



Director's Department Memorandum

To: Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions

From: Daniel Brennan, Director MaineHousing

Date: September 24, 2021

Subject: Demographic and Housing Profile for the State of Maine

This memo is intended to provide the Commission current data related to demographics and housing in Maine. It draws on the 2019 American Community Survey (ACS) 1-Year Estimates and the Diversity Index from the 2020 Census. While both surveys are conducted by the U.S. Census differences in methodologies should caution comparing data fully against each other. The ACS is beneficial in providing estimates and trend data in the inter-decade period between Censuses.

2020 Census

The data released from the 2020 Census to date shows Maine has become more diverse since 2010. According to the [Diversity Index](#), two people chosen at random in Maine have an 18.5% chance of being from different race and ethnic groups, the lowest probability in the nation. Comparing the 2010 and 2020 data Maine's White alone, not Hispanic or Latino population decreased from 94.4% (1,254,297) to 90.2% (1,228,264). Of Maine's sixteen counties, Androscoggin (86.3%), Cumberland (86.5%), and Washington (88.7%) are the only three with a White alone, not Hispanic or Latino population, below the state's average 90.2%.

2019 ACS 1-Year Estimates

This data provides more detail into demographics and housing than currently available from the 2020 Census. Key points are:

- Greater number of racial minorities live in poverty.
- Black or African American Households are the only racial identity more likely to rent (70%) than own (30%).
- Renter households have a median household income 51% below homeowner households (\$35,103 renter vs. \$71,913 owner).
- Of all households in Maine 72% are owner occupied.
- Over 40% of households who rent pay more than 30% of their income in housing related costs.

MaineHousing expects similar trends to be represented in the 2020 Census when the data is released, and is illustrative of the work that is needed to provide all Maine people safe and affordable housing suitable to their needs.

Data Tables, Demographic Profile of Maine:

Population by Race		#	%
Total:		1,362,359	
Population of one race:		1,297,649	95.3
White alone		1,237,041	90.8
Black or African American alone		25,752	1.9
American Indian and Alaska Native alone		7,885	0.6
Asian alone		16,798	1.2
Native Hawaiian and Other Pacific Islander alone		443	0.0
Some Other Race alone		9,730	0.7
Two or more races		64,710	4.7

Source: 2020: DEC Redistricting Data (PL 94-171)

Poverty Level by Race	Below Poverty Level	
	#	%
Total:		
Population of one race:		
White alone	127,432	10.4
Black or African American alone	6,391	31.6
American Indian and Alaska Native alone	1,455	15.7
Asian alone	1,937	14.0
Native Hawaiian and Other Pacific Islander alone	N	N
Some Other Race alone	N	N
Two or more races	4,097	15.6

Source: 2019: ACS 1-Year Estimate, TableID: S1701

Demographic Characteristics of Occupied Housing Units						
Race	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	#	%	#	%	#	%
White	550,749	96	401,255	96.9	149,494	93.7
Black or African American	5,586	1	1,665	0.4	3,921	2.5
American Indian and Alaska Native	4,110	0.7	2,611	0.6	1,499	0.9
Asian	4,019	0.7	3,088	0.7	931	0.6
Native Hawaiian and Other Pacific Islander	52	0.0	N	N	N	N
Some Other Race	1,290	0.2	684	0.2	606	0.4
Two or more races	7,812	1.4	4,794	1.2	3,018	1.9
Total	573,618	100.0%	414,097	100.0%	159,469	100.0%

Source: 2019: ACS 1-Year Estimate, TableID: S2502

Data Tables, Selected Housing Characteristics:

Units in Structure	#	%
Total Housing units	750,964	
1-unit, detached	528,983	70.4
1-unit, attached	15,369	2
2 units	36,937	4.9
3 or 4 units	40,410	5.4
5 to 9 units	28,386	3.8
10 to 19 units	10,380	1.4
20 or more units	28,357	3.8
Mobile home	61,719	8.2
Boat, RV, van, etc.	423	0.1

Source: 2019: ACS 1-Year Estimate, TableID: DP04

Occupied Housing Units		
Year Structure Built	#	%
2014 or later	17,143	3
2010 to 2013	12,456	2.2
2000 to 2009	66,561	11.6
1980 to 1999	159,199	27.8
1960 to 1979	116,938	20.4
1940 to 1959	68,215	11.9
1939 or earlier	133,106	23.2

Source: 2019: ACS 1-Year Estimate, TableID: DP04

Data Tables, Financial Characteristics of Occupied Housing:

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)		
Occupied units paying rent (excluding units where GRAPI cannot be computed)	144,833	
Less than 15.0 percent	17,896	12.4
15.0 to 19.9 percent	21,374	14.8
20.0 to 24.9 percent	18,462	12.7
25.0 to 29.9 percent	23,576	16.3
30.0 to 34.9 percent	14,653	10.1
35.0 percent or more	48,872	33.7
Not computed	14,666	(X)

Source: 2019: ACS 1-Year Estimate, TableID: DP04

	Maine		Owner-occupied		Renter-occupied	
	#	%	#	%	#	%
Occupied housing units	573,618		414,119		159,499	
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)						
Less than \$5,000	12,531	2.2	5,972	1.4	6,559	4.1
\$5,000 to \$9,999	16,625	2.9	5,803	1.4	10,822	6.8
\$10,000 to \$14,999	26,772	4.7	12,672	3.1	14,100	8.8
\$15,000 to \$19,999	25,944	4.5	12,943	3.1	13,001	8.2
\$20,000 to \$24,999	28,416	5	15,169	3.7	13,247	8.3
\$25,000 to \$34,999	55,630	9.7	33,811	8.2	21,819	13.7
\$35,000 to \$49,999	78,311	13.7	51,344	12.4	26,967	16.9
\$50,000 to \$74,999	105,886	18.5	79,587	19.2	26,299	16.5
\$75,000 to \$99,999	78,301	13.7	66,038	15.9	12,263	7.7
\$100,000 to \$149,999	83,954	14.6	72,878	17.6	11,076	6.9
\$150,000 or more	61,248	10.7	57,902	14	3,346	2.1
Median household income (dollars)	58,924		71,913		35,103	

Source: 2019: ACS 1-Year Estimate, TableID: S2503