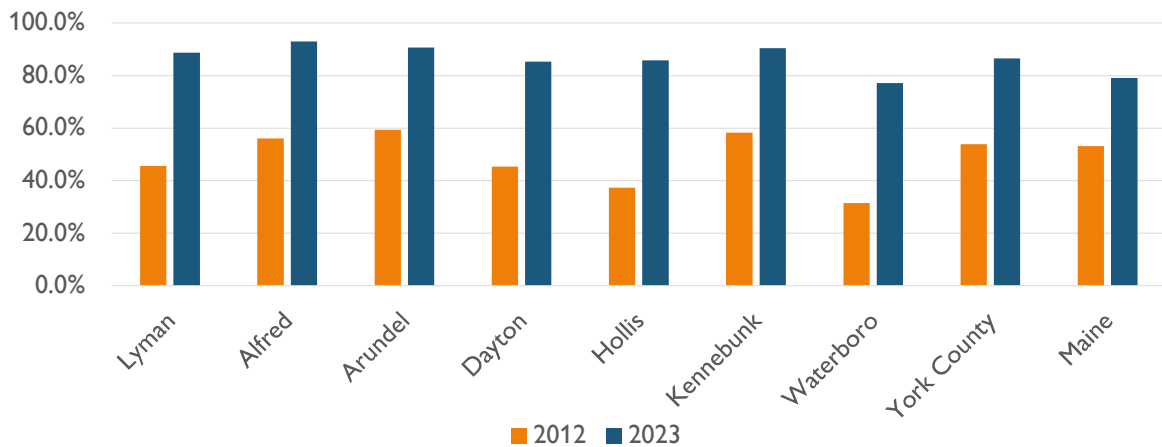
This line graph charts the housing affordability index value between 2000 and 2023. A value of 1.00 means that a typical family earns enough income to qualify for a mortgage loan on a median priced home. In 2000, 2001, and 2009 to 2016, Lyman's index value was 1.00 or higher. It peaked at 1.35 in 2014 and has steadily declined since. In 2023, the affordability index value dropped to 0.42. This means that most families do not earn enough income to qualify for a mortgage loan on a median priced home.

Median Home Price, 2000-2023



Here, median home price is charted from 2000 to 2023 for Lyman and York County. In 2000, Lyman's median home price was about \$135,000; in 2010, that was about \$165,000. In 2020, median home price had increased to approximately \$300,000, and last year, that value rose to \$470,000. That is a 348% increase in 23 years, which equates to a 15% increase per year.

Households Unable to Afford the Median Sale Price



This graph shows the drastic increase in households unable to afford the median sale price of a home in Lyman and surrounding communities between 2012 and 2023.

Housing and Land Use

Lyman's Code:

- 4.2. Residential District
 - 4.2.2. To provide areas for **medium density residential growth** in such a manner and at such locations as are compatible with existing development and the ability of the community to provide essential services and utilities.
 - Allows single-family and two-family.
 - Allows multi-family with site plan review. Limited to 6 units per building.
 - Minimum lot size is 3 acres. Two-family requires 6 acres.

This slide was included to prompt discussion on Lyman's land use ordinances and how that may or may not contribute to Lyman's housing supply and housing options. What stands out most to me is a minimum lot size of 3-acres. In today's market, the cost of just 3-acres of land would be about the same as a home on 3-acres would have been in 2000.

Housing Overview

- Lyman's existing housing stock is mostly single-family homes.
 - There are a decent number of seasonal/recreational homes.
 - Most affordable housing options are in the form of mobile homes.
- Lyman, like the rest of the region, state, and nation, is experiencing high rates of housing unaffordability.
 - Since Lyman's population is aging, many folks are on fixed incomes. As the housing market tightens, what does that mean for folks' quality of life?
 - Without policy and programmatic changes, this problem will continue and in fact worsen.
 - Lyman could adjust its zoning code to provide for different types of housing.

Next Steps

- SMPDC sends the data files and graphics, including an annotated version of this presentation, to the Committee.
- SMPDC continues to analyze other data (transportation, natural resources, historic/cultural resources, etc.).
- SMPDC returns to present the rest of the results of the data analysis.
- SMPDC sends a word document with the data tables, graphs, and maps.

Next Steps

- SMPDC recommends:
 - The Committee delves into the specific future that Lyman desires and how that relates to the data.
 - Where are there opportunities?
 - What threatens Lyman's desired future?
 - What policies or programs could help Lyman get the future it wants?
 - The Committee work on the text to accompany the data presented here tonight.