

# MANCHESTER

## POPULATION PROFILE

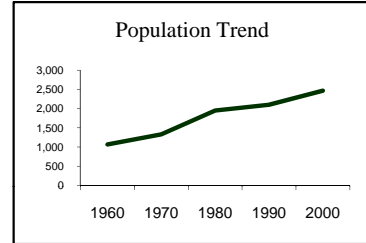
2008 Estimate: 2,544

Rank in County: 20 of 29

	1960	1970	1980	1990	2000
Population History	1,068	1,331	1,949	2,099	2,465
Decennial Growth Rate		24.6%	46.4%	7.7%	17.4%

2030 Population:	Best Estimate:	3,100
	Mathematical Projections:	3,011 3,136

<u>Components:</u>	Net Migration (1990-2000):	301
	Natural Change (90-00):	65
	(2000-date)	26



	1980	1990	2000
Under Age 18	574	573	611
Over Age 65	196	306	372
Median Age	33	38	42
High School Grads.	n/a	1,168	1,586
College Grads.	n/a	395	634
Enrolled in public schools:	402	453	479
2007 Enrollment:	442		

## HOUSING PROFILE

	1970	1980	1990	2000
Total Housing Units	559	824	1,003	1,181
Year-round Occupied Units	382	688	804	977
% Owner-occupied	n/a	87.6	83.6	86.7
Persons per household	3.47	2.8	2.61	2.52
Seasonal Units				
number	n/a	98	163	168
percent		11.9%	16.3%	14.2%
Mobile Homes				
number	n/a	50	56	87
percent		6.1%	5.6%	7.4%
Median Home Value	n/a	\$48,800	\$105,300	\$124,300
Local Property tax on Median Home		\$766	\$1,172	\$1,971
Decennial Inflation-adjusted change:			-6%	36%

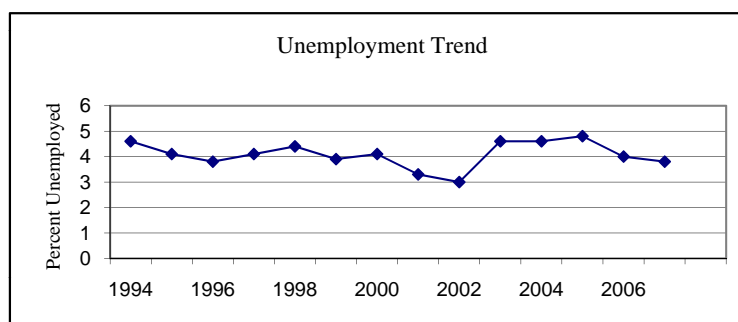
Net change in Housing Units, 2000- 2008	57 Single Family
	7 Multi-family
	12 Mobile Home
	-5 Seasonal

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## LOCAL ECONOMY

<i>Income Characteristics:</i>	<b>1979</b>	<b>1989</b>	<b>1999</b>
Median Household Income:	\$18,608	\$37,750	\$52,500
Per Capita Income:	\$7,718	\$17,410	\$28,043
Decennial Inflation-adjusted change:		67%	29%
% of population below poverty:	n/a	5.9	2.5
% households paying more than 30% of Income for Housing Costs:		16.1	20.6

<i>Labor Force:</i>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Adult population (16 and over)	1,469	1,521	1,938
Percentage in labor force:	63.4	70.3	68.3
Female adult population (16 and over)	n/a	803	1006
Percentage of female adults in L.F.	n/a	61.6	62.7
Commuting Balance (work-in-town vs. resident workers):		-518	-650
Average travel time to work (minutes):		18.3	20.6
Average Annual Unemployment Rate (MDOL):		2.0%	4.1%
<b>2007 Unemployment Rate:</b>		3.8	



<i>Occupational Profile:</i>	<b>1990 #</b>	<b>Percent</b>	<b>2000 #</b>	<b>Percent</b>
Executive & Managerial	191	17.9%	546	43.4%
Professional	171	16.0% *		
Sales	120	11.2%	352	28.0%
Administration & Support	176	16.5% *		
Service	69	6.5%	109	8.7%
Farm & Forestry	42	3.9%	8	0.6%
Skilled Labor	93	8.7%	242	19.3%

\* occupational categories recombined in 2000 census

# MANCHESTER

## ***MUNICIPAL GOVERNMENT***

Type of Government: Town Meeting, Three Selectmen  
 Chief Executive Officer: Mark Doyen, Town Manager  
 Town Office Hours: 8-4 M, Th, 8-6 T, 8-12 W, 8-2 F  
 Phone: 622-1894 Fax: 622-1715  
 Website: [www.manchester.govoffice2.com](http://www.manchester.govoffice2.com) email: [mantownmgr@roadrunner.com](mailto:mantownmgr@roadrunner.com)

**Municipal Facilities:**

Police no  
 Fire volunteer  
 Water Augusta Water District  
 Sewer Manchester Sanitary District  
 Other

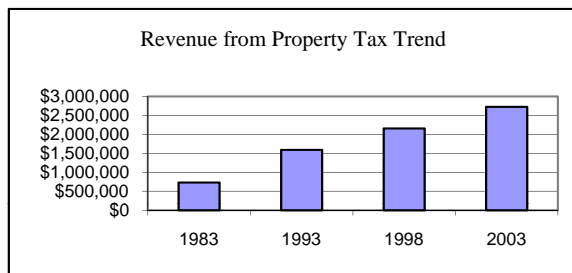
**Local Development Regulations:**

1991 Comprehensive Plan  
 Zoning, Subdivision, Building Ordinance

*Property Tax:*

"State" Valuation: \$48.4 million in 1985  
 \$123.1 million in 1995  
 \$138.2 million in 2000  
 \$207.6 million in 2005

	1983	1993	1998	2003
Full Value Mill Rate:	15.08	12.96	16.25	13.56
Assessment (\$ raised from property tax)	\$730,047	\$1,595,627	\$2,158,952	\$2,730,194



*Information Sources for this profile:*

- U.S. Census
- Maine Department of Health and Human Services (vital statistics)
- Maine Department of Labor (unemployment statistics)
- Municipal Valuation Returns
- KVCOG
- Maine Municipal Association (local government and taxation data)