



**GROWING**  
OUR TREE STREETS

A Choice Neighborhood Transformation Plan for Downtown Lewiston

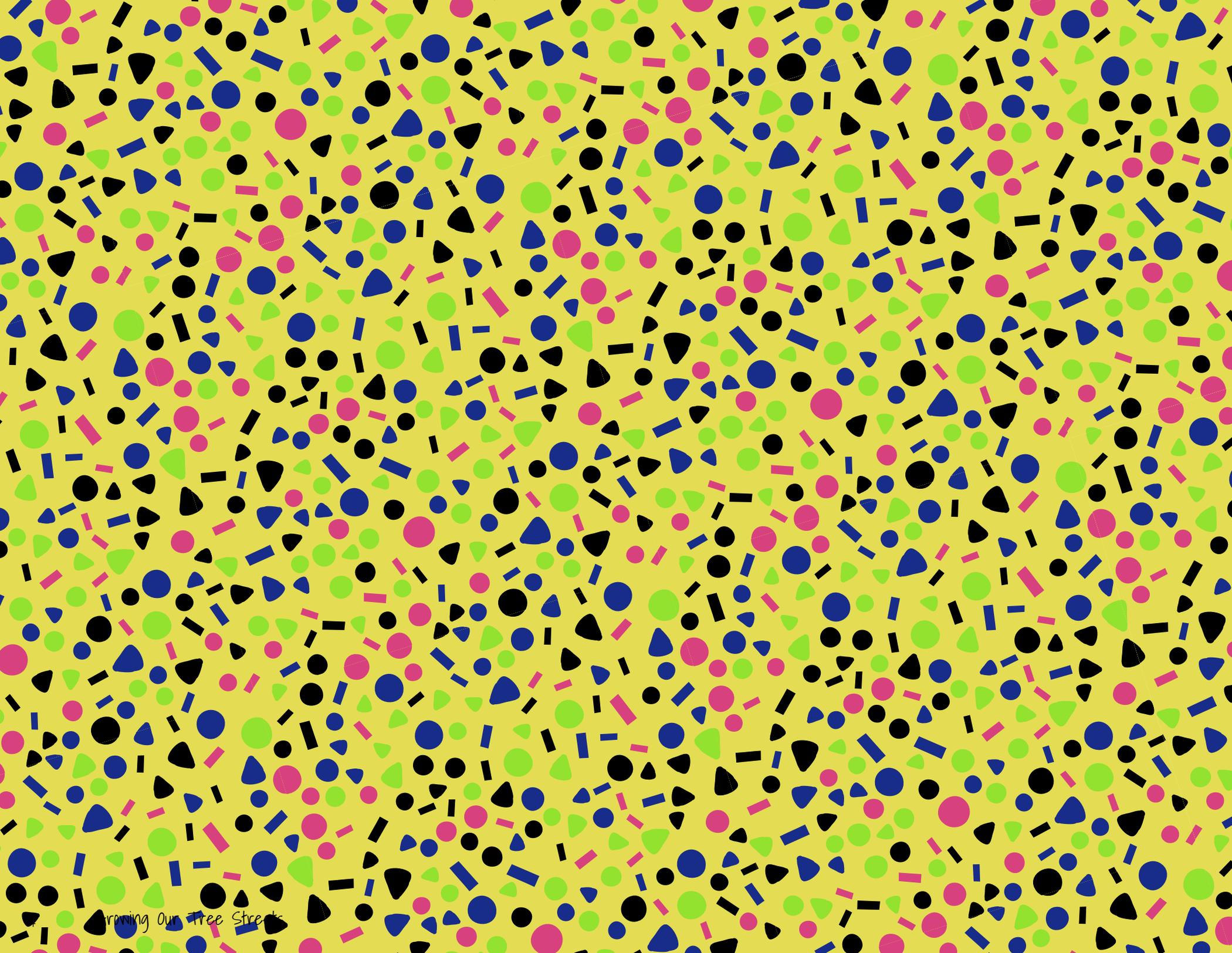
# APPENDIX

- I RECORD OF COMMUNITY INVOLVEMENT
- II NEEDS ASSESSMENT
- III ADMINISTRATIVE DATA
- IV MARKET STUDY
- V HOUSING DESIGN & PRODUCTION
- VI LEED ND CHECKLIST

# LIST OF FIGURES

Figure 1.	Neighborhood Mapping: Medical Care .....	11
Figure 2.	Neighborhood Mapping: Food & Groceries .....	12
Figure 3.	Map of the places and/or street people avoid .....	13
Figure 4.	Map of the places and/or street people avoid with violent crime, 2015-2018 .....	14
Figure 5.	Map of the places and/or street people avoid with property crime, 2015-2018 .....	15
Figure 6.	Map of the places and/or streets people prefer .....	16
Figure 7.	Map of where the participants came from the public forum 1 .....	19
Figure 8.	World map of where the participants came from the public forum 1 .....	20
Figure 9.	Results from the public forum 1: today & tomorrow .....	21
Figure 10.	Results from the public forum 1: quality of life .....	22
Figure 11.	Results from the public forum 1: housing .....	23
Figure 12.	Results from the public forum 1: safe neighborhood streets .....	24
Figure 13.	Results from the public forum 1: families & youth .....	25
Figure 14.	Results from the public forum 1: community events .....	26
Figure 15.	Results from the public forum 1: calendar of events .....	27
Figure 16.	Results from the housing focus group survey: like & dislike .....	31
Figure 17.	Results from the housing focus group: interior features 1 of 3 .....	32
Figure 18.	Results from the housing focus group: interior features 2 of 3 .....	33
Figure 19.	Results from the housing focus group: interior features 3 of 3 .....	34
Figure 20.	Results from the housing focus group: exterior features .....	35
Figure 21.	Results from the public forum 2: vision .....	41
Figure 22.	Results from the public forum 2: when did you move to Lewiston? .....	42
Figure 23.	Map of where the participants came from the public forum 1 and 2 .....	43
Figure 24.	Results from the public forum 2: community building .....	44
Figure 25.	Results from the public forum 2: community needs .....	45

Figure 26.	Results from the public forum 2: preferred housing type.....	46
Figure 27.	Results from the public forum 2: community priorities .....	47
Figure 28.	Map of the Census Tract boundaries .....	77
Figure 29.	Estimated Number of Children with a Blood Lead $\geq 5$ ug/dL by Census Block, Lewiston and Auburn, Maine 2003-2007. Age Group: 0-<36 Months .....	91
Figure 30.	Estimated Number of Children with a Blood Lead $\geq 5$ ug/dL by Census Block, Lewiston and Auburn, Maine 2010-2014. Age Group: 0-<36 Months .....	91
Figure 31.	Map of the school districts .....	93
Figure 32.	Site plan of the Kennedy Park site .....	143
Figure 33.	Unit breakdown of the Kennedy Park site.....	144
Figure 34.	Sample plans of the Kennedy Park site: 1-bedroom units.....	145
Figure 35.	Sample plans of the Kennedy Park site: 2-bedroom/1.5-bath units.....	146
Figure 36.	Sample plans of the Kennedy Park site: 2-bedroom/2-bath units.....	147
Figure 37.	Alternative site plan of the neighborhood infill site, with 73 units (feasible with Planned Unit Development approach).....	149
Figure 38.	Unit breakdown of the neighborhood infill site multifamily building.....	150
Figure 39.	Sample plans of the neighborhood infill site: corner building.....	151
Figure 40.	Sample plans of the neighborhood infill site: multi-family combo, type a .....	152
Figure 41.	Sample plans of the neighborhood infill site: multi-family combo, type b/c combo.....	153
Figure 42.	Site plan of the Maple Knoll site.....	154
Figure 43.	Sample plans of the Maple Knoll site: Townhouse.....	155
Figure 44.	Sample plans of the Maple Knoll site: Convertible Townhouse.....	156





# I RECORD OF COMMUNITY INVOLVEMENT

# RESIDENT ENGAGEMENT & PARTICIPATION



MAPPING  
WORKSHOP  
**150**  
SUMMER 2018

PUBLIC  
FORUM 1  
**160**  
SEPTEMBER 2018

HOUSING  
FOCUS  
GROUPS  
**95**  
DECEMBER 2018

# THANK YOU

TO ALL WHO CAME OUT AND SHARED YOUR IDEAS!

ONGOING  
COMMUNITY  
EVENTS

CONTINUING

PUBLIC  
FORUM 2

81

MARCH 2019

TARGETED  
OUTREACH BY  
COMMUNITY  
MEMBERS

30

WINTER 2018

25 local businesses  
5 homeowners



Public participation from various events

## Community Participants

Growing Our Tree Streets is the result of a community-led planning process, defined by a robust and inclusive engagement and outreach effort spearheaded by HNPC's Community Engagement and Neighborhood Development Teams.

Over 400 individuals speaking over 8 languages lent their voice and vision to the planning effort. Participants included life-long Lewiston residents and recent newcomers, Maple Knoll residents and neighbors from throughout the Choice Neighborhood Study Area, business owners, community organizations, City staff, elected officials, advocates, property owners, investors, foundations, local youth, people experiencing homeless, and currently incarcerated women who will re-enter the Tree Streets community.

With a commitment to unprecedented inclusion in this incredibly diverse pocket of Maine, each community event and opportunity for input was carefully designed and facilitated to be meaningful and fun, relevant and accessible to people with different language and literacy competencies. In addition to the formal community oversight of the process through the Maple Knoll Resident Advisory Group and HNPC's team structure, there were multiple forums for involvement in the planning process. The results of these activities are recorded on the following pages.

Growing Our Tree Streets would not have been possible without help from the talented team of **multi-lingual community translators** who worked with HNPC and the planning team to develop meeting materials and facilitate conversations in many different languages, including English, French, Portuguese, Somali, Swahili, and Arabic, among others. The local team of translators ensured that voices often left out of planning processes were heard and heard clearly.

27 stakeholder interviews were conducted by the planning team in order to ensure a wide range of perspectives as a part of the existing conditions analysis. Interviewees shared their experiences in the neighborhood, their local knowledge and insights on what the current needs are, and expressed their hopes for the future. Interviewees included:

- › City of Lewiston Staff
- › Lewiston Police Department
- › Root Cellar Teen Squad Leaders
- › City Officials
- › Local Architect
- › Maple Knoll residents
- › Homeowners
- › Raise-Op Member
- › Maple Knoll Management
- › Tree Street Youth
- › Landlords/Local Developers
- › The Center for Women's Wisdom
- › Lewiston Housing Authority
- › John T. Gorman Foundation
- › Catholic Charities Maine
- › Healthy Homeworks
- › United Somali Women of Maine

Public participation from various events



Public Forum 2



Public Forum 1



Public Forum 2



Mapping Workshop in Summer 2018

# MAPPING WORKSHOPS

OVER 150 TOTAL PARTICIPANTS



HNPC hosted a series of mapping workshops with community residents to learn about:

- > Where people live
- > Where people shop for groceries and other basic goods – and how they get to those destinations
- > Where people go for medical care
- > Where people feel safe in the Tree Streets neighborhood, and why
- > And, conversely, where people do not feel safe, and why

# MEDICAL CARE

Source: HNPC, Francis Eanes from Bates College



Figure 1. Neighborhood Mapping: Medical Care



# SERVICES FOOD & GROCERIES

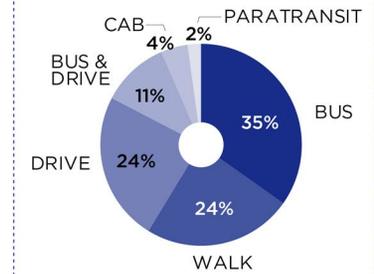
Source: HNPC, Francis Eanes from Bates College

□ CHOICE STUDY AREA

⊞ TREE STREETS NEIGHBORHOOD

(NOTE: \* INDICATES SUPPLEMENTAL AND/OR EMERGENCY FOOD RESOURCES)

## HOW DO YOU GET THERE?



(46 PEOPLE ANSWERED ABOUT TRANSIT MODE.)

□ CHOICE STUDY AREA

⊞ TREE STREET NEIGHBORHOOD

■ PARK

■ WOODED AREA

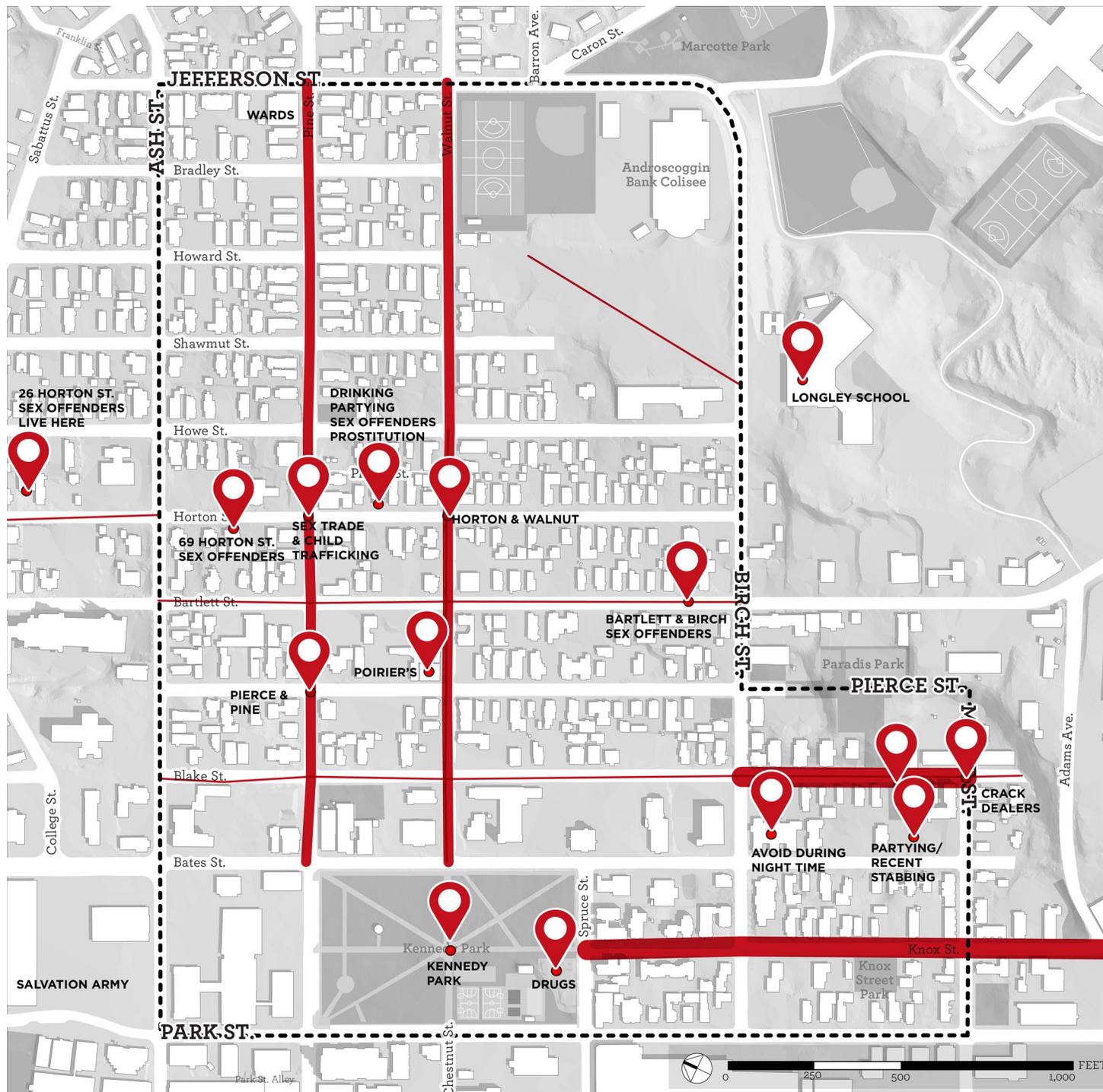
■ RIVER

— RAIL

Figure 2. Neighborhood Mapping: Food & Groceries

# PLACE/STREET PEOPLE AVOID

Source: HNPC, Francis Eanes from Bates College, City of Lewiston, Interface & InHabit Field Survey, 2018



-  TREE STREETS NEIGHBORHOOD
-  STREETS PEOPLE AVOID
-  PLACES PEOPLE AVOID

"Blake Street is not safe, I don't walk outside at night."

"I wouldn't walk on Knox Street because of the stuff that goes on down there - drug activity."

"Horton - drinking, partying, sex offenders, prostitution."

"If the park was safe, I'd spend more time there. I like it during the DAY, but I hate it at NIGHT."

Figure 3. Map of the places and/or street people avoid



# PLACE/STREET PEOPLE AVOID

Source: HNPC, Francis Eanes from Bates College, City of Lewiston, Interface & InHabit Field Survey, 2018, Crime Data (January 2015 - July 2018)

-  TREE STREET NEIGHBORHOOD
-  STREETS PEOPLE AVOID
-  PLACES PEOPLE AVOID
-  VIOLENT CRIME

Figure 4. Map of the places and/or street people avoid with violent crime, 2015-2018

# PLACE/STREET PEOPLE AVOID

Source: HNPC, Francis Eanes from Bates College, City of Lewiston, Interface & InHabit Field Survey, 2018, Crime Data (January 2015 - July 2018)

-  TREE STREETS NEIGHBORHOOD
-  STREETS PEOPLE AVOID
-  PLACES PEOPLE AVOID
-  PROPERTY CRIME

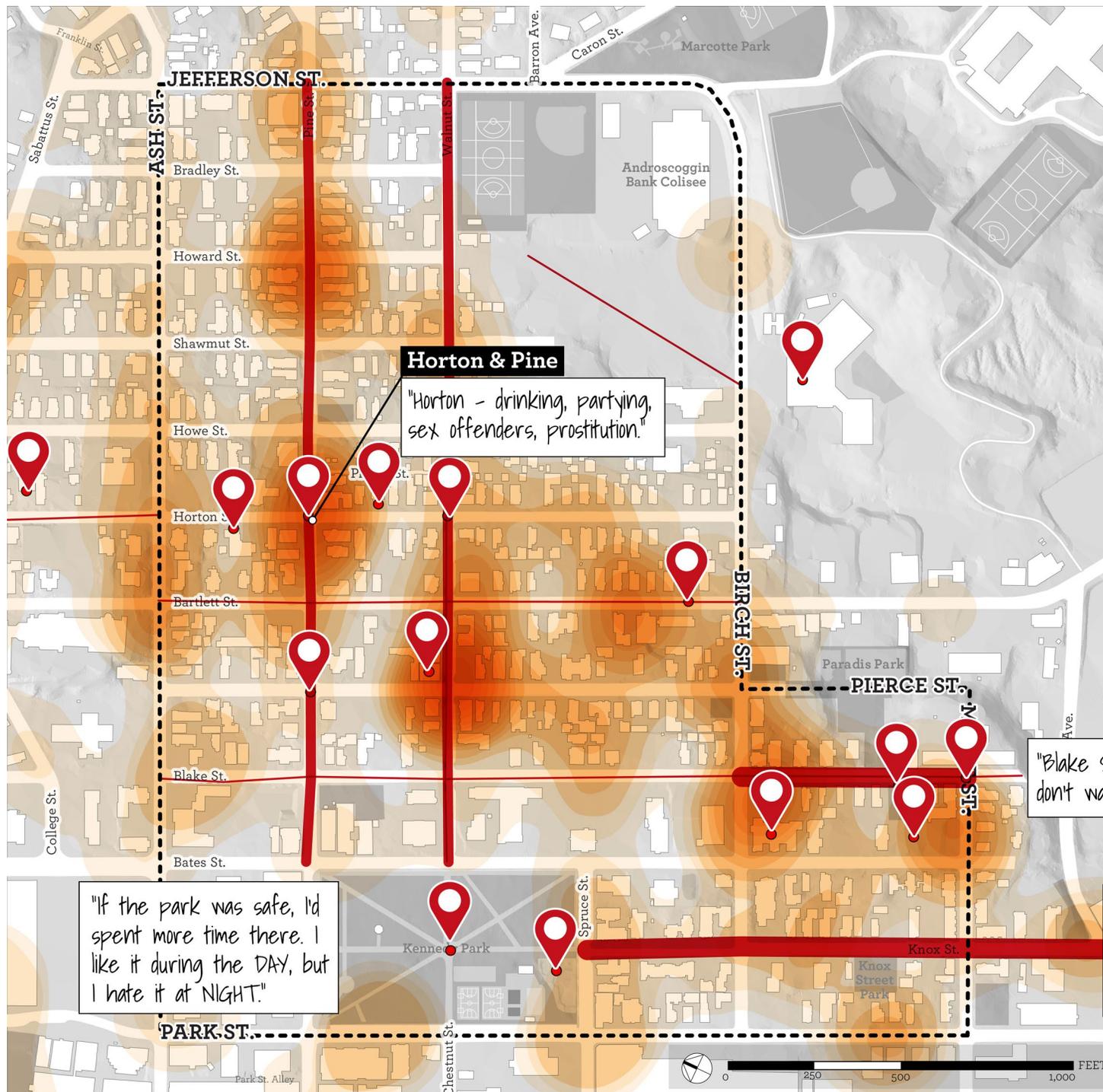
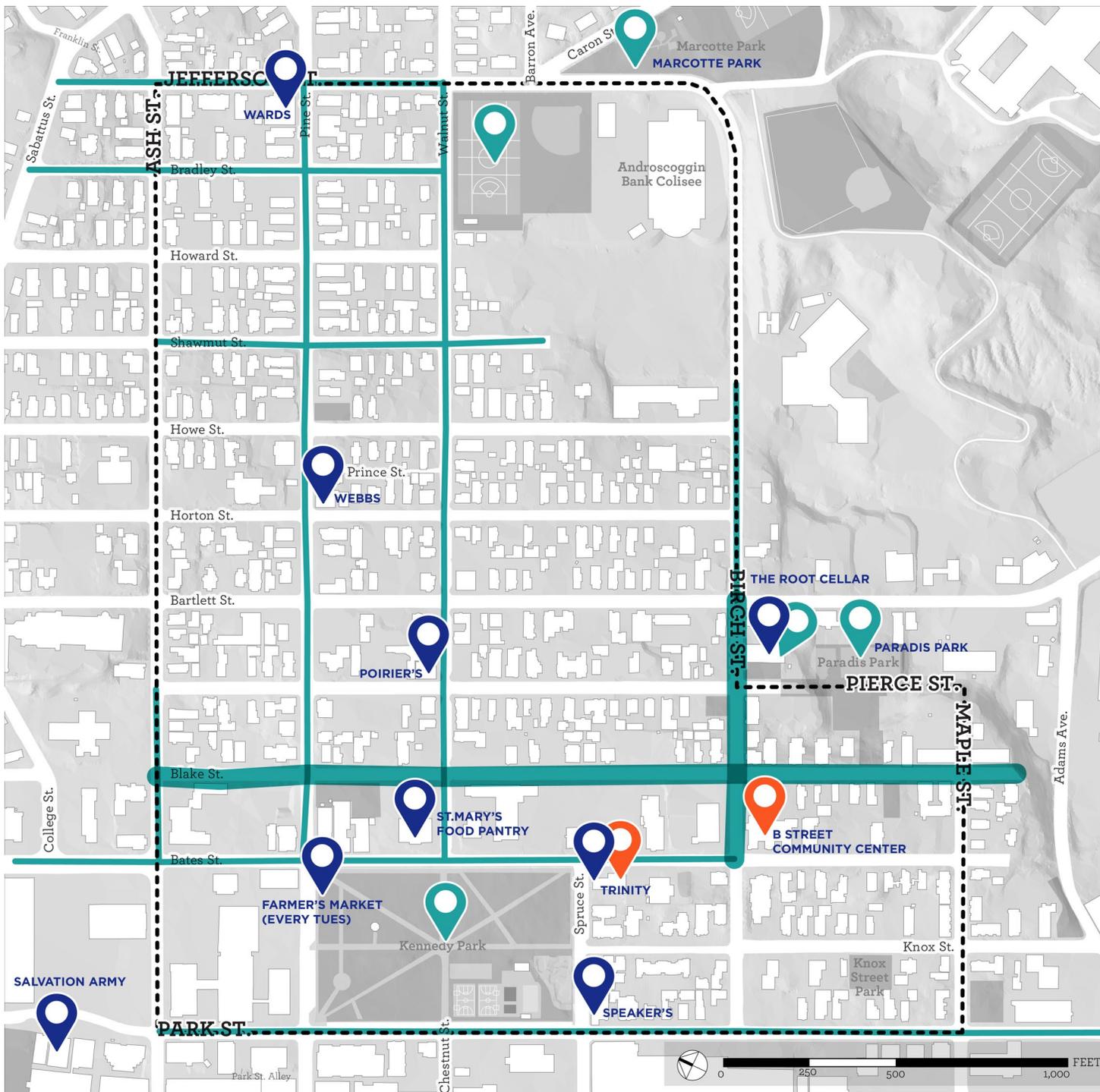


Figure 5. Map of the places and/or street people avoid with property crime, 2015-2018



# PLACE/STREET PEOPLE PREFER

Source: HNPC, Francis Eanes from Bates College, City of Lewiston, Interface & InHabit Field Survey, 2018

-  TREE STREETS NEIGHBORHOOD
-  STREETS PEOPLE PREFER
-  PLACES PEOPLE LIKE TO GO
-  PLACES FOR FOOD/GROCERIES
-  PLACES FOR MEDICAL CARE

"Birch and Blake to get to B-Street, Nutrition Center, and Save-A-Lot."

"Kennedy Park is THE place for the group. It is where I find community, shade, relaxation, etc.."

Figure 6. Map of the places and/or streets people prefer



# PUBLIC FORUM 1

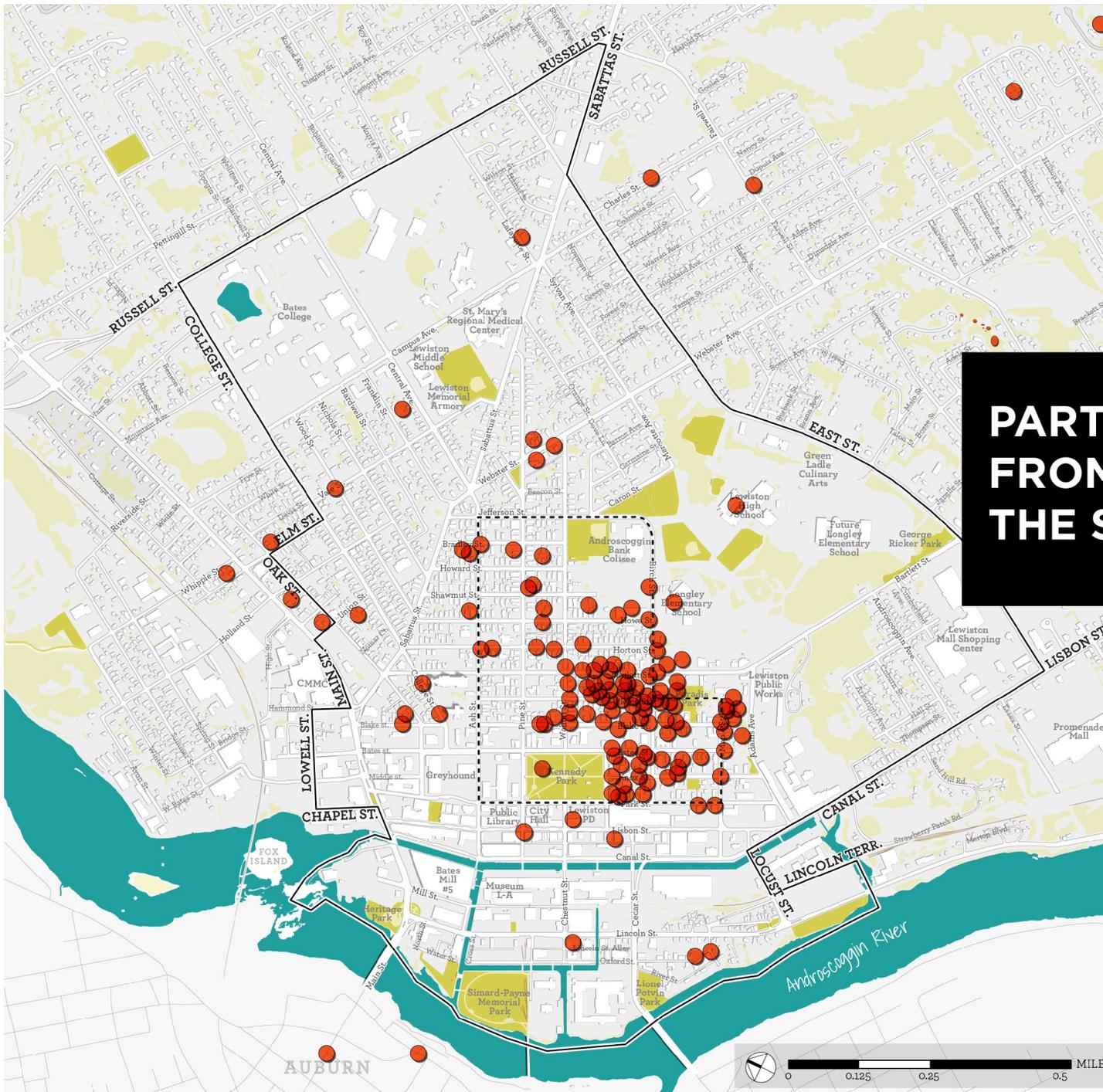
OVER 160 TOTAL PARTICIPANTS



To maximize neighborhood participation and build awareness about the Choice Neighborhood planning effort, the consultant team in collaboration with the Neighborhood Development Team hosted three pop-up events across the neighborhood. The open house-style format encouraged people to stop by at a time convenient for them, and a series of interactive stations translated in French, Portuguese, and Arabic invited participants to learn a bit about their neighborhood from the analysis of existing conditions and mapping workshops and to share information about their priorities for the future. Over the course of three days, over 160 people from across the neighborhood and around the world weighed in. The feedback the planning team received was generally positive, no disagreements with the existing conditions findings. Reading through all the comments, participants conveyed a sense of hope and optimism for the neighborhood. Overall, safety and cleanliness and bridging cultural divides were the issues identified that need to be addressed most. Some participants were looking for more data on social services, particularly surrounding issues of homelessness and childcare. Interesting note: water fountains came up in all three pop ups as a need in the community.

One of the pop up meetings from September 2018

Growing Our Tree Street



**PARTIPANTS CAME FROM ALL OVER THE STUDY AREA...**

Figure 7. Map of where the participants came from the public forum 1

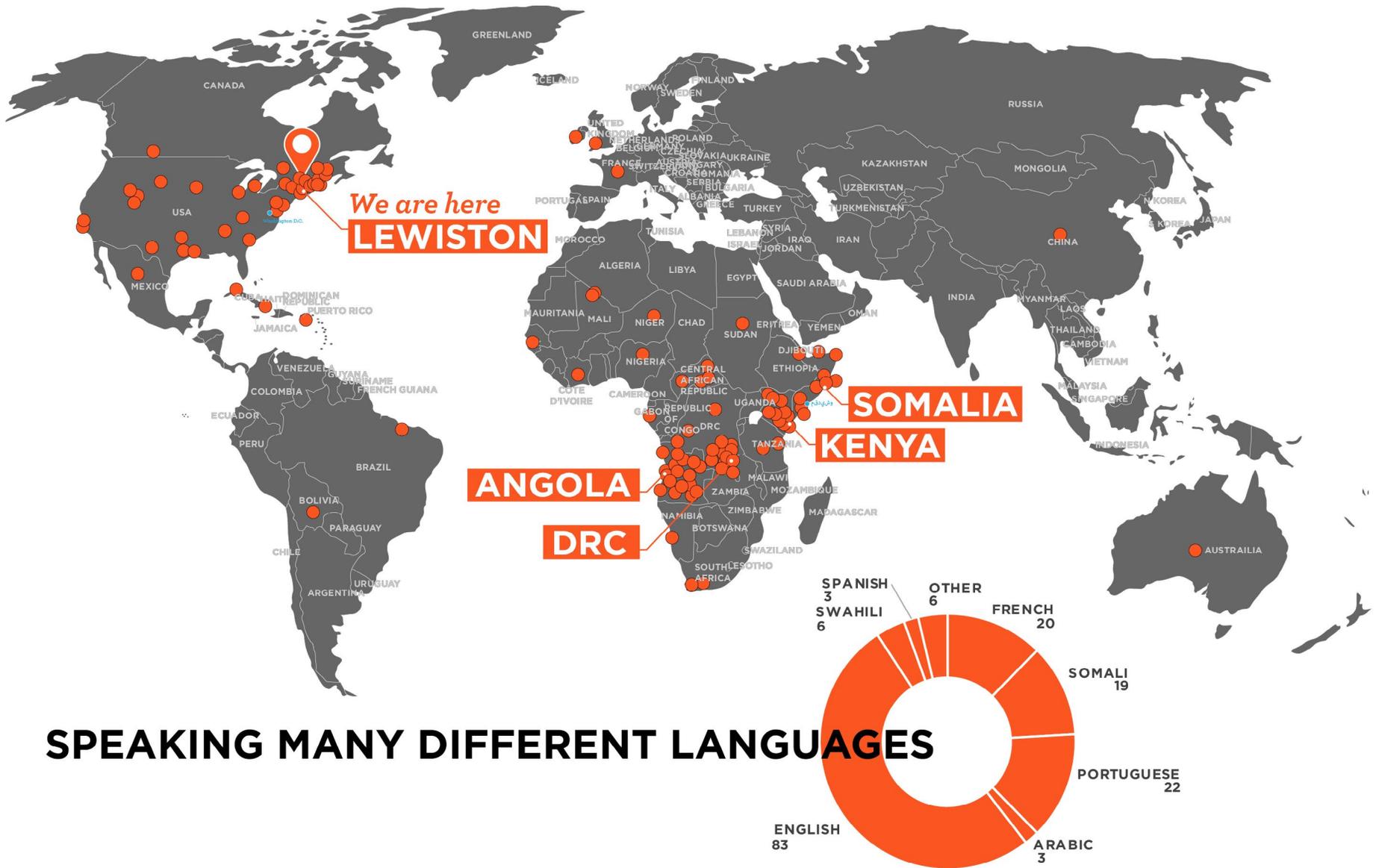


Figure 8. World map of where the participants came from the public forum 1

# IN ONE WORD, HOW WOULD YOU DESCRIBE THE TREE STREETS



Figure 9. Results from the public forum 1: today & tomorrow

## 2

## What is the biggest **Quality of Life** challenge families face in Lewiston **today**?

(Total: 123 responses)

### **21%** ACCESS TO SERVICES

"Affordable and close childcare!" "Creche porã criana."  
"No places to go for food on the weekends."  
"Food pantry not open on weekends."

### **17%** CRIME & SAFETY

"Kids/teens make unsafe choices not supervised."  
"No more drugs." "Safe places during the day."  
"Less violence in the community."

### **12%** HOUSING

"Finding safe houses with no bugs and cheap price."  
"High rent."

### **11%** TRANSPORTATION

"Public transportation that works after hours."  
"Bus for kids to go to daycare."  
"Bus for adults."

### **11%** MORE COMMUNITY SPACE

"Nothing for kids to do."  
"Community art studio."  
"Gym, recreation."

Figure 10. Results from the public forum 1: quality of life

**2 HOUSING** THUMBS UP? THUMBS DOWN?

TOP 3



Figure 11. Results from the public forum 1: housing

**3 SAFE NEIGHBORHOOD STREETS** THUMBS UP? THUMBS DOWN?

TOP 3



Figure 12. Results from the public forum 1: safe neighborhood streets

**4 FAMILIES & YOUTH** THUMBS UP?    THUMBS DOWN? 

TOP 3



Figure 13. Results from the public forum 1: families & youth

5 COMMUNITY EVENTS THUMBS UP?    THUMBS DOWN? 

TOP 3



Figure 14. Results from the public forum 1: community events

## 5 What's your **Favorite Event or Activity** that brings the community **together**?

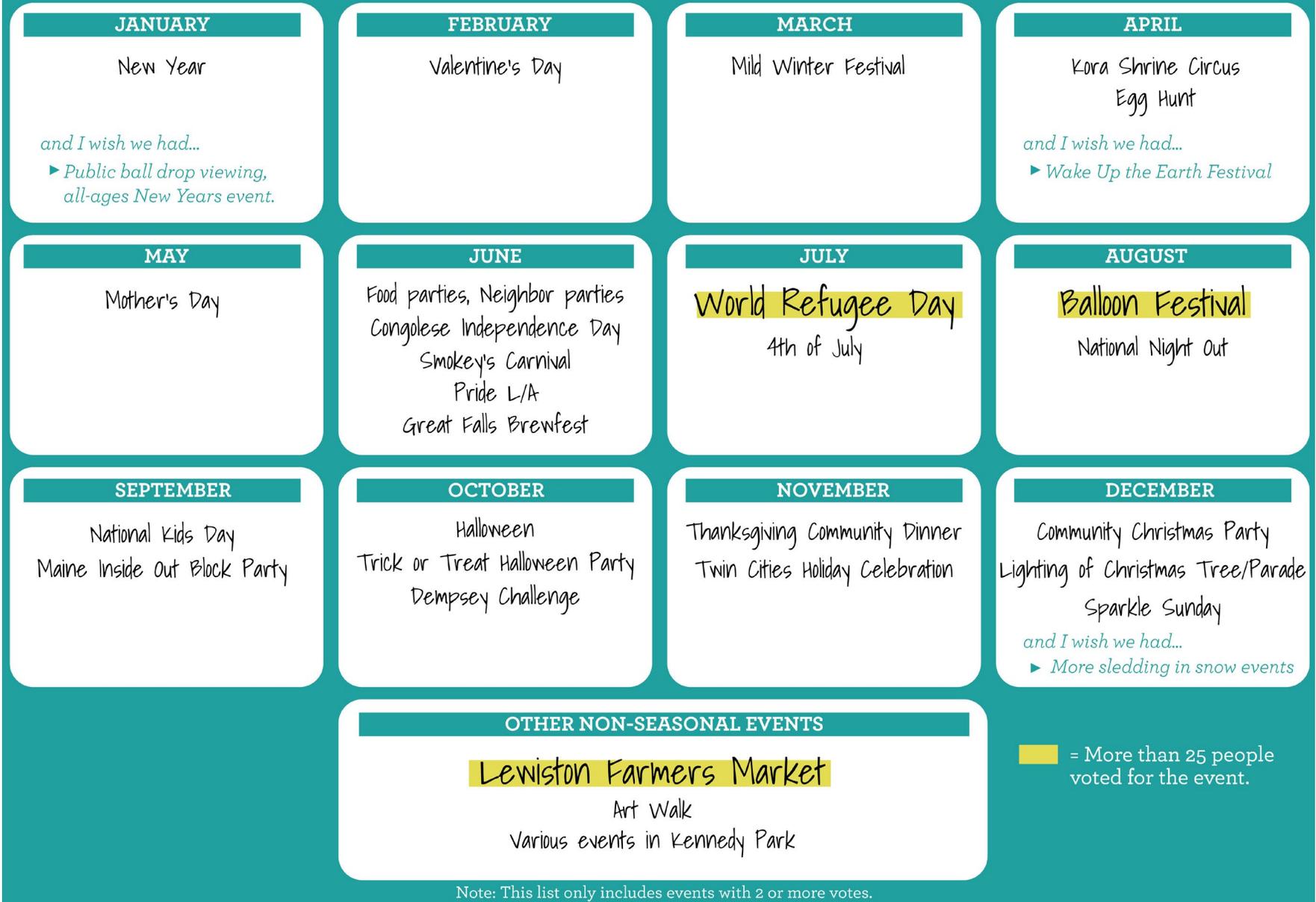


Figure 15. Results from the public forum 1: calendar of events



ABCCANOPY

GROWING



# HOUSING FOCUS GROUP

+95 TOTAL PARTICIPANTS

7 focus groups with 72 participants in total:

Portuguese: 6

Parents: 11

Neighborhood Leaders: 13

Somali: 15

Maple Knoll: 13

Local Landlords: 7

French: 7

Public Meeting with 30 attendees (at least 23 did not attend a focus group)

At least 95 different neighbors and community members attended one of seven small-group sessions and a public meeting focused on housing features and urban design for new infill development. The planning team hosted a different session for each of the following groups: Maple Knoll residents, Portuguese-speaking residents (mostly from Angola), French-speaking residents (mostly from the Democratic Republic of the Congo and French-Canadian heritage), Somali-speaking residents, parents, local landlords, and neighborhood leaders.

The public meeting and the focus groups followed a similar format: after a short overview of the project, participants completed an illustrated short survey on preferred interior and exterior design features for newly constructed infill homes and apartments. Next, the consultant team shared images of different housing typologies and invited feedback about each – which scale and styles people liked best, which architecture and urban design features would work in the neighborhood, which would not, and why. The input from these sessions informed the plan's Housing strategies, in particular.

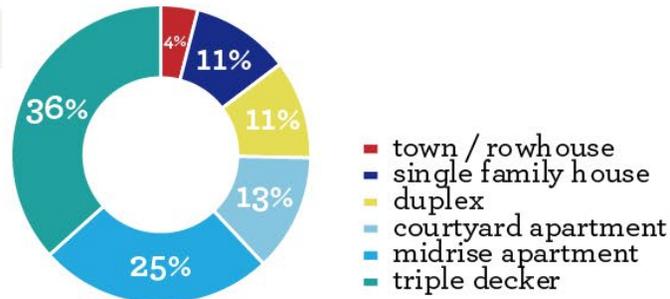


# HOW SATISFIED ARE YOU WITH YOUR HOUSING? TELL US ABOUT WHERE YOU LIVE AND WHY YOU LIKE/DISLIKE IT!

155 participants

1

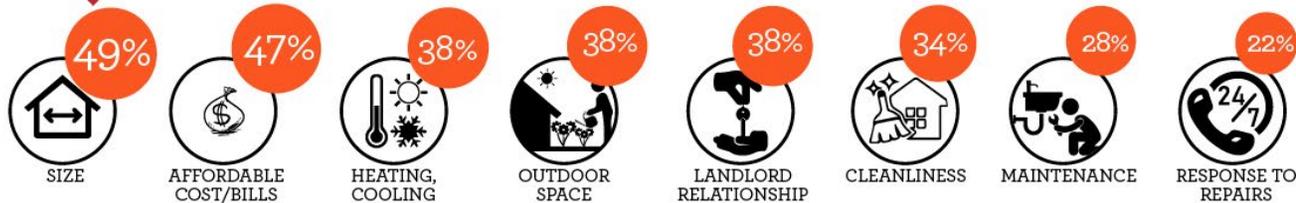
"I live in this type of house..."



2

LIKE

"I  my house because..."



3

DON'T LIKE

"I  my house because..."

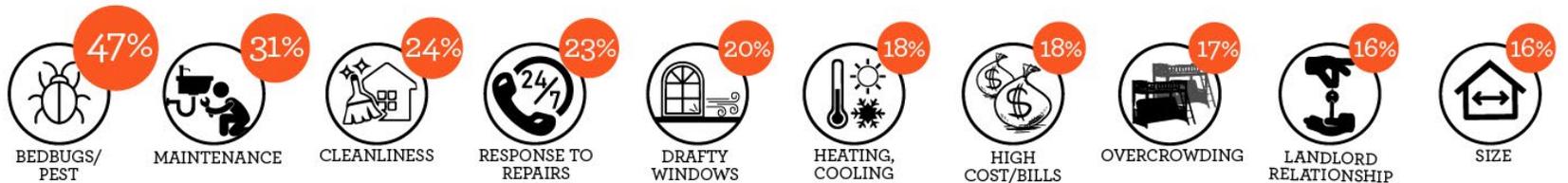


Figure 16. Results from the housing focus group survey: like & dislike

# INTERIOR FEATURES

Source: Housing Focus Groups, Interface Studio

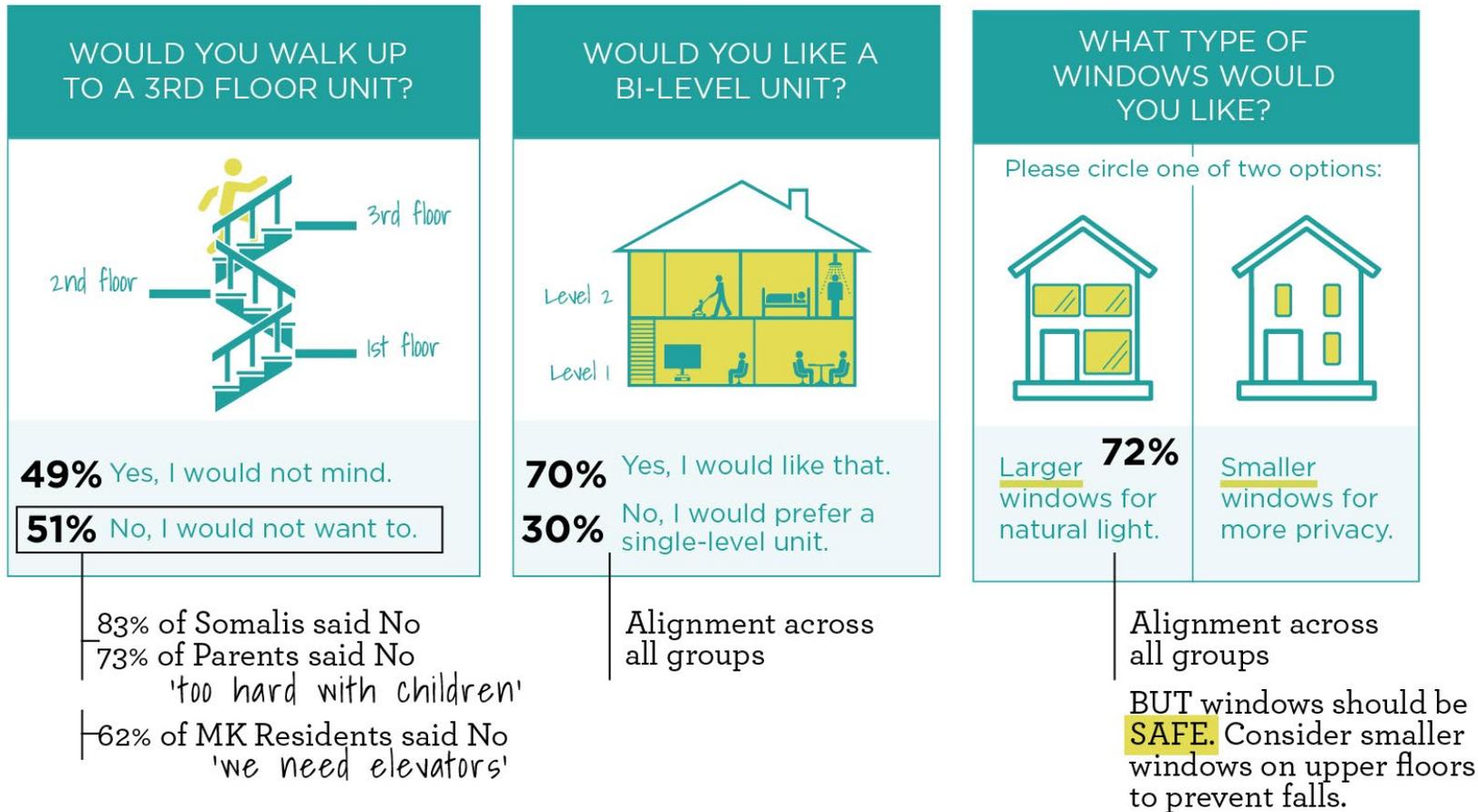
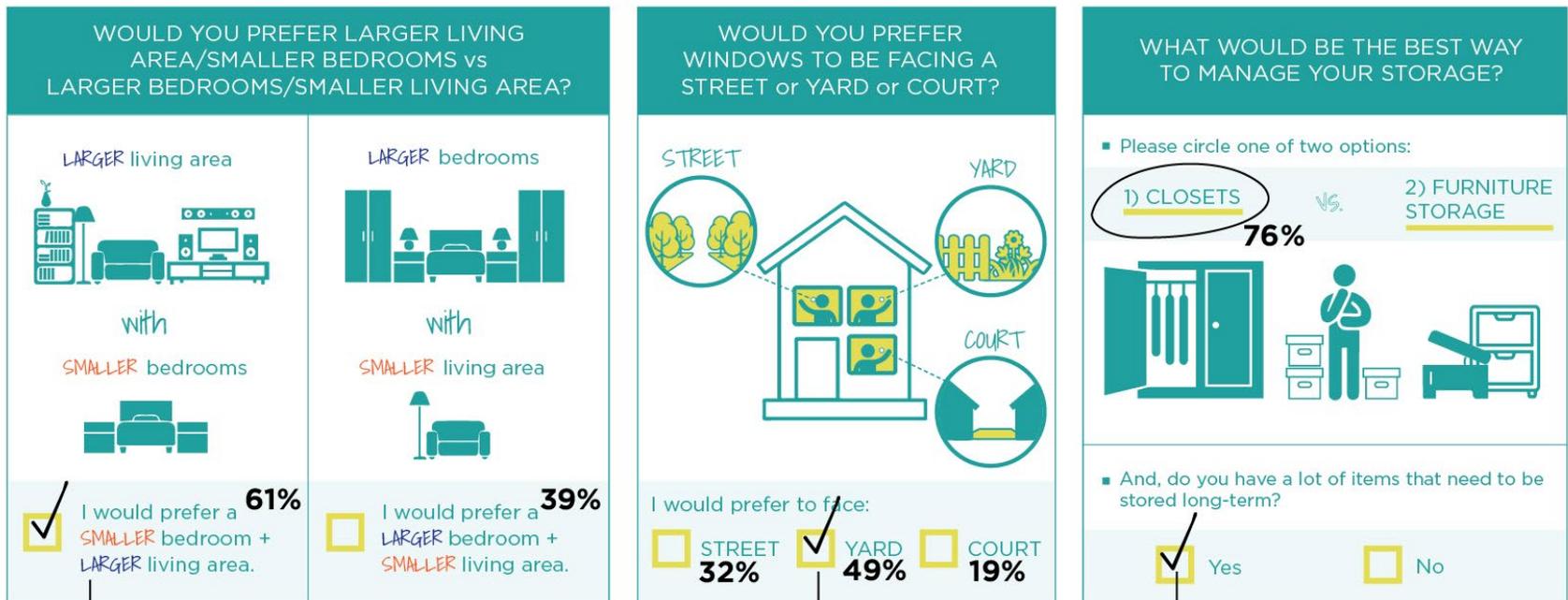


Figure 17. Results from the housing focus group: interior features 1 of 3



Alignment across all groups  
 'why do we have to choose, can't we have both?'

Yard scored highest across all groups, except MK Residents, who would prefer a street facing window.

Alignment across all groups  
 EXCEPT Healthy Neighborhoods Leaders, who don't require space for long term storage

Figure 18. Results from the housing focus group: interior features 2 of 3



Portuguese Speaking Resident Group: 2 bedrooms, 2 bathrooms

Parent Focus Group: 4 bedrooms, 2 bathrooms

Healthy Neighborhood Leaders: 3 bedrooms, 1.5 bathrooms

Somali Speaking Resident Group: 4 bedrooms, 2 bathrooms

Maple Knoll Residents Group: 2 bedrooms, 1 bathrooms

Landlord/Developer Group: 2.5 bedrooms, 1.5 bathrooms

French Speaking Group: 3 bedrooms, 2 bathrooms

Public Meeting: 3 bedrooms, 2 bathrooms

Figure 19. Results from the housing focus group: interior features 3 of 3

# EXTERIOR FEATURES

Source: Housing Focus Groups, Interface Studio

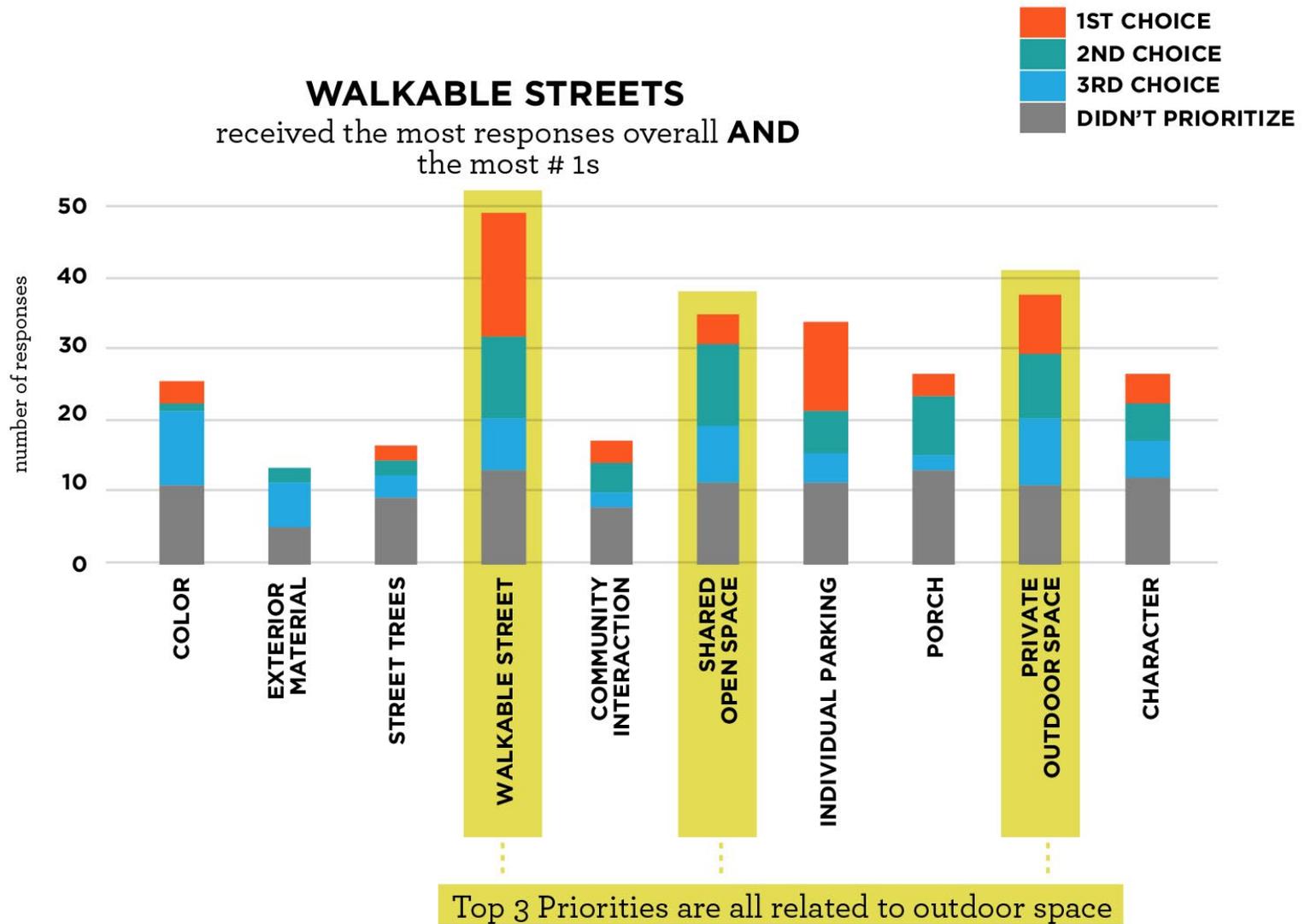
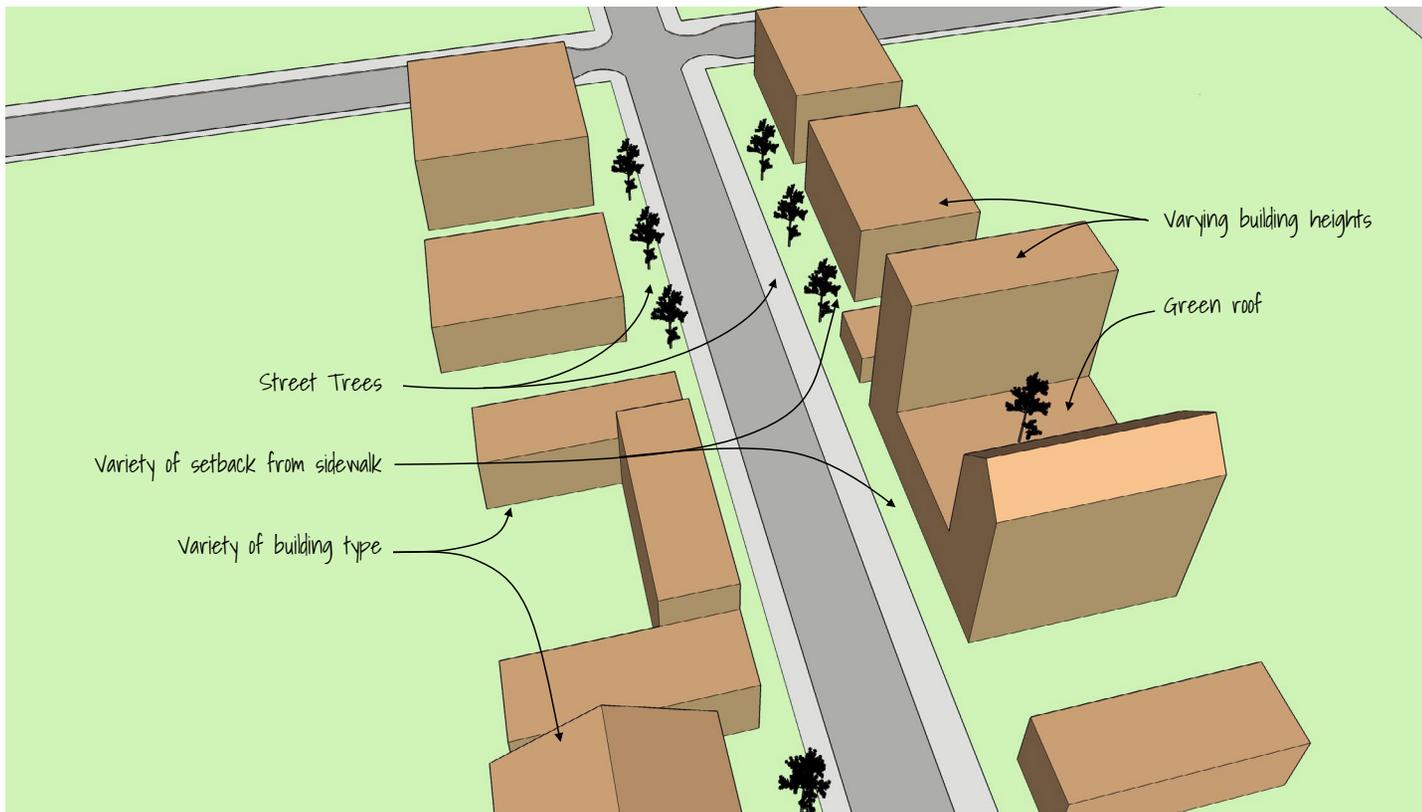
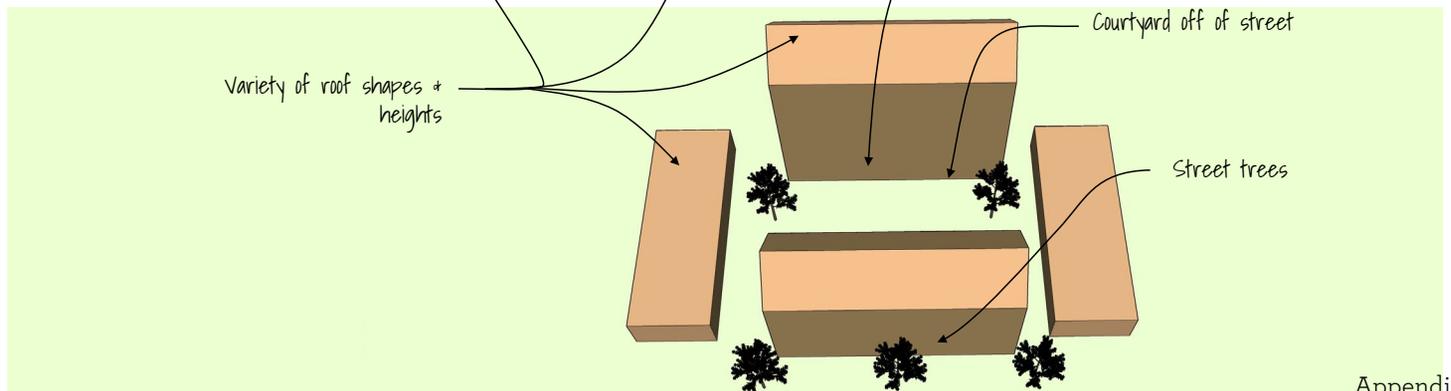
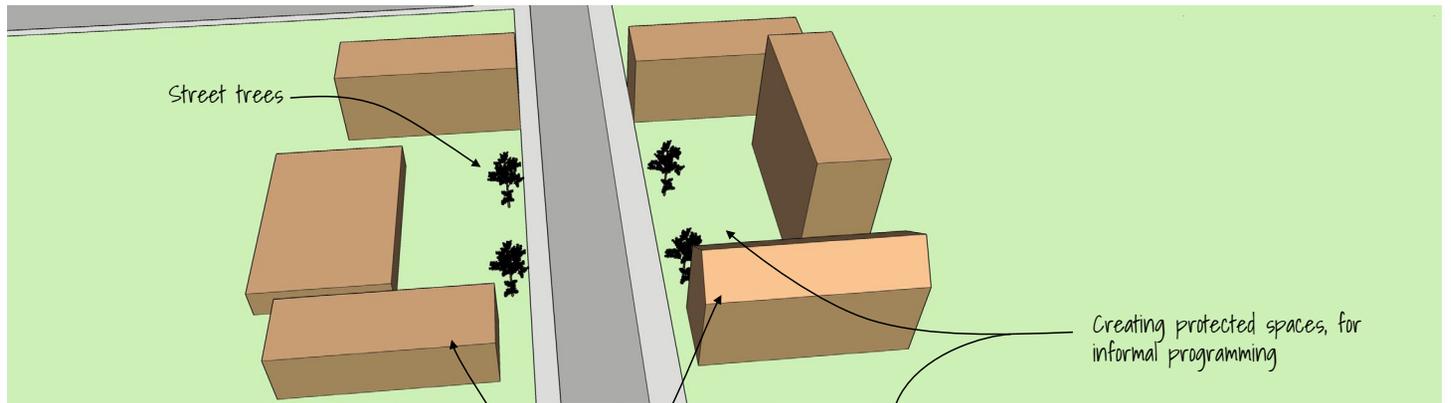
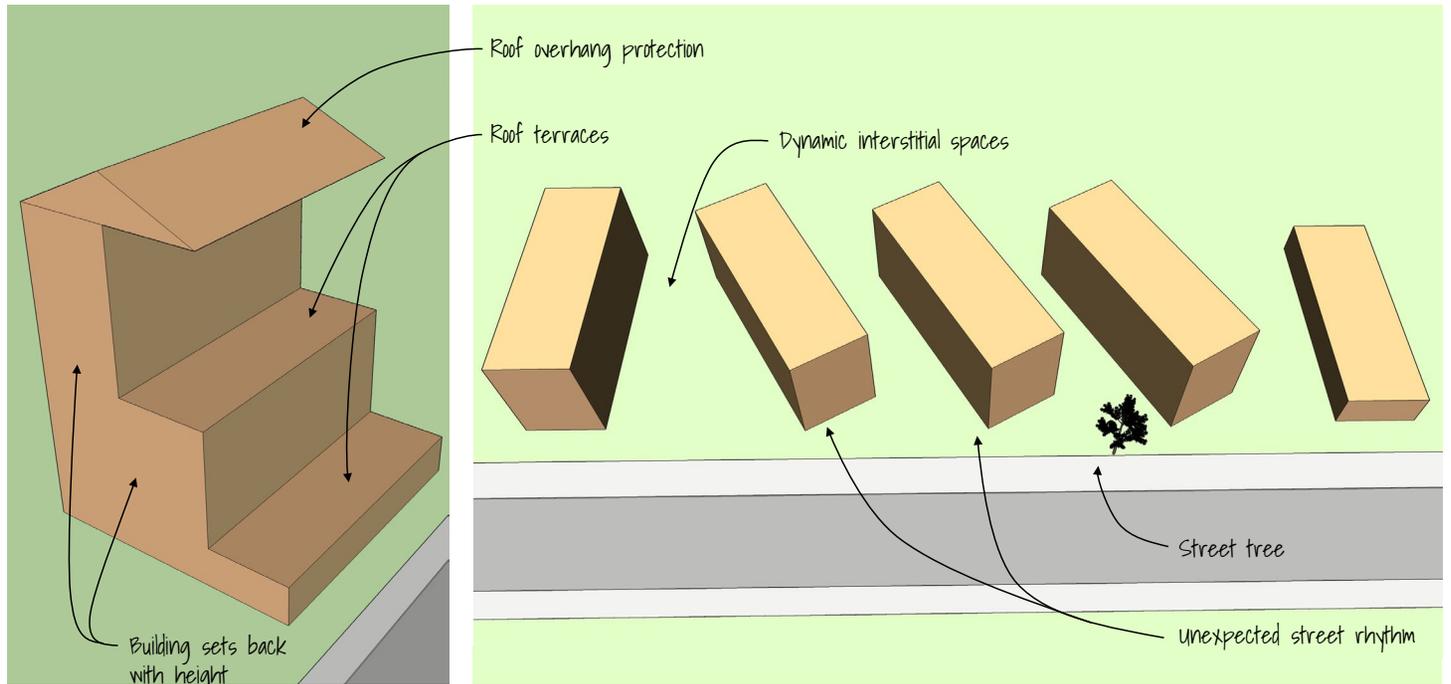


Figure 20. Results from the housing focus group: exterior features

# MASSING MODEL FEEDBACK: DESIGN ELEMENTS THAT CAME UP AGAIN AND AGAIN





# KEY TAKEAWAYS

## GENERAL

- › We need to accommodate a mix of housing for a range of family sizes:
- › Incorporate some allotment of smaller units (1BR, studios, micro units)
  - › Center for Wisdom’s Women and Trinity have trouble finding small units in which to place their clients who receive vouchers
  - › Perhaps locate in mixed use structures
- › Establish pilot program for large (but down-sizeable) rent-to-own units for Somali families looking to invest and put down permanent roots.
  - › Larger units that can adapt over time.

## DESIGN

- › Largely, people like housing types that reference the existing building stock, but that offers a fresh take (though not necessarily modern).
- › There’s an aversion to big, boxy buildings and buildings with more than 12 units... People like the idea of a diversity of buildings that step down/up and varied façade materials.
- › Consider ways to improve safety in the design, open site lines, eyes on the street, and from fires. Some noted children falling out of 3rd floor windows.
- › For future multi-family buildings
  - › Larger units for families on lower levels, smaller units (no kids) on upper floors
  - › More than one bath! (for larger units)
  - › Incorporate elevators
  - › Laundry in every unit?
- › Interest in sustainable building design and the use of passive solar. New structures should cater to a southern facing roofline to maximize solar potential, even if it’s not in the budget at the moment.
  - › Site design must be mindful and accommodate snow for winter months, and can be activated in warmer months.



"I am somebody. I was somebody when I came. I'll be a better somebody when I leave. I am powerful, and I am strong. I deserve the education that I get here. I have things to do, people to impress, and places to go."

**Think and Wonder.**  
**Wonder and Think.**

Cash it in for...

- New fun pencil - 5
- Lunch bunch - 50
- Slime - 50
- Computer / Ipad time (for 20 minutes) - 75
- Baked goods - 100
- Free choice (20 min) - 100
- Extra recess (20 min) - 100
- Extra gym time (20 min) - 100
- Special snack - 500

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③ Co numerat  
④ Cher  
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# PUBLIC FORUM 2

81 TOTAL PARTICIPANTS

## What can WE do?

Improve the SENSE OF COMMUNITY in the Tree Streets.

of the neighborhood with a  
meets neighborhood tour.

3 Build community traditions with regularly scheduled events.

You told us these are your favorite events in town and we added some potential ones that could happen more regularly. Which ones would YOU LIKE TO BE A PART OF?

JANUARY	FEBRUARY	MARCH	APRIL
 Carnival	 Spring Clean-up at the Mall	 Father's Day	 Hot Air Balloon
MAY	AUGUST	SEPTEMBER	DECEMBER
 Neighborhood Tour	 Community Party	 Fall Festival	 Lighting of Christmas Trees
 Neighborhood Tour	 Community Party	 Fall Festival	 Lighting of Christmas Trees

OTHER

Any other events you would like to see here:

4 Build neighborhood organization with POPULATED BY R



WHICH OF THESE YOU LIKE TO BE A

Please use the

Toward the end of the planning process, the consultant team with support from the Neighborhood Development Team hosted two open public forums. Across two days, 81 people signed in; 50% were new to the planning process, reaching still more residents in the community. As in the first round of public forums, these sessions were designed to encourage one-on-one conversation at a series of interactive stations.

To help people get oriented, the first station asked where participants live or work, and then how long they have been in Lewiston. The second station invited people to read the plan's vision statement and identify the themes that resonate most with them by selecting a sticker with one of several different phrases, in the language of their choice. The third station asked what kind of homes participants would prefer to live in. The results align with the input from the housing focus groups; the Tree Streets need to provide a mix of options for households of different sizes and incomes, including larger format homes for families with many children. The remaining stations presented strategies tailored to health, youth in the neighborhood, access to jobs and pathways to thrive, and community building and beautification efforts. Each of these stations asked if the ideas presented respond to the needs of the community, and for the most part, residents expressed enthusiastic support. For each topic, participants identified which of the proposed ideas would transform the Tree Streets the most, for them personally, and for the community as a whole.



We asked people to read the vision and identify the themes that resonate most with them by choosing a sticker with different phrases.



Figure 21. Results from the public forum 2: vision

# TELL US WHEN YOU CAME TO LEWISTON

Source: Public Forum 2 Input, Interface Studio

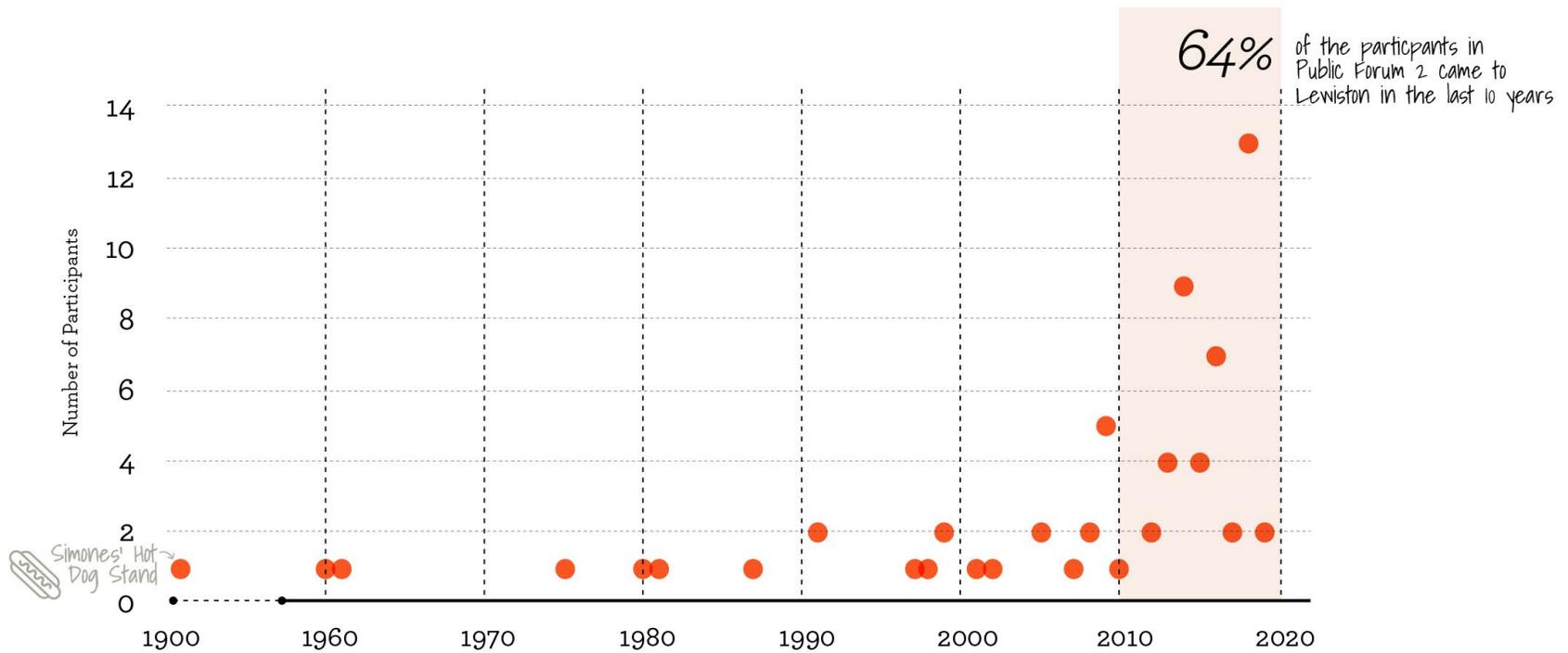


Figure 22. Results from the public forum 2: when did you move to Lewiston?

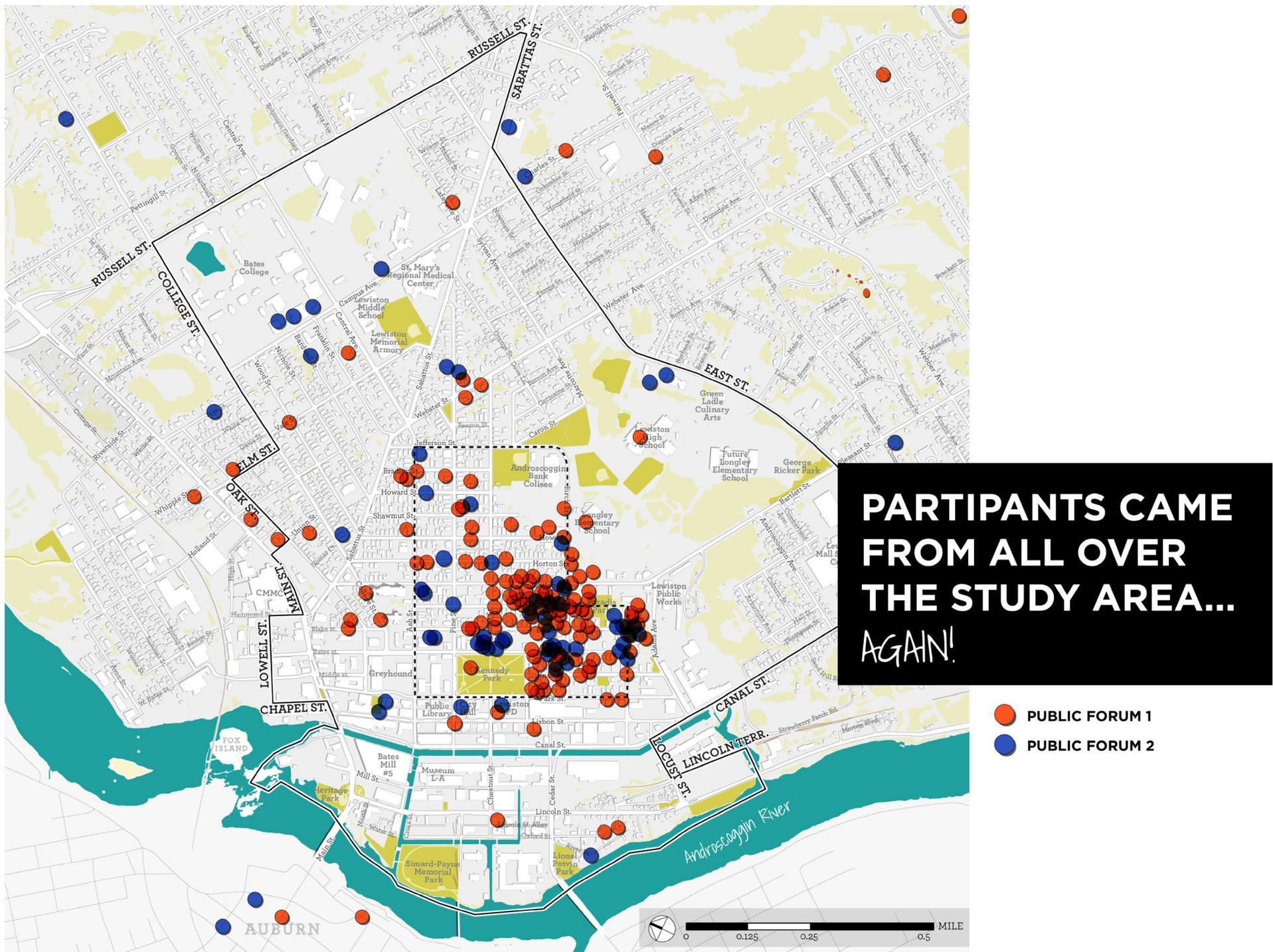


Figure 23. Map of where the participants came from the public forum 1 and 2

# COMMUNITY BUILDING

Source: Public Forum 2 Input, Interface Studio

*What can WE do?*

WHICH OF THESE IDEAS WILL DO THE MOST TO BOOST PRIDE AND OUR SENSE OF COMMUNITY IN THE TREE STREETS?

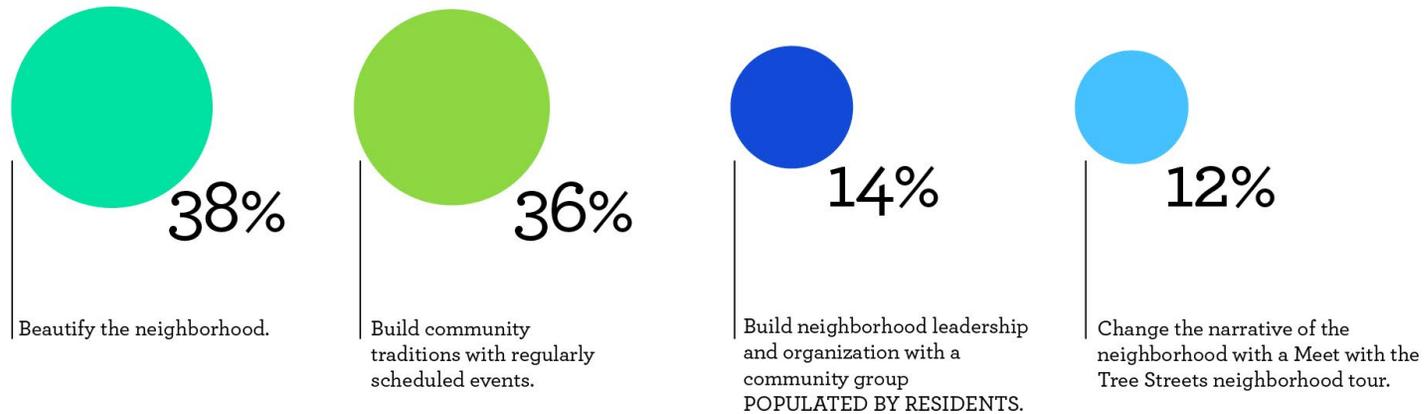


Figure 24. Results from the public forum 2: community building

# TELL US WHAT YOU THINK

Source: Public Forum 2 Input, Interface Studio

Do these ideas respond to our needs as a community?

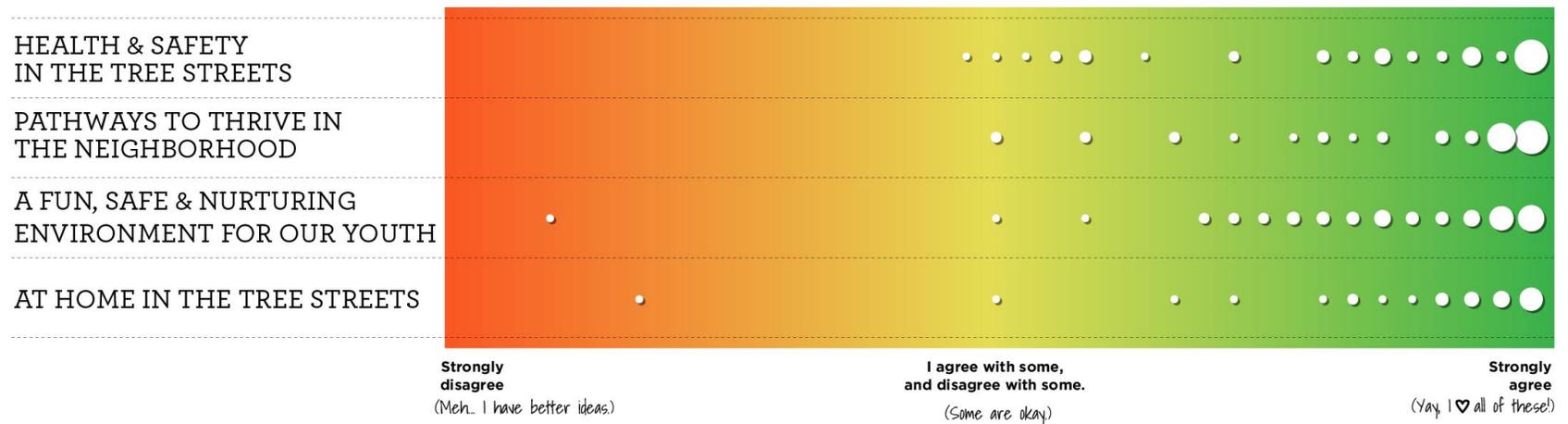
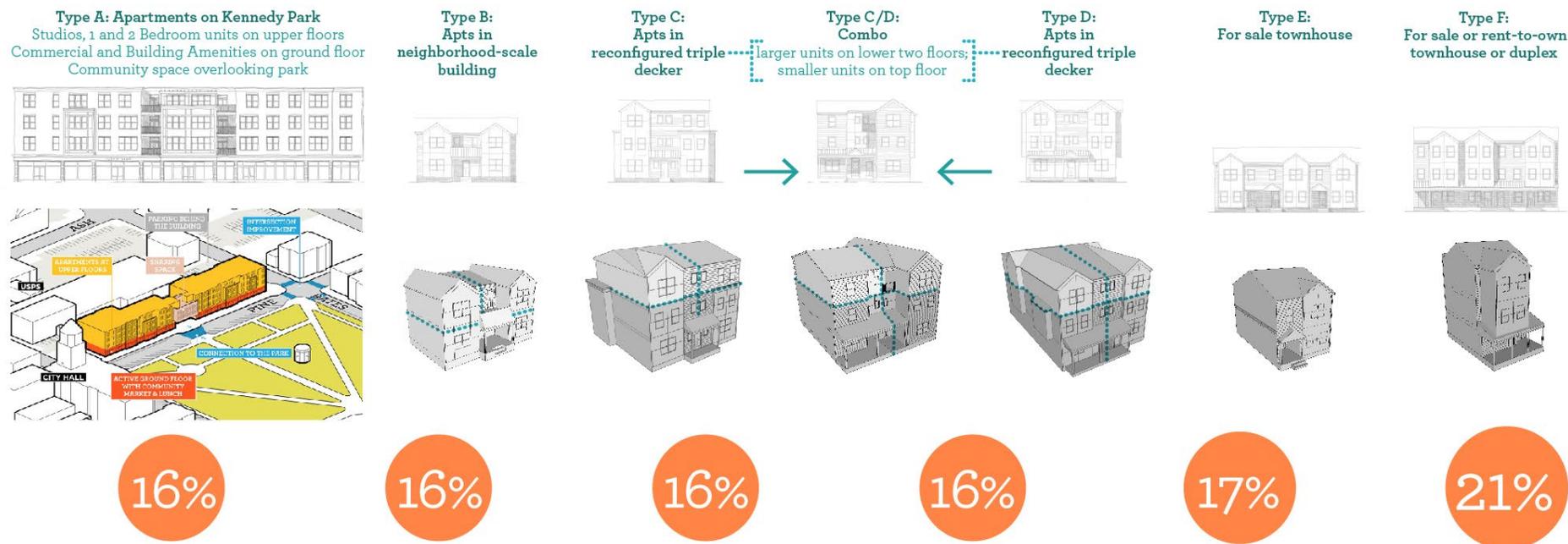


Figure 25. Results from the public forum 2: community needs

# WHICH OF THESE HOMES BEST SUIT YOU?

Source: Public Forum 2 Input, Interface Studio



The results align with what we've heard during the housing focus groups, we need to provide a mix of options, and definitely a larger format townhouse or duplex.

Figure 26. Results from the public forum 2: preferred housing type

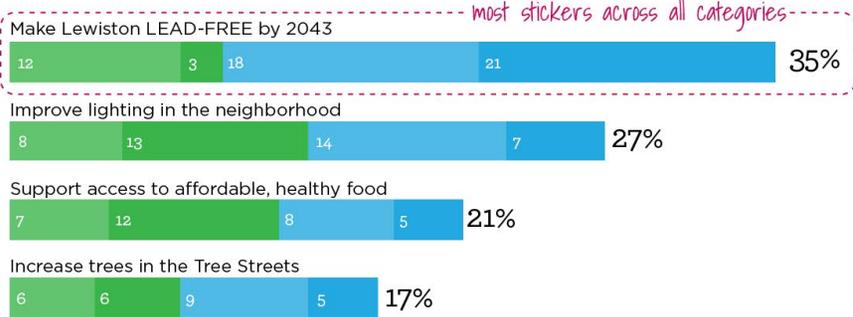
# COMMUNITY PRIORITIES

Source: Public Forum 2 Input, Interface Studio

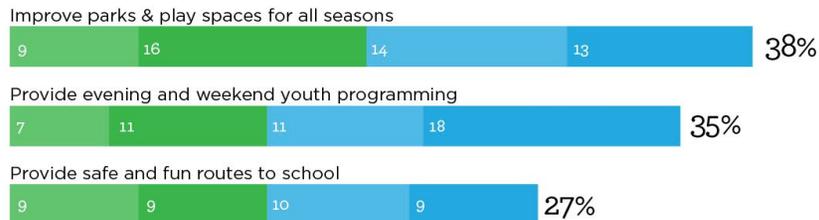
WHICH OF THESE WOULD BE THE MOST TRANSFORMATIONAL



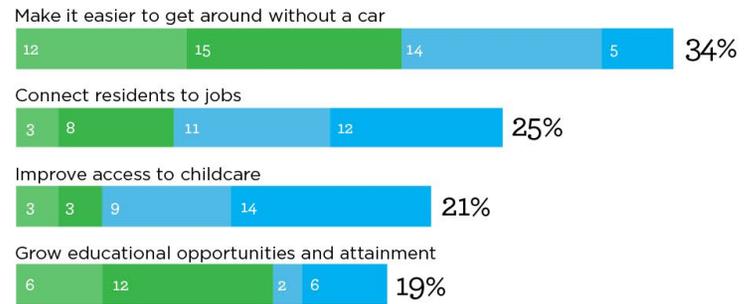
## HEALTH & SAFETY IN THE TREE STREETS



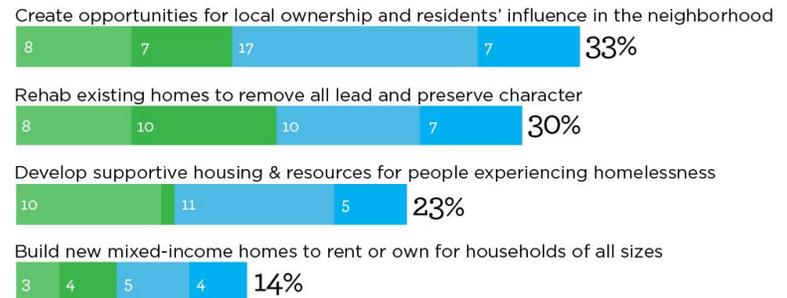
## A FUN, SAFE & NURTURING ENVIRONMENT FOR OUR YOUTH



## PATHWAYS TO THRIVE IN THE NEIGHBORHOOD



## AT HOME IN THE TREE STREETS

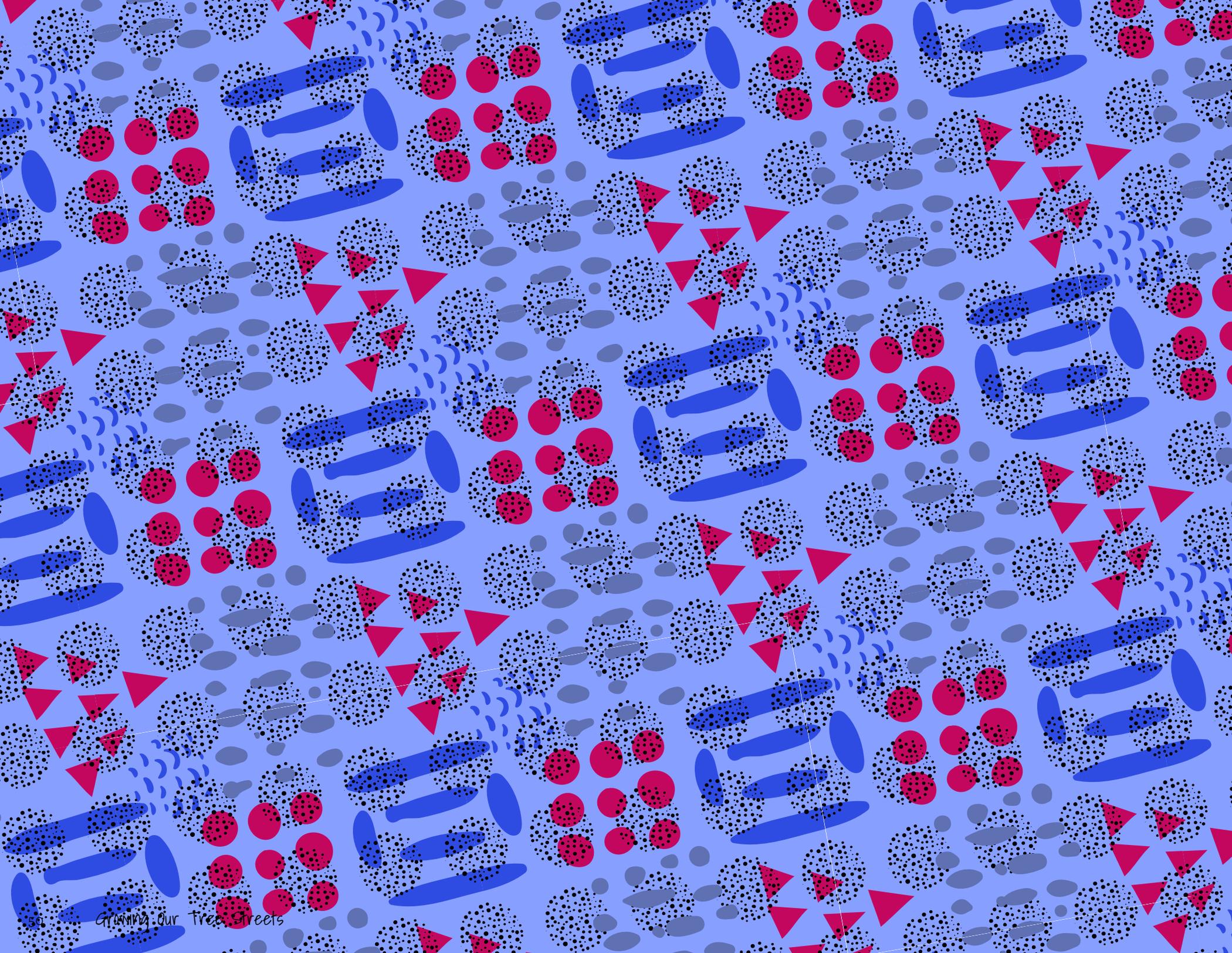


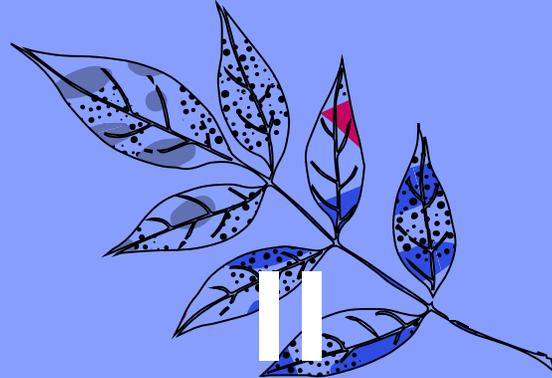
FOR ME PERSONALLY | IN OUR COMMUNITY  
 DAY 1 DAY 2 | DAY 1 DAY 2

Figure 27. Results from the public forum 2: community priorities









# II NEEDS ASSESSMENT

# METHODOLOGY & INTRODUCTION

## OVERALL SUMMARY

The summary presents a profile of each surveyed area. Beginning with Household Demographics, the results are organized following the HUD Choice People Objectives:

- › Education
- › Employment and Income (including other financial resources and constraints)
- › Housing and Neighborhood
- › Health and Health Care

Please note that some questions in Maple Knoll Household Assessment were not included in the Community Household Survey. Therefore, the charts and tables included may vary.

Overall data entry and analysis is conducted by Professor Emily Kane from Bates College, with assistance from students in several of her courses.

Key differences between Maple Knoll and broader community respondents:

- › Apartment size: about twice as large in broader sample
- › Income: about twice as high in broader sample
- › Rent: overall rent about 15% higher in broader sample (but Maple Knoll rents heavily subsidized and subsidies not measured in broader sample)

## MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA)

The assessment was developed and completed by Community Concepts. The goal was to reach over 50% of households at Maple Knoll, which was met and exceeded by March 2019.

24 households out of 41 completed the entire survey.

## COMMUNITY HOUSEHOLD SURVEY

Due to specifics of Maple Knoll demographics (small unit sizes, small household sizes, small number of families with children) another survey was also conducted.

Questions were developed by Professor Emily Kane, Bates College, based on the Maple Knoll Household Assessment tool but designed to be significantly shorter and to avoid any questions that would suggest supportive services not available to residents outside Maple Knoll.

Community Concepts staff identified streets and buildings they knew to include larger units and more families, but otherwise relatively nearby and similar to challenges faced by residents of Maple Knoll.

Community Concepts staff conducted the surveys, mostly in-person but with a written survey left behind when necessary.

Goal was a similar number of surveys to balance the number conducted at Maple Knoll, and that goal was met in March 2019.

In total, 22 completed surveys were collected.

	Maple Knoll	Community Sample
<b>DEMOGRAPHICS</b>		
Race	42% African/African American 42% White 16% Other or not reported	18% African/African-American 73% White 9% Other
Language of Interview	63% English 33% Somali	82% English 18% Somali
Mean age of respondent	40 (range 20 to 71)	37 (range 20 to 60)
Household Composition and Size	67% one adult 4% one adult with child(ren) 8% two adults 21% two adults with child(ren) [if children, average of about 1 per household; 7 total]	23% one adult 32% one adult with child(ren) 9% two or more adults 36% two or more adults with child(ren) [if children, average of about 3 per household; 47 total]
<b>EDUCATION</b>		
Respondent formal education	8% less than high school 71% high school/GED 8% certificate or degree beyond high school 13% not reported	14% less than high school 36% high school/GED 50% certificate or degree beyond high school
Respondent in additional training/schooling?	20% yes	27% yes
Children's school or child care enrollment	29% preK-12 age & enrolled 14% enrolled in child care 57% cared for outside any program	70% preK-12 age & enrolled 11% enrolled in child care 19% cared for outside any program
Consider schools welcoming? (if applies)	100%	82% (estimate based on different question wording)
Satisfied with school quality? (if applies)	50%	73% (estimate based on different question wording)
Consider travel to school safe?	0%	27% completely satisfied with travel safety
Adequacy of youth programs?	Less than half consider youth programs adequate across various age ranges	Less than half completely satisfied with youth program options available
<b>HEALTH &amp; HEALTH CARE</b>		
Percent reporting various health conditions	(Respondent only) Blood Pressure Problems: 13%, Asthma: 17%, Weight Problems: 17%, Stress/Anxiety: 25%, Arthritis: 29%	(Household) Diabetes: 14%, Blood pressure problems: 18%. High cholesterol: 18%. Obesity: 27%, Addiction: 32%, Asthma: 36%
Satisfaction with available health care	89% consider available care excellent or good	68% completely/mostly satisfied with physical health care 65% or so for mental health and substance abuse treatment

	Maple Knoll	Community Sample
<b>EMPLOYMENT &amp; INCOME</b>		
Respondent employment status	21% working full-time 21% working part-time 58% not working (most common reason health or disability)	36% working full-time 23% working part-time 41% not working (most common reason disability)
Employment barriers & sources of dissatisfaction reported	Most often health, disability, lack of education, search or interview skills, or transportation	Most often lack of training to advance career, low pay or benefits, transportation problems or location of jobs
Annual HH income	Median: \$9,120, Mean: \$13,280	Median: \$19,920, Mean: \$22,356
Benefits reported	50% report SSI &/or SSDI 79% report SNAP	41% report SSI &/or SSDI 64% report SNAP
Perception of employment situation	25% feel empowered or that they are building capacity in terms of employment	55% satisfied with their current employment situation
Perception of income	4% feel empowered in terms of income	23% feel completely satisfied with income
Perception of food security	21% feel empowered in terms of access to food	46% completely satisfied with access to food
Perception of access to adult ed. or job training	13% feel empowered in terms of access to adult education opportunities	11-23 % completely satisfied with access to adult education, language, and training programs
<b>HOUSING &amp; NEIGHBORHOOD</b>		
Perceptions of Housing	4% feel empowered in terms of housing	18% completely satisfied with housing
Perceptions of Crime, Safety, Security	58% think crime occurs often in neighborhood 42% consider building safe 38% consider neighborhood safe	27% completely satisfied or mostly satisfied with safety in building and neighborhood
Perceptions of social support and connection	17% feel empowered in terms of their own involvement with the community	32% completely satisfied or mostly satisfied with social connections among neighbors
Perceptions of neighborhood spaces	17% of households with children feel comfortable letting their children play in neighborhood 63-75% see the need for more recreation spaces	5% completely satisfied with outdoor spaces to walk, let kids play, etc.; 23 % completely or mostly satisfied
Suggestions for what neighborhood needs	*More parks and green spaces *Better relationship with education system *More youth programs *More community activities *Better schools *Greater safety and security *Homelessness services *Better public transportation	*Greater security, safety, police presence *More parks, green spaces, activities for children and teens *Clean up trash in empty lots, parks, general area *Higher quality housing *Better accessibility for disabled *Greater social trust and connection

## MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA): DEMOGRAPHICS

Total Responses: 24

Demographics	
Language of Interview	
English	63%
Somali	33%
Spanish	4%
Race/Ethnicity	
African/African American	42%
White	42%
Native American	4%
Hispanic	4%
Not reported	8%
Age	
Mean	40
Minimum	20
Maximum	71

Demographics	
Household Composition and Size	
One adult	67%
One adult with child(ren)	4%
Two adults	8%
Two adults with child(ren)	21%
Householder Gender	
Male	67%
Female	33%

Note:

- › Total of 7 children reported across 6 households. The 7 children's ages range from 0 to 12. About 2/3 of them are African or African-American and about 1/3 are White.
- › For households with 2 adults, all but 1 are spouse/partner.

- \* Respondents are about evenly split in identifying as people of color; **42%** or as white; **42%**.
- \* Most interviews were conducted in English with **1/3** in Somali.
- \* Most respondents live alone with about **1/4** having a child or children in the household and most who live with another adult living with a spouse/partner.

## MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA): EDUCATION

- \* Most respondents have a high school education.
- \* Currently, **20%** of household heads are enrolled in additional schooling.
- \* Parents consider schools welcoming but are mixed on their quality and consider travelling to school unsafe.
- \* Most consider the availability of youth programs for all age groups as inadequate.

Education: Adults	
Educational Attainment of Respondent	
Less than High School	8%
High School or GED	71%
Certificate or Degree beyond HS	8%
Not reported	13%
Additional Training/Schooling	
% of householder in additional training/schooling	20%

Education: Children	
Children's School or Child Care Enrollment	
Pre-K - 12th Grade Age & Enrolled	29%
Enrolled in Child Care	14%
Cared for Outside Program	57%
Percentage of Participants who Considers Youth Program Availability Adequate (by age range of programs)	
0-5 years	36%
6-12 years	31%
13-18 years	40%
19-24 years	18%

## MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA): EMPLOYMENT

Employment	
Householder Employment Status	
Working Full-Time	21%
Working Part-Time	21%
Not working	58%
Other Adult Employment Status (7 households with another adult)	
Working Full-Time	43%
Working Part-Time	43%
Not working	14%
Transportation to Work	
Car	42%
Walk	21%
Bus	13%
Other transit/taxi	13%
Carpool	8%

Employment	
Employment Barriers	
Health	25%
Disability	17%
Lack of Education	17%
Search/Interview skills	12.5%
Transportation	12.5%
Child Care Costs	8%
Training	8%
Job Performance Difficulties Most Often Reported	
English	25%
Reading	21%
Math	17%

Note:

- › 67% of respondents mentioned at least one employment barrier.

- \* Most (**58%**) respondents are unemployed.
- \* The most frequently reported barriers to employment are health, disability, and the lack of education.
- \* The most frequently reported job difficulties for those working are basic reading, math, and language skills. Note: this was from both English speakers and speakers of other languages.

## MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA): INCOME

- \* Annual income is well below poverty line.
- \* A half of households receive disability and/or food assistance;
- \* Most are current on bills and rent, and have not experienced bankruptcy, repossession or default;
- \* Most have checking account.

Income	
<b>Annual Household Income</b>	
Median	\$9,120
Mean	\$13,280

Income	
<b>Percent reporting other financial resources, obligations, or status</b>	
Pay bills on time	88%
Current on rent	83%
Checking account	58%
Savings account	42%
Filed for EITC?	38%
Credit card or loan payments	25%
Repo or default?	12%
<b>Percentage of Households Receiving Benefits</b>	
SSI/SSDI	50%
SNAP	79%

## MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA): HOUSING & NEIGHBORHOOD: CRIME & SAFETY

Access to Amenities	
<b>Internet Access</b>	
Yes; I have internet access	83%
<b>Primary Transit</b>	
Own Car	46%
Walk	25%
Bus	13%
<b>Percent who Consider Public Transportation adequate</b>	
Yes	21%

Crime & Safety	
<b>Percent who consider this to be safe</b>	
Kids playing in neighborhood (parents only)	17%
Walking alone after dark	33%
Lewiston	38%
Tree Streets Neighborhood	38%
Maple Knoll	42%
<b>Perceived Crime in the Neighborhood</b>	
Yes, crime occurs often in the neighborhood.	58%
<b>Percent experiencing or know someone who has experienced the following crimes</b>	
Drug sale/use	38%
Bullying	33%
Assault	29%
Teen violence	21%
Burglary/theft	17%
Guns	17%
Gang activity	13%
Murder	13%
<b>Percent who endorse these crime prevention efforts</b>	
Security cameras	67%
Better street lighting	54%
More visible police	54%
Community watch program	42%

- \* Most have internet access; **83%**
- \* Many have access to a car but only **21%** consider public transportation adequate;
- \* Most consider neighborhood and building unsafe and **58%** think crime occurs often in neighborhood (especially drug sale and use).
- \* To enhance safety, respondents endorsed more security cameras, greater police patrol presence, and better street lighting.

## MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA): HOUSING & NEIGHBORHOOD: PREFERENCES

- \* Most want to see many amenities and businesses continue or expand in neighborhood and most think many features are needed to make it a better place to raise children;
- \* Most prefer to stay in the Tree Streets Neighborhood after leaving Maple Knoll with second most frequent preference to stay in Lewiston but another neighborhood;
- \* For new development to replace Maple Knoll, most prefer larger, townhouse style units with increased security and recreational spaces, private yards, and more parking.
- \* Many would like to pursue home ownership over the next 5 years.

Desired Features	
<b>Amenities &amp; Businesses Desired by 50% or more of respondents:</b>	
Indoor rec spaces	75%
Supermarket	75%
Laundromat	75%
Community gardens	71%
Job training center	71%
Computer learning center	71%
Farmers market	67%
Museums	63%
Outdoor rec spaces	63%
Large retail store	58%
Doctors office/clinic	58%
Bookstore	58%
Drug store	54%
Clothing store	54%
Hardware store	50%
<b>What respondents think neighborhood needs for raising children:</b>	
Safer environment	83%
Better schools	79%
More youth programs	75%
More community activities	75%
Better relationship with educ. System	71%
More parks	50%

About Maple Knoll	
<b>Preferences for after leaving Maple Knoll:</b>	
Stay in Tree Streets	54%
Don't know	17%
Leave Lewiston	13%
Leave Tree Streets	13%
Leave Maine	4%
<b>Percent who want each of the following in what replaces Maple Knoll:</b>	
Townhouse-style units	79%
Larger units	75%
Increased security	75%
More attractive building	67%
More recreation space	67%
Private yards	63%
More parking	50%
Triple-decker units	29%
Apartment-style units	13%
<b>Homeownership</b>	
My goal is to own a home in the next 5 years	42%

## MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA): HEALTH & CIVIC PARTICIPATION

Health & Health Care	
Health: Household Head	
Excellent	29%
Good	29%
Fair	33%
Poor	8%
Health: Other Adults (if any)	
Excellent	43%
Good	29%
Fair	14%
Not reported	14%
Health: Children (if any)	
Excellent	83%
Fair	17%
Anyone in Household with Disability?	
Physical Disability	13%
Mental Disability	29%
Insurance & Other Health Indicators	
Insurance, self?	67%
Insurance, other adults (if any)?	71%
Insurance, children (if any)?	83%
PCP?	83%
Consider care excellent or good?	89%

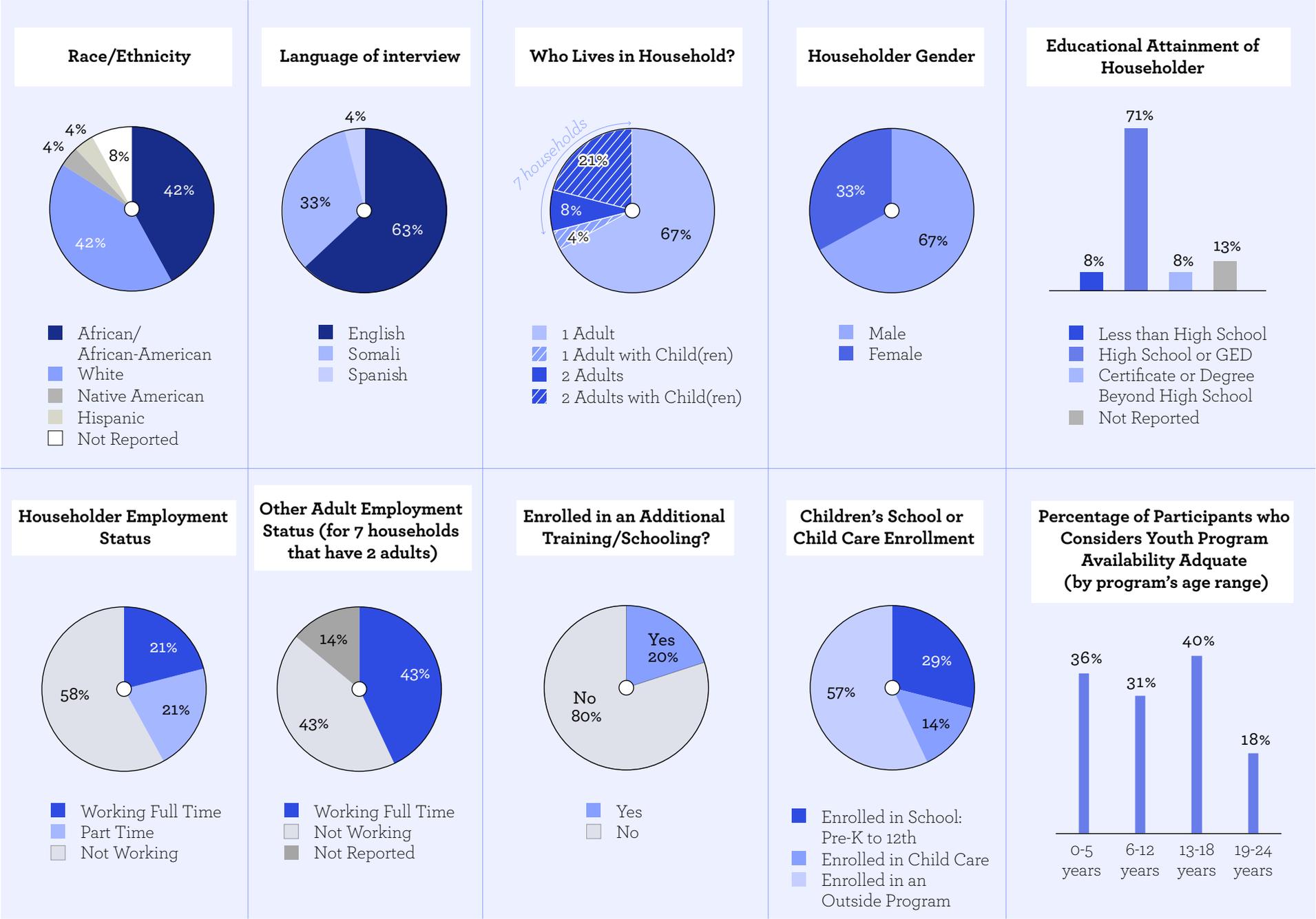
Health & Health Care	
Current Health Problems	
Arthritis	29%
Stress/anxiety	25%
Weight problems	17%
Other health problems	17%
Asthma	17%
Blood pressure problems	13%
Diabetes	4%
Reason for Having Difficulty Accessing Care	
Cost	10%
Health Care Needs	
I have an unmet health problem;	10%
Eye Care	21%
Dental Care	33%

Civic Participation	
Current Health Problems	
Interested in civic activity	54%
Registered to vote	46%
Currently reports civic activity	29%
Library card	29%

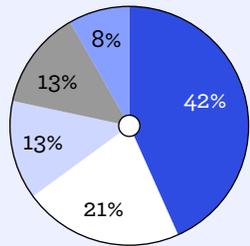
- \* Most report excellent or good health but over 40% report only fair or poor health and about 30% report some kind of disability in the household.
- \* Other adults and children in those households with more than one person are reported to be healthier than household heads overall.
- \* Most have insurance and a primary care provider.
- \* Stress/anxiety and arthritis are most commonly reported health conditions and most are being treated for those.
- \* While most are satisfied, when concerns expressed regarding health care the most frequently reported are cost barriers and inadequate access to eye care and dental care.

**MAPLE KNOLL HOUSEHOLD ASSESSMENT (HHA): SELF-SUFFICIENCY MATRIX**

Maple Knoll Self-Sufficiency Matrix			
SSM dimension	In crisis	Vulnerable	In crisis or vulnerable
Children's Educ	0%	0%	0%
Parenting skills	0%	0%	0%
Substance abuse	0%	0%	0%
Life Skills	0%	4%	4%
Legal	0%	4%	4%
Mental health	4%	8%	12%
Housing	0%	13%	13%
Family/Social relations	8%	8%	16%
Safety	8%	13%	21%
Health Care coverage	21%	4%	25%
Disabilities	4%	22%	26%
Income	25%	4%	29%
Adult Education	22%	9%	31%
Community involvement	17%	17%	34%
Mobility	29%	13%	42%
Child care	60%	0%	60%
Employment	58%	13%	71%
Food	0%	54%	54%



### Transportation to Work



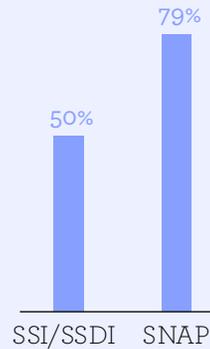
- Car
- Carpool
- Bus
- Other Transit/Taxi
- Walk

### Household Income

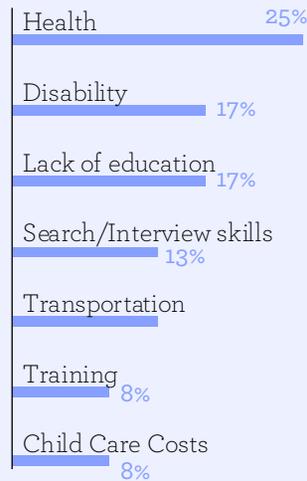
**Median**  
**\$9,120**

**Mean**  
**\$13,280**

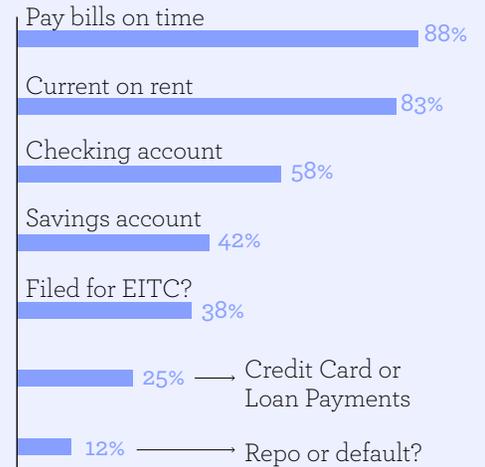
### Percentage of Households Receiving Benefits



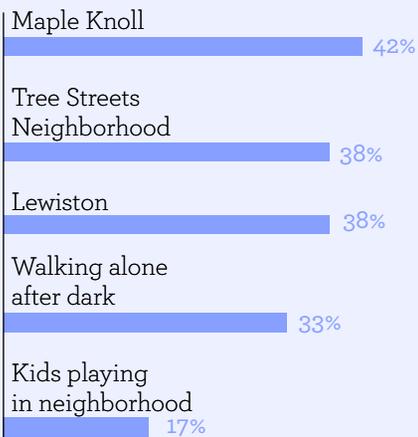
### Employment Barriers



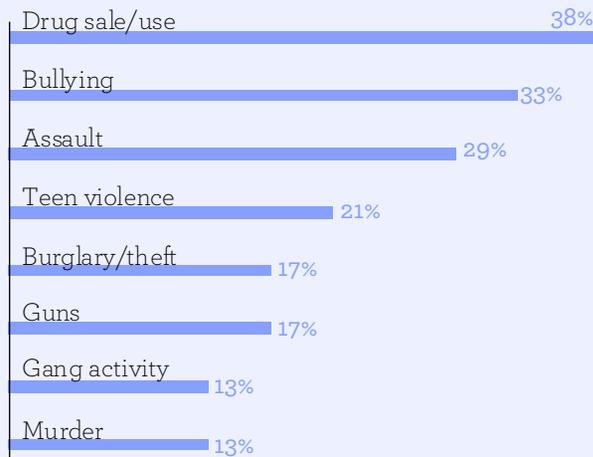
### Percent reporting other financial resources, obligations, or status



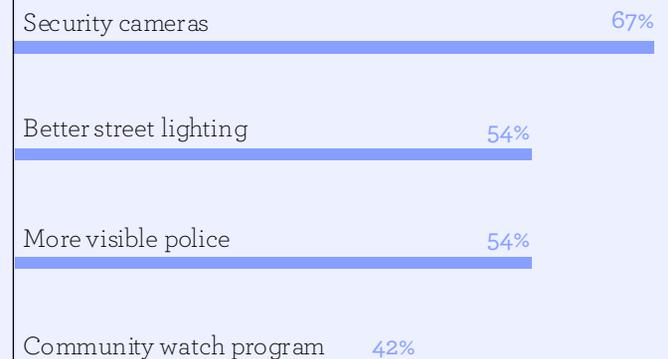
### Do you consider the following safe?



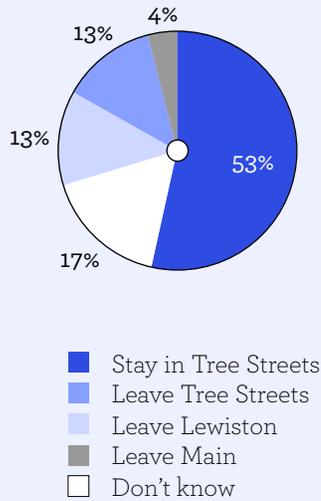
### Do YOU or know someone who has experienced the following crimes?



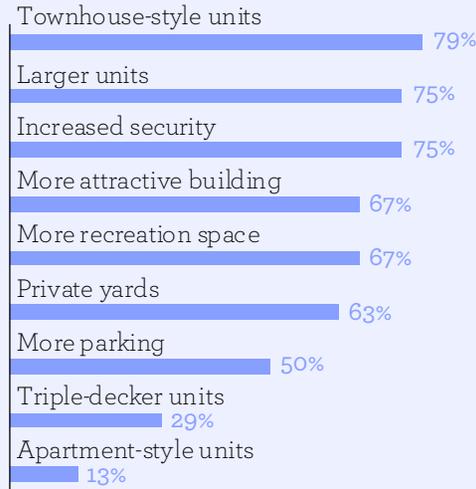
### Do you think the following crime prevention efforts would be useful?



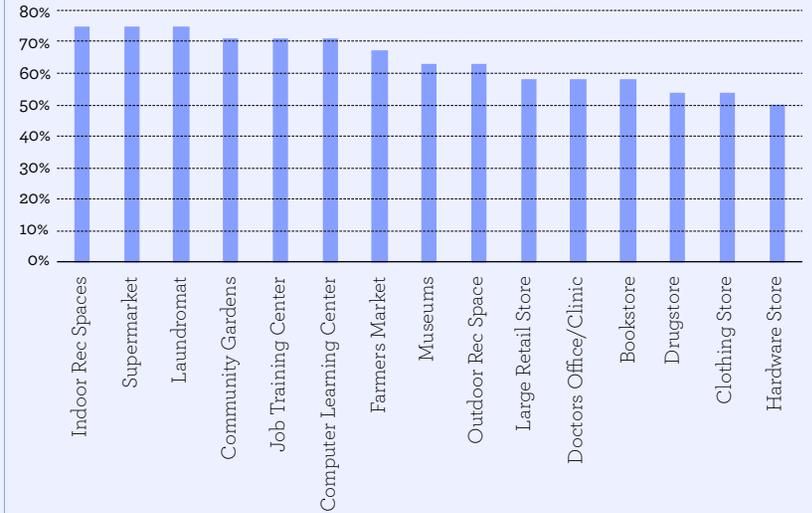
### What would you/your household prefer after leaving Maple Knoll?



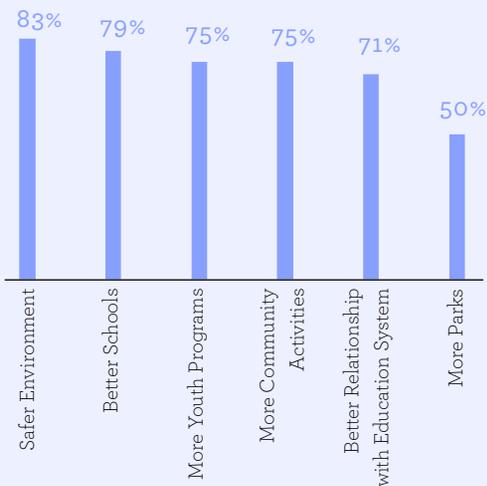
### What would you/your household want as a replacement of Maple Knoll?



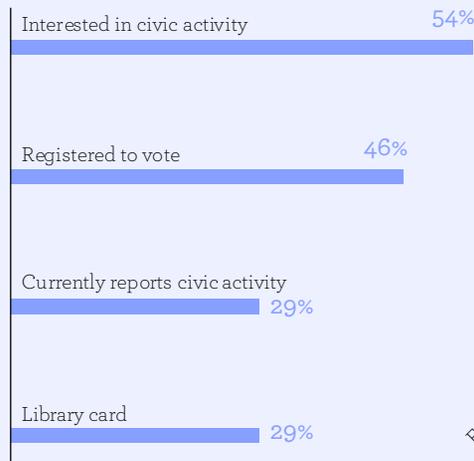
### Amenities & Businesses desired by 50% or more respondents



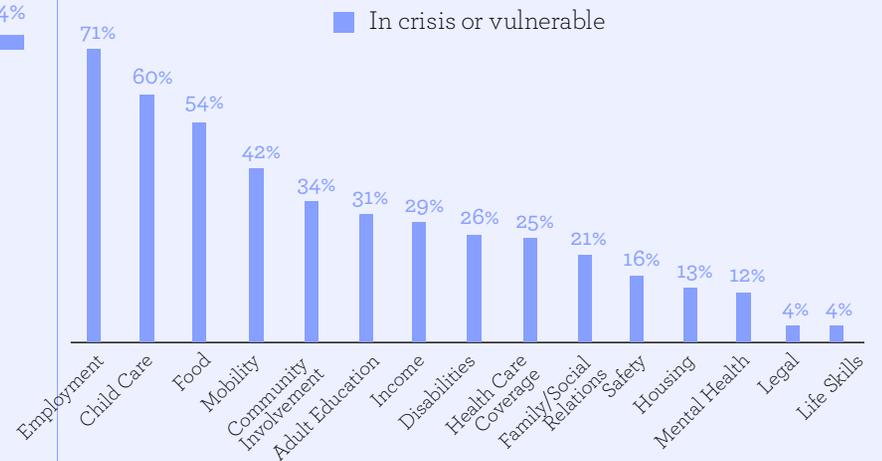
### What does the neighborhood need for raising children?



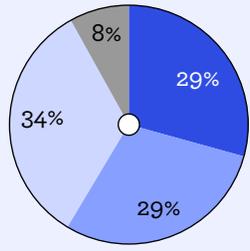
### Civic Activity Indicators



### Self-Sufficiency Matrix Data

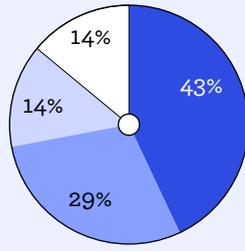


### Health: Householder



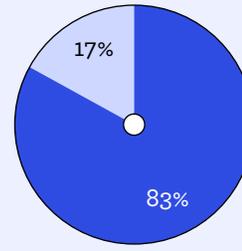
- Excellent
- Good
- Fair
- Poor

### Health: Other Adult (if any)



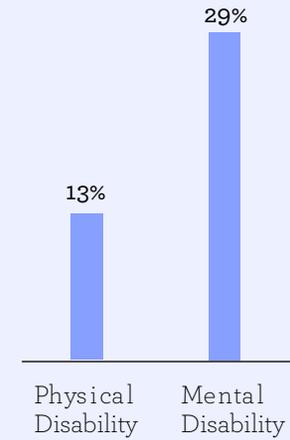
- Excellent
- Good
- Fair
- Not Reported

### Health: Children (if any)

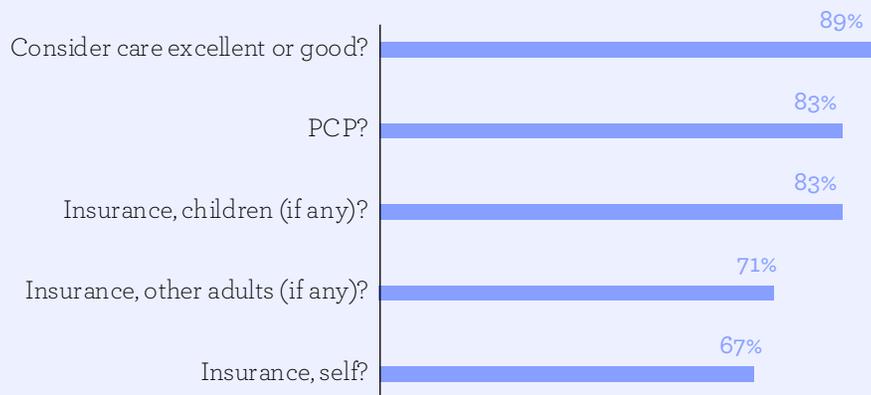


- Excellent
- Fair

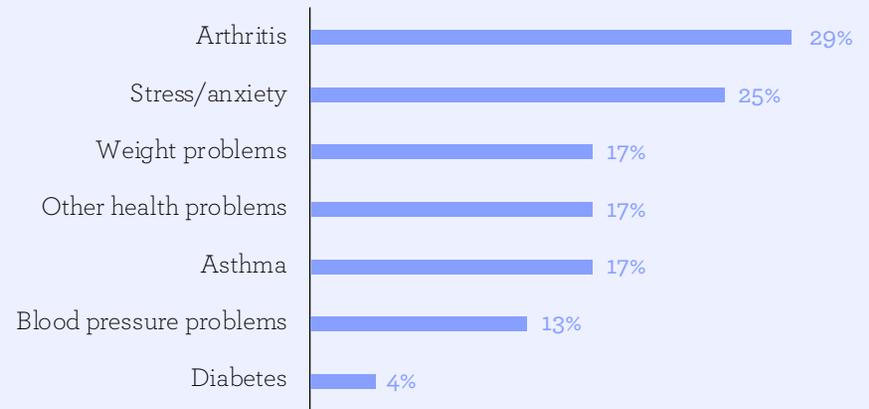
### Anyone in Household with Disability?



### Insurance and Other Health Indicators



### Do you have any of these health conditions?



## COMMUNITY HOUSEHOLD SURVEY: DEMOGRAPHICS

Total Responses: 22

Demographics	
Language of Interview	
English	82%
Somali	18%
Race/Ethnicity	
African/African American	18%
White	73%
American Indian	9%
Age	
Mean	37
Minimum	20
Maximum	60
Country of Birth	
United States	82%
Somalia	14%
Kenya	4%

Demographics	
Household Composition and Size	
One adult	23%
One adult with child(ren)	32%
Two or more adults	9%
Two or more adults with child(ren)	36%
Householder Gender	
Male	32%
Female	68%

Note:

- › For households with two adults, most are spouse/partners.
- › Two households have three adults, parent and siblings
- › The 15 households (68%) with children report a total of 47 children, ages ranging from zero to 17 years of age
- › 18 children are white; 18 are African/African-American; nine are biracial or multiracial (with white parent); two unknown.

- \* Respondents mostly identify as white and mostly were born in the US, and mostly completed the survey in English;.
- \* Most respondents have children in the household, an average of about 3 children per household.
- \* Surveys were completed mostly by women.

**COMMUNITY HOUSEHOLD SURVEY: EDUCATION**

- \* Most respondents have a certificate or degree beyond high school education.
- \* All school-aged children are enrolled and attending school and non-school aged children enrolled in child care or cared for by relatives.
- \* Parents consider schools welcoming and are satisfied overall with school quality and availability of youth programs, but more mixed on safety travelling to school.

<b>Education</b>	
<b>Educational Attainment of Respondent</b>	
Less than High School	14%
High School or GED	36%
Certificate or Degree beyond HS	50%
<b>Additional Training/Schooling</b>	
% of householder in additional training/schooling	27%
<b>Children’s School or Child Care Enrollment</b>	
Pre-K - 12th Grade Age & Enrolled	70%
Enrolled in Child Care	11%
Cared for Outside Program	19%

## COMMUNITY HOUSEHOLD SURVEY: EMPLOYMENT & INCOME

Employment	
*Respondent Employment Status	
Working Full-Time	36%
Working Part-Time	23%
Not working	41%
**Satisfaction with Current Employment Status (whether working or not)	
Yes, satisfied	55%
No, not satisfied	45%

\*Note:

- › For those not employed, most are disabled, with 1-2 each caring for child, retired, working on job readiness, searching for a job.
- › For those employed, fields (if reported) include retail & health care (most common); maintenance; food service; social services; child care.
- › For those with other adult in the household, about 55% of those other adults are working.

\*\*Note:

- › For those not satisfied with current employment status, common reasons:
  - > Training or education to advance in career
  - > Higher pay and benefits
  - > Better transportation or jobs closer to home
  - > More supportive employment for several struggling with addiction or anxiety

Income	
Annual Household Income	
Median	\$19,920
Mean	\$22,356
Percentage of Households Reporting;	
SSI/SSDI	41%
SNAP	64%
GA	14%
Child Support or Alimony	14%
Wage Income	62%

- \* 60% are working for pay at least part-time.
- \* 55% satisfied with their current work status, and among those not satisfied, most want better training, pay, transportation or support;
- \* Respondents are moderately satisfied with opportunities for job training but less satisfied with opportunities for language and literacy classes.

## COMMUNITY HOUSEHOLD SURVEY: HEALTH & HEALTH CARE

\* 1/4 to 1/3 of households include someone with asthma, addiction, or obesity; most somewhat satisfied with access to health care.

Health & Health Care	
Current Health Problems	
Asthma	36%
Addiction	32%
Obesity	27%
Blood pressure problems	18%
High cholesterol	18%
Diabetes	14%
Childhood lead poisoning	5%

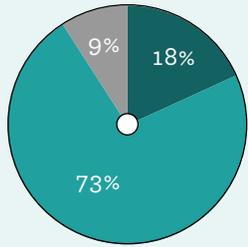
## COMMUNITY HOUSEHOLD SURVEY: OVERALL SATISFACTION

Satisfaction Score	
Average satisfaction score of all respondents (1 = lowest and 5 = highest satisfaction)	
Welcoming of schools	4.09
Access to services for physical health care	4.05
Access to services for substance abuse treatment (all)	3.94
Safety at schools	3.91
Variety and quality of youth programs	3.91
Quality of schools	3.82
Access to services for mental health care	3.80
Access to food	3.77
Opportunities to earn credit toward diploma/degree	3.64
Safety of walking to school	3.45

Satisfaction Score (continued)	
Average satisfaction score of all respondents (1 = lowest and 5 = highest satisfaction)	
Opportunities for Job training, certificates, licenses	3.36
Access to services for substance abuse treatment (affected by addiction)	3.29
Housing cost, quality, and safety	3.14
Income to meet basic needs+	3.09
Other educational opportunities	3.06
Safety of building and neighborhood	3.00
Language and literacy classes	2.85
Nearby places to walk, let children play	2.77
Connections and support among neighbors	2.77

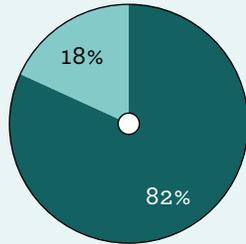
- \* Respondents answered by choosing a value between 1 (lowest satisfaction) and 5 (highest satisfaction).
- \* Satisfaction at or below midpoint for housing, safety, social connections, and recreational amenities of the neighborhood.
- \* Respondents suggested need for improvements to security, accessibility, size, light levels, and heating in buildings, as well as better sidewalks and roads, better safety, increased police presence, more neighborly interaction, and more services for the homeless in the neighborhood.

### Race/Ethnicity



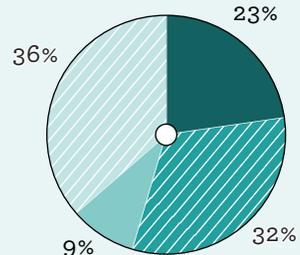
- African/African-American
- White
- American Indian

### Language of interview



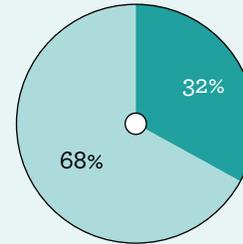
- English
- Somali

### Who Lives in Household?



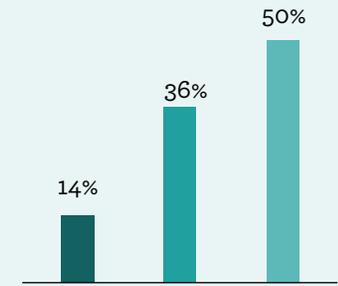
- 1 Adult
- 1 Adult with Child(ren)
- 2 or More Adults
- 2 Adults with Child(ren)

### Householder Gender



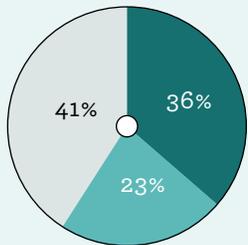
- Male
- Female

### Educational Attainment of Householder



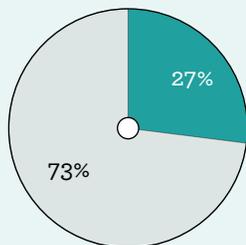
- Less than High School
- High School or GED
- Certificate or Degree Beyond High School

### Respondent's Employment Status



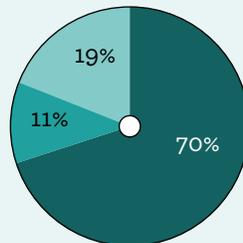
- Working Full Time
- Part Time
- Not Working

### Enrolled in an Additional Training/Schooling?



- Yes
- No

### Children's School or Child Care Enrollment



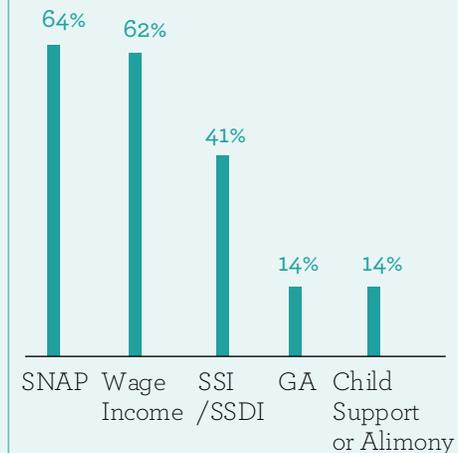
- Enrolled in School
- Enrolled in Child Care
- Enrolled in an Outside Program

### Household Income

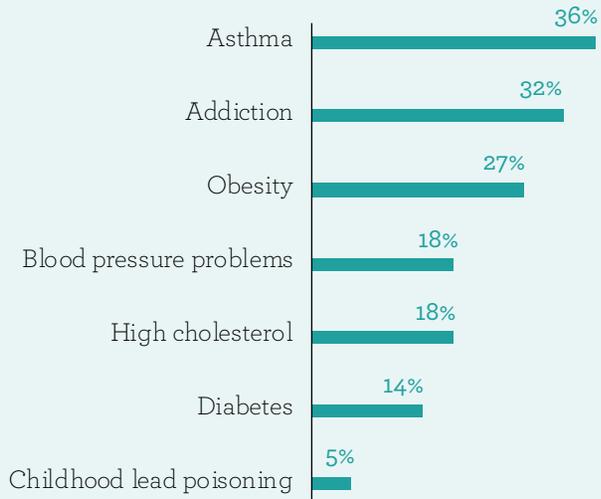
Median  
**\$19,920**

Mean  
**\$22,356**

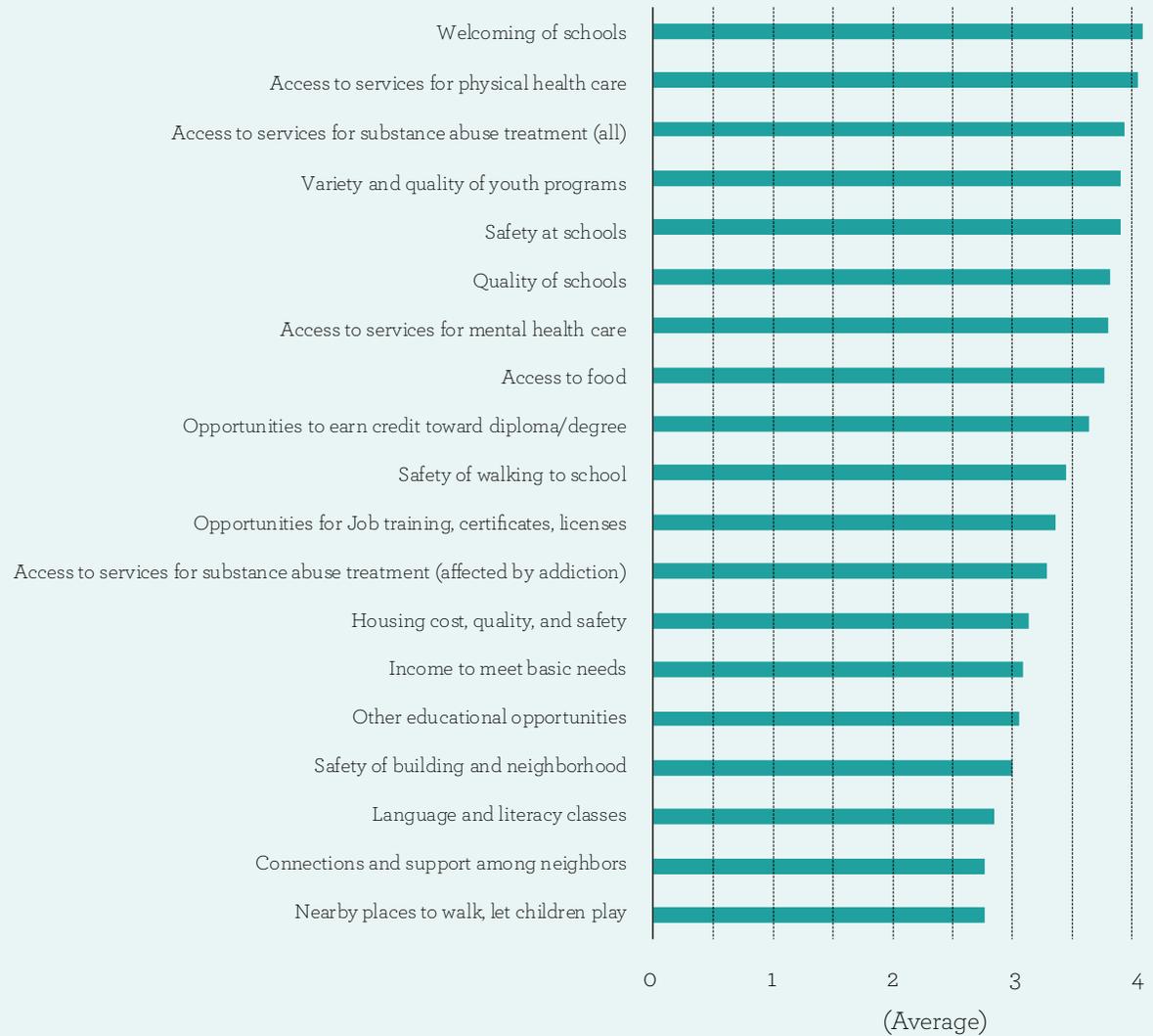
### Percentage of Households Receiving Benefits

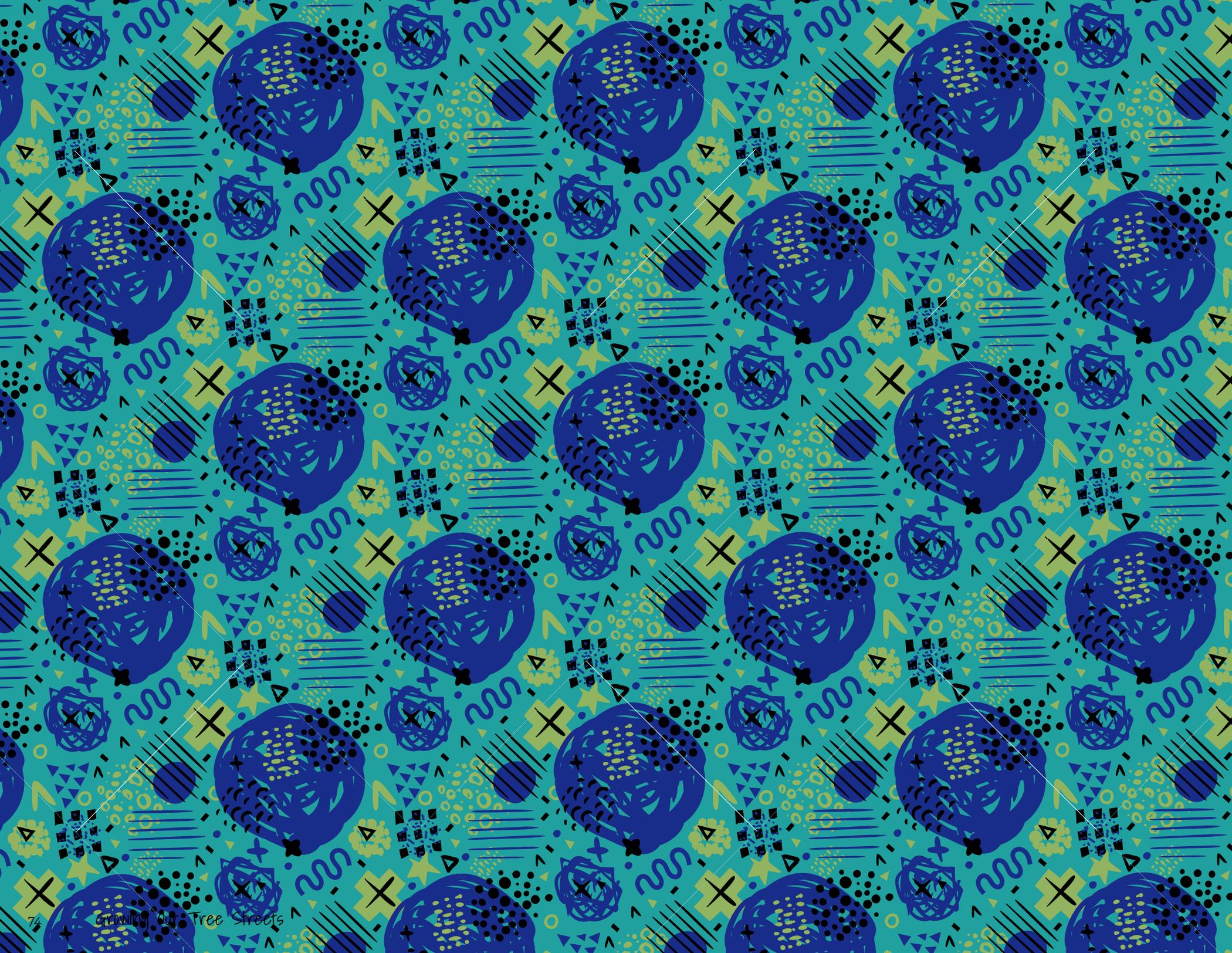


**Do you have any of these health conditions?**



**How satisfied are you of the following?**  
Average satisfaction score of all respondents.  
(1 = lowest and 5 = highest satisfaction);







**III**

# **ADMINISTRATIVE DATA**

# ADMINISTRATIVE DATA

## A FEW NOTES ON THE DATASETS:

The following data has been collected through multiple sources with the help of Real Estate Strategies (RES) for Androscoggin County, the City of Lewiston, the Choice Study Area (Census Tracts 201, 203, and 204), and the Tree Streets Neighborhood, which is a smaller target area that includes portions of all three Choice Study Area Census Tracts.

Most data for Androscoggin County, Lewiston, and the Choice Study Area, and the Tree Streets Neighborhood comes from Ribbon Demographics, which provides an estimated value for the year 2018, based on analysis of Census and American Community Survey data and trends.

In instances where 2018 data from Ribbon Demographics is not available, the report uses 2012-2016 American Census Survey (ACS), 5-year Estimates. It should be noted that this dataset's margin of error reduces the data's accuracy, especially with Tree Streets Neighborhood being so small in scale.

The report also includes health data from Center for Disease Control (CDC) acquired through PolicyMap. The most recent data from CDC is from 2013. This data does not provide an aggregated value for the 3 Census Tracts of the Choice Study Area. Therefore, the report shows data points for each Census Tract rather than for the whole Choice Study Area.

It should be noted that, the County, City, Choice Study Area and Tree Streets Neighborhood, are home to large number of refugees and a significant immigrant population that is not fully counted in official datasets. Based on other news articles, research, and feedback from Lewiston residents, there are more refugees and immigrants from Africa who have not necessarily been counted in the Census and American Community Survey, thus resulting in undercounting in the tables that follow.

## ONE ADDITIONAL NOTE ON THE TREE STREETS AREA BOUNDARY:

The Tree Streets Neighborhood is a somewhat loosely defined area tied to the streets in Downtown Lewiston that are named after different tree species. For the purpose of generating estimates to populate the administrative tables, the map shows a hard line defining the Tree Streets. Due to the relatively small size of the area, the estimates are rounded figures.

# STUDY AREA

Source: City of Lewiston

- CHOICE STUDY AREA
- TREE STREETS NEIGHBORHOOD
- PARK
- WOODED AREA
- RIVER
- RAIL

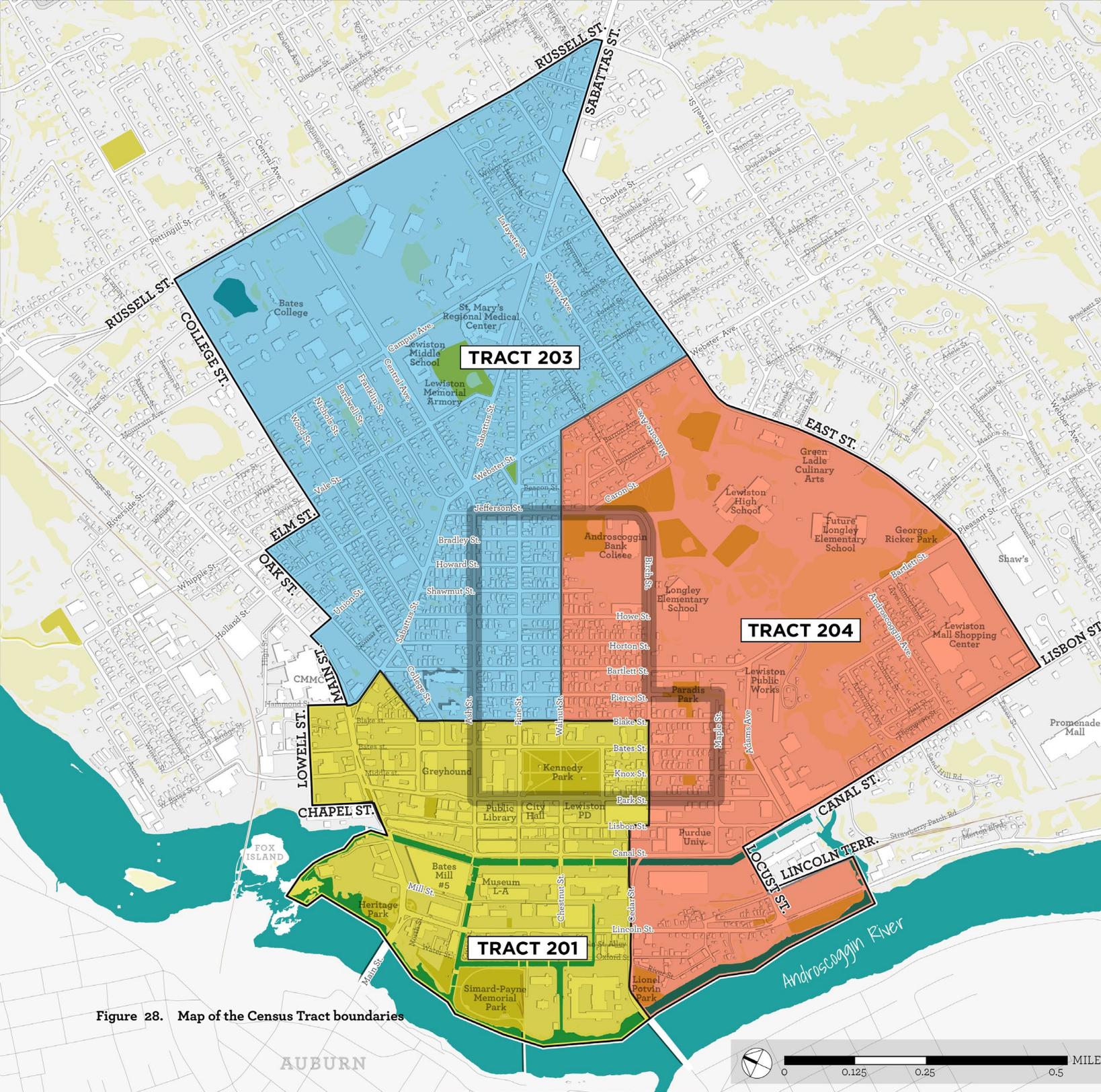
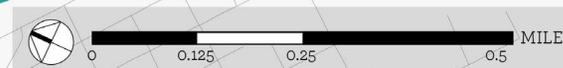


Figure 28. Map of the Census Tract boundaries



Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Population <sup>1</sup></b>								
Population in 2000	103,790	-	35,689	-	11,549	-	4,094	-
Population in 2010	107,702	-	36,592	-	12,030	-	4,452	-
Population in 2018	107,278	-	36,654	-	12,617	-	4,825	-
Population Change 2000-2010	3,912	3.8%	903	3%	481	4.2%	358	9%
Population Change 2010-2018	-424	-0.4%	62	0%	587	4.9%	373	8%
<b>Race 2018 <sup>1</sup></b>								
White	98,641	91.9%	31,121	84.9%	9,376	74.3%	3,586	74.3%
Black/African American	3,998	3.7%	3,368	9.2%	2,207	17.5%	844	17.5%
American Indian/Alaskan Native	439	0.4%	180	0.5%	74	0.6%	28	0.6%
Asian	936	0.9%	464	1.3%	140	1.1%	54	1.1%
Native Hawaiian/Pacific Islander	29	0.0%	12	0.0%	9	0.1%	3	0.1%
Some Other Race	555	0.5%	272	0.7%	144	1.1%	55	1.1%
Two or More Race	2,680	2.5%	1,237	3.4%	667	5.3%	255	5.3%
Total	107,278		36,654		12,617		4,825	
<b>Ethnicity 2018 <sup>1</sup></b>								
Hispanic/Latino	2,132	2.0%	959	2.6%	473	3.7%	181	3.7%
Not Hispanic/Latino	105,146	98.0%	35,695	97.4%	12,144	96.3%	4,644	96.3%

<sup>1</sup> Ribbon Demographics via Real Estate Strategies

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Country of Origin for Foreign-Born Population 2016 <sup>3</sup></b>								
<b>Foreign-Born Population</b>	<b>3,207</b>	<b>100%</b>	<b>1,790</b>	<b>100%</b>	<b>979</b>	<b>100%</b>		
<b>Europe:</b>	<b>486</b>	<b>15.2%</b>	<b>155</b>	<b>8.7%</b>	<b>21</b>	<b>2.2%</b>		
Northern Europe	82	2.6%	40	2.2%	0	0.0%		
Western Europe	187	5.8%	79	4.4%	14	1.4%		
Southern Europe	54	1.7%	0	0.0%	0	0.0%		
Eastern Europe	163	5.1%	36	2.0%	7	0.7%		
<b>Asia:</b>	<b>655</b>	<b>20.4%</b>	<b>289</b>	<b>16.2%</b>	<b>84</b>	<b>8.6%</b>		
Eastern Asia	284	8.9%	71	4.0%	33	3.4%		
South Central Asia	89	2.8%	65	3.6%	9	0.9%		
South Eastern Asia	282	8.8%	153	8.6%	42	4.3%		
<b>Africa:</b>	<b>979</b>	<b>30.5%</b>	<b>889</b>	<b>49.7%</b>	<b>681</b>	<b>69.6%</b>		
Eastern Africa:	518	16.2%	462	25.8%	278	28.4%		
Ethiopia	13	0.4%	6	0.3%	6	0.6%		
Kenya	135	4.2%	106	5.9%	79	8.1%		
Other Eastern Africa	370	11.5%	350	19.6%	193	19.7%		
Middle Africa	196	6.1%	193	10.8%	188	19.2%		
Northern Africa	141	4.4%	141	7.9%	122	12.5%		
Southern Africa	4	0.1%	4	0.2%	4	0.4%		
Western Africa	105	3.3%	89	5.0%	89	9.1%		
Africa, N.E.C.	15	0.5%	0	0.0%	0	0.0%		
<b>Oceania:</b>	<b>25</b>	<b>0.8%</b>	<b>8</b>	<b>0.5%</b>	<b>0</b>	<b>0.0%</b>		
<b>Americas:</b>	<b>1,062</b>	<b>33.1%</b>	<b>449</b>	<b>25.1%</b>	<b>193</b>	<b>19.7%</b>		
Latin America	321	10.0%	122	6.8%	76	7.8%		
Central America	120	3.7%	53	3.0%	37	3.8%		
South America	95	3.0%	22	1.2%	0	0.0%		
Northern America	741	23.1%	327	18.3%	117	12.0%		

no data

<sup>3</sup> 2012-2016 ACS 5-year Estimates

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Language Spoken at Home 2016 for the Population 5 years and Over <sup>3</sup></b>								
Speak only English	89,375	88.7%	27,673	81.2%	7,500	78.0%	no data	
Spanish	1,009	1.0%	506	1.5%	286	3.0%		
French, Haitian, or Cajun	8,019	8.0%	4,626	13.6%	1,055	11.0%		
German or Other West Germanic Languages	215	0.2%	27	0.1%	6	0.1%		
Russian, Polish, or Other Slavic Languages	192	0.2%	55	0.2%	5	0.1%		
Other Indo-European Languages	448	0.4%	224	0.7%	149	1.6%		
Korean	20	0.0%	15	0.0%	15	0.2%		
Chinese	220	0.2%	49	0.1%	31	0.3%		
Vietnamese	192	0.2%	136	0.4%	25	0.3%		
Tagalog	91	0.1%	10	0.0%	0	0.0%		
Other Asian and Pacific Island Languages	60	0.1%	10	0.0%	0	0.0%		
Arabic	173	0.2%	173	0.5%	173	1.8%		
Other and Unspecified Languages	782	0.8%	564	1.7%	373	3.9%		
Total	100,796		34,068		9,618			
<b>Households <sup>1</sup></b>								
Households 2000	42,026	-	15,290	-	5,193	-	1,862	-
Households 2010	44,315	-	15,267	-	4,906	-	1,760	-
Households 2018	44,238	-	15,246	-	5,059	-	1,855	-
Avg. Household Size	2.36	-	2.26	-	2.22	-	2.56	-
<b>Households by Type 2018 <sup>1</sup></b>								
<b>With People &lt; 18 Years Old:</b>	<b>13,376</b>	<b>30.2%</b>	<b>4,225</b>	<b>27.7%</b>	<b>1,413</b>	<b>27.9%</b>	<b>563</b>	<b>30.3%</b>
Family Households	13,143	29.7%	4,152	27.3%	1,378	27.2%	549	29.6%
Non Family Households	233	0.5%	73	0.5%	35	0.7%	14	0.7%
<b>No People &lt; 18 Years Old:</b>	<b>30,862</b>	<b>69.8%</b>	<b>11,021</b>	<b>72.3%</b>	<b>3,646</b>	<b>72.1%</b>	<b>1,293</b>	<b>69.7%</b>
Family Households	14,905	33.7%	4,482	29.4%	837	16.5%	315	17.0%
Non Family Households	15,957	36.1%	6,539	42.9%	2,809	55.5%	978	52.7%
Total Households	44,238		15,246		5,059		1,855	

<sup>1</sup> Ribbon Demographics via Real Estate Strategies

<sup>3</sup> 2012-2016 ACS 5-year Estimates

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Household Income 2018 <sup>1</sup></b>								
Less than \$15,000	5,470	12.4%	2,856	18.7%	2,320	44.4%	702	37.9%
\$15,000 - \$24,999	5,231	11.8%	2,399	15.7%	1,164	22.3%	448	24.2%
\$25,000 - \$34,999	4,238	9.6%	1,563	10.3%	659	12.6%	184	9.9%
\$35,000 - \$49,999	6,023	13.6%	2,130	14.0%	434	8.3%	196	10.5%
\$50,000 - \$74,999	8,805	19.9%	2,520	16.5%	419	8.0%	169	9.1%
\$75,000 - \$99,999	6,175	14.0%	1,714	11.2%	146	2.8%	93	5.0%
\$100,000 - \$124,999	3,514	7.9%	843	5.5%	48	0.9%	41	2.2%
\$125,000 - \$149,999	1,801	4.1%	422	2.8%	20	0.4%	14	0.8%
\$150,000 - \$199,999	1,689	3.8%	488	3.2%	8	0.2%	8	0.4%
\$200,000 and up	1,292	2.9%	311	2.0%	13	0.2%	0	0.0%
<b>Median Household Income <sup>1</sup></b>								
in 2000	\$35,839	-	\$29,086	-	\$17,539	-	\$17,143	-
in 2018	\$53,285	-	\$40,669	-	\$20,565	-	\$20,025	-
<b>Poverty 2018 <sup>1</sup></b>								
<b>Total Families</b>	<b>28,066</b>		<b>8,635</b>		<b>2,216</b>		<b>889</b>	
Families at or above poverty	24,970	89.0%	6,955	80.5%	1,213	54.7%	456	51.3%
Families below poverty	3,096	11.0%	1,680	19.5%	1,003	45.3%	433	48.7%
<b>Total Families with children</b>	<b>13,279</b>		<b>4,180</b>		<b>1,429</b>		<b>568</b>	
Families w/children at or above poverty	10,781	81.2%	2,834	67.8%	602	42.1%	217	38.3%
Families w/children below poverty	2,498	18.8%	1,346	32.2%	827	57.9%	350	61.7%

<sup>1</sup> Ribbon Demographics via Real Estate Strategies

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Age 2018 <sup>1</sup></b>								
0-4 years	6,317	5.9%	2,486	6.8%	1,101	8.7%	489	10.1%
5-9	6,495	6.1%	2,412	6.6%	990	7.8%	422	8.7%
10-14	6,513	6.1%	2,248	6.1%	835	6.6%	347	7.2%
15-17	3,968	3.7%	1,328	3.6%	507	4.0%	203	4.2%
18-20	4,526	4.2%	2,030	5.5%	1,006	8.0%	301	6.2%
21-24	5,251	4.9%	2,037	5.6%	888	7.0%	298	6.2%
25-34	12,619	11.8%	4,492	12.3%	1,736	13.8%	695	14.4%
35-44	12,755	11.9%	4,251	11.6%	1,448	11.5%	559	11.6%
45-54	14,604	13.6%	4,295	11.7%	1,280	10.1%	489	10.1%
55-64	15,399	14.4%	4,548	12.4%	1,240	9.8%	459	9.5%
65-74	11,125	10.4%	3,554	9.7%	813	6.4%	302	6.3%
75-84	5,361	5.0%	2,001	5.5%	497	3.9%	176	3.6%
85+	2,345	2.2%	972	2.7%	276	2.2%	85	1.8%
62+	23,054	21.5%	7,781	21.2%	1,914	15.2%	682	14.1%
<b>Median Age 2018 <sup>1</sup></b>	<b>41.2</b>		<b>38.0</b>		<b>30.7</b>		<b>30.1</b>	

<sup>1</sup> Ribbon Demographics via Real Estate Strategies

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Education Attainment 2018 (population age 25 or older) <sup>1</sup></b>								
Less than HS	3,463	4.7%	1,728	7.2%	831	11%	315	11.4%
Some HS, no diploma	5,185	7.0%	2,004	8.3%	899	12%	341	12.3%
HS Grad (includes equivalent)	27,038	36.4%	8,798	36.5%	2,702	37%	1,025	37.1%
Some College, no degree	14,593	19.7%	5,134	21.3%	1,660	23%	630	22.8%
Associate's Degree	8,483	11.4%	2,540	10.5%	497	7%	188	6.8%
Bachelor's Degree	10,227	13.8%	2,431	10.1%	423	6%	160	5.8%
Master's Degree	3,146	4.2%	907	3.8%	140	2%	53	1.9%
Professional Degree	1,313	1.8%	306	1.3%	68	1%	26	0.9%
Doctorate Degree	760	1.0%	265	1.1%	70	1%	27	1.0%
Total	74,208		24,113		7,290		2,765	
<b>School Enrollment 2016 (population age 3+ years by school enrollment) <sup>3</sup></b>								
Enrolled in school	25,533		8,647		3,125		869	
Pre-school	1,623	6.4%	518	6.0%	171	5.5%	74	8.5%
Kindergarten	11,672	45.7%	3,617	41.8%	1,067	34.1%	52	6.0%
Grade 1 to 4							317	36.5%
Grade 5 to 8							116	13.3%
Grade 9 to 12	5,640	22.1%	1,445	16.7%	389	12.4%	156	18.0%
College Undergraduate	6,598	25.8%	3,067	35.5%	1,498	47.9%	145	16.7%
Graduate or Professional School							9	1.0%

<sup>1</sup> Ribbon Demographics via Real Estate Strategies

<sup>3</sup> 2012-2016 ACS 5-year Estimates

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Employment 2018 (population 16 years or older in labor force) <sup>1</sup></b>								
Employed	54,062	96%	17,026	95%	4,377	91%	1,553	91%
Unemployed	2,494	4%	880	5%	432	9%	154	9%
Armed Forces	27	0%	4	0%	4	0%	2	0%
Total	56,583		17,910		4,813		1,709	
<b>Employment by Industry 2018 <sup>1</sup></b>								
Accommodation/Food Services	3,372	6.4%	997	6.0%	294	7.2%	90	6.3%
Administrative/Support/Waste Management	1,930	3.7%	666	4.0%	193	4.7%	80	5.6%
Agriculture/Forestry/Fishing/Hunting/Mining	683	1.3%	144	0.9%	74	1.8%	25	1.8%
Arts/Entertainment/Recreation	577	1.1%	201	1.2%	51	1.2%	13	0.9%
Construction	3,657	6.9%	1,104	6.7%	236	5.8%	86	6.0%
Educational Services	5,208	9.9%	1,696	10.2%	454	11.1%	120	8.4%
Finance/Insurance/Real Estate/Rent/Lease	3,793	7.2%	1,084	6.5%	159	3.9%	60	4.2%
Health Care/Social Assistance	9,277	17.6%	3,090	18.6%	735	18.0%	288	20.2%
Information	1,061	2.0%	348	2.1%	150	3.7%	51	3.6%
Management of Companies and Enterprises	30	0.1%	4	0.0%	0	0.0%	0	0.0%
Manufacturing	5,939	11.2%	1,849	11.2%	369	9.0%	148	10.4%
Other Services Except Public Administration	2,174	4.1%	944	5.7%	192	4.7%	72	5.0%
Professional/Scientific/Technical Services	2,592	4.9%	815	4.9%	171	4.2%	52	3.6%
Public Administration	1,929	3.6%	580	3.5%	168	4.1%	54	3.8%
Retail Trade	7,283	13.8%	2,150	13.0%	624	15.2%	213	14.9%
Transportation/Warehousing/Utilities	2,114	4.0%	526	3.2%	98	2.4%	41	2.9%
Wholesale Trade	1,239	2.3%	375	2.3%	126	3.1%	32	2.3%
Total	52,858		16,573		4,094		1,427	

<sup>1</sup> Ribbon Demographics via Real Estate Strategies, based on Census data

Note that the Maine Department of Labor reports lower unemployment rates for Lewiston (3.5%) and Androscoggin County (3.3%). For the purpose of consistency, Census and American Community Survey provided by Ribbon Demographics are used throughout the plan.

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Occupation 2018 <sup>1</sup></b>								
Architecture/Engineering	426	0.8%	140	0.8%	5	0.1%	1	0.1%
Arts/Design/Entertainment/Sports/Media	618	1.2%	240	1.4%	107	2.6%	32	2.3%
Building/Grounds Cleaning/Maintenance	2,367	4.5%	932	5.6%	210	5.1%	87	6.1%
Business/Financial Operations	2,214	4.2%	499	3.0%	101	2.5%	25	1.8%
Community/Social Services	902	1.7%	313	1.9%	118	2.9%	39	2.7%
Computer/Mathematical	769	1.5%	320	1.9%	86	2.1%	26	1.8%
Construction/Extraction	2,627	5.0%	871	5.3%	222	5.4%	91	6.4%
Education/Training/Library	3,488	6.6%	1,147	6.9%	300	7.3%	106	7.4%
Farming/Fishing/Forestry	385	0.7%	113	0.7%	58	1.4%	19	1.4%
Food Preparation/Serving Related	2,539	4.8%	829	5.0%	215	5.3%	81	5.7%
Healthcare Practitioner/Technician	3,092	5.8%	775	4.7%	81	2.0%	23	1.6%
Healthcare Support	1,497	2.8%	605	3.7%	156	3.8%	58	4.1%
Installation/Maintenance/Repair	2,229	4.2%	663	4.0%	108	2.6%	47	3.3%
Legal	611	1.2%	180	1.1%	0	0.0%	0	0.0%
Life/Physical/Social Science	111	0.2%	53	0.3%	1	0.0%	1	0.0%
Management	5,037	9.5%	1,227	7.4%	248	6.1%	82	5.8%
Office/Administrative Support	8,108	15.3%	2,637	15.9%	685	16.7%	223	15.6%
Production	3,843	7.3%	1,188	7.2%	425	10.4%	164	11.5%
Protective Services	1,251	2.4%	522	3.1%	56	1.4%	28	2.0%
Sales/Related	4,699	8.9%	1,589	9.6%	435	10.6%	138	9.7%
Personal Care/Service	2,247	4.3%	800	4.8%	253	6.2%	71	5.0%
Transportation/Material Moving	3,798	7.2%	930	5.6%	224	5.5%	84	5.9%
Total	52,858		16,573		4,094		1,427	
White Collar	30,075	56.9%	9,120	55.0%	2,167	52.9%	696	48.8%
Blue Collar	12,497	23.6%	3,652	22.0%	979	23.9%	387	27.1%
Service and Farming	10,286	19.5%	3,801	22.9%	948	23.2%	344	24.1%
Total	52,858		16,573		4,094		1,427	

<sup>1</sup> Ribbon Demographics via Real Estate Strategies

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Mode of Commute 2018 <sup>1</sup></b>								
Worked at Home	1,744	3.4%	442	2.7%	128	3.3%	40	2.9%
Walked	1,986	3.9%	1,354	8.4%	882	22.7%	273	19.9%
Bicycle	206	0.4%	132	0.8%	43	1.1%	18	1.3%
Car Pooled	5,754	11.2%	1,775	11.0%	508	13.1%	184	13.4%
Drove Alone	40,902	79.6%	11,997	74.5%	2,099	54.0%	763	55.6%
Public Transportation	150	0.3%	77	0.5%	29	0.7%	12	0.9%
Other Means	667	1.3%	336	2.1%	201	5.2%	81	5.9%
Total	51,409		16,113		3,890		1,372	
<b>Travel Time 2018 <sup>1</sup></b>								
Less than 15 Minutes	16,678	33.6%	7,751	49.5%	2,412	63.9%	828	62.0%
15 to 29 Minutes	16,391	33.0%	3,882	24.8%	614	16.3%	223	16.7%
30 to 44 Minutes	8,067	16.3%	1,551	9.9%	274	7.3%	108	8.1%
45 to 59 Minutes	5,581	11.2%	1,743	11.1%	266	7.1%	113	8.5%
60 or More Minutes	2,904	5.9%	728	4.7%	206	5.5%	62	4.6%
Total	49,621		15,655		3,772		1,335	
<b>Occupied Housing Units by Vehicle Available 2018 <sup>1</sup></b>								
No vehicle	4,701	10.6%	2,757	18.1%	1,955	38.6%	757	40.3%
1 vehicle	14,971	33.8%	6,166	40.4%	2,033	40.2%	737	39.2%
2 vehicles	16,080	36.3%	4,457	29.2%	917	18.1%	323	17.2%
3 vehicles	6,212	14.0%	1,394	9.1%	121	2.4%	47	2.5%
4 vehicles	1,504	3.4%	305	2.0%	4	0.1%	2	0.1%
5+ vehicles	770	1.7%	167	1.1%	29	0.6%	12	0.7%
Total	44,238		15,246		5,059		1,879	

<sup>1</sup> Ribbon Demographics via Real Estate Strategies

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Housing Units<sup>1</sup></b>								
Housing Units 2000	45,958		16,470		5,904		2,166	
Housing Units 2010	49,090		16,731		5,651		2,055	
Housing Units 2018	49,501		16,911		5,879		2,172	
<b>Housing units by Tenure 2018<sup>1</sup></b>								
<b>Vacant</b>	<b>5,263</b>	<b>10.6%</b>	<b>1,665</b>	<b>9.8%</b>	<b>820</b>	<b>13.9%</b>	<b>293</b>	<b>13.5%</b>
<b>Occupied</b>	<b>44,238</b>	<b>89.4%</b>	<b>15,246</b>	<b>90.2%</b>	<b>5,059</b>	<b>86.1%</b>	<b>1,858</b>	<b>85.5%</b>
Owner-occupied	28,543	64.5%	7,246	47.5%	671	13.3%	76	4.1%
Renter-occupied	15,695	35.5%	8,000	52.5%	4,388	86.7%	1,782	95.9%
Total	49,501		16,911		5,879		2,172	
<b>Cost-burdened Housing Units 2016<sup>4</sup></b>								
Renter-Occupied Housing Units	16,305		8,008		3,992		1,338	
Cost-burdened (Gross rent is 30% or more of household income in the past 12 months)	7,403	45.4%	3,766	47.0%	2,078	52.1%	no data	no data
Owner-Occupied Housing Units	28,442		7,764		690		95	
Cost-burdened (Monthly owner cost is 30% or more of household income in the past 12 months)	9,528	33.5%	2,979	38.4%	378	54.8%	41	43.2%
<b>Total Cost-Burdened Housing Units</b>	<b>16,931</b>	<b>37.8%</b>	<b>6,745</b>	<b>42.8%</b>	<b>2,456</b>	<b>52.5%</b>	<b>no data</b>	<b>no data</b>

<sup>1</sup> Ribbon Demographics via Real Estate Strategies

<sup>4</sup> 2012-2016 ACS 5-year Estimates via Real Estate Strategies

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Renter-Occupied Housing Units by Rent <sup>2,4</sup></b>								
Less than \$300	1,443	9.2%	820	10.4%	752	18.8%	350	28.6%
\$300 to \$599	3,454	22.0%	1,925	24.3%	1,213	30.4%	454	33.9%
\$600 to \$799	5,095	32.4%	2,762	34.9%	1,247	31.2%	337	25.3%
\$800 to \$999	3,034	19.3%	1,475	18.7%	532	13.3%	146	10.9%
\$1,000 to \$1,249	1,761	11.2%	672	8.5%	237	5.9%	18	1.3%
\$1,250 to \$1,499	451	2.9%	90	1.1%	6	0.2%	2	0.1%
\$1,500 to \$1,999	274	1.7%	157	2.0%	5	0.1%	-	0.0%
More than \$2,000	223	1.4%	8	0.1%	-	0.0%	-	0.0%
Total	15,735		7,909		3,992		1,338	
<b>Median Gross Rent <sup>2,4</sup></b>	<b>717</b>		<b>681</b>		<b>604</b>		<b>484</b>	
<b>Average Gross Rent <sup>2,4</sup></b>	<b>726</b>		<b>677</b>		<b>587</b>		<b>476</b>	

<sup>2</sup> ESRI via Real Estate Strategies for the Tree Street Area

<sup>4</sup> 2012-2016 ACS 5-year Estimates via Real Estate Strategies

Data	Androscoggin County		Lewiston		Choice Street Area		Tree Streets Neighborhood	
	Count	%	Count	%	Count	%	Count	%
<b>Housing Units by Units in Structure 2018<sup>1</sup></b>								
1 Unit detached	27,966	56.5%	7,285	43.1%	492	8%	199	9%
1 Unit attached	858	1.7%	214	1.3%	44	1%	18	1%
2 units	4,119	8.3%	1,813	10.7%	672	11%	243	11%
3-4 units	4,087	8.3%	2,383	14.1%	1,636	28%	666	31%
5-19 units	5,155	10.4%	3,670	21.7%	2,232	38%	763	35%
20-49 units	1,301	2.6%	534	3.2%	354	6%	135	6%
50+ units	1,235	2.5%	415	2.5%	358	6%	106	5%
Mobile Home	4,780	9.7%	597	3.5%	91	2%	41	2%
Total	49,501		16,911		5,879		2,172	
<b>Housing Units by Year Built 2018<sup>1</sup></b>								
2014 or later	703	1.4%	313	1.9%	285	5%	135	6%
2010-2013	540	1.1%	120	0.7%	35	1%	13	1%
2000-2009	4,846	9.8%	896	5.3%	159	3%	63	3%
1990-1999	4,863	9.8%	950	5.6%	112	2%	42	2%
1980-1989	6,681	13.5%	1,160	6.9%	174	3%	54	3%
1970-1979	6,595	13.3%	2,045	12.1%	470	8%	166	8%
1960-1969	4,177	8.4%	1,915	11.3%	363	6%	129	6%
1950-1959	4,170	8.4%	2,056	12.2%	279	5%	118	5%
1940-1949	2,501	5.1%	1,104	6.5%	192	3%	77	4%
1939 or earlier	14,425	29.1%	6,352	37.6%	3,810	65%	1,374	63%
Total	49,501		16,911		5,879		2,172	

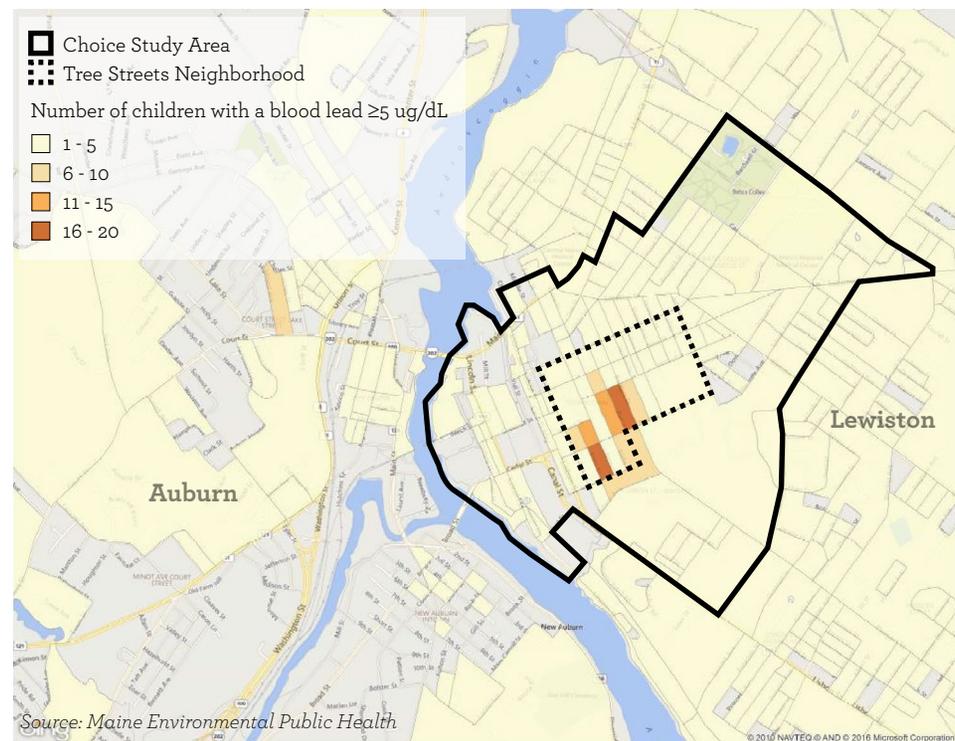
<sup>1</sup> Ribbon Demographics via Real Estate Strategies

Data	Androscoggin County		Lewiston		Choice Study Area						Tree Street
	Count	%	Count	%	Tract 201		Tract 203		Tract 204		
<b>Health 2013<sup>5</sup></b>	<b>Count</b>	<b>%</b>	<b>Count</b>	<b>%</b>	<b>Count</b>	<b>%</b>	<b>Count</b>	<b>%</b>	<b>Count</b>	<b>%</b>	
Asthma - Adults reporting to have asthma	10,602	12.7%	3,889	13.5%	191	18.2%	893	14.9%	326	17.2%	no data
Diabetes	8,802	10.5%	3,150	10.9%	139	13.2%	710	11.9%	193	10.2%	
High Blood Pressure	31,903	38.2%	11,111	38.5%	415	39.4%	2,340	39.1%	658	34.6%	
High Cholesterol	34,042	40.7%	11,734	40.7%	427	40.5%	2,464	41.2%	718	37.8%	
Obesity (a body mass index of 30 or greater)	25,579	30.6%	8,910	30.9%	338	32.1%	1,908	31.9%	623	32.8%	
HIV/AIDS	52	0.3%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Depression	4,177	24.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Rate of deaths from all opioid overdoses per 100,000 residents (2016)	21.4	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Addiction?											
<b>Lead Poisoning 2012-2016<sup>6</sup></b>											
Children (0-36 months) with a blood lead $\geq$ 5 ug/dL	407	5.6%	242	7.5%	25		67-71		89-93		

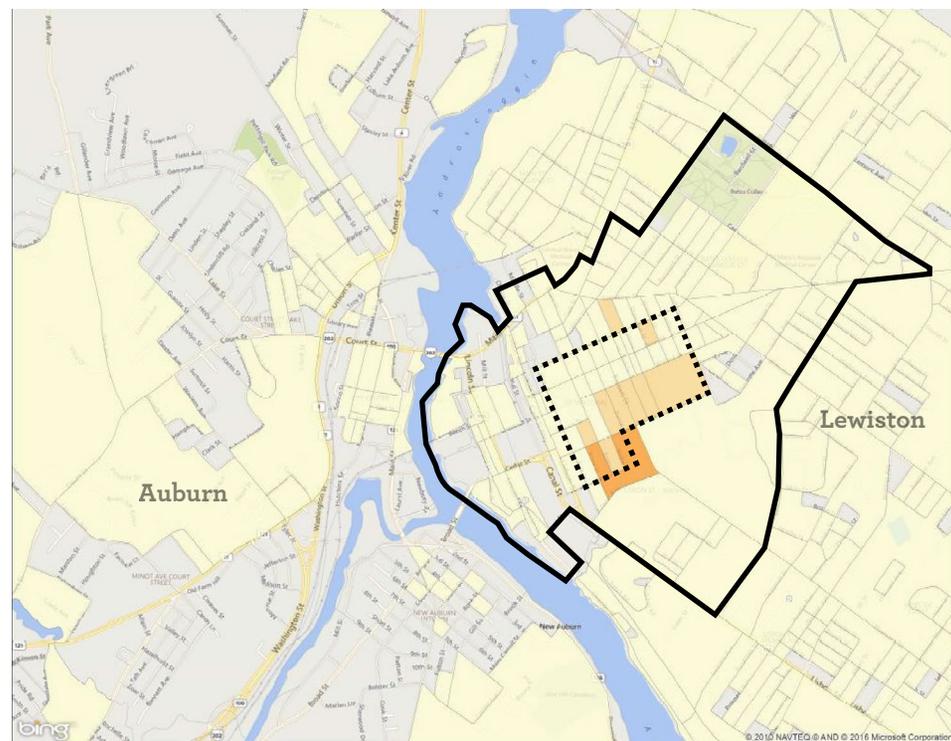
<sup>5</sup> Center for Disease Control Behavioral Risk Factor Surveillance System (BRFSS) via PolicyMap

<sup>6</sup> Maine EPHT (Environmental Public Health Tracking) Network

**Figure 29.** Estimated Number of Children with a Blood Lead  $\geq 5$  ug/dL by Census Block, Lewiston and Auburn, Maine 2003-2007. Age Group: 0-<36 Months



**Figure 30.** Estimated Number of Children with a Blood Lead  $\geq 5$  ug/dL by Census Block, Lewiston and Auburn, Maine 2010-2014. Age Group: 0-<36 Months



## ABOUT THESE MAPS

This figure shows the estimated number of children with a blood lead level at or above 5 micrograms per deciliter (ug/dL), among those screened. A blood lead test is considered a “screening test” only when a child has no prior history of a confirmed blood lead  $\geq 5$  ug/dL. The estimated number of children with a blood lead level  $\geq 5$  ug/dL is the number with confirmed tests plus 45% of the children with unconfirmed 5-<10 ug/dL tests. A blood lead result is considered unconfirmed if it is a single capillary specimen  $\geq 5$  ug/dL.

The conversion factor of 45% is based on the historically observed percent of capillary unconfirmed screening results that have a confirmatory venous test result  $\geq 5$  ug/dL. For more information about computing the estimated number of children with a blood lead level  $\geq 5$  ug/dL, see Maine CDC’s Environmental Public Health website; <https://data.mainepublichealth.gov/tracking/home>.

Different map colors are not based on statistical tests of difference. In order to protect privacy as per Maine CDC’s Privacy Policy, data may have been suppressed and a range (1-5) is provided for the number of events.

## SOURCE

The Maine Childhood Lead Poisoning Prevention Program provided the blood lead testing data used to calculate the percent of children with a blood lead level  $\geq 5$  ug/dL.

The data display was prepared by the Maine Environmental Public Health Tracking Program. Data updated: 03/2016. Display updated: 04/2016.

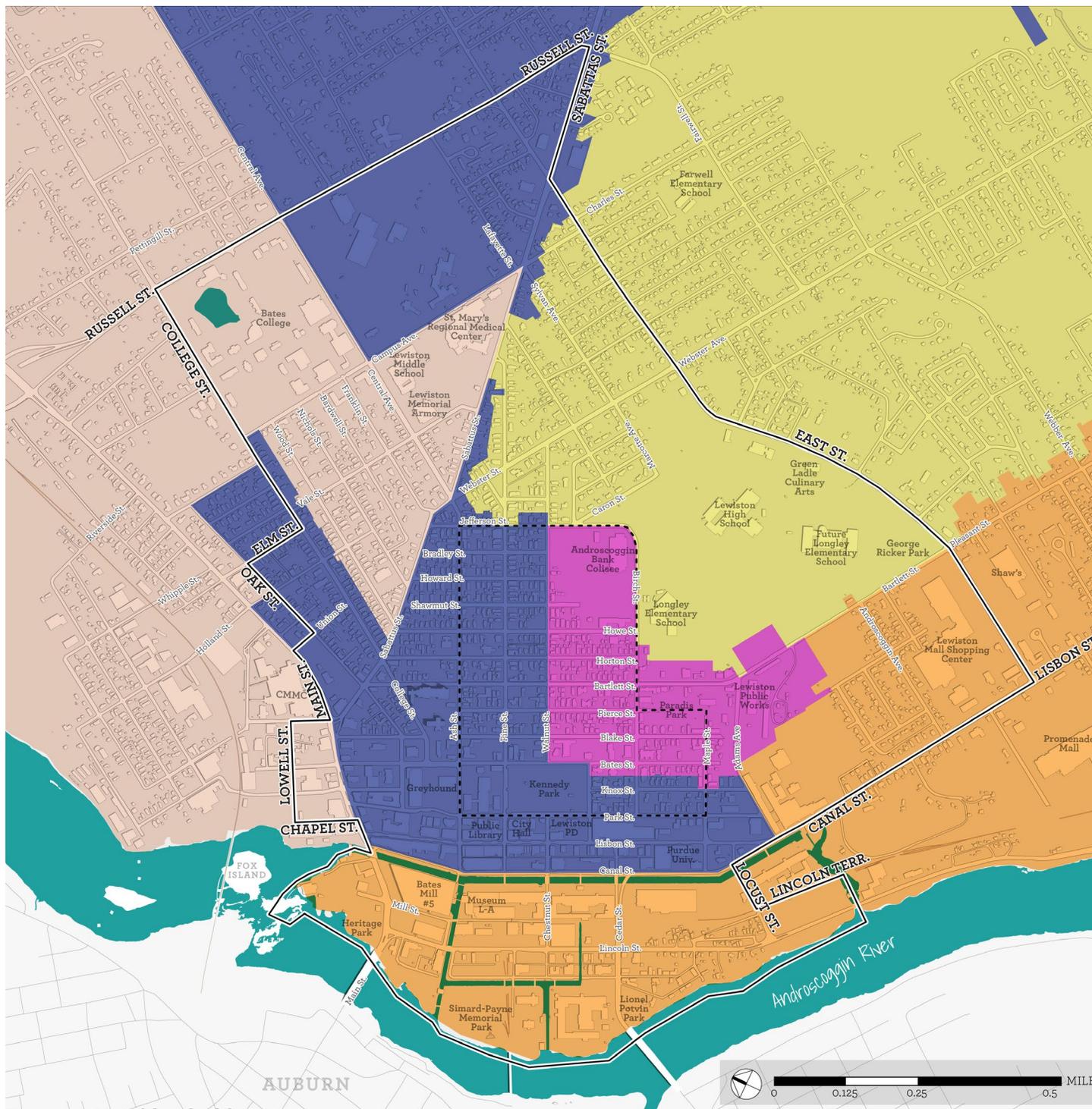
Data	Year 2014-2015					Year 2015-2016					Year 2016-2017				
	Longley		Montello		State Avg.	Longley		Montello		State Avg.	Longley		Montello		State Avg.
Student Demographics <sup>6</sup>	Count	%	Count	%		Count	%	Count	%		Count	%	Count	%	
All Students	316	100%	723	100%	n/a	344	100%	766	100%	n/a	326	n/a	696	100%	n/a
Male	156	49%	375	52%		178	52%	377	49%		171	52%	330	47%	
Female	160	51%	348	48%		166	48%	389	51%		155	48%	366	53%	
American Indian or Alaska Native	2	0.06%	4	0.5%		4	1.0%	7	0.9%		1	0.03%	5	0.7%	
Asian	0	0%	10	1%		0	0%	9	1%		0	0%	7	1%	
Native Hawaiian or Other Pacific Islander	0	0%	0	0%		1	0.03%	0	0%		1	0.03%	1	0.1%	
Black or African American	222	70%	280	39%		274	80%	321	42%		239	73%	328	47%	
Hispanic or Latino	11	3%	18	3%		7	2%	15	2%		5	1.5%	6	1%	
White	73	23%	366	51%		70	20%	366	48%		70	21%	297	43%	
Two or more races	8	3%	45	6%		8	2%	48	6%		10	3%	52	8%	
Children with Disabilities (IDEA)	57	18.0%	152	21.0%	16.4%	60	17.4%	136	18.0%	16.7%	74	22.7%	114	16.4%	17.2%
English Learners (ELs)	214	67.7%	224	31.0%	2.9%	262	76.2%	255	33.0%	2.9%	259	79.4%	268	39.0%	4.3%
Economically Disadvantaged Students	363*	100.0%	611	84.4%	46.6%	388*	94.9%	644	83.9%	47.6%	380*	96%	586*	84.2%	47.5%
Homeless Students	1	<1%	22	3.0%	1.1%	5	1.4%	16	2.1%	1.2%	TBD	TBD	TBD	TBD	TBD
Migratory Students	0	0%	n/a	n/a	489	0	0%	n/a	n/a	479	0	0%	n/a	n/a	310

\* = includes Pre-K students

<sup>6</sup> Maine Department of Education, Comprehensive Needs Assessment & SAU Consolidated Plan

# SCHOOL DISTRICTS MAP

Source: City of Lewiston



□ CHOICE STUDY AREA

⊞ TREE STREETS NEIGHBORHOOD

■ WATER

SCHOOL DISTRICTS

■ GEIGER

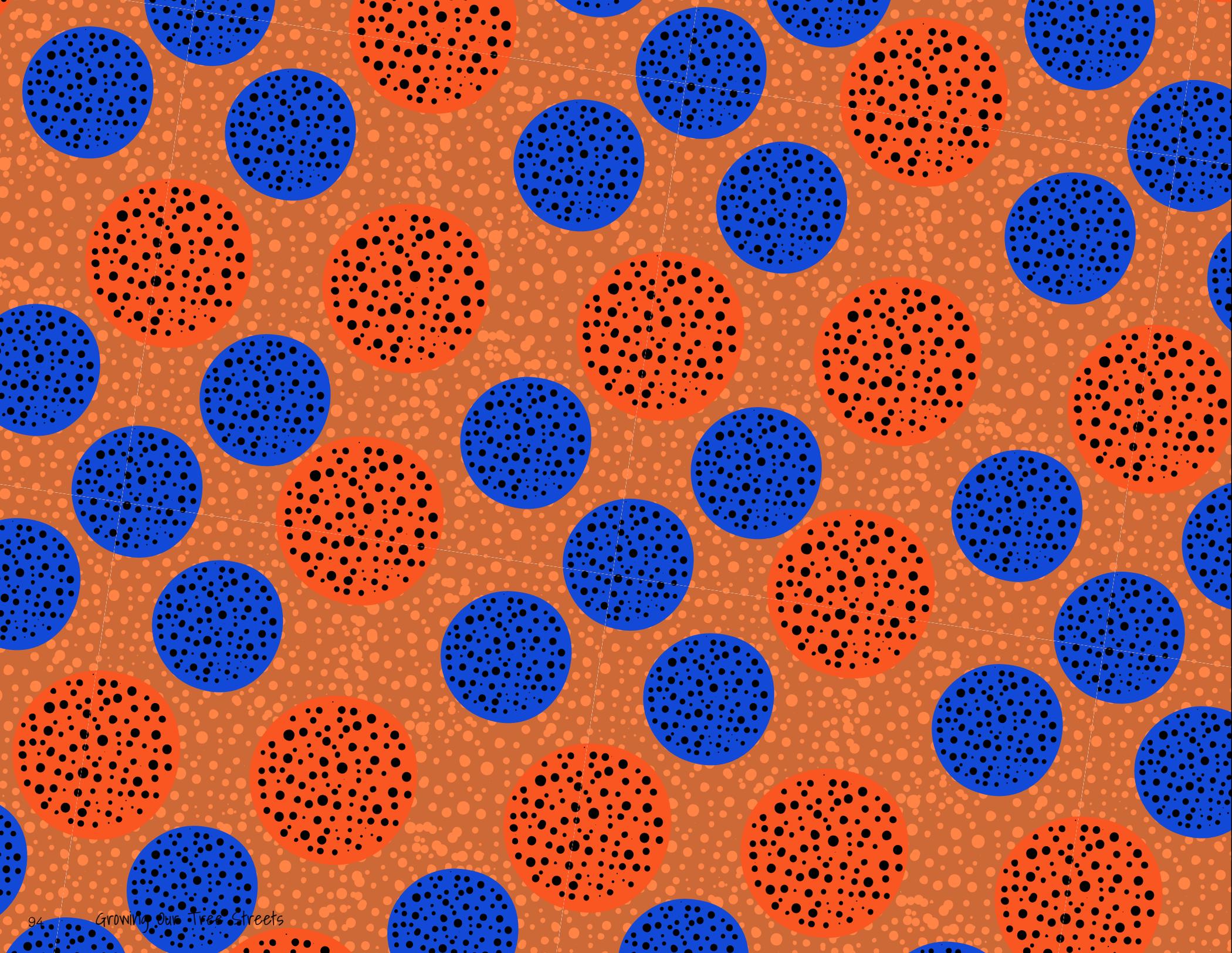
■ FARWELL

■ MONTELLO

■ LONGLEY

■ MARTEL

Figure 31. Map of the school districts





# IV MARKET STUDY



**REAL ESTATE STRATEGIES, INC.**

63 Chestnut Road, Suite 6  
Paoli, PA 19301

Phone: 610-240-0820  
Fax: 610-240-0822

Ms. Misty Parker, Economic Development Manager  
City of Lewiston, Maine  
27 Pine Street  
Lewiston, Maine 04240

April 2019

**RE: Downtown Lewiston Choice Planning Area; Choice Transformation Plan Residential and Commercial Market Assessment**

Dear Ms. Parker:

Real Estate Strategies, Inc. (RES) has conducted an analysis of market conditions influencing the revitalization and redevelopment potential of the Downtown Lewiston Choice Planning Area, located in Lewiston, ME. This market analysis was prepared for the City of Lewiston as part of the Lewiston Downtown Choice Neighborhood Transformation Plan. The findings and recommendations are based on market research conducted during the May 2018-March 2019 time frame. The analysis addresses the Downtown Choice Neighborhood (CN) planning area, which includes three US Census Tracts in Lewiston, Androscoggin County, which are 2010 Tracts 201, 203, and 204. The analysis addresses the residential market potential of the CN and presents an overview of the market for commercial and retail uses. The focus of the Choice Neighborhood Transformation Plan is an area of Lewiston known as the Tree Streets, which includes portions of the three tracts.

## I. SUMMARY OF FINDINGS

Creating a Neighborhood of Choice in Downtown Lewiston and Environs Repositioning areas of the CN, including the Tree Streets, to become a neighborhood of choice will involve strategic investments that build on existing strengths and jump-start the residential market. Ongoing issues with the condition of housing as well as the concentration of households with extremely low incomes must be addressed. In the City, the CN and the Tree Streets, the number of “New Mainers” of primarily of African origin has increased, creating the need to accommodate households that are large in size and have a different culture. Emerging issues in the CN include prostitution and drugs. All of these issues must be addressed as part of the Transformation Plan.

This market analysis suggests the following approach:

- › **Demolish Maple Knoll, the targeted affordable property.** It is a deteriorated HUD-assisted residential property that is unsafe and a blighting influence in the surrounding neighborhood. In addition, a larger acquisition program that would include adjacent parcels would produce a site large enough for a new development at a reasonable scale. If assembled, the site would have frontage on three streets, adding to the visibility of a new residential development to signal neighborhood transformation.
- › **Offer the 41 households living at Maple Knoll, and potentially a small number of additional very low-income households, the opportunity to relocate to new affordable housing units in mixed-income developments.** As the results of this market analysis show, rental occupancy in the Tree Streets neighborhood is high, and few affordable units are available. Substantial rehabilitation will be an alternative, albeit limited because of the age and condition of the housing. City of Lewiston code enforcement data and surveys of CN properties during the Choice planning process have indicated that up to 14% properties in the CN and 28% in the Tree Streets are classified as in Distressed or Failing condition. Consequently, providing replacement housing for Maple Knoll and any additional tenants will require acquisition of sites and construction of new mixed-income developments. Because of their low incomes, the majority of households to be relocated will need deep subsidies.
- › **Redevelop the Maple Knoll assemblage as new mixed-income for-sale housing for larger families – those needing homes with 3 and more bedrooms.** The location has good visibility with frontage on three streets, Bates, Maple, and Blake, and it is in an area with stable new development projects that are being maintained well: Townhouse condominiums; a cooperative; and attractive rental units. The objective is to produce opportunities for homeownership in the Tree Streets neighborhood where 95.9% of housing is estimated to be occupied by renters.

- › **Construct additional professionally managed, mixed-income rental and mixed-use properties.** To the extent possible, assemblages of parcels are recommended to create a “critical mass” of redevelopment demonstrating the CN’s potential for comprehensive transformation of one or more blocks. Potential rehabilitations that will contribute to the revitalization of a block or street or preserve historically significant structures should be redeveloped unless completely cost-prohibitive. A concentrated program combining new infill construction with rehabilitation has the potential to offer new housing while also preserving structures that reflect the traditional fabric of the neighborhood.
- › **Treat lead contaminated properties to provide long-term occupancy potential.** While far less expensive, covering lead-based paint even pursuant to published government guidelines is a short-term solution. Given the high incidence of children with lead poisoning in the Tree Streets and other areas in the CN, eliminating lead contamination must be an essential component of any rehabilitation program and must be strictly enforced.
- › **Capitalize on the opportunity to purchase properties from Park Street to Bates Street along Pine Street, and opposite Kennedy Park.** There is strong market support for a mixed-income residential development at this location, along with a component of commercial/retail space at the corner of Pine and Park Streets. The objective should be to create a signature mixed-income, mixed-use development that will be an entry to the revitalized Choice Neighborhood and the Tree Streets. Insofar as possible, new development should be consistent with the character of City Hall, the Library, and other nearby historic properties in Lewiston’s business district. New commercial development should be food-oriented and cater to people conducting business and employed in the business district, as well as patrons of the park. The mixed-income residential portion of this redevelopment should include a component of replacement housing units for Maple Knoll residents who require studio, one, and two-bedroom units, along with a component of market-rate apartments.
- › **Consider acquiring additional available sites on Pine Street between Pierce Street and Bartlett Street, along with sites fronting on both of these streets and other contiguous parcels.** In addition to privately-owned properties, many of which are in poor condition, there are parcels owned by the City that can contribute to an assemblage. Acquisition and rehabilitation of the historic funeral home at Pine and Pierce Streets will add to the identity and image of an expanded “Neighborhood of Choice” since it is only two blocks from the corner of the proposed Kennedy Park development. In addition, the planned mixed-income development by Avesta and Community Concepts Inc. (CCI) is located at Pine and Blake Streets, between the two proposed locations for Choice redevelopments. The result should be a revitalized Pine Street extending several blocks into the neighborhood and signaling change.
- › **Sites in the Pine/Pierce/Bartlett area of concentrated Choice Transformation Plan revitalization should incorporate residential opportunities addressing two special needs in Lewiston that also are present in the broader Androscoggin County Housing Market Area:**
  - › Provision of large family residential units to accommodate households, including “New Mainers” who have 8 to 12 children. These households have few – or no – affordable housing choices in the County to accommodate them.
  - › Units for formerly homeless people. The United Way of Androscoggin County estimates that there are 100 people in the County on any given nights that “are looking for a place to call home”. Units incorporated in the Pine/Pierce/Bartlett area might, for example, provide apartments for formerly homeless males who have been residents of Sheltered by Jesus L.A., a homeless shelter also at the intersection of Pine and Pierce Streets. A joint program providing small apartments – most likely studios – to “graduates” of the shelter would address a need in the community that was identified by stakeholders.
- › **Seek sources of funding to supplement the resources of the City, Lewiston Housing Authority, and the to-be-designated Housing Implementation Entity.** Options include tapping the MSHA programs, most notably Low-Income Housing Tax Credits, lead abatement initiatives, and funds to support rehabilitation and preservation. In addition, Lewiston Census Tract 203, which includes portions of the Pine/Pierce/Bartlett area, has been designated an Opportunity Zone, meaning that favorable federal tax treatment would be available to investors in this portion of the CN.
- › **Consider selective enhancements to commercial/retail uses in Lewiston’s downtown, most notably along Lisbon Street.** The RES analysis of retail/commercial demand indicated only small increments of unmet demand within 0.5-, 1.0-, and 2.0-mile Retail Trade Areas because residents have opportunities to shop in areas on the periphery of the CN. These include Lewiston Mall (Save-a-Lot and CVS have been mentioned by stakeholders), Promenade Mall, and other nearby retail stores southeast of the CN. Another competitive shopping area referenced is northwest of the CN in Auburn and includes Whiteholm Farm Plaza (Walmart and Lowes), Auburn Plaza, and Auburn Mall. Newer leasing in and around Lisbon Street has included small stores owned by immigrant entrepreneurs. In addition, downtown workers and residents of new residential units that are being developed will add to demand for goods and services. Although overall commercial demand is limited, opportunities could include the following:

- > Specialty boutiques offering clothing, cosmetics, and seasonal items; shoe stores; arts and crafts stores and galleries; optical stores and stores selling eyewear; a gift and card store; and restaurants/carryout stores might be attracted because of the large base of private sector and government employees, along with a growing residential population.
- > 5,000 to 7,500 square feet of food-oriented retail is recommended in the proposed Kennedy Park mixed-use building, which should be located at the corner of Pine and Park Streets.

### **Components of a Market-Based Residential Development Program**

Housing demand typically is based on two considerations, the need to provide additional units to accommodate household growth and the need to replace housing units that have been lost through disasters, are in deteriorated condition, or are uninhabitable. Another source of housing demand is related to housing affordability, the relationship of housing costs to the incomes of households seeking units that are for-rent or for-sale.

Estimates and projections for the CN indicate very limited demand from new household formation and in-migration. From 2018 to 2023, the number of CN households is projected to increase from 5,059 to 5,147 households, a gain of 88 households. Demand generated by household growth in the broader Androscoggin County Primary Market Area (PMA) is also projected to be low; the household count is projected to increase from 44,238 to 44,296, a gain of 58 households.

Higher levels of demand are estimated to result from the need to replace older, deteriorated and substandard housing units. By applying loss rate factors to the number of occupied units in the Androscoggin County PMA, RES has estimated replacement demand of 210 to 215 residential units annually. This equates to replacement demand of about 1,050 to 1,075 residential units during the Choice implementation time frame of five years. It is assumed that that a revitalized CN will be able to capture at least one-third of the HMA replacement demand, which is more than sufficient to accommodate development initiatives contemplated for the CN.

RES has developed the following potential residential development programs for the Kennedy Park Site and the Pine/Pierce/Bartlett Sites. Both are based on the analyses of demand and supply in the HMA and consideration of comments from stakeholder meetings and interviews about CN housing demand. The development program for these sites includes replacement units for approximately 49 households occupying units at Maple Knoll and potentially another property nearby. Additional development is estimated to include at least 100 mixed-income rental units over a five-year time frame; the development program outlined for the two sites referenced may accommodate a total of 166 units, including 49 replacement units. The rents estimated for LIHTC units – those at 50% and 60%

of the Area Median Income (AMI) are gross rents, meaning that they include all utilities. RES has determined that there is market support for all of these units; however, if the number is too large for the sites that can be assembled or a decision is made to proceed with fewer units, a portion of the specified program, which is geared to anticipated income levels and unit size demands, can be deferred.

The final component is mixed-income homeownership on Maple Knoll and adjacent sites, or an assembled site elsewhere in the CN planning area. An initial “test fit” for a somewhat larger site indicated that the Maple Knoll assemblage might accommodate up to 16 townhouse/duplex units. If this number of new for-sale homes is to be developed, RES recommends that the project be phased with 4 or 5 units developed initially, including a model home. Development of additional homes should be based on the pace of sales. Sales prices in the CN overall are low and there are very few newer homes offered for-sale in the CN, with the exception of the townhouses on Bates Street opposite Maple Knoll. Based on current market conditions and sales prices, RES estimates that initial pricing for homeownership units will need to range from \$99,000 to \$119,000 depending on the size of the unit. With this pricing, the homes will be affordable for moderate-income buyers, consistent with the established objective.

### Kennedy Park Site

Unit Rents and Income Targeting -Kennedy Park Site			
Bedrooms/Baths	Rents*	Unit Size (sf)	Number of Units
<b>Studios</b>		500-550	
50%	\$560		1
60%	\$672		0
Market-Rate	\$675		<u>1</u>
Total Studio Units			2
<b>1BR/1BA</b>		650-700	
50%	\$600		14
60%	\$720		6
Market-Rate	\$900		<u>12</u>
Total 1BR Units			32
<b>2BR/1-1.5 BA</b>		950-975	
50%	\$720		8
60%	\$864		2
Market-Rate	\$1,000-1,100		<u>14</u>
Total 2BR/1.0-1.5 BA			24
<b>2BR/2.0 BA</b>		1000-1150	
50%			0
60%	\$864		2
Market-Rate	\$1,150-1,275		<u>6</u>
Total 2BR/2.0BA			<u>8</u>
<b>Total Units-Kennedy Park Site</b>			<b>66</b>

\*Rents for shown for 50% and 60% AMI units are gross rents including all utilities.

### Pine/Pierce/Bartlett Sites

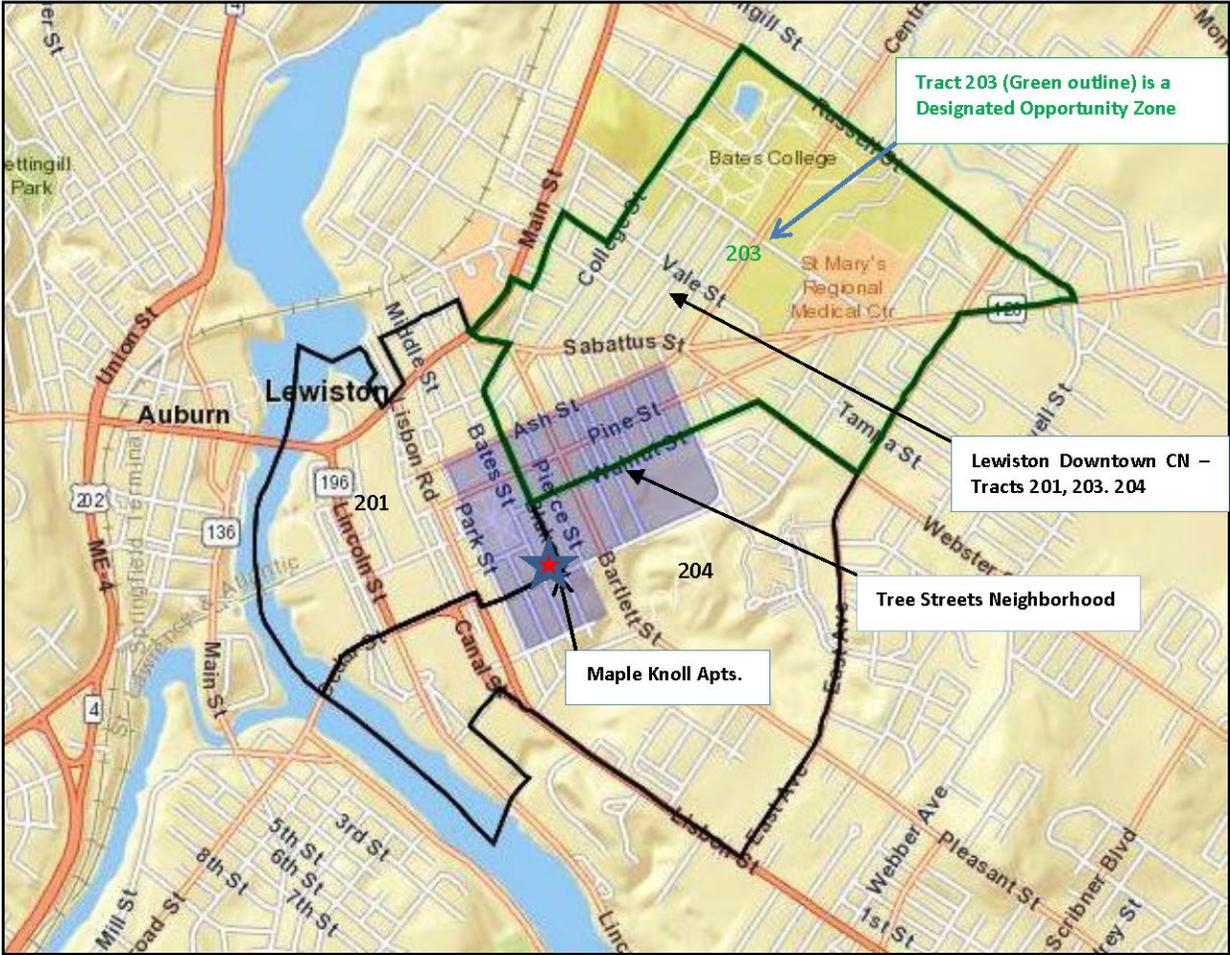
Unit Rents and Income Targeting -Pine/Pierce/Bartlett Sites			
Bedrooms/Baths	Rents*	Unit Size (sf)	Number of Units
<b>Studios</b>		500-550	
50%	\$500		4
60%	\$550		0
Market-Rate	\$550		<u>0</u>
Total Studio Units			4
<b>1BR/1BA</b>		650-700	
50%	\$600		8
60%	\$675		6
Market-Rate	\$800		<u>16</u>
Total 1BR Units			30
<b>2BR/1-1.5 BA</b>		950-975	
50%	\$720		6
60%	\$825		4
Market-Rate	\$900		<u>14</u>
Total 2BR Units			24
<b>3BR/2BA TH</b>		1,150-1,250	
50%	\$800		9
60%	\$850		3
Market-Rate	\$1,000		<u>14</u>
Total 3BR Units			26
<b>4BR/2BA TH, Duplex</b>		1,500-1,600	
50%	\$927		6
60%	\$1,113		4
Market-Rate	\$1,300		<u>6</u>
Total 4BR Units			<u>16</u>
<b>Total Units-Pine/Pierce/ Bartlett</b>			<b>100</b>

## II. CHOICE NEIGHBORHOOD (CN) PLANNING AREA DELINEATION

Downtown Lewiston’s Choice Neighborhood planning area includes 2010 US Census Tracts 201, 203, and 204 in Androscoggin County. The land area of the CN is 1.46 square miles. Included are Lewiston’s business district and government center; the Androscoggin riverfront, canal system, and historic mills; areas with

light industry; and two major institutions, Bates College and St. Mary’s Medical Center. A second medical center, Central Maine, is immediately adjacent to CN Tracts 201 and 203. The CN’s primary residential focus is a twelve-block area split among the three tracts and known as the “Tree Streets”. The map below shows the boundaries of the CN and the Tree Streets neighborhood, along with the location of the existing Maple Knoll Apartments, which is the targeted HUD-assisted distressed subsidized project.

**MAP 1**  
**Census Tracts Comprising the Downtown Lewiston Choice Neighborhoods Planning Area;**  
**The Tree Streets Neighborhood and the Location of Maple Knoll Apartments**



### **Eligible Target Housing Project – Maple Knoll Apartments**

Maple Knoll Apartments is located in the Tree Streets neighborhood and is the identified severely distressed housing project of the CN planning initiative. Because of its deteriorated condition, it cannot be rehabilitated feasibly and is targeted for replacement. The property has a total of 41 units, including two studios, 26 one-bedroom units, and 13 two-bedroom units, all with one bath. Maple Knoll is a HUD-insured Section 8 Loan Management property; of the 41 units, 33 have Section 8 Project-Based subsidies. The City's property records list the address as 78 Maple Street; the alternative address for this corner project is 251 Blake Street.

The City's records indicate Maple Knoll was constructed originally in 1900 as two four-story wood structures. The buildings were combined in 1975 to create a single multifamily property on a .34-acre site. There are no community spaces, and the only outdoor space is the small open area between two of the buildings. A Physical Needs Assessment dated August 18, 2017 by Harriman Architects, Engineers and Planners and Conestco, a professional cost estimating firm, found the property to be severely deficient in each category of assessment. The deficiencies were considered not to be remediable because of their scope and cost.

### **Maple Knoll Resident Characteristics**

A rent roll supplied by the Maple Knoll property manager, H and S Reny Property Management, Inc. and dated April 5, 2018 indicated there were two vacant one-bedroom units, one of which had Section 8 subsidy and the second was a market-rate unit. No information was included about the income, sources of income or employment of households. Income information was provided later, during January 2019, in a second report. At that time there was only one vacancy—a two-bedroom unit.

The April 2018 report provided some information about the demographics of resident households:

- › During April 2018, Maple Knoll had 56 residents living in 39 occupied units. Reports by management did not indicate any overcrowding that would require larger sizes of replacement units. Both studios and most of the 1BR units were occupied by one person. One 1BR unit had three occupants, including two small children. The 2BR units had a total of 28 residents with one to four occupants per unit.
- › A 2018 Resident Demographics report showed a total of 10 children, of which nine were 5 years old or younger.
- › Eleven households were headed by a householder younger than 25 years old.
- › Seven households were headed by householders 55 years old and older.

The second report provided information about income for all households. Since there was no information on the unit number or household size, it was not possible to correlate households with HUD Section 8 income limits. Therefore, RES analyzed income reported for all households occupying the assisted units and, separately, for households occupying market-rate units, to offer comments regarding the potential income mix for replacement units. The analysis indicated 3 households living in assisted units were likely to have incomes exceeding the Section 8 maximums. Even with these households included in the count, the average annual income for 32 households in Section 8 units was \$11,792. Of the households, 22 reported annual income below \$10,000, and seven of these households reported \$0 income. All of these households should be eligible for replacement units with LIHTCs at 50% of the Area Median Income and they will require ongoing deep subsidies. Maine Housing's 2018 income limits for one and two-person households at 50% of the Area Median Income (AMI) are \$22,400 and \$25,600, respectively. Of the households occupying the remaining assisted units, one household has income far above income limits published by Maine Housing for all subsidized housing programs. Depending on household size, the remaining 9 households may be eligible for LIHTC units at 50% or 60% AMI.

The January 2019 report provided income information for 8 households occupying market-rate units at Maple Knoll. Depending on household size, these households might qualify for LIHTC units at either 50% or 60% AMI; alternatively, over-income households will need assistance locating affordable market-rate units.

### **Other Parcels Considered for Inclusion in a Redevelopment Initiative**

There has been discussion about including adjacent parcels with the targeted Maple Knoll project so a larger site will be available for redevelopment. Two parcels have been identified; one or more additional parcels may be added. The two parcels are --

- › 326 Bates Street – This .11-acre lot is adjacent to Maple Knoll at the corner of Maple and Bates Streets. It is a parking lot with the same ownership as Maple Knoll.
- › 320 Bates Street – The site, which has .22 acres, is the former location of a multifamily structure that burned. It is now vacant and owned by the City.

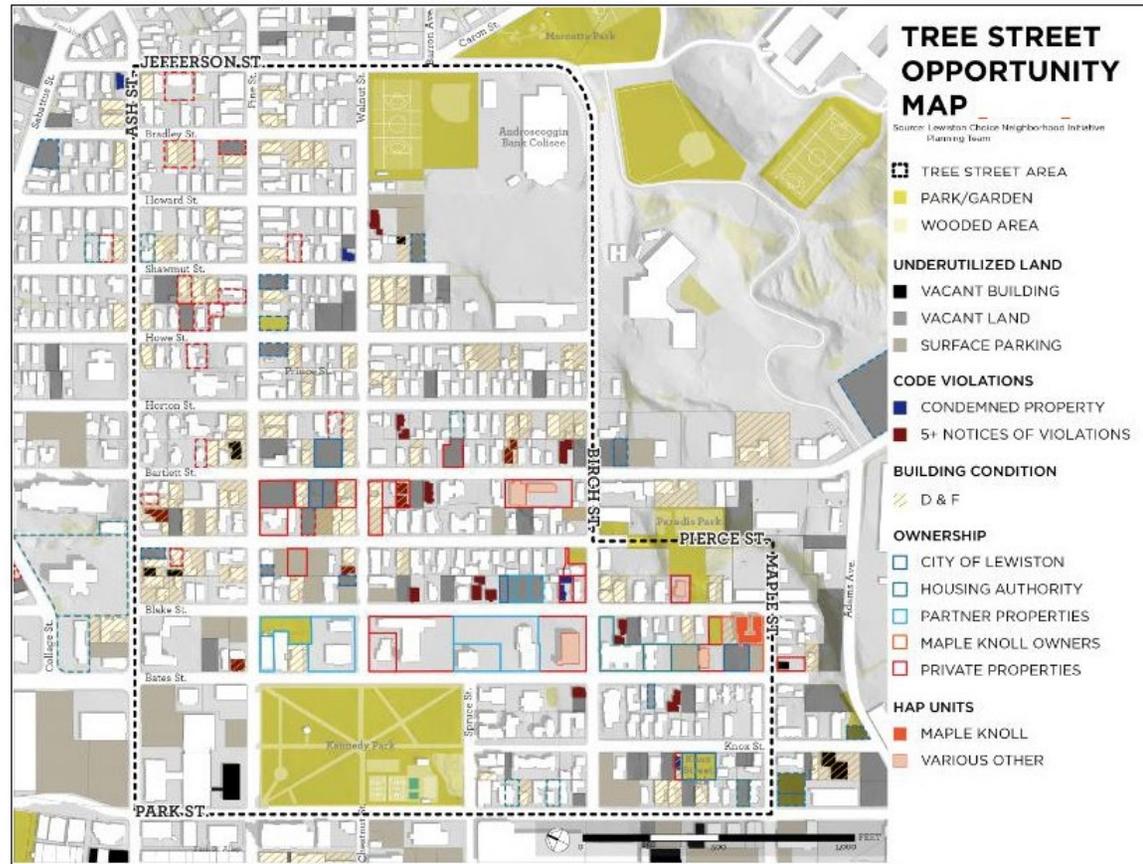
Acquisition of these two adjacent parcels, and possibly one or two others, would offer a redevelopment site on the eastern side of Maple Street, from Blake to Bates Streets, along with frontage on Blake and Bates Streets. Combined, a larger site would enhance the redevelopment potential and increase the visibility of a new development.

**CN Revitalization Target Area – The Tree Streets**

The Downtown Lewiston Choice Neighborhood includes a concentrated revitalization of the Tree Streets neighborhood, a 0.19 square mile portion of the CN positioned adjacent to the City’s business and government center. The boundaries of the Tree Streets neighborhood are Ash, Park, Maple, Pierce, Birch, and Jefferson Streets. As shown in Map 1 on page 108, the Tree Streets neighborhood straddles portions of three 2010 U.S. Census Tracts. Map 2 below presents a detailed map of the Tree Streets neighborhood prepared by Interface Studio.

Map 2 shows the locations of parks and gardens, vacant buildings and land. In addition to Maple Knoll, the map indicates (light pink) the locations of other housing with Housing Assistance Payments Contracts. Also shown is summary information about property ownership; public parking; code violations; and building condition. Appendix A of the Transformation Plan offers detailed data for the Tree Streets, the CN, City of Lewiston, and Androscooggin County from the U.S. Census, estimates from the American Housing Survey, and estimates and projections by Claritas/Ribbon Demographics, ESRI, and other sources identified in the document.

**MAP 2**  
**Opportunity Map - Tree Street Neighborhood**



Source: Interface Studio; Lewiston Choice Neighborhood Initiative Planning Team.

### Tree Streets Neighborhood Demographic Characteristics

Data and estimates for the Tree Streets neighborhood were compiled from a number of different sources that are cited in the discussion that follows. Since portions of the Tree Streets neighborhood are in three different U.S. Census tracts, RES reviewed estimates from a number of sources to compile information that is as accurate as possible. Moreover, issues related to patterns of immigration have posed another problem. The apparent undercount in the case of “secondary migrants”, those settled initially by government agencies in other cities and then migrated to Lewiston and other Maine communities, have increased problems associated with compiling demographic characteristics for this very unique neighborhood.

### Population and Number of Households: Tree Streets

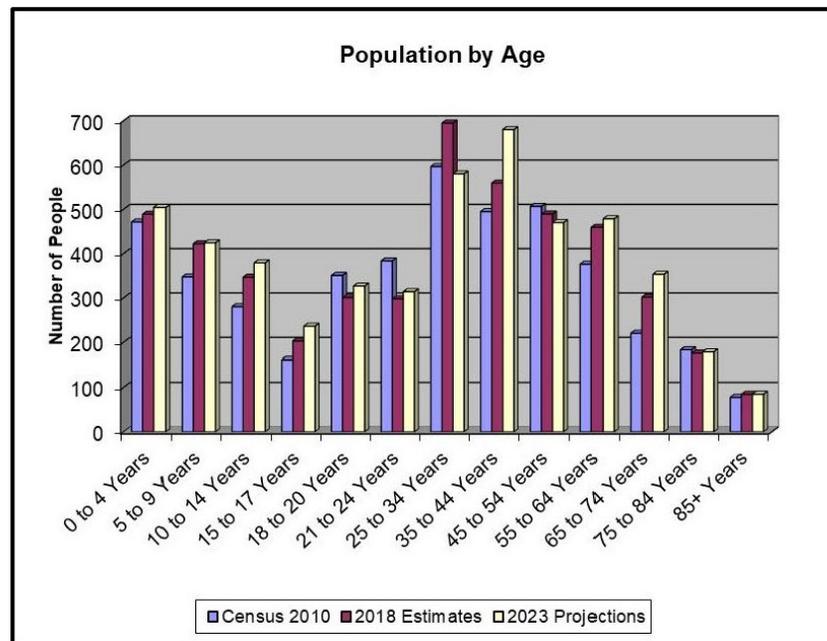
The Tree Streets population has increased slowly, but steadily since the 2000 Census. By 2010, the Census reported a total population in the neighborhood of 4,452, including 575 people age 62 and older. Estimates indicate that the neighborhood’s population had increased to 4,825 by 2018, an increase of 373 people; the population age 65 and older increased to 682. Projections indicate additional population growth through 2023 will add 186 people, for a total 2023 population of 5,011 including 782 people 62 and older. Consistent with the growth of people 65 and older in the State of Maine, the median age of the Tree Streets population also has increased, reaching an estimated 30.1 during 2018 and projected to be 30.5 during 2023. These estimates for the Tree Streets were developed by Ribbon Demographics, based on development of a custom polygon that includes portions of the three Census Tracts that are represented.

The pattern for Tree Street households shows a decrease from 2000 to 2010 based on Census data. Since 2010, however, estimates indicate steady increases of 95 households from 2010 to 2018 and of an additional 49 households by 2023. These increases may reflect the immigration pattern in the neighborhood, which has been a first location for households seeking larger residential units with affordable rents.

### Population by Age and Educational Attainment: Tree Streets

As shown in the graph, estimates indicate that growth patterns have varied by age cohort. The most significant growth estimated from 2010 to 2018 is for people in the age cohort from 25 to 34 years, a pattern likely to be a result of immigration from other countries (See the discussion in a subsequent section.). Probably because of the aging of the population 25 to 34 years old in 2018, a spike in the number of households 35 to 44 years old is projected by 2023. Also projected is additional growth in the number of school-age children aged 10 to 14 years and seniors aged 65 to 74.

Educational attainment is an issue for Tree Streets residents 25 and older. Estimates for 2018 indicate 9.6% of adults had a bachelor’s degree or higher educational attainment; 11.4% had less than a 9th grade education.



Source: Claritas, Inc., Ribbon Demographics

**Race: Tree Streets**

Census Bureau data for 2010 and estimates in the American Community Surveys since 2010 report that Tree Streets residents are predominantly White Alone. However, market research and community outreach in connection with the preparation of the Choice Transformation Plan seems to show that the U.S. Census Bureau has underestimated the number of African-Americans, primarily immigrants, who are now living in the neighborhood. The estimates do show, however, that the percentages of the population that report they are African-American or Two or More Races have been increasing steadily. In addition, the estimates indicate that there also are small numbers of American Indian/Alaska Natives and Asian people living in the neighborhood. For reasons discussed in the immigration section below, the formal counts, including those of the Census Bureau, seem not to be accurate for immigrants now living in the Tree Streets. From a market analysis perspective, the number of large immigrant households is difficult to estimate, making it extremely difficult to reach conclusions about the number of housing units with 3 or more bedrooms that should be available to meet their needs.

**Household Income: Tree Streets**

Estimates by Claritas/Ribbon for 2018 indicate high rates of poverty in the Tree Streets neighborhood. Of the families living there, 48.7% had incomes below the poverty level. Of the families with children, 61.7% had incomes below the poverty level.

Estimates of the number of households by income band and householder age for 2018 are consistent with the poverty estimates; they show a high percentage of households with very low incomes. As shown in the table, more than one-third of Tree Street households (37.9%) are estimated to have annual incomes below \$15,000; another 24.2% of households have incomes estimated to be between \$15,000 and \$24,999. As might be expected, median household income also is low, estimated to be \$20,025 during 2018, compared with a median of \$40,669 estimated for the City of Lewiston in the same year.

Households by Income and Age										
Tree Streets, Lewiston, ME										
Current Year Estimates - 2018										
	Age	Age	Age	Age	Age	Age	Age	Age		
Income	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Total	Percent
	Years	Years	Years	Years	Years	Years	Years	Years		
Less than \$15,000	53	128	115	99	117	99	59	33	702	37.9%
\$15,000 - \$24,999	37	106	93	67	67	34	28	16	448	24.2%
\$25,000 - \$34,999	21	37	27	32	30	19	12	5	184	9.9%
\$35,000 - \$49,999	24	34	29	42	37	17	9	4	196	10.5%
\$50,000 - \$74,999	11	37	34	43	27	10	6	2	169	9.1%
\$75,000 - \$99,999	1	15	16	30	21	5	4	1	93	5.0%
\$100,000 - \$124,999	1	8	12	3	4	10	3	0	41	2.2%
\$125,000 - \$149,999	0	2	1	5	2	3	1	1	14	0.8%
\$150,000 - \$199,999	3	0	0	1	1	3	0	0	8	0.4%
\$200,000 and up	0	0	0	0	0	0	0	0	0	0.0%
<b>Total</b>	<b>151</b>	<b>368</b>	<b>328</b>	<b>320</b>	<b>306</b>	<b>200</b>	<b>121</b>	<b>60</b>	<b>1,855</b>	<b>100.0%</b>
<b>Percent</b>	<b>8.1%</b>	<b>19.8%</b>	<b>17.7%</b>	<b>17.3%</b>	<b>16.5%</b>	<b>10.8%</b>	<b>6.5%</b>	<b>3.3%</b>	<b>100.0%</b>	

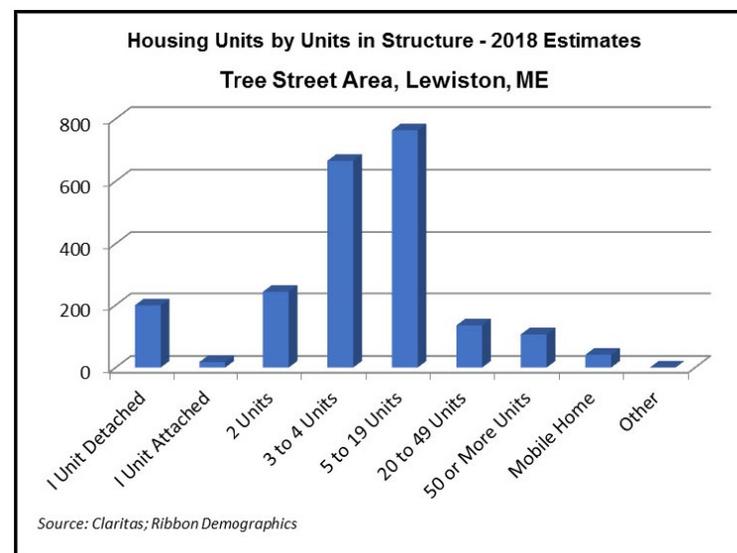
*Source: Claritas; Ribbon Demographics*

## Tree Streets Housing Characteristics

Estimates of the total number of housing units in the Tree Streets neighborhood vary depending on the source and the year of the estimate. Estimates of the total number of units during 2018 ranged from 2,172 to 2,178 housing units by Claritas/Ribbon and Esri, respectively. Of particular note is the extremely low number of owner-occupied units. During 2018 these same data vendors estimated the total number in the Tree Streets to be 75 and 76 units. Approximately 95.9% of units were renter-occupied, a very high percentage even in an urban neighborhood. Estimates of the number of vacant units in the Tree Street neighborhood vary widely between sources. Based on inspection of the neighborhood and the survey conducted by Interface Studios, most of the vacants require upgrades, are contaminated with lead, or are otherwise uninhabitable.

Two characteristics of the Tree Street housing stock are particularly notable. The first is the age of the housing stock. Of all Tree Street housing units, 63.3% were built before 1939. In addition to their age, the majority of these housing units reportedly have lead paint that either is entirely unremediated or has not been properly remediated. Issues with lead based paint actually affect Tree Streets housing units constructed until 1978. ACS data indicate that 1,863 residential units in the Tree Streets were constructed before 1980; most of these are likely to have lead paint. As might be expected, a high number of Tree Streets children under 6 years old had high lead blood levels during screening that occurred from 2008 to 2011.

A second characteristic is the nature of the housing stock, itself. Of the Tree Street units, about two-thirds of all units (65.8%, or some 1,429 units), and especially units constructed before 1920, are in multifamily rental structures having from 3 to 19 units, as shown in the table. These large structures have three to four stories and are typically on small (5,000 to 7,000 square foot) lots. The structures have no outdoor space for children and little or no off-street parking. When combined with code violations, poor maintenance and upkeep, and unattractive exteriors, these structures present a very unfavorable impression of the Tree Streets neighborhood to potential residents and visitors.



## Immigration and Immigrant Characteristics

Since the reported arrival date of 1991 for the first Somali immigrants to Lewiston, the Tree Streets have become home to a large number of refugees, immigrants, and asylum seekers. These so-called “New Mainers” are primarily from countries in Africa; but also, from Middle Eastern countries such as Syria and Iran. Included are individuals and families coming from other countries to the U.S. and also so-called “secondary migrants”, those settled elsewhere in the U.S. who subsequently moved to Lewiston. Catholic Charities Maine Refugee and Immigration Services (RIS), the primary provider of resettlement services to refugees in Maine, reports that refugees historically have come from over 30 countries worldwide. The organization assists by providing resettlement services and support services for asylum seekers.

The largest group of immigrants in Lewiston has been those from Somalia. The country’s last central government collapsed in 1991, and Somalia endured a 16-year period of violence and chaos afterward. Given the circumstances, fleeing Somalis often sought refuge in camps in Kenya and surrounding nations prior to immigrating to other countries, including the United States. While Somalis already had been coming to the U.S. there was an agreement in 2000 that granted Somali Bantus “persecuted minority status” and to resettle 12,000 refugees in the U.S.

These Somali refugees began arriving in the U.S. in 2003. Although a small number of Somalis had been in Lewiston since at least 1991, secondary migrations by Somalis already in the U.S. brought far more immigrants to Lewiston commencing in 2005. By 2011, an estimated 7,500 immigrants from East Africa, including Somalis, were living in Androscoggin County.

The U.S. Department of State Bureau of Population, Refugees and Migration Refugee Processing Center produced a document, “Demographic Profile of Somali Refugee Arrivals, October 1, 2000 through September 30, 2016, which provided information about the socioeconomic characteristics of Somali refugees in the US. A total of 97,447 Somali refugees were admitted to the US during the referenced 16-year period. Most are Muslims (99.7%). They are young: 77.4% were under 31 years old; 55.6% were under 21 years old; and 35.3% were under 14 years old. Families are large, often with 8 to 12 children. For most Somalis, educational attainment was limited to primary education or less.

During the time frame from October 1 to November 30, 2016, another 2,463 Somali refugees were admitted to the US. During this later time period, Somalis actually were the second largest group of refugees behind Congo Nationals with 4,236 immigrants to the US. Like Somali refugees, Congo Nationals also have very large families.

When Somalis arrived in the U.S., their primary resettlement was to major metropolitan areas including Minneapolis, Houston, Columbus, Rochester, Atlanta, and Nashville. Interviews with representatives of the Maine organizations representing refugees, such as the Catholic Charities Maine and Somali leaders in Lewiston, indicated that Somali refugees and refugees from other countries such as the Democratic Republic of Congo who have relocated to Lewiston are among those called “New Mainers”. This name has been used for a number of years for refugees from over 30 countries who have resettled in Maine. Immigrants moving from a primary resettlement location also are known as “Secondary Migrants”. When these households moved from their primary place of resettlement, Secondary Migrants gave up all of the services and support payments received at their primary place of resettlement.

In response to questions regarding why refugees left their primary resettlement location and relocated to Maine, the responses referenced the area’s low crime rate, good schools, and inexpensive housing. Many of the New Mainers of Somali origin initially migrated to Portland but then moved to Lewiston because of the availability of larger housing units. One person interviewed reported that Portland provided relocation money to Lewiston to assist households needing larger housing units. Interviews indicated that the availability of jobs was another major factor; initially jobs for immigrants were in a meatpacking plant and a landscape and nursery operation, but jobs in other businesses and industries are now more common.

Maine provided a range of state and local subsidies to New Mainers, including cash assistance, Temporary Assistance to Needy Families, MaineCare medical assistance, and Supplemental Security Income (SSI) benefits for elderly people 65 and older. However, as noted in the City of Lewiston’s 2017 Master Plan, Legacy Lewiston, (page 31), “...immigrants are now only responsible for less than 25% of assistance dollars, which shows the ability for this population to move to self-sufficiency.”

By 2010, an estimated 5,000 to 6,000 Somalis were living in Lewiston. As noted previously, a related estimate for 2011 indicated there were about 7,500 immigrants from East Africa, including Somalis, living in Androscoggin County. Although the first stop in Lewiston for many immigrant families is the Tree Streets, individuals interviewed indicated that many families have moved to other areas of the City. Families often have several members working, or attending educational institutions.

### III. CHARACTERISTICS OF THE CHOICE NEIGHBORHOOD

This section of the market analysis focuses on the characteristics of the CN, which is the three-tract Downtown Lewiston Choice Neighborhood Planning Area. Map 1 on page 108 has shown its delineation, which includes an area of 1.54 square miles. The Tree Streets neighborhood is a part of CN, and it also includes a large portion of the City’s riverfront along the Androscoggin River, the business and government district, along with two major institutions, St. Mary’s Regional Medical Center and Bates College. Information about the CN presented in this section is intended to provide a summary description, rather than details.

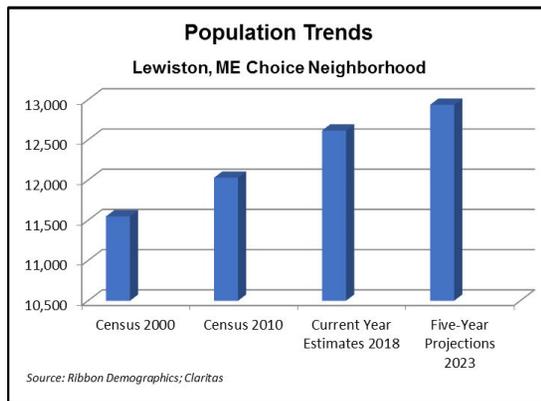
The following section of this market analysis provides more detailed data for the CN, together with a comparison of data for the CN, the City of Lewiston, and Androscoggin County, which is the Primary Market Area (PMA) within which new and rehabilitated housing in the CN will compete for renters and purchasers.

#### CN Neighborhood Demographic Characteristics

The following paragraphs provide details about the demographic characteristics of the CN. The data are from the 2000 and 2010 U.S. Census and the Bureau of the Census American Community Survey. Current year estimates and five year projections were prepared by Claritas and Ribbon Demographics.

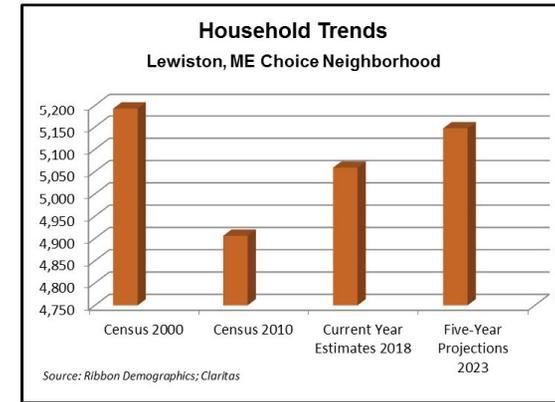
#### Population Trends: CN

As shown in the adjacent chart, the population of the CN has increased steadily, albeit at a slow pace, since 2000. From 2010 to 2018, the CN’s population increased at an annual rate of 0.6% (587 persons). Projections by Claritas/Ribbon Demographics are for additional annual growth of 0.5% (320 persons) from 2018 through 2023.



#### Household Trends: CN

In contrast, the number of CN households declined in the CN from 2000 to 2010, based on Census data, but is estimated to have grown since 2010. By 2018, there were an estimated 5,059 households in the CN; by 2023 Claritas/Ribbon Demographics are projecting additional growth of only 88 households.



#### Average Household Size: CN

The CN’s average household size has been increasing steadily, reaching 2.49 persons per household by 2018 and projected to increase further by 2023. For the City of Lewiston, average household size was smaller, 2.26 in the 2010 Census; estimates and projections are for no change.

While average household size is important, it is more useful from a residential planning perspective to understand the number of households in each size category. The table below presents estimates from the most recent five-year ACS of the number of persons in households in the CN planning area and the City of Lewiston. The estimates for the CN are for the three component Census tracts: 201, 203, and 204.

	<u>CN Planning Area</u>		<u>City of Lewiston</u>	
	Number	Percent	Number	Percent
<b>Total Occupied Housing Units</b>	4,819	100.0%	16,063	100.0%
<b>Household Size:</b>				
1 Person	2,374	49.3%	5,857	36.5%
2 Person	1,348	28.0%	5,659	35.2%
3 Person	673	14.0%	2,281	14.2%
4 or More Person	424	8.8%	2,266	14.1%

Source: U.S. Census Bureau, ACS 5-year Estimates, 2013-2017; Real Estate Strategies, Inc.

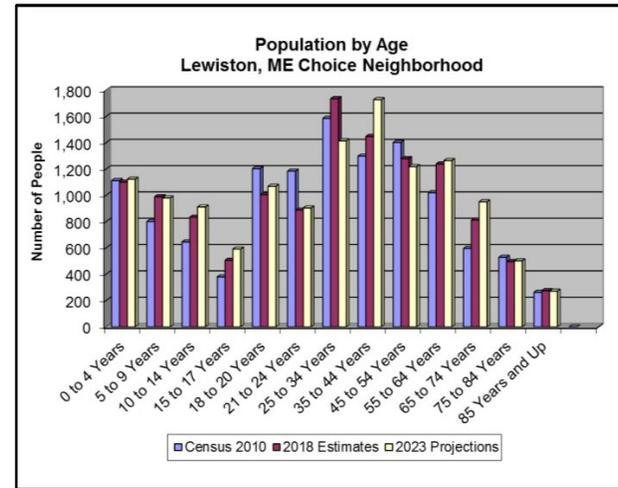
Of particular interest is the high number and percentage of households with one person in the CN, which is even higher than the percentage for the City of Lewiston. This situation may result from the concentration of affordable senior housing complexes having households with one person, most of which are concentrated in the CN's Tree Streets neighborhood. Another factor may be the number of Bates College students who report Lewiston as their residence.

The percentage of households with four or more persons in the CN may be lower than expected, possibly as a result of the apparent undercount of immigrant households, including very large families, which is affecting the ACS estimates. Input from stakeholders has indicated that the reported percentage is too low, and should not be relied upon in evaluating housing needs. It should be noted that the higher percentage of larger households estimated by the ACS for the City of Lewiston overall results from households with four or more persons living in owner-occupied housing units.

**Race and Age: CN**

As discussed previously regarding the CN's Tree Streets neighborhood, statistics compiled for the decennial Census and the ACS underestimate the African-American population in Lewiston, most likely because immigrants now living in the City migrated from other US cities and have not been counted. Estimates for 2018 by Claritas/Ribbon Demographics are consistent with this undercounting trend. By race, these estimates placed the CN population at 74.3% White Alone; 17.5% African-American Alone; 0.6% American Indian/Alaskan Native Alone; 1.2% Asian/Hawaiian/Pacific Islander Alone; 1.1% Some Other Race Alone; and 5.3% Two or More Races. Estimates for the City and County placed the population that was White Alone at even higher percentages, 84.9% and 92.8%, respectively.

The population in the CN is relatively young, most likely because of the presence of Bates College and students counted during the U.S. Census. During 2018, the median age was 30.7, compared with about 44 for Maine and 37.8 years for the U.S. as a whole.



Source: Claritas; Ribbon Demographics; Real Estate Strategies, Inc.

**Household Income: CN**

As shown in the table below, estimates of household income for the CN indicate large percentages of households with low incomes.

Households by Income and Age Lewiston, ME Choice Neighborhood										
Current Year Estimates - 2018										
	Age	Age	Age	Age	Age	Age	Age	Age		
Income	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Total	Percent
	Years	Years	Years	Years	Years	Years	Years	Years		
Less than \$15,000	128	311	289	249	311	282	168	97	1,835	36.3%
\$15,000 - \$24,999	97	287	258	182	193	96	85	50	1,248	24.7%
\$25,000 - \$34,999	68	102	80	97	96	52	32	14	541	10.7%
\$35,000 - \$49,999	71	94	82	120	105	45	23	10	550	10.9%
\$50,000 - \$74,999	35	92	83	116	77	25	14	4	446	8.8%
\$75,000 - \$99,999	4	41	47	80	55	15	11	3	256	5.1%
\$100,000 - \$124,999	2	26	37	7	10	31	8	0	121	2.4%
\$125,000 - \$149,999	0	7	3	15	8	6	1	2	42	0.8%
\$150,000 - \$199,999	8	0	0	2	1	7	1	0	19	0.4%
\$200,000 and up	0	1	0	0	0	0	0	0	1	0.0%
<b>Total</b>	<b>413</b>	<b>961</b>	<b>879</b>	<b>868</b>	<b>856</b>	<b>559</b>	<b>343</b>	<b>180</b>	<b>5,059</b>	<b>100.0%</b>
<b>Percent</b>	<b>8.2%</b>	<b>19.0%</b>	<b>17.4%</b>	<b>17.2%</b>	<b>16.9%</b>	<b>11.0%</b>	<b>6.8%</b>	<b>3.6%</b>		

Source: Claritas; Ribbon Demographics

During 2018 an estimated 36.3% of households had income below \$15,000. Despite the lower median age, 42.4% of households in this lowest income band were seniors age 65 and older. This concentration is consistent with the concentration of affordable senior housing in the CN, and especially in the Tree Street neighborhood. Younger households - those headed by a householder under age 35 - also were heavily represented in this lowest income band; an estimated 439 householders (24.0%) were 34 years old and younger. Since the estimates for the CN (and Tree Streets neighborhood within it) seem to include few immigrants, the estimate of younger households is probably low.

An additional 1,248 CN households had 2018 incomes in the band from \$15,000 to \$24,999. Families with fewer than four persons that were in this income band were classified by the government as being below the poverty threshold. In the CN, an estimated 1,003 families (45.3%) had incomes below poverty during 2018, including 829 (57.9%) of families with children.

In the City of Lewiston overall, the percentage of householders in the two lowest income bands (18.7% with incomes less than \$15,000 and 15.7% with income \$15,000-\$24,999), were estimated to be far lower in 2018 than the percentage of CN households in these bands; Androscoggin County the percentages were even lower, 12.4% with incomes below \$15,000 and 11.8% with incomes between \$15,000 and \$24,999.

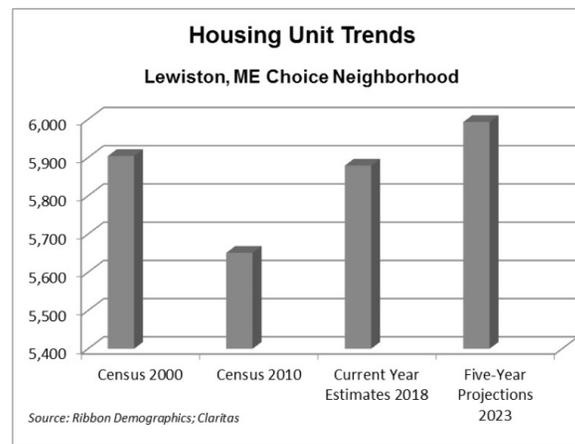
**Disability Status: CN**

ACS 2013-2017 estimates were that 13.0% of persons under 65 in Androscoggin County had a disability. Detailed ACS estimates indicate that many people reported to have disabilities, especially younger children, have hearing and sight issues rather than other categories reflecting mobility including cognitive, ambulatory, self-care, and independent living disabilities.

For the three tracts in the CN, the ACS estimates that 2,980 persons have one or more disabilities. Estimates for the CN below this level do not seem reliable; margins of error often are larger than the estimates. However, for the City of Lewiston overall, an estimated 6,874 (19.5%) persons have a disability, including 2,268 (42.6%) persons age 65 and older. Of the population age 18 to 64 in the City (22,978 people), an estimated 2,107 have a cognitive disability; 1,938 have an ambulatory disability; 493 have a self-care deficiency; and 1,475 have an independent living disability. While precise estimates are not possible, replacement housing units in the CN Transformation Plan should include handicap-accessible units, as well as units that are visitable.

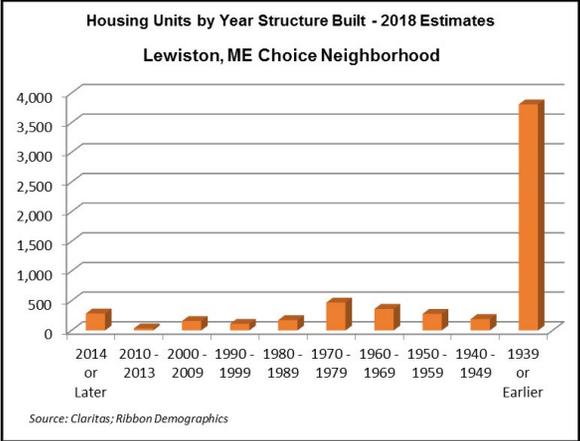
**Choice Neighborhood Housing Characteristics**

The 2010 Census reported a total of 5,651 housing units in the three-tract CN planning area. As shown in the graph, estimated growth of 4.0% from 2010 to 2018 brought the number of housing units to 5,879; Claritas/Ribbon is projecting a further increase of 1.9% by 2023 to 5,993 units. For the City of Lewiston overall, the growth percentage during the time frame from 2010 to 2018 was estimated to be lower than for the CN.

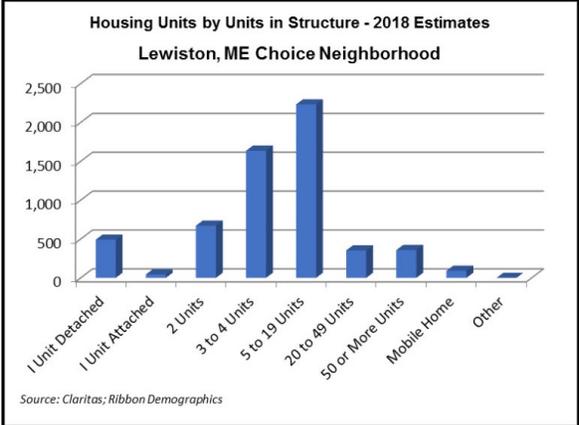


The homeownership rate in the CN overall is higher than in the Tree Streets. The CN percentage has, however, been declining. In 2000, 14.0% of occupied housing units were owner-occupied; 86.0% were renter-occupied. By 2010, the owner-occupied percent had declined to 13.1%. Since 2010 the percentage has increased slightly, to an estimated 13.3%. For the City of Lewiston, the percentage of owner-occupied units was estimated to be far higher, 47.5%, during 2018; the estimate for Androscoggin County for the same year was 64.5%, which is consistent with the national homeownership rate of 64.8% during 2018.

Statistics on the age of the housing stock show that the CN and the Tree Streets have similar percentages of housing constructed before 1940, an estimated 64.8% in the CN and 63.3% in the Tree Streets. The estimate for the City of Lewiston during 2018 is 37.6% of housing constructed before 1940; for the County, the percentage is 29.1%. Conversely, the graph also indicates the low number of CN units that were constructed between 2000 and 2018, an estimated 479 units, or 8.7%. As in the Tree Streets, the high percentage of older housing in the CN is a strong indicator of lead contamination. Data and interviews have indicated that lead contamination has been treated somewhat superficially, if at all.



The graph below presents estimates for 2018 of the number of units in structures. The data indicate that the housing stock in the CN is concentrated, heavily, in two size categories: Structures with 3 to 4 units (27.8%); and those with 5 to 19 units (38.4%). Combined, the number of housing units in these two categories includes 3,868 of the CN's 5,879 units. The City of Lewiston has far larger percentages of single-family (43.1%), 1-unit attached (1.3%), and 2-unit structures (10.7%). More than half, 56.5%, or 27,966 units in Androscoffin are estimated to be 1-unit detached structures. The percentages of units in structures having 50 or more units is low, estimated to be 2.5% of the housing stock in the City and also in the County. The percentage of units in structures with 50 or more unit in the CN is higher, 6.1%.



Statistics presenting the estimated value of owner-occupied housing units in the CN during 2018 indicate that 370 (55.1%) had values ranging from \$80,000 to \$149,999. For the City of Lewiston, prices were estimated to be higher during 2018; 4,247 homes (58.6%) were in the price range from \$100,000 to \$199,999. The pattern for Androscoffin County during 2018 was estimated to be similar to the City; more than 50% of housing units were in this same price range.

## **Institutions in the CN**

As discussed previously, the Lewiston Downtown CN encompasses the City's downtown, including the offices of City government, as well as many businesses. In addition, there are major institutions that anchor the CN.

*Bates College* – One major institution located within the CN is Bates College, a highly-rated liberal arts institution founded originally in 1855 by Maine abolitionists. It is a nonsectarian, coeducational college with 2019 enrollment of 1,787. According to Business Week, Bates ranked #22 in National Liberal Arts Colleges and #13 in Best Undergraduate Teaching. The College is a major landholder in Lewiston with a main campus totaling 133 acres. During 2018, Bates employed 839, making it the fourth largest employer in Lewiston. Many Bates faculty, staff, and students are involved in the Lewiston/Auburn community in a variety of roles. One example that has provided useful information for the CN planning process was a Mapping Workshop during July 2018, which collected information from participants, largely from the Tree Streets neighborhood.

*St. Mary's Regional Medical Center* – A second major institution located in the CN is St. Mary's, which is a member of Covenant Health. The St. Mary's campus in Lewiston includes a 233-bed acute care hospital, as well as a primary care provider network, urgent care and emergency department, behavioral and mental health services, and outpatient specialty practices. Facilities in Lewiston include office buildings, a rehabilitation center, women's health pavilion, a center for family medicine, a nursing home (St. Mary's d'Youville), and a 128-unit affordable independent housing complex for seniors and disabled people. St. Mary's states they are among Maine's largest employers.

Of particular importance in the CN is St. Mary's B Street Community Center, which is located at 57 Birch Street. The Center provides a broad range of health-related services from school health physicals to minor surgical procedures and pediatrics. It is open weekdays from 7 am to 7 pm. A second important facility also sponsored by St. Mary's is the St. Mary's Nutrition Center, at 208 Bates Street.

*Central Maine Medical Center (CMMC)* – While not located within the CN, CMMC's Lewiston campus is surrounded on two sides by CN Tracts 201 and 203 and provides medical and related services to residents of the CN on a regular basis. The Androscoggin Chamber of Commerce and Maine Department of Labor list CMMC as Lewiston's largest employer in 2018 with 2,025 employees. The main campus is bordered by Main, Hammond, and High Street; the official address is 300 Main Street, but the main entrance is at 60 High Street. Major services include cancer, heart and vascular, surgical services, neuroscience, and orthopedics. CMMC's community activities have included conducting a Community Health Needs Assessment for Androscoggin County, jointly with St. Mary's.

Central Maine Family Practice, which is located at 12 High Street within the CMMC campus, serves residents of the Tree Streets and the CN by providing preventive care, routine physicals, and assistance for patients with the management of their acute and chronic diseases. Patients must make appointments to see the doctors who specialize in family medicine.

## **Other Institutions and Service Providers in the CN**

Numerous other organizations offer a range of services for residents of the CN. Included are religious institutions, community-based organizations, youth-oriented service providers, senior organizations, homeless providers, organizations serving refugees and asylum seekers, and many others. References to these organizations are provided in the Neighborhood and People sections of the Transformation Plan.

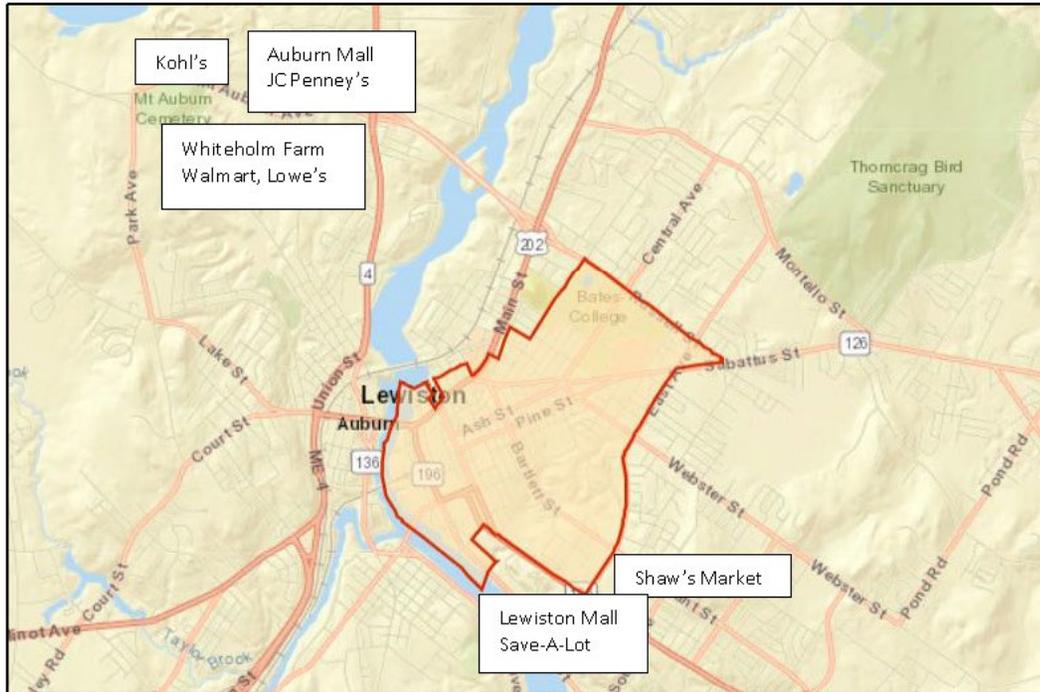
## Retail and Services

While Lewiston's downtown business and retail district is located in the CN planning area, retail offerings are somewhat limited. Like the downtowns in other cities, there are no department stores or other large-scale retailers. Buildings formerly occupied by a variety of hard- and soft-goods retailers now are tenanted by restaurants and specialty food stores, personal and business services, variety and discount stores. In Lewiston immigrant entrepreneurs have established stores downtown, including a popular restaurant. Additional restaurants have located in the renovated Bates Mill complex and also along Main Street. There are neighborhood groceries and corner stores on numerous blocks, and several were cited by stakeholders as places where they shop. These stores serve an important

role in meeting the needs of residents for specific items. However, destinations for groceries, clothing, and most other goods are now located in retail centers at the periphery of the CN (Lewiston Mall), and beyond. While distant for households without cars, the selection of stores and, for groceries the range of price points, provides reasonable choices for shoppers.

Map 3 shows shopping locations referenced during interviews and stakeholder meetings, as well as selected groceries and larger retail establishments.

**MAP 3**  
**Selected Shopping Locations around the Choice Neighborhood**



## Educational Institutions

The CN planning area is served by Lewiston Public Schools. A new elementary school, Connors Elementary, which is located near Lewiston High School, is replacing Longley Elementary, and will also replace Martel Elementary in the fall of 2019.

The website, GreatSchools.org, assigns low ratings to Lewiston public schools, if they are rated. Only three pre-K schools are rated, but the ratings are very low – 1 and 2. Longley, which has served portions of the CN and is being replaced, is not rated. Lewiston Middle School’s rating is 1, below average; Lewiston High School does not have an overall rating, but is ranked 1, below average, on college readiness.

In addition to public schools, Lewiston has numerous private schools ranging from day care through high school. While Lewiston also has a number of daycare centers serving infants, toddlers, pre-school and school-age children. Meetings with stakeholders and comments in community meetings indicated a potential need for an additional daycare center in the CN. Additional investigation may be appropriate; however, additional slots reportedly are included in the new Connor Elementary School.

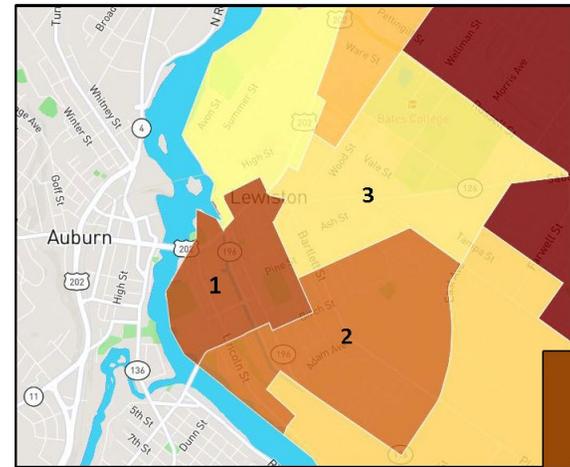
For CN residents pursuing a higher education, Bates College is nationally ranked. In addition, the University of Southern Maine has a center in Lewiston and a main campus in Portland. Maine also has a community college system, which is reported to have the lowest college tuition in New England. Central Maine Community College has a location in Auburn.

## Transportation and Access

The Androscoggin Council of Governments runs a bus service called citylink Bus System, or the Purple Bus System, which serves Lewiston and Auburn. There are 9 different routes serving both cities, including a Downtown Shuttle route connecting the two downtowns. The Lisbon Street route offers service from Oak Street in downtown Lewiston, to locations near Lisbon and East Avenue. This route also serves the VA Clinic. Another route, College Street, provides service from downtown Lewiston to Bates College and also to Auburn Mall, Auburn Plaza, and Walmart. While there were complaints about the frequency of service and limitations on the number of bags that could be taken on the bus, the service can be used to reach numerous destinations in the area. One major issue that was raised in connection with Lewiston’s ability to attract people now living and working in Portland, most notably Millennials, is the lack of scheduled public transportation service between Lewiston and Auburn and Portland. Reports indicate attempts to start such a service, but estimates of lower ridership initially and the cost have stalled the process.

## Crime

The website NeighborhoodScout.com collects detailed crime data that is more current than widely available. Sources include statistics collected by the FBI and local police departments. As with Census Tracts, portions of the CN are in three different neighborhoods:



Map Key

- 1 – City Center
- 2 – Canal Street/Can Street Aly
- 3 – Bates College/Sabattus Street

Source: NeighborhoodScout.com, Real Estate Strategies, Inc.

Lewiston usually is perceived to be a safe city with occasional issues with drugs and prostitution. However, the Neighborhood Scout breakdown of the number of crimes and the crime index indicate there is potential for improvement. The table below presents statistics for the three Neighborhood Scout neighborhoods represented in the CN.

	Lewiston Neighborhoods Delineated by NeighborhoodScout		
	1 Center City	2 Canal St/Can St Aly	3 Bates College/Sabattus
<b>Total Crime Index</b>	19	24	40
<b>Neighborhood Annual Crimes</b>			
Number of Crimes:			
Violent	10	24	21
Property	65	131	168
<b>Total</b>	<b>75</b>	<b>155</b>	<b>189</b>
Crime Rate (per 1,000 residents):			
Violent	6.37	6.41	3.23
Property	41.4	34.98	25.87
<b>Total</b>	<b>47.77</b>	<b>41.39</b>	<b>41.39</b>

Notes: Portions of the CN are included in 3 NeighborhoodScout neighborhoods.

100 on the Crime Index is the safest.

Source: NeighborhoodScout.com website; Real Estate Strategies, Inc.

The Total Crime Index considers both violent crimes and property crimes. As the table shows, there is variation among the neighborhoods both in the number of crimes by type and also the crime rates, which are calculated on the basis of 1,000 residents. Thus, while the Total Crime Index is highest for Bates College/Sabattus, property crimes appear to be the upward driver. This higher property crime level is not unusual in a college neighborhood.

### **Economic Influences**

The economy of Lewiston generally has been stable with modest population and economic growth. Between 2000 and 2010, the City's population grew at an average rate of 0.3% annually, only slightly lower than the 0.4 percent annual rate for Androscoggin County. While some companies have closed operations in the area, others have come in. Data from the Bureau of Labor Statistics (BLS) for the Lewiston/Auburn area show slow but steady employment growth since 2016; annual unemployment was 3.2% metro-wide for 2017 and preliminary data show a decline to 3.05% for 2018.

The most significant economic trend influencing the City has been the redevelopment occurring near the Androscoggin River, most notably the rehabilitation and repositioning of Bates Mill and development of the new Hampton Inn nearby. In addition, Lisbon Street has seen new businesses and restaurants, as well as development of new housing. The designation of a The Lewiston Commercial Historic District along Lisbon and nearby Main Street should generate further interest in business development.

Recent reports indicate that Lewiston today is an “Eds and Meds” city that also enjoys the presence of a major financial institution. Major employers are two hospitals, Central Maine Medical Center and St. Mary's Regional Medical Center. TD Bank has a significant presence as a major employer in Lewiston; Bates College and other educational institutions, including Lewiston's schools are among the larger employers.

The TD Bank 2019 economic forecast for Maine reported growth of 2.1% during 2018 but cautioned that this rate would be difficult to maintain during the current year. Factors causing concern are demographic. Maine is one of two U.S. states where deaths outnumber births, and the labor force has been flat since 2016. During early 2019 the unemployment rate statewide has been 3.5%; the lack of workers has been affecting job growth since mid-2018. The forecast notes, however, that Maine is attracting more domestic migrants, a situation that may help hiring to advance in the future.

## **IV. RESIDENTIAL PRIMARY MARKET AREA**

### **Primary Market Area Delineation**

The Primary Market Area (PMA) is the area from which a majority of residents of a proposed new residential property will be drawn. The PMA for the Lewiston Downtown Choice Neighborhood was established on the basis of information supplied by professionals familiar with the City and the CN including managers of rental properties. In addition, the market analysts considered two other sources:

- › The 2012-2016 American Community Survey reports that 24% of households moving to Lewiston during this period moved from other towns in Androscoggin County.
- › The Census Bureau's LEHD On the Map data system provides information about where workers employed in the City of Lewiston live. Based on the data from 2015, the most recent year available, 57.4% of individuals working in Lewiston live in Androscoggin County.

On the basis of the research described above, the market analysts concluded that new housing developed in the CN would draw the majority of residents from Androscoggin County, including current residents of the City of Lewiston, as well as those living in other communities in the County. New housing in the CN would appeal especially to households with one or more persons employed in the City. Map 4 delineates the boundaries of the County, which is large in size – 497 square miles.

**MAP 4**  
**Androscoggin County PMA for the**  
**Downtown Lewiston Choice**



**Demographic and Income Characteristics – A Comparison**

The table below provides a summary comparison of population and household data for the CN, City of Lewiston, and the Androscoggin PMA, consistent with the discussion in the previous section of this market study.

Population growth in the PMA was more robust from 2000 to 2010 than in the CN and the City of Lewiston. However, estimates by Claritas/Ribbon indicate no meaningful population growth in the PMA since the 2010 Census. Over the next 5 years, the PMA is projected to add only 95 people, but to gain 58 households. This pattern is consistent with the slow growth pattern in Maine overall in recent years. The average household size in the PMA during 2000, 2.36 persons, was larger than the averages for the CN and the City of Lewiston. Not all household size increase is likely to result from immigration of large families from Africa, most notably Somalia and the Democratic Republic of the Congo. As reported previously, the Immigrant Resource Center, a private agency providing services to immigrants and asylum seekers, has estimated there are about 7,500 immigrants from East Africa in the County, which has contributed to the increases in household size in the CN, in particular.

**Population and Household Characteristics**  
**CN Planning Area, City of Lewiston and the Androscoggin County PMA**

	CN Planning Area	City of Lewiston	Androscoggin County PMA
<b>Population</b>			
2000 Census	11,549	35,689	103,790
2010 Census	12,030	36,592	107,702
2018 Estimate	12,617	36,654	107,278
2023 Projection	12,937	36,798	107,373
Avg. Annual Percent Change 2000-2010	0.4%	0.3%	0.4%
Avg. Annual Percent Change 2010-2018	0.6%	0.0%	0.0%
Avg. Annual Percent Change 2018-2023	0.5%	0.1%	0.0%
<b>Households</b>			
2000 Census	5,193	15,290	42,026
2010 Census	4,906	15,267	44,315
2018 Estimate	5,059	15,246	44,238
2023 Projection	5,147	15,273	44,296
Avg. Annual Percent Change 2000-2010	-0.6%	0.0%	0.5%
Avg. Annual Percent Change 2010-2018	0.4%	0.0%	0.0%
Avg. Annual Percent Change 2018-2023	0.3%	0.0%	0.0%
<b>Average Household Size</b>			
2000 Census	2.22	2.17	2.38
2010 Census	2.45	2.26	2.37
2018 Estimate	2.49	2.26	2.36
2023 Projection	2.51	2.26	2.36

Sources: U.S. Census; Claritas, Inc; Ribbon Demographics; Real Estate Strategies, Inc.

The table at the right provides 2018 estimates comparing the age and racial characteristics of the CN planning area, the City of Lewiston, and the County PMA. By age, a comparison of the CN and the PMA indicates the percentage of children under 15 years old in the CN, 23.2%, is far higher than the PMA percentage of 18.0 percent. Conversely, the PMA's population 55 years old and older is estimated to be 31.9%; the CN percentage is 22.4%. These differences are reflected in the median age statistics. The CN median age is 30.7 years and the City median age is 38.0. For the PMA the median is 41.2 years.

Racial characteristics also differ significantly. The CN's population is 74.3% White and 17.5% African-American. In contrast, the PMA's population is 91.9% White and 3.7% African-American. Another difference between the CN and PMA is the estimated population of two or more races, 5.3% versus 2.5%. The CN also has a larger percentage of Hispanic population, but in absolute numbers there are many more Hispanics in the PMA overall.

	CN Planning Area		City of Lewiston		Androscoggin County PMA	
	Number	Percent	Number	Percent	Number	Percent
<b>2018 Population by Age</b>						
Under 5 Years	1,101	8.7%	2,486	6.8%	6,317	5.9%
5 to 9	990	7.8%	2,412	6.6%	6,495	6.1%
10 to 14	835	6.6%	2,248	6.1%	6,513	6.1%
15 to 17	507	4.0%	1,328	3.6%	3,968	3.7%
18 to 20	1,006	8.0%	2,030	5.5%	4,526	4.2%
20 to 24	888	7.0%	2,037	5.6%	5,251	4.9%
25 to 34	1,736	13.8%	4,492	12.3%	12,619	11.8%
35 to 44	1,448	11.5%	4,251	11.6%	12,755	11.9%
45 to 54	1,280	10.1%	4,295	11.7%	14,604	13.6%
55 to 64	1,240	9.8%	4,548	12.4%	15,399	14.4%
65 to 74	813	6.4%	3,554	9.7%	11,125	10.4%
75 to 84	497	3.9%	2,001	5.5%	5,361	5.0%
85+ Years	<u>276</u>	2.2%	<u>972</u>	2.7%	<u>2,345</u>	2.2%
	12,617		36,654		107,278	
<b>Median Age 2018 (Years)</b>	30.7		38.0		41.2	
<b>2018 Population by Race</b>						
White	9,376	74.3%	31,121	84.9%	98,641	91.9%
African-American	2,207	17.5%	3,368	9.2%	3,998	3.7%
American Indian/ Alaska Native	74	0.6%	180	0.5%	439	0.4%
Asian Alone	140	1.1%	464	1.3%	936	0.9%
Native Hawaiian/Pacific Islander	9	0.1%	12	0.0%	29	0.0%
Other Race	144	1.1%	272	0.7%	555	0.5%
Two or More Races	667	5.3%	1,237	3.4%	2,680	2.5%
<b>2018 Hispanic Population</b>	473	3.7%	959	2.6%	2,132	2.0%

Sources: U.S. Census; Claritas, Inc; Ribbon Demographics; Real Estate Strategies, Inc.

## Household Income

A comparison of household income characteristics indicates that the Androscoggin County PMA has larger percentages of households in higher household income ranges than the CN and the City of Lewiston. Estimates for 2018 that are shown in the chart show a very wide difference between the percentage of CN households with incomes below \$24,999 (61.0% of households) and the percentage of PMA households in the same income bands (12.2%). Further, more than one-third of PMA households have incomes ranging from \$50,000 to \$99,999. The income disparities are reflected in the comparisons of median income. In all years indicated in the table, the PMA median is more than twice that of the CN.

Household Income Comparison - 2018 Estimates

Income Band	CN Planning Area		City of Lewiston		Androscoggin County PMA	
	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	1,835	36.3%	3,935	25.7%	5,470	12.4%
\$15,000 - \$24,999	1,248	24.7%	2,799	18.3%	5,231	11.8%
\$25,000 - \$34,999	541	10.7%	2,231	14.6%	4,238	9.6%
\$35,000 - \$49,999	550	10.9%	2,344	15.3%	6,023	13.6%
\$50,000 - \$74,999	446	8.8%	2,438	15.9%	8,805	19.9%
\$75,000 - \$99,999	256	5.1%	902	5.9%	6,175	14.0%
\$100,000 - \$124,999	121	2.4%	265	1.7%	3,514	7.9%
\$125,000 - \$149,999	42	0.8%	138	0.9%	1,801	4.1%
\$150,000 - \$199,999	19	0.4%	60	0.4%	1,689	3.8%
\$200,000+	1	0.0%	179	1.2%	1,292	2.9%
<b>Total Households</b>	<b>5,059</b>		<b>15,291</b>		<b>44,238</b>	
<b>Median Household Income</b>						
2000 Census	\$17,539		\$29,086		\$35,839	
2018 Estimate	\$20,565		\$40,669		\$53,285	
2023 Pojection	\$21,950		\$43,847		\$57,987	

Source: U.S. Census Bureau; Claritas, Inc.; Ribbon Demographics; Real Estate Strategies, Inc.

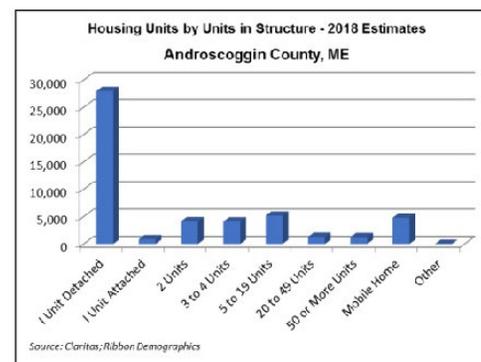
## Characteristics of the PMA Housing Stock

As with age and race, the characteristics of the Androscoggin County PMA's housing stock differ from those of the CN and the City of Lewiston. As noted previously and shown in the table, the percent of owner-occupied housing units in the PMA is high and is very similar to the 64.8% for the U.S. as a whole during 2018. The percentage of vacant units estimated during 2018 may appear high, but the percentage includes homes that are offered for-sale and for-rent, units sold and rented but not occupied, vacant homes for seasonal or recreational use, and those classified as "other vacants". This last category is composed primarily of units that are in substandard condition and not suitable for occupancy.

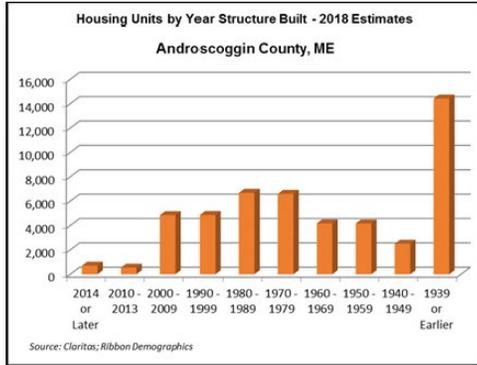
Housing Unit Summary - 2018 Estimates		
Androscoggin County, ME		
	Number	Percent
<b>Housing Units</b>	<b>49,501</b>	<b>100.0%</b>
Vacant Housing Units	5,263	10.6%
Renter-Occupied	15,695	35.5%
Owner-Occupied	28,543	64.5%
<b>Total Occupied:</b>	<b>44,238</b>	<b>100.0%</b>

Source: Claritas, Ribbon Demographics

Estimates for 2018 of the number of units by structure type also show a different pattern in the PMA. As might be expected with the more rural character of much of the County, a majority of housing units, 56.5%, are single family homes. Also significant is the percentage of mobile homes, 9.7% of housing structures. The PMA has fewer structures with 3 and 4 units and 5 to 19 units; most of these structures probably are concentrated in Lewiston and Auburn. Moreover, multi-family structures in this area typically are occupied by renters; therefore, the lower number is consistent with the PMA's high percentage of owner-occupied units.



One characteristic that is common to the CN, City, and the County PMA is the high percentage of housing constructed prior to 1940. While the percentage is not as high as for the CN, the percentage county-wide is 29.1%. An additional 5.1% of the PMA housing stock was constructed between 1940 and 1949 and these units are likely to share some of the issues of units in the CN, most notably, lead contamination. While the percentage of older housing is high in the PMA overall, the percentages of housing units built before 1940 is even higher in the City of Lewiston (37.6%) and the CN (64.8%).



## V. DEMAND FOR HOUSING

Demand for housing in the CN planning area will be a function of household growth; the need to replace housing units that are damaged, deteriorated and/or obsolete; and household age and income patterns in the Androscoggin County PMA. In formulating a Choice Neighborhood Transformation Plan, it will be important to be mindful of some of the differences within the PMA, which is 497 square miles in size. The built environment, density and some of the associated issues in Lewiston and Auburn are urban; the balance of the PMA is more rural in character.

### Demand Generated by Household Growth

From 2018 to 2023, the CN planning area is projected to gain 88 households and the PMA is expected to gain 58 households. These projections do not consider the impact of a Choice Neighborhoods transformation initiative, which could add further to the household gain, most notably in the CN. Assuming adoption and implementation of a Choice Neighborhood Transformation Plan, it is reasonable to assume that household growth in **the CN would capture all of the 5-year gain in the CN attributable to household growth, which is estimated to be 88 units or about 18 units annually.**

### Replacement Demand

Additional demand for new housing units will be generated by the need to replace older housing units that are deteriorated, obsolete or lost from the inventory. Replacement demand can be met either by new construction or, when financially feasible, rehabilitating and updating existing housing units. To calculate replacement demand, RES used HUD's Components of Inventory Change (CINCH) data set, which provides data on the percentage of housing stock lost from inventory due to factors such as fire, disaster, deteriorated condition, and conversion to non-residential use. For the U.S. overall, the most recent CINCH data (2011-2013) indicates that an average of 0.6 percent of the nation's housing stock is lost each year. However, the CINCH data also include factors causing "atypical" losses (loss rates higher than the average). A number of factors are associated with the housing stock in the CN and PMA, such as older structures, number of units and stories in structures, severe physical problems, and factors related to low household income. The RES analysis of the CINCH data and the various atypical factors resulted in a determination that a higher replacement factor would be a better determinant of replacement demand in the PMA. An annual factor of 1.45% was applied to the number of occupied units in the PMA during 2018 of 44,238. This calculation produced an annual replacement demand of about 642 housing units annually in the PMA. Since this level of demand is for the entire PMA, a next step is to estimate the percentage of total demand that may be anticipated for the CN, assuming a Choice-related revitalization is occurring; the operative assumption is about one-third of this total, or replacement of about 210 to 213 units annually should be replaced in the CN. Therefore, over the five-year Choice implementation time frame, **replacement demand in the CN is estimated to range from 1,050 to 1,075 units.**

### Gross Demand Estimates

Together, demand from household growth and replacement demand should be sufficient to support a development program, including new construction and, where financially feasible, substantial rehabilitation of older residential units and historic properties in mixed-income developments in the CN planning area and broader PMA. **Combined, a 5-year development program in the CN and the broader PMA that evidences solid demand encompasses a total of at least 1,138 residential units.**

## Demand by Household Income, Size, Tenure and Age

Special tabulations of households by household income, size, tenure and age (HISTA Tabulations) developed by Ribbon Demographics are particularly useful in identifying the number, type, and pricing of housing units that can be supported in a market area. This type of targeting is especially relevant for affordable housing resources that are extremely limited. Tabulations are provided separately for owners and renters for households by income and with household size ranging from 1 to 6+ persons. Additional tabulations provide detailed analyses for households by age groups: 15-54; 55+; and 62+ so further analyses are possible. For reference, the 2018 income limits are shown in the table below.

LIHTC Income Limits Lewiston-Auburn MSA, 2018		
Household Size	Maximum Incomes	
	50% AMI	60% AMI
1 Person	\$22,400	\$26,880
2 Person	\$25,600	\$30,720
3 Person	\$28,800	\$34,560
4 Person	\$31,950	\$38,340
5 Person	\$34,550	\$41,460
6 Person	\$37,100	\$44,520
7 Person	\$39,650	\$47,580
8 Person	\$42,200	\$50,640

Source: Maine State Housing

The following table presents 2018 estimates for all PMA renter households.

Renter Households - Androscoggin, Me PMA							
All Age Groups							
Year 2018 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	1,507	352	205	90	32	29	2,215
\$10,000-20,000	2,067	571	374	126	195	181	3,514
\$20,000-30,000	918	723	240	221	59	43	2,204
\$30,000-40,000	914	527	215	182	38	12	1,888
\$40,000-50,000	557	551	103	56	24	18	1,309
\$50,000-60,000	280	433	282	121	39	18	1,173
\$60,000-75,000	319	498	211	125	69	33	1,255
\$75,000-100,000	171	401	224	165	48	27	1,036
\$100,000-125,000	95	170	76	73	69	39	522
\$125,000-150,000	88	37	27	10	4	1	167
\$150,000-200,000	77	63	43	12	19	18	232
\$200,000+	67	81	21	5	6	0	180
<b>Total</b>	<b>7,060</b>	<b>4,407</b>	<b>2,021</b>	<b>1,186</b>	<b>602</b>	<b>419</b>	<b>15,695</b>

Source: Ribbon Demographics; Real Estate Strategies, Inc.

As shown in the above table, there were a total of 15,695 renter households in the County PMA during 2018. Of the households, RES has analyzed demand at different income levels separately for households with householder 62 and older, the standard HUD level to occupy senior housing, and households younger than 62 that would live in rental housing offered for general occupancy.

**Demand by Senior Households 62+ in the PMA, 2018 Estimates**

The following two tables present detailed 2018 estimates for senior households. The first table provides estimates by income range using the standard Area Median Income (AMI) breakdown. The second table presents estimates of the bedroom size requirements of senior households for each income level.

By income, a total of 2,558 (61.0%) senior households in the PMA were estimated to have incomes below 60% AMI during 2018, including 53.7% with incomes below 50% AMI. In addition, other senior renters have incomes that are above 80% AMI and would be candidates for mixed-income housing if interested in a new rental apartment.

The estimates of unit size requirements assume that there are senior households with one person that will be interested in studio apartments. These smaller units often are considered undesirable; therefore, the alternative is to add additional demand for one bedroom units. Seniors and non-elderly households with disabilities may, however, prefer a smaller unit that is easier to maintain. Demand for affordable senior units having two bedrooms is far lower than for smaller units; demand for units with three or four bedrooms typically is accommodated in properties that are for general occupancy.

**PMA Renter Households 62+  
By Income Range during 2018**

Income Range (AMI)	Households	
	Number	Percent
0 - 30% AMI	1,233	29.4%
30 - 50% AMI	1,019	24.3%
50 - 60% AMI	306	7.3%
60 - 80% AMI	408	9.7%
80 -120% AMI	459	10.9%
120% AMI +	774	18.4%
<b>Totals</b>	<b>4,199</b>	<b>100.0%</b>

**Estimated Unit Size Requirements - 2018 PMA Households 62+ By Income Range**

	0 - 30% AMI		30 - 50% AMI		50 - 60% AMI		60 - 80% AMI		80 -120% AMI		120% AMI +		TOTAL	
	Number	%	Number	%	Number	%								
Studio	548	44.4%	409	40.1%	91	29.8%	134	32.9%	145	31.5%	196	25.3%	1,523	36.3%
One Bedroom	588	47.7%	488	47.9%	142	46.4%	191	46.9%	206	45.0%	352	45.5%	1,968	46.9%
Two Bedroom	50	4.1%	86	8.4%	56	18.2%	64	15.8%	74	16.2%	179	23.2%	510	12.1%
Three Bedroom	36	2.9%	29	2.8%	14	4.5%	15	3.8%	28	6.0%	40	5.2%	161	3.8%
Four Bedroom	10	0.8%	8	0.8%	3	1.0%	3	0.8%	6	1.2%	7	0.8%	37	0.9%
<b>Totals</b>	<b>1,233</b>	<b>100.0%</b>	<b>1,019</b>	<b>100.0%</b>	<b>306</b>	<b>100.0%</b>	<b>408</b>	<b>100.0%</b>	<b>459</b>	<b>100.0%</b>	<b>774</b>	<b>100.0%</b>	<b>4,199</b>	<b>100.0%</b>

**Demand by Households Younger than 62 in the PMA, 2018 Estimates**

Renter households headed by householders 15 to 61 occupy family, or general occupancy housing units. During 2018 there were an estimated 11,495 of these younger households in the PMA. Their incomes are more diverse than for seniors, in that higher percentages of households have incomes above 60% AMI. Nevertheless, an estimated 5,455 PMA households younger than 62 had incomes below 60% AMI during 2018 and would qualify based on income for affordable housing. The following two tables present estimates of the income and household sizes of these households.

As the estimates by income range show, almost one-fourth of households (24.3%) have incomes below 30% AMI. By household size, more of these households need units with 2 and 3 bedrooms; 10.3% of these extremely low-income households require units with 4 or more bedrooms. For households in affordable housing income bands from 30-50% AMI and 50-60% AMI, the size requirements are for 1 and 2 bedroom units. The size pattern is similar for households with incomes above 80% AMI. These households could occupy market-rate units in mixed-income properties, and the numbers for the PMA indicate solid demand to tap.

**PMA Renter Households Age 15-61  
By Income Range during 2018**

Income Range (AMI)	Households	
	Number	Percent
0 - 30% AMI	2,798	24.3%
30 - 50% AMI	1,917	16.7%
50 - 60% AMI	740	6.4%
60 - 80% AMI	1,275	11.1%
80 -120% AMI	2,410	21.0%
120% AMI +	2,355	20.5%
<b>Totals</b>	<b>11,495</b>	<b>100.0%</b>

**Estimated Unit Size Requirements - 2018 PMA Households Age 15-61**

	0 - 30% AMI		30 - 50% AMI		50 - 60% AMI		60 - 80% AMI		80 -120% AMI		120% AMI +		TOTAL	
	Number	%	Number	%										
Studio	561	20.1%	379	40.1%	114	29.8%	274	32.9%	378	31.5%	301	25.3%	2,007	17.5%
One Bedroom	850	30.4%	635	47.9%	242	46.4%	486	46.9%	805	45.0%	747	45.5%	3,765	32.8%
Two Bedroom	538	19.2%	432	8.4%	197	18.2%	304	15.8%	664	16.2%	687	23.2%	2,823	24.6%
Three Bedroom	563	20.1%	373	2.8%	149	4.5%	169	3.8%	449	6.0%	481	5.2%	2,184	19.0%
Four Bedroom	287	10.3%	97	0.8%	38	1.0%	41	0.8%	113	1.2%	140	0.8%	716	6.2%
<b>Totals</b>	<b>2,799</b>	<b>100.0%</b>	<b>1,917</b>	<b>100.0%</b>	<b>740</b>	<b>100.0%</b>	<b>1,275</b>	<b>100.0%</b>	<b>2,410</b>	<b>100.0%</b>	<b>2,355</b>	<b>100.0%</b>	<b>11,496</b>	<b>100.0%</b>

**Summary – PMA Renter Demand during 2018 – All Ages**

The tables below provide summary data for all PMA renter households. Of the total renter households in the PMA during 2018, 4,199 were estimated to be seniors 62+ years old, including 2,558 households with incomes estimated to be below 60% AMI. The PMA had an additional 11,495 households 15 to 61 years old; of these non-elderly households, an estimated 5,455 had incomes below 60% AMI. Combined, therefore, the tabulations indicate more than 8,000 households with incomes below the levels, by household size, for LIHTC eligibility. While it will be useful to compare this demand to inventories of affordable PMA units for senior and general occupancy, housing demand for new residential units in the CN should be more than adequate for a sizeable development program as part of the CN Transformation Plan. This is especially the case because of other data in this market study that address the age and condition of the occupied rental stock that are reflected in calculations of replacement demand.

In addition, renter demand estimated for households in higher income bands should provide a sizeable pool of households to occupy market-rate housing units in new mixed income developments. Housing choices in the PMA are limited for households seeking new multifamily rental units available for occupancy.

In formulating a market-based rental housing program for the CN, RES was mindful of reported household size differences between the broader PMA and the CN. A concern raised by local officials in Lewiston and stakeholders in the community was the demand in the CN for a higher percentage of units with 3 or more bedrooms to accommodate these larger families. Therefore, the recommended mix of housing units for the Pine/Pierce/Bartlett site includes a total of 16 four-bedroom units, or 16% of the estimated overall development program of 100-units that is envisioned.

**PMA Renter Households - All Ages  
By Income Range during 2018**

Income Range (AMI)	Households	
	Number	Percent
0 - 30% AMI	4,031	25.7%
30 - 50% AMI	2,936	18.7%
50 - 60% AMI	1,046	6.7%
60 - 80% AMI	1,683	10.7%
80 -120% AMI	2,869	18.3%
120% AMI +	3,129	19.9%
<b>Totals</b>	<b>15,694</b>	<b>100.0%</b>

**Estimated Unit Size Requirements - All Renter Households, 2018**

	0 - 30% AMI		30 - 50% AMI		50 - 60% AMI		60 - 80% AMI		80 -120% AMI		120% AMI +		TOTAL	
	Number	%	Number	%										
Studio	1,109	27.5%	788	26.8%	206	19.7%	408	24.3%	522	18.2%	497	15.9%	3,530	22.5%
One Bedroom	1,438	35.7%	1,123	38.3%	384	36.7%	678	40.3%	1,012	35.3%	1,099	35.1%	5,733	36.5%
Two Bedroom	588	14.6%	518	17.6%	253	24.2%	369	21.9%	739	25.8%	866	27.7%	3,333	21.2%
Three Bedroom	599	14.9%	402	13.7%	163	15.5%	184	11.0%	477	16.6%	521	16.7%	2,346	14.9%
Four Bedroom	297	7.4%	105	3.6%	41	3.9%	44	2.6%	119	4.1%	146	4.7%	753	4.8%
<b>Total:</b>	<b>4,031</b>	<b>100.0%</b>	<b>2,936</b>	<b>100.0%</b>	<b>1,046</b>	<b>100.0%</b>	<b>1,683</b>	<b>100.0%</b>	<b>2,869</b>	<b>100.0%</b>	<b>3,129</b>	<b>100.0%</b>	<b>15,695</b>	<b>100.0%</b>

## For-Sale Housing Demand

Creating an increment of newly constructed for-sale housing units in the CN planning area would help to address the overwhelming percentage of renter-occupied housing units in the Tree Streets neighborhood and the CN overall. However, the sales housing market is untested and the stated objective has been to provide housing units that will be affordable to households with moderate incomes. In general, HUD has defined “moderate income” to include households with incomes ranging from 60% AMI to 120% AMI, which varies by household size. RES has selected a range from \$35,000, which is just above the 60% AMI limit for a 3-person household, to \$74,999, which is just below the 120% AMI limit for a household with 4 persons in the Lewiston-Auburn MSA.

Using the number of units indicated by a “test fit” developed for an expanded Maple Knoll site, RES tested potential capture rates. Since some households will be renters seeking opportunities to purchase units, as well as owner households seeking new construction, all households were considered to measure capture rates in the CN and the City of Lewiston, where many of the prospective purchasers may be living. For the CN, which is estimated to have 587 households within the targeted income range, the 16 proposed new units would need to attract, or “capture” 2.8% of households. In the City of Lewiston there are a total of 2,427 households within the targeted income range, or a need to capture only 0.07% of households to sell all of the new units. Finally, it is likely that some renter households in the broader PMA may be interested in purchasing a home in the CN. For the renter population in the age cohort from 18 to 54, a capture rate of only 0.03% of households would be needed. All of these capture rates are low and should be achievable, assuming attractive new construction units with desirable amenities are offered for-sale. It should be noted that interviews and stakeholder meetings with representatives of immigrant households indicated that many are interested in becoming homeowners.

## Permits for New Residential Construction

A final issue influencing demand is the availability of alternative housing opportunities within the Androscoggin County PMA. One measure of new additions to the housing stock is the number of permits issued for new units by jurisdictions in the County PMA to meet the demand. While not all residential permits actually are translated into new housing units, permits provide a reasonable measure, including a breakdown by year and by structure type. The table below provides permit data for the PMA for the past 15 years, from 2004 to 2018 preliminary estimates. This time frame was selected because of the 2008 housing recession to show the numbers and types of permits issued before the recession, during the recovery, and afterward.

As shown, in the table, the total number of units permitted has not reached the 2004 level in the years that have followed. In 2004 most of the permits were for single-family dwellings (525 of 545 permits), a pattern that has been ongoing in the County PMA. From 2004 through 2015 there were permits for only 57 units in structures with 5+ units. Commencing in 2016 and continuing through 2018, the pattern changed and there were permits for units in 5+ multifamily structures in each year. Nevertheless, 88.0% of permits issued since 2004 in the Androscoggin County PMA have been for units in single-family structures. With this pattern the opportunities for renter households to have a housing choice that includes a newly constructed unit have been limited.

**Residential Building Permits Issued in the Androscoggin County PMA  
2004 – 2018**

Year	Single Family	2 Unit Structures	3-4 Unit Structures	5+ Unit Structures	Total
2004	525	4	0	16	545
2005	486	24	3	8	521
2006	304	16	0	0	320
2007	246	6	0	0	252
2008	186	10	0	23	219
2009	153	14	0	0	167
2010	162	10	0	34	206
2011	146	2	0	0	148
2012	125	4	0	0	129
2013	121	2	0	0	123
2014	91	0	0	0	91
2015	74	0	0	0	74
2016	143	4	3	35	185
2017	165	6	0	77	248
2018 (P)	<u>90</u>	<u>6</u>	<u>0</u>	<u>105</u>	<u>201</u>
Totals	3,017	108	6	298	3,429

Source: U.S. Census Bureau: HUD State of the Cities Data System; Real Estate Strategies, Inc.

## **VI. PERFORMANCE OF THE COMPETITIVE SUPPLY OF HOUSING IN THE ANDROSCOGGIN COUNTY PMA**

The 2017 ACS, which was recently released, provides estimates addressing the housing stock in the County PMA. While the statistics in the ACS are estimates that are based on a small sample, the population and number of housing units in Androscoggin County are sufficiently large for the estimates to be reasonably reliable.

A total of 49,824 housing units were reported in Androscoggin County. Of these, 45,979 were occupied and 3,845 were vacant at the time of the 2017 ACS. Of the occupied units, 30,189, or 65.7% were owner-occupied, or slightly higher than the 64.5% estimated for 2018 by Claritas/Ribbon Demographics. Renter-occupied units comprised 34.3% of the occupied units, comprising a total of 15,790 units.

Of particular relevance are the vacancy rates reported in the ACS. For homeowner units the reported vacancy rate was an extremely low 1.5%. The rental vacancy rate was reported to be 2.2%. These vacancy rates are very low for owners, as well as renters. Prospective purchasers seeking a home to purchase are not likely to have a reasonable selection of homes with the location, features, and amenities they are seeking. Similarly, the rental vacancy is below the standard 5% rate typically associated with normal turnover and providing choices for renters seeking housing units in the market. Based on our market research, RES is of the opinion that these low rates still are characteristics in the PMA and the rental vacancy rate may be even lower in today's market.

### **Rental Housing Supply**

#### **Affordable and Mixed-Income Rental Housing**

Consistent with the above findings, research by RES found that most affordable and mixed-income properties had no vacancies at all and reported 100% occupancy. Properties anticipating a vacancy reported during interviews that a unit would be available within two months. In at least two instances, a listed unit had been leased as soon as the listing was posted. Many properties also reported that their waiting lists were closed. Similar conditions were reported for senior housing, as well as units for families/general occupancy. The Lewiston Housing Authority (LHA) reported maintaining waiting lists for all sizes of units with lists that were especially long for one- and two-bedroom units. The Auburn Housing Authority (AHA), which also manages a portfolio of properties in the PMA, reported no vacant units during late March 2019 in their portfolio. AHA has an inventory that includes public housing, housing with project-based subsidies, properties with LIHTCs, and two market-rate properties.

The following pages present detailed listings of the PMA's affordable and mixed-income properties. Separate lists are provided, first for properties reserved for seniors and disabled households, and then for properties that are for families/general occupancy. The listing of senior housing units includes a total of 1,320 units, of which 1,292 units are affordable, having LIHTCs and other subsidies. While it was not possible to estimate the percentage, many of the affordable units have income-based subsidies; hence, they are available to households with little or no income. Affordable senior housing in the PMA's smaller communities has financing and subsidies from the U.S. Department of Agriculture, including Section 515 financing and Section 521 subsidies.

Of the senior units in the PMA, almost half are located in the City of Lewiston. Based on the RES senior inventory, the City has a total of 649 units (49.2% of the PMA's inventory) in complexes for senior and disabled households. Of this total, 621 (48.1% of the PMA inventory) have LIHTCs, Section 8, and other subsidies so the units are affordable to households with very low and extremely low incomes.

Units for families/general occupancy in the PMA that were identified by RES totaled 1,826 affordable and mixed-income units, some of which were in rehabilitated historic structures and buildings converted from other uses. Of the total, 1,648 units were affordable with additional subsidies, usually LIHTCs, Section 8, and partial funding of construction/rehabilitation with Community Development Block Grant, HOME and other public funding. The City of Lewiston has a majority of the PMA's units for family/general occupancy with 1,145 (62.7%) affordable and mixed-income units including 1,076 affordable units, which is 65.3% of the PMA's affordable units.

<b>Affordable and Mixed-Income Senior Units in the Androscoggin County PMA</b>							
<b>Place, Project Name And Address</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Subsidy Program</b>	<b>Year Built</b>	<b>Unit Mix</b>	<b>Occupancy</b>	<b>Comments Features/Amenities</b>
<i>Lewiston</i>							
Bates St. Senior Housing 250 Bates St.	30	30	LIHTC HOME	2008	1BR, 2BR	100%	Laundry, Clubhouse, Storage space, Parking
Birch Hill Elderly 281 Bates St.	20	20	LIHTC	2010	1BR, 2BR	100%	Seniors 55+; max 60% AMI, Green building standards, Elevator, Laundry
Blake St. Towers 70 Blake St.	97	97	PH	1969	All 1BR	Wait List	PH wait list is open
Dominican Court 56 Birch St.	45	45	Sec. 8 Rehab	1909	0BR, 1BR	100%	
Frye School 140 Ash St.	27	27	PRAC 202/811	1865	All 1BR	97% (HUD)	Elevator, Laundry, Community room
Healy Terrace 81 Ash St.	32	32	LIHTC	2012	1BR, 2BR	100%	60% AMI. Clubhouse, Elevator, Laundry
Meadowview Park 23 Sprawford St.	152	152	PH		All 1BR	95% (HUD)	
Gateway 11 Lisbon St.	27	27	Sec. 8 State		1BR, 2BR		Elevator, Community room
<b>Subtotal, Lewiston</b>	<b>(649)</b>	<b>(621)</b>					
<i>Auburn</i>							
Auburn Esplanade 20 Great Falls Plaza	100	100	Sec. 8	1977	1BR	100%	
Barker Mill Arms 143 Mill St.	111	111	Sec. 8	1979	1BR, 2BR	100%	
Court Sreet Apts. 108 Court St.	28	28			1BR	100%	MSHA says elderly, Elevator, Laundry
Lake Auburn TH 74 Lake Auburn Ave	86	86	PH	1969	0BR, 1BR	100%	
Heritage Court 71 Spring St.	43	43	Sec 202 LIHTC	1913	0BR, 1BR, 2BR	100%	60% AMI Limit
Roak Block 156 Main St.	74	74	Sec. 8 Rehab		All 1BR	100%	
John F. Murphy Homes 190 Bradman St.	8	8	PRAC 202/811				One of 54 residences with services for developmentally disabled

<b>Affordable and Mixed-Income Senior Units in the Androscoggin County PMA - continued</b>							
<b>Place, Project Name And Address</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Subsidy Program</b>	<b>Year Built</b>	<b>Unit Mix</b>	<b>Occupancy</b>	<b>Comments Features/Amenities</b>
<i>Leeds</i>							
Spring Rock Park 802 Church Hill Rd Office 21	20	20	Sec 202		All 1BR	100%	
<i>Lisbon</i>							
Lisbon Senior Village 9 Gartley St.	20	20	Sec. 8 PBRA		1BR, 2BR	N/A	
<i>Livermore Falls</i>							
Livermore Falls Apts. 166 Park St.	80	80	Sec.8 USDA				
Livermore Terrace 24 Depot St.	25	25	LIHTC FHLB	Rehab	1 BR	100%	Wait list closed, per management company
<i>Mechanic Falls</i>							
Bucknam Oaks 11 Bucknam St.	24	24	Sec. 8 USDA		1BR, 2BR		
Merrill Esates 870 Spring St.	11	11	PH Acq Rehab	1984			Auburn HA
<i>Sabattus</i>							
Pinecrest Apts. 39 Pinecrest Ave.	16	16	Sec 202 Sec. 8		1BR, 2BR		
<i>Turner</i>							
Turner Square Apts. 41 Weston Rd.	25	25	USDA 515, 521 Subs.	1989	1BR, 2BR	100%	Laundry, Renters pay 30% of income
<b>Senior Unit Totals</b>	<b>1,320</b>	<b>1,292</b>					

Source: Maine State Housing Authority list, LIHTC approvals; PolicyMap.com; market research and interviews by RES, updated Jan-March 2019.

<b>Affordable and Mixed-Income Units for Families/General Occupancy in the Androscoggin County PMA</b>							
<b>Place, Project Name And Address</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Subsidy Program</b>	<b>Year Built</b>	<b>Unit Mix</b>	<b>Occupancy</b>	<b>Comments Features/Amenities</b>
<i>Lewiston</i>							
Atkinson Apts. 220-234 Lisbon St.	32	15	LIHTC	Rehab Built 1920	1BR, 2BR	100%	Wood floors
Bartlett Court 169 Bartlett, 232 Bates St.	22	22	Sec. 8 Rehab		2BR, 3BR, 4BR	N/A	FHA insured; HUD Owned
Bates Terrace 287 Bates St.	26	26	Sec. 8 Rehab		2BR, 3BR, 4BR	100%	Laundry, parking
Centre Ville Commons 1 Knox St.	96	96	Sec. 8 Rehab	1912	1 BR, 2BR, 3BR, 4 BR	100%	Laundry, some parking
Chestnut Place 282 Lisbon St.	72	72	Sec. 8 PB		1BR, 2BR, 3BR	91% (HUD)	
Hillview/Rosedale/Lafayette 77 Rideout/Rosedale Acres/ Lafayette	188	188	PH		1BR, 2BR, 3BR	96% (HUD)	
Maple Knoll 78 & 82 Maple St. 251 & 253 Blake St.	41	33	Sec. 8 Loan Mgt	1970 Rehab	0BR, 1BR, 2BR	100%	Parking
Maple Street Apts. 57 Maple St.	16	16	LIHTC HOME	2004	2BR, 4BR	N/A	
Park/Whipple/Ash Scattered Sites	NA	NA	PH		General Occupancy	HA Wait List	4 apartment buildings acquired by Lewiston HA
Pierce Place/St. Laurent 110 Pierce St	62	62	LIHTC Sec. 8	2017	1BR - 5BR	N/A	Replaced after fire. 29 New; 33 Renovated.
Place Ste. Marie 64 Oxford St.	40	40	Sec. 8 State		All 2BR	N/A	
Pleasant View Acres 50 Fairmount St.	100	100	Sec. 8 Loan Mgt		1BR, 2BR, 3BR	HA Wait List	Townhouse property acquired by HA. Has community room.
River Valley Village (aka Tall Pines) 84 Strawberry Ave.	296	296	Sec. 8 Loan Mgt	1976	2BR, 3BR	100%	Laundry, bus .center, Clubhouse Mgr says Mkt.Rate units.
Lofts at Bates Mill 35 Canal St.	48	33	LIHTC HOME	2012	1BR, 2BR, 3BR	100%	Off street parking, bike storage, dishwasher, Energy Star appl.
Washburn Apts. 308 Bates St.	8	8	Sec. 8 Loan Mgt	1910	All 3BR	100%	Off street parking
<i>Lewiston Under Construction, Planned</i>							
Hartley Block 155 Lisbon St.	63	41	LIHTC HOME	New 2019	1BR, 2BR, 3BR	Leasing	Start of occupancy Mar. 2019. 4,000 sf first floor commercial
Blake & Pine (Avesta) 82 Pine St.	35	28	LIHTC	New		LIHTC Reserved	2019 LIHTC allocation 4 stories; elevator
<b>Subtotal, Lewiston</b>	<b>(1,145)</b>	<b>(1,076)</b>					

<b>Affordable and Mixed-Income Units for Families/General Occupancy in the Androscoggin County PMA - continued</b>							
<b>Place, Project Name And Address</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Subsidy Program</b>	<b>Year Built</b>	<b>Unit Mix</b>	<b>Occupancy</b>	<b>Comments Features/Amenities</b>
<i>Auburn</i>							
Androscoggin Village 9 Northern Ave.	70	55	Sec. 8		1BR, 2BR	100%	On Site Laundry
Auburn Commons 521 Turner St.	24	24	Sec. 8	1982	2BR, 3BR	100%	
Auburn HA Family Development Valerie/Aspen/Lodge/Broad Sts	50	50	PH	1973	3BR, 4BR	100%	
Broadview Acres 456 Broad St.	20	20	PH	Rehab 1994	2BR, 3BR, 4BR	100%	
Lincoln School Apts. 56 6th St.	10	10	PH	1984	All 2BR	100%	
Webster School 95 Hampshire St.	28	28	LIHTC	Historic Rehab	1BR, 2BR, 3BR	100%	Head Start & Child Care
Vincent Square 80 Mill St.	28	28	LIHTC	Acq/ Rehab	1BR, 2BR, 3BR	100%	
Rivershore Apartments 282 Main St.	22	22	LIHTC	N/A New	1BR, 2BR, 3BR	100%	60% AMI; accepts Sec 8 Elevator, laundry
62 Spring Street Apts. 62 Spring St.	41	41	LIHTC	New 2019	1BR, 2BR	100%	Recently completed; already leased
<i>Auburn Under Construction, Planned</i>							
48 Hampshire St. Troy & Auburn	53	39	LIHTC Home	New Constr.	1BR, 2BR, 3BR	Occ Late '19	60% AMI. Mixed-use w/retail Under Construction
477 Minot 477 Minot Ave.	36	36	LIHTC CDBG	New Constr.	1BR, 2BR, 3BR	Under Constr.	60% AMI. Community bldg w/laundry.
<i>Lisbon</i>							
Farwell Mills I & II 244 Lisbon St.	86	27 At least	LIHTC	Renov 1985	1BR, 2BR, 3BR	98.8%	Historic woolen mill. Clubhouse, laundry
Heritage Knoll Apts. 16 Upland Rd.	48	47	LIHTC Sec 8	1993	2BR	100%	Also USDA 521 subsidies.
Woodside Apts. 385 Lisbon Rd.	28	28	LIHTC USDA	1990	1BR, 2BR	100%	Community Rm, laundry
<i>Lisbon Falls</i>							
Campus Commons 4 Campus Street	12	12			1BR, 2BR		Managed by Brunswick HA. Community Rm, laundry
Lisbon Falls Terrace 610 Lison St.	28	26	USDA 521		1BR, 2BR		
Woodgate Apts. 49 Wing St.	49	47	LIHTC USDA	1993	1BR, 2BR	100%	Laundry, public transportation service
Meadowbrook Apts. Meadowbrook Rd.	24	24	Sec. 8		2BR, 3BR, 4BR	100%	
<i>Sabattus</i>							
Garden Heights 27 Garden Heights Circle	24	8	Sec. 8		1BR, 2BR, 3BR	95.8%	2 BR w/o subsidy available. Laundry facilities on-site.
<b>Total Family</b>	<b>1,826</b>	<b>1,648</b>					

Despite the sizeable inventories of affordable housing units, demand still exceeds the available supply. Income targeting for affordable units may vary from the 50% or 60% AMI level for LIHTC properties, to 80% AMI for some public housing properties; therefore, a count relating supply and demand is difficult to estimate precisely. However, a rough estimate can be derived by comparing the total number of affordable senior units with the demand at 60% AMI, which compensates for some units with higher income limits and units restricted to 50% AMI or lower as a result of income-based subsidies such as Section 8.

For senior households 62 years old and older during 2019, the table on page 128 identifies an estimated 2,558 households with incomes ranging from 0-60% AMI. The supply of senior housing (page 133-134) totals 1,292 senior housing units in properties located in the Androscoggin County PMA. Therefore, a rough estimate of seniors served by the available senior housing in the PMA, as well as the listed additions to the supply will accommodate about half -- 50.5% -- of income-eligible seniors age 62 and older. Several caveats are particularly important. First, some senior properties accept households 55 and older; units occupied by younger seniors are not meeting the needs of seniors 62 and older. Second, many senior properties accept non-elderly disabled people, which again means that the units are not available for seniors 62+. Finally, there are market-rate units in the PMA with rents low enough to accommodate households needing affordable rental units even though their condition may be questionable. These households are being accommodated in units that are affordable.

A similar procedure can be used to develop a rough estimate comparing the number of affordable units for families/general occupancy with demand in the PMA. The table on page 130 provides 2018 estimates by income band for PMA households age 15 to 61, which show an estimated 5,455 households in this age cohort are within this range. Based on the inventory compiled by RES, there are 1,648 affordable units in the PMA for families/general occupancy. Therefore, a rough estimate is that the current supply of affordable units for families/general occupancy, including the listed planned additions, will provide housing units for about 30.2% of PMA households eligible for general occupancy affordable housing units, or about one of three income-eligible households.

### **Performance of Market-Rate Rental Housing**

Market-rate rental housing in the Androscoggin County PMA includes two very distinct types of units. The first are rentals in multifamily apartment complexes with the features and amenities typically associated with newer apartment complexes and usually dating from the late-1970's, or more recent construction. The second type of rentals, which are concentrated in Lewiston and Auburn, are older multifamily structures in two size categories: Those having 3 to 4 units; and larger structures with 5 to 19 units. As described previously, most of these latter structures were built before 1920. While some have been maintained well or substantially rehabilitated, others are in substandard condition and have lead contamination.

### **PMA Apartments in Newer Complexes**

Market-rate rental apartment complexes are fully occupied. However, their number is limited in the PMA overall, even when mixed-income properties are included. One mixed-income property, Hartley Block on Lisbon Street in Lewiston, was in initial lease-up during March 2019. Managers of other market-rate and mixed-income complexes indicated that no units were available. The survey by RES included as many newer properties as possible. The information is shown in the table on the following page. The properties listed have a total of 921 rental apartments, of which 407 are in mixed-income properties. Interestingly, all of the completed mixed-income properties are located in the City of Lewiston, an indication that there is experience with the type of development required for a Choice-funded transformation program.

**Performance of Market-Rate and Mixed-Income Complexes in the PMA**

Development	Total Units	Occ. Rate	Year Built	Unit Configuration	SF	Pricing	Included Costs	Amenities
Hartley Block (Mixed Income) 155 Lisbon St. Lewiston 04240	63 Total	Lease-Up	2019	1BR/1BA Aff	661-880	\$575-700	Heat	Range, refrigerator, D/W. There is a fitness ctr, community rm, indoor play area for kids, indoor bike storage. Coin op. laundry in the building. 1 parking space/unit in nearby garage. Some units have heated storage included.
	41 Aff			1BR/1BA MR	661-990	\$825-850	HW	
				2BR/1BA Aff	1,016-1,154	\$625-825	Wi-Fi	
				2BR/1BA MR	1,016-1,154	\$995-1,050	W, S,	
The Lofts at Bates Mills (Mixed Income) 36 Chestnut St. Lewiston 04240	48 Total	100%	2012	1BR/1BA MR		\$900	Heat, HW,	Historic mill renovation. Kit has D/W, Energy Star appliances, fitness center, laundry, bike storage, extra storage, community rm w/computers, extra energy features. All 3BR units are affordable.
	33 Aff			2BR/1BA MR		\$1,100	W, S,	
				3BR/2BA		N/A	Trash	
							Wi-Fi	
River Valley Village (Mixed-Income) 84 Strawberry Ave. Lewiston 04240	296	100%	1976	20 2BR/1.5 BA	833	\$600	Heat,	Mixed-income riverfront TH property. A/C, high-speed Internet, laundry, playground, basketball court, community center, business center. Wait list of 1-5 years for market-rate.
	Has MR			27 3BR/1.5 BA	1,165	\$690	W, S	
	Units			3BR/1.5 BA MR	1,165	\$1,000		
Jordan School Apartments 21-29 Wood St. Lewiston 04240	76	100%	1983 Renov.	1BR/1BA	600	\$750	Water, Heat	Renovated historic school. Only 1BR units. Parking space assigned.
Auburn Mall Apartments 5 Aron Dr. Auburn 04210	168	100% (1 unit avail.)	1990	1BR/1BA	753		Water,	Range, refrigerator, D/W, disposal. Storage space, W/D, A/C, hi speed Internet access, balcony. 1 parking space/unit.
				2BR/1BA	855	\$1,200-1,650	Heat	
				2BR/1.5BA	1,000	\$1,900-2,150		
The Highlands 393 B Center St. Auburn 04210	144	100%	1990	1BR/1BA	700	\$750	Water,	Range, refig, microwave, W/D connections. Units have walk-in closets, balcony, A/C, high-speed Internet access. Has car wash area.
				2BR/1BA	800	\$825	Heat	
Kittyhawk Village Apts. 42 Tailwind Ct. Auburn 04210	78	100%		1BR/1BA	700	\$775	Water,	One 2 BR apt available 6/1/19. Kitchen has range, refrigerator, D/W. Units have walk-in closets, W/D hook-ups.
				2BR/1BA	800	\$900	Heat	
				2BR/2BA	1,000	N/A		
Fox Ridge Crossing at Kelly Pl. 41 Premier Dr. Lisbon 04250	48	100%	2017	1BR/1BA	738	\$995	Heat, HW,	One 1BR apt available 6/7/19. Stainless steel appliances, W/D hook-ups, assigned parking
				2BR/1BA	948	\$1,285	Trash	

Source: Interviews and market research by RES, updated Jan-March 2019.

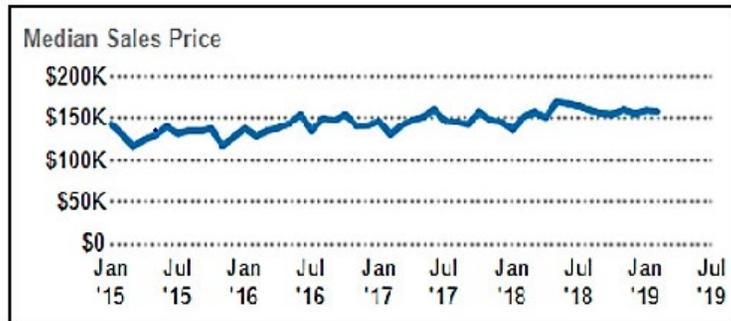
**Units in Older Rental Properties**

As discussed in the earlier section on housing characteristics in the Tree Streets, the older rental units are in three- and four-story structures having 5 to 19 units on small lots. Most of the rental units, even those with 3 and 4 bedrooms, have only one bath and virtually all are frame structures with very limited outdoor space. Many lack off-street parking. While some structures have been maintained and a few others have been substantially rehabilitated, the condition of the majority is best described as obsolete. Nevertheless, very few of these apartments were being offered for-rent during the first quarter 2019. Monthly rents generally ranged from \$600 to \$750 for units with one bedroom and one bath; \$700 to \$850 for two bedroom units with one bath, and \$900 to \$1,100 for three bedroom units with one bath. Monthly rents usually include heat and hot water. In addition to the size and condition of the units, monthly rents varied based on location. Units located downtown and those convenient to the hospitals and Bates College typically command higher rents. While Trulia has noted that median prices of rentals have accelerated from 2018 to 2019, the increases largely are for single-family homes offered for-rent rather than rental apartments in older structures.

**For-Sale Housing**

For-sale housing prices in the Androscoggin County PMA have experienced slow but steady increases based on data compiled by Realtors Property Resource (RPR), a real estate database of the National Association of Realtors. The chart below indicates changes in list prices for homes in the County PMA for the three-year time frame through March 31, 2019. RPR data show a higher estimate of median value, \$174,700, at the end of March 2019 and a reported increase of 6.54% during the prior 12 months. Nevertheless, the PMA's median home values are far lower than for the State of Maine and the U.S., which have been at, and above \$225,000 since January 2017.

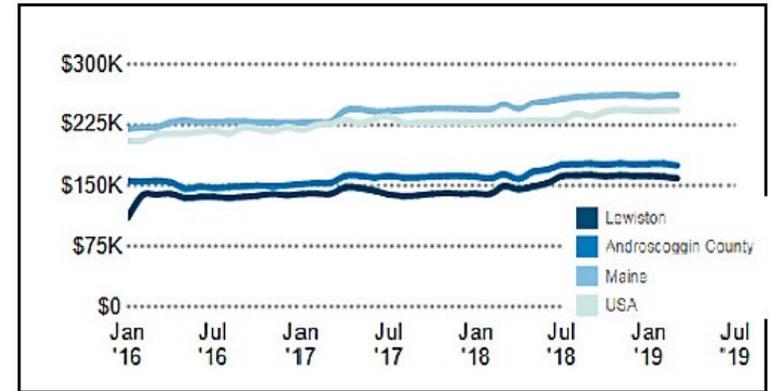
**Change in the PMA Median Sales Price  
Based on Listing Data – Three Years Ending March 31, 2019**



While it may be seasonal, there has been a decline in the number of residential properties listed for-sale since July 2018. At that time there were about 800 listings; the number had declined to 450 by the first quarter 2019. According to the website Realtor.com, only 40 homes of 227 houses, townhouses, and condos listed were new construction, several of which were “to be built”. Conversely, a report by the Maine Association of Realtors for the Androscoggin County PMA indicates 2018 sales of single family homes totaled 1,179, an increase from 1,119 during 2017, an indication that the market is performing well.

The graph to the right compares median estimated home values in the City, County PMA, Maine and the USA. For the City of Lewiston, RPR reported a median home value of \$159,050 as of March 31, 2019, or much lower than the median value of \$174,700 reported above for the County PMA. As in the PMA, the home value estimated for Lewiston has increased 6.53% during the 12 months ending March 31, 2019. In contrast, the median list price reported was \$145,000 for the City, a change of -3.3% over 12 months. RPR also reported that the median age of Lewiston homes was 61 years, compared with a median of 51 for the County PMA.

**Median Estimated Home Values – Lewiston, County PMA,  
Maine and USA as of March 31, 2019**



Source: Realtor Property Report; Real Estate Strategies, Inc.

Within the CN planning area the number of houses, townhouses, and condominiums offered for-sale during the first quarter, 2019 was very limited. Only six homes were listed for-sale on Realtor.com; five of the asking prices were below \$100,000.

## Residential Sales in the CN

To provide additional insight about sales occurring in the three-tract CN, RES analyzed property sales records compiled by CoreLogic, Inc. for the three Census tracts comprising the CN. The sales were during the period from May 2013 through May 2018; the purpose was to obtain information about the types of sales and sales prices in the CN planning area. For reference, Map 5 identifies the three CN tracts; the purple area is the Tree Streets neighborhood. Our intent initially was to analyze changes in median sales prices annually, along with the number of sales. Unfortunately, sales price data were missing for many of the sales. This was especially the case for property transfers in Census Tract 201, which encompasses downtown Lewiston; but also for the other two CN tracts. Despite these limitations, there were some relevant patterns indicated by analysis of the data by RES:

- › **Tract 201** – During the five year time frame, there was one sale of a single family home and six sales of 2-family residences. Of the remaining residential sales, most were of apartment buildings with 4-8 units and 9+ units (3 of each) and the sale of a rooming house. In total, only 15 properties changed hands during the five-year time frame.
- › **Tract 203** – This tract had more sales of single family, 2-family, and 3-family residential units, in part because of the location of Bates College in this tract and its more residential character. There were a total of 50 sales of single family homes spread over the years from 2013 to 2018. Information was incomplete; therefore, median sales prices were based on small numbers of sales. For properties for which sales prices were provided, the median price was \$86,947 (\$44.58 per square foot) based on 10 sales during 2014, the first full year; \$96,530 (\$52.42 psf) for 5 sales during 2015; \$117,020 (\$84.95 psf) for 2016 based on 5 sales; but a decline to a median of \$73,750 (73.78 psf) for 2017 based on 10 sales. 2017 was the last full year for which sales prices were provided. For single family home sales over the 5-year period, the median sales price was \$98,614 (\$62.10 psf).

Tract 203 also had the largest number of sales of multifamily structures with 4-8 units, a total of 53. One company purchased three of these structures on November 30, 2017 for a price reported to be \$1,812,500 for each building, the highest price recorded. The lowest sales price was \$25,000 on October 31, 2014 for a structure with 6 units. For structures with known sales prices, the median was \$139,000 during the five-year time frame.

- › **Tract 204** – This tract had a mix of sales with all types of structures represented. There were 22 sales of single family homes during the five-year time frame, and sales prices showed that homes in areas outside of the Tree Streets were far higher. For example, a Cape Cod style home on Germaine Street with 3 bedrooms, 2 baths, and a basement garage that was built in 1961 on a .23-acre lot sold for \$210,700 during May 2016. A ranch home outside the

Map 5 – Census Tracts in the CN; Tree Streets



Tree Streets neighborhood, located on Androscooggin Avenue and having 2 bedrooms, 1 bath, a basement garage on a .24-acre lot and built in 1953 sold in August 2017 for \$164,246. In comparison, new condominium townhouses on Blake Street in the Tree Streets were selling for \$47,935 (2016) and \$37,000 (2018).

There were 26 sales of structures with 4-8 units in Tract 204. The high sales price was \$531,250 during February 2017 for a structure with 4 units. The low sales price was \$85,625 for a structure with 6 units. Both of the properties are located in the Tree Streets. The median price for structures of this size was \$210,000. Prices were available for very few of these properties, only 11 of 27 structures in Tract 204 having 4-8 units.

Consistent with other information about the supply of housing, the above data provide additional insight into housing activity in the CN and the Tree Streets neighborhood. In particular, for households seeking an opportunity to purchase a home – whether newer or older – alternatives are limited throughout the CN, but are notably absent in the Tree Streets. Moreover, when single family homes are available, they often are priced beyond the reach of moderate income households.

## VII. COMMERCIAL AND RETAIL DEVELOPMENT POTENTIAL

Lewiston’s downtown, most notably Lisbon Street from Main Street to Cedar Street is the City’s earliest commercial center and continues to show numerous signs of its years as a shopping and commercial business center. In October 2018 a large portion of the downtown identified as The Lewiston Commercial Historic District was added to the National Register of Historic Places. The new Historic District includes Lisbon Street from Main Street to Cedar Street and Main Street west of Lisbon for 2-3 blocks. Information on the website of the Downtown Lewiston Association ([downtownlewiston.com](http://downtownlewiston.com)) notes the importance of this designation as an incentive for investment and economic growth because Federal Historic Investment Tax Credits are available for private sector investments in the rehabilitation and reuse of historic buildings. The Downtown Lewiston Association reports that over 80 structures in the Lewiston Commercial Historic District are contributing structures eligible for these tax credits. A number of other funding programs and incentives also are available for investments in the new Historic District.

New investments already are occurring in the District, including restaurants, retail establishments and commercial businesses, as well as new and rehabilitated residential units on the upper floors of mixed-use buildings. An issue is making appropriate decisions about businesses to be targeted for attraction. Issues are the potential for a business to succeed without adversely impacting or diluting sales of similar businesses already located there. Analyses within a delineated “trade area” of sales in relation to demand by prospective purchasers/customers can be a way to identify types of goods and services that might be added.

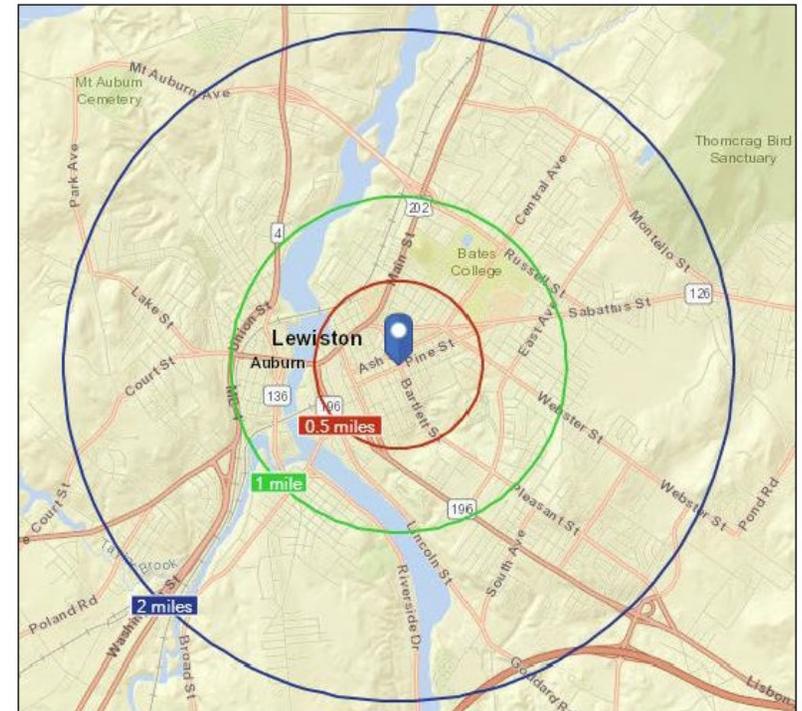
### Retail Trade Areas

A trade area for commercial and retail uses is generally considered to be walkable when it extends for no more than one-half mile. Neighborhood retailers such as grocery stores, pharmacies and personal and professional services businesses (hair salons, barber shops, tax preparers, banks, dentist etc.) will usually draw from a two-mile trade area or less, and more typically from a one-mile trade area in urban neighborhoods. The map on the right shows 0.5, one- and two-mile radius trade areas around the intersection of Pine and Bartlett Streets in the heart of the CN.

### Retail/Commercial Demand and Potential Uses

The tables beginning on page 144 compare retail demand with retail supply as measured by sales within a 0.5 mile, one mile, and two mile radius of Pine and Bartlett Streets. The purpose is to identify the potential “retail gap”, which can be positive or negative. Where retail sales exceed potential expenditures, there is a “surplus” (shown in red), because there are more expenditures than resident

0.5-, 1- and 2-mile Trade Areas around Pine and Bartlett Streets



consumers in the delineated trade area are making. In this situation there is no apparent market to be filled by a new retailer. Moreover, without additional retail sales in the trade area, a new retailer in the same industry group or category will capture sales at the expense of other stores in the market.

Conversely, when retail demand – expenditures by consumers in the delineated area -- exceed the sales by establishments located within the area (shown in black), expenditures are said to be “leaking” from the area because consumers living in the area are spending money and making purchases at retail stores outside the area. This leakage is an indicator of additional demand, some of which might be captured by adding new stores in that industry group in the trade area.

To understand if adequate demand exists to support a specific type of store in a study area, the first step is to identify sales and determine whether there is leakage.

Then, assumptions are developed about the percentage of the leakage that could be captured at the location under consideration, given the location of competitors and the advantages and challenges of the location. Next, the estimated “capturable” expenditure figure is divided by an average dollar amount of retail sales per square foot for that retail category to determine the number of square feet of space that could be supported. If the square feet of space are close to the typical store size in a given category, then that store type could be a prospect for that location.

Data on retail potential, retail sales, and leakage are provided in a report by Esri entitled “Retail Market Profile”, using 2018 data from ESRI and 2017 data from Infogroup, a company providing business data. The tables beginning on page 144 present analyses of the retail gap and capture rate percentages that are typical for similar markets. For categories evidencing leakage, store size is shown, based on per square foot expenditures. Different levels of sales per square foot are applicable for retailers, as follows:

- › \$500/SF (or per square foot) is the appropriate level of sales for a chain grocery or a chain pharmacy.
- › \$350/SF is a rough indicator of the level of sales needed to capture a national chain retail store, although there are variations by retailer.
- › \$250/SF is the typical level of sales needed to support new construction of retail space.
- › \$150/SF usually is the absolute minimum sales level for retail occupancy in existing urban commercial space such as commercial corridors in older neighborhoods with rents in the \$10-\$12/SF range.

An example may be useful in illustrating the analysis. Within the 0.5 mile radius the data show that clothing store sales of \$933,414 are “leaking” out of the area. Since there are many stores selling clothing that are located outside of the 0.5 mile trade area (Walmart, T.J. Maxx, JCPenney), a low capture percentage, 10% is used because of the amount of competition. Based on this capture percentage, sales of \$150 per square foot would support a new store having 622 square feet, which would be a very small clothing store or boutique. If higher sales per square foot are needed, the size of the store will need to be smaller. Alternatively, a decision might be made to sell shoes, as well, for which there is also leakage. Combining the two would result in a larger store filling the gap in both retail categories.

### **Potential Uses**

As the capture rate and supportable square foot analyses on the pages that follow indicate, very low gaps are apparent for most retail categories within the 0.5, 1.0, and 2.0 mile trade areas. As discussed previously with regard to the delineated Choice Neighborhood, there are neighborhood groceries and corner stores on numerous blocks, and several were cited by stakeholders as places where they shop. Other destinations for groceries, clothing, and most other goods are now located in retail centers at the periphery of the CN and beyond. These include Lewiston Mall (Save-a-Lot and CVS were mentioned by stakeholders), Promenade Mall, and other nearby retail stores southeast of the CN. Another competitive shopping area referenced is northwest of the CN, in Auburn and includes Whiteholm Farm Plaza (Walmart and Lowes), Auburn Plaza, and Auburn Mall.

In many cases the footprints of buildings located along Lisbon Street and nearby are small and are suitable for entrepreneurs seeking to start a small business or to open a new location for an existing food-related use. Recent additions along Lisbon Street have included small stores owned by immigrant entrepreneurs; there may be additional demand for related clothing and food stores serving the immigrant population. In addition, downtown workers and residents of recently completed housing units will add to demand for goods and services. Opportunities could include the following:

- › Specialty boutiques offering clothing, cosmetics, and seasonal items
- › Shoe stores, perhaps combined with athletic clothing and/or sporting goods
- › Arts and crafts stores and galleries
- › Optical stores and stores selling eyewear
- › A stationery, card, and gift store
- › Additional restaurants/carryout stores to serve the large base of private sector and government employees, along with the growing residential population

Another opportunity is to develop commercial/retail space as part of a mixed-use, mixed-income development of the Kennedy Park site. There is apparent market potential for 5,000 to 7,500 square feet of food-oriented retail, based on a location at the corner of Pine and Park Streets. At this location Potential patrons would include employees in nearby office buildings, people living in nearby residential properties, and visitors and patrons of Kennedy Park. Possible users would include expansions of established local businesses or national chains seeking a new location. Recommended uses:

- › A deli with sandwiches, hot food, coffee, beverages
- › A bakery with ice cream in the summer
- › A coffee shop with food

**Estimated Capture Rates and Supportable Square Feet Analysis\***  
**Tree Streets 0.5 Mile Radius**

Industry Summary	NAICS	Retail Gap	Capture Rate	Sales per SF			
				\$150	\$250	\$350	\$500
Automobile Dealers	4411	\$8,003,310	10%	5,336	3,201	2,287	1,601
Other Motor Vehicle Dealers	4412	\$1,527,458	10%	1,018	611	436	305
Auto Parts, Accessories & Tire Stores	4413	(\$840,806)	25%				
Furniture Stores	4421	(\$109,309)	10%				
Home Furnishings Stores	4422	\$535,724	10%	357	214	153	107
Electronics & Appliance Stores	443	(\$3,795,110)	10%				
Bldg Materials & Supplies Dealers	4441	\$2,056,899	25%	3,428	2,057	1,469	1,028
Lawn & Garden Equip & Supply Stores	4442	\$179,103	25%	299	179	128	90
Grocery Stores	4451	(\$16,848,110)	50%				
Specialty Food Stores	4452	\$642,602	25%	1,071	643	459	321
Beer, Wine & Liquor Stores	4453	(\$60,130)	80%				
Health & Personal Care Stores	446, 4461	(\$33,122,399)	80%				
Gasoline Stations	4474, 471	(\$4,395,153)	25%				
Clothing Stores	4481	\$933,414	10%	622	373	267	187
Shoe Stores	4482	\$475,746	10%	317	190	136	95
Jewelry, Luggage & Leather Goods Stores	4483	(\$199,413)	10%				
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,741,932	25%	2,903	1,742	1,244	871
Book, Periodical & Music Stores	4512	(\$725,285)	25%				
Department Stores Excluding Leased Depts.	4521	\$6,215,305	10%	4,144	2,486	1,776	1,243
Other General Merchandise Stores	4529	\$847,237	10%	565	339	242	169
Florists	4531	(\$357,197)	50%				
Office Supplies, Stationery & Gift Stores	4532	\$253,476	25%	422	253	181	127
Used Merchandise Stores	4533	\$366,124	50%	1,220	732	523	366
Special Food Services	7223	(\$135,168)	25%				
Drinking Places - Alcoholic Beverages	7224	(\$64,281)	25%				
Restaurants/Other Eating Places	7225	(\$6,973,149)	25%				

\*For Industry Categories with negative sales (shown in red), there is no leakage that can be captured.

Sources: Esri; Infogroup; Real Estate Strategies, Inc.

**Estimated Capture Rate and Supportable Square Foot Analysis\***  
**Tree Streets One Mile Radius**

Industry Summary	NAICS	Retail Gap	Capture Rate	Sales per SF			
				\$150	\$250	\$350	\$500
Automobile Dealers	4411	\$17,701,812	10%	11,801	7,081	5,058	3,540
Other Motor Vehicle Dealers	4412	\$4,045,993	10%	2,697	1,618	1,156	809
Auto Parts, Accessories & Tire Stores	4413	(\$4,518,787)	25%				
Furniture Stores	4421	\$1,259,840	10%	840	504	360	252
Home Furnishings Stores	4422	\$1,406,147	10%	937	562	402	281
Electronics & Appliance Stores	443	(\$12,803,111)	10%	(8,535)	(5,121)	(3,658)	(2,561)
Bldg Materials & Supplies Dealers	4441	\$2,594,232	25%	4,324	2,594	1,853	1,297
Lawn & Garden Equip & Supply Stores	4442	\$496,965	25%	828	497	355	248
Grocery Stores	4451	(\$72,191,251)	50%				
Specialty Food Stores	4452	(\$6,965,053)	25%				
Beer, Wine & Liquor Stores	4453	\$935	80%				
Health & Personal Care Stores	446, 4461	(\$64,223,609)	80%				
Gasoline Stations	4474, 471	(\$5,374,326)	25%				
Clothing Stores	4481	\$2,947,189	10%	1,965	1,179	842	589
Shoe Stores	4482	\$1,206,849	10%	805	483	345	241
Jewelry, Luggage & Leather Goods Stores	4483	(\$1,487,291)	10%				
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,672,398	25%	6,121	3,672	2,623	1,836
Book, Periodical & Music Stores	4512	(\$858,465)	25%				
Department Stores Excluding Leased Depts.	4521	\$15,884,912	10%	10,590	6,354	4,539	3,177
Other General Merchandise Stores	4529	\$857,176	10%	571	343	245	171
Florists	4531	(\$419,157)	50%				
Office Supplies, Stationery & Gift Stores	4532	(\$611,786)	25%				
Used Merchandise Stores	4533	\$190,403	50%	635	381	272	190
Special Food Services	7223	(\$32,144)	25%				
Drinking Places - Alcoholic Beverages	7224	(\$49,349)	25%				
Restaurants/Other Eating Places	7225	(\$24,571,135)	25%				

\*For Industry Categories with negative sales (shown in red), there is no leakage that can be captured.

Sources: Esri; Inforgroup; Real Estate Strategies, Inc.

**Estimated Capture Rate and Supportable Square Foot Analysis\***  
**Tree Streets Two Mile Radius**

Industry Summary	NAICS	Retail Gap	Capture Rate	Sales per SF			
				\$150	\$250	\$350	\$500
Automobile Dealers	4411	\$13,891,266	10%	9,261	5,557	3,969	2,778
Other Motor Vehicle Dealers	4412	\$7,282,997	10%	4,855	2,913	2,081	1,457
Auto Parts, Accessories & Tire Stores	4413	(\$11,103,247)	25%				
Furniture Stores	4421	\$5,224,500	10%	3,483	2,090	1,493	1,045
Home Furnishings Stores	4422	(\$295,673)	10%				
Electronics & Appliance Stores	443	(\$21,838,120)	10%				
Bldg Materials & Supplies Dealers	4441	\$9,138,801	25%	15,231	9,139	6,528	4,569
Lawn & Garden Equip & Supply Stores	4442	\$1,213,249	25%	2,022	1,213	867	607
Grocery Stores	4451	(\$93,484,981)	50%				
Specialty Food Stores	4452	(\$9,925,838)	25%				
Beer, Wine & Liquor Stores	4453	(\$3,386,708)	80%				
Health & Personal Care Stores	446, 4461	(\$71,094,961)	80%				
Gasoline Stations	4474, 471	\$10,037,282	25%	16,729	10,037	7,169	5,019
Clothing Stores	4481	\$7,275,995	10%	4,851	2,910	2,079	1,455
Shoe Stores	4482	\$1,056,125	10%	704	422	302	211
Jewelry, Luggage & Leather Goods Stores	4483	(\$9,697,348)	10%				
Sporting Goods/Hobby/Musical Instr Stores	4511	\$10,815,026	25%	18,025	10,815	7,725	5,408
Book, Periodical & Music Stores	4512	(\$1,951,142)	25%				
Department Stores Excluding Leased Depts.	4521	\$5,519,609	10%	3,680	2,208	1,577	1,104
Other General Merchandise Stores	4529	(\$1,730,088)	10%				
Florists	4531	(\$1,111,031)	50%				
Office Supplies, Stationery & Gift Stores	4532	\$45,578	25%	76	46	33	23
Used Merchandise Stores	4533	(\$1,492,131)	50%				
Special Food Services	7223	\$320,256	25%	534	320	229	160
Drinking Places - Alcoholic Beverages	7224	\$52,707	25%	88	53	38	26
Restaurants/Other Eating Places	7225	(\$37,975,024)	25%				

\*For Industry Categories with negative sales (shown in red), there is no leakage that can be captured.

Sources: Esri; InforGroup; Real Estate Strategies, Inc.

### Conditions of Our Work

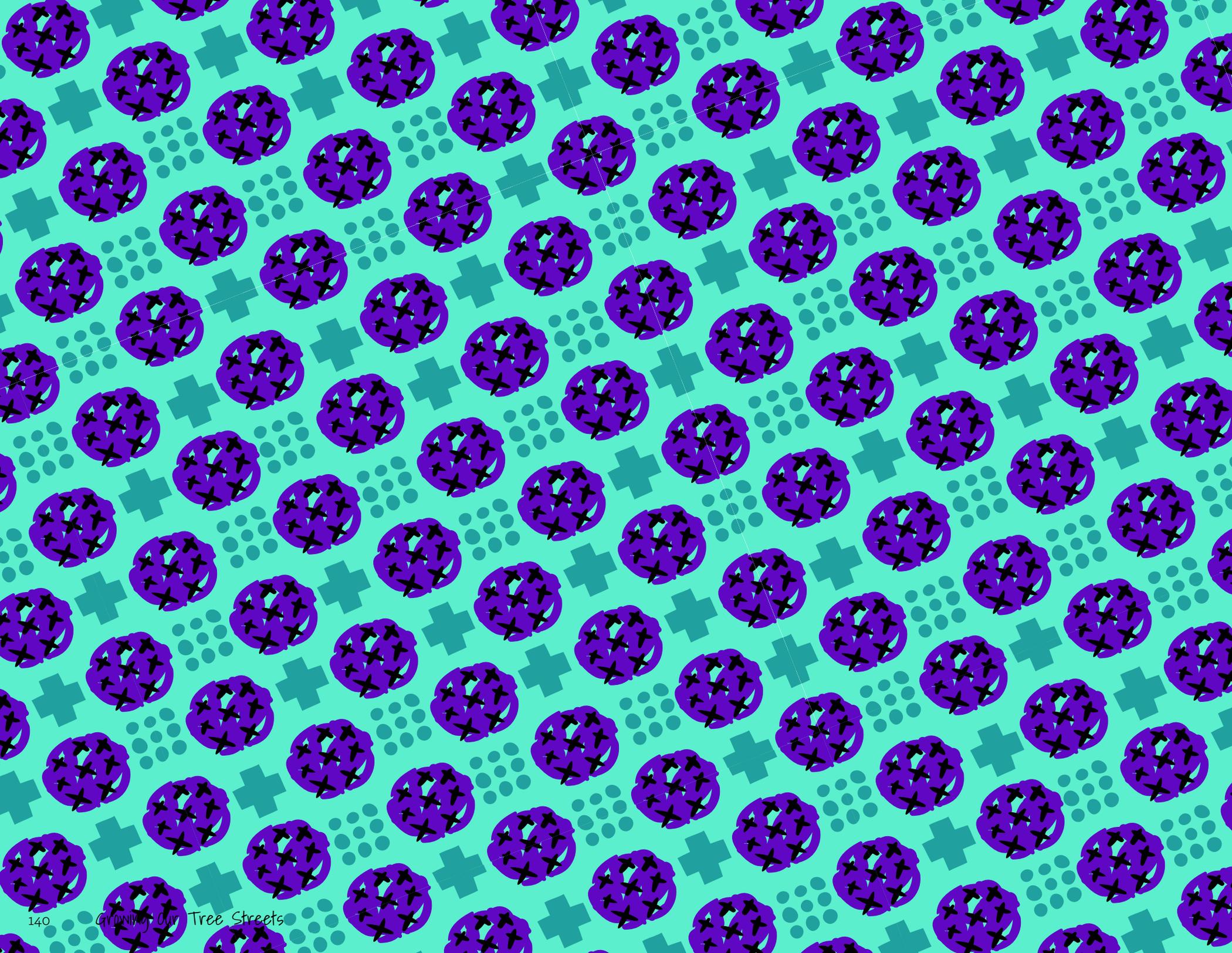
RES has not ascertained the legal and regulatory requirements applicable to the proposed redevelopment, including state and local government regulations, permits and licenses. No effort was made to determine the possible effect of present or future federal, state or local legislation or of any environmental or ecological matters. Further, the information contained herein is based on estimates, assumptions and other information developed from research of the market, our knowledge of the real estate industry and other factors, including certain information provided by Lewiston representatives and stakeholders. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results will vary from those described, and the variations may be material. Further, RES has not evaluated management's effectiveness, nor are we responsible for future marketing efforts and other management actions upon which actual results will depend.

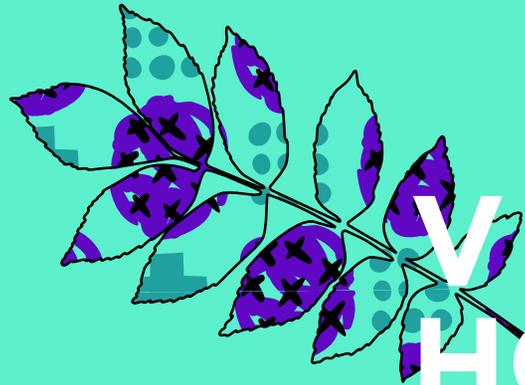
If there are questions about this market assessment, please call either Beth Beckett or me at (610) 240-0820, or by email at [msowell@resadvisors.com](mailto:msowell@resadvisors.com) or [ebeckett@resadvisors.com](mailto:ebeckett@resadvisors.com).

Very truly yours,



Margaret B. Sowell, CRE  
Founding Principal





# V HOUSING DESIGN & PRODUCTION



# KENNEDY PARK

SITE PLAN

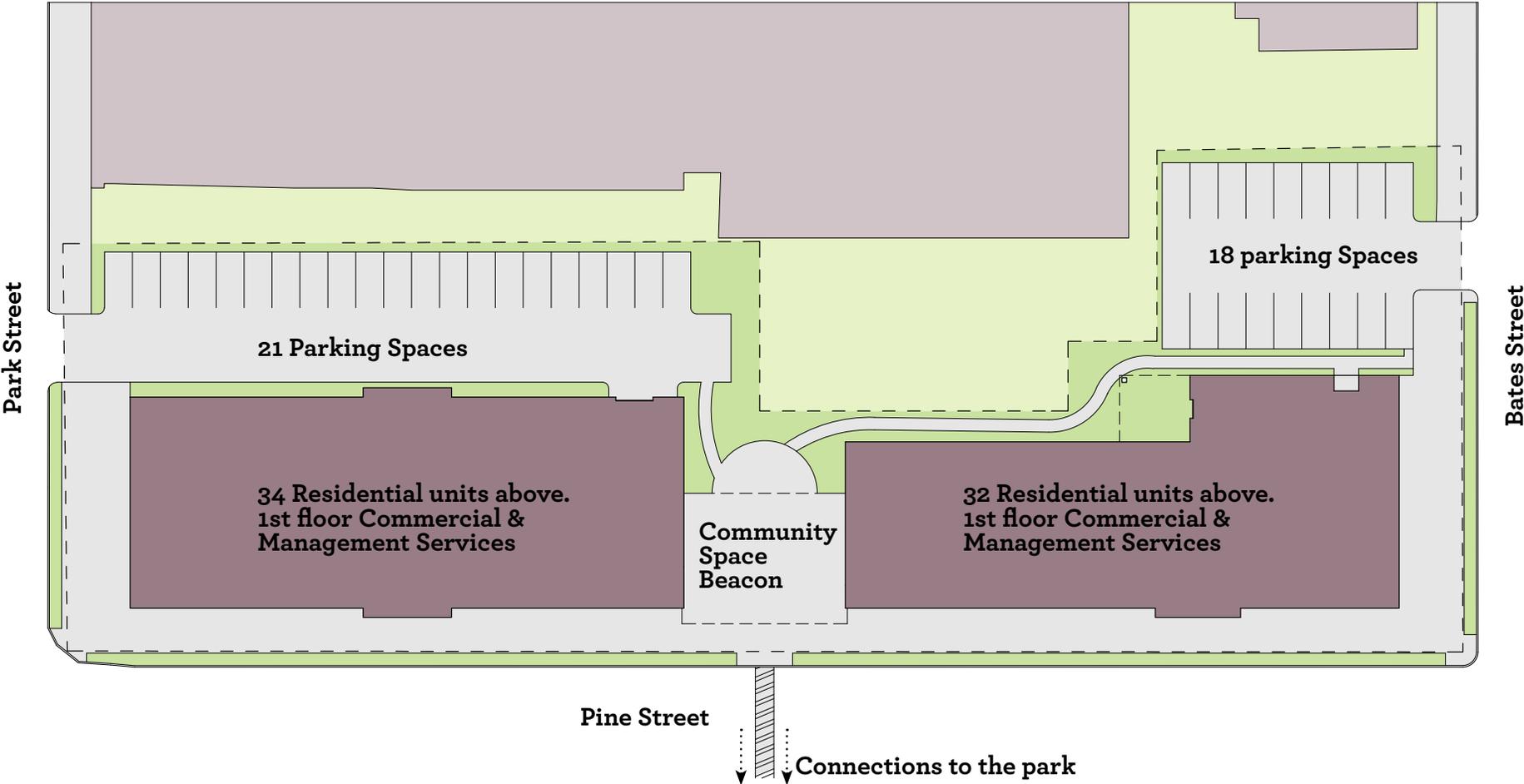


Figure 32. Site plan of the Kennedy Park site

# UNIT BREAKDOWN

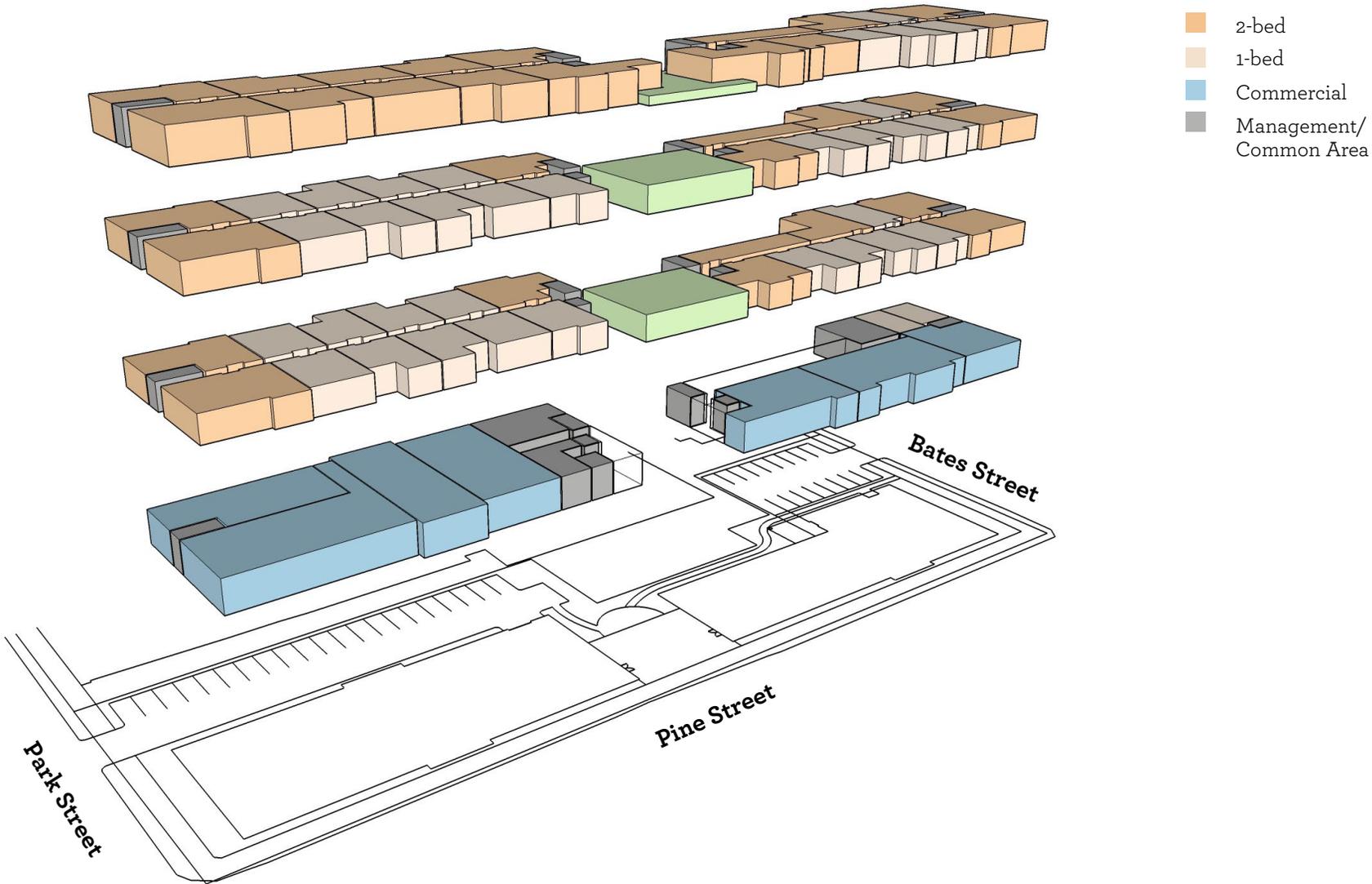
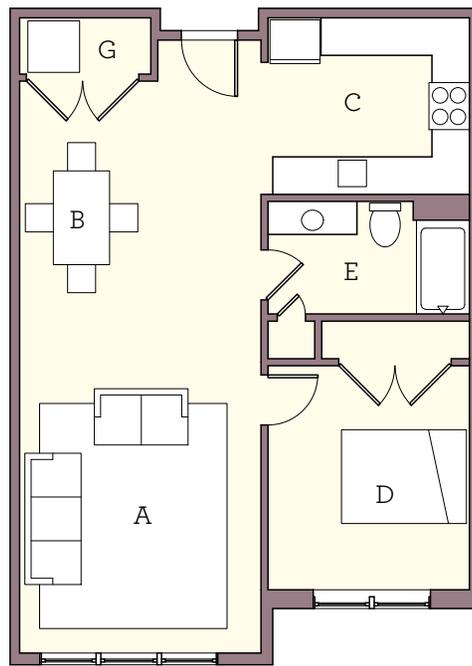
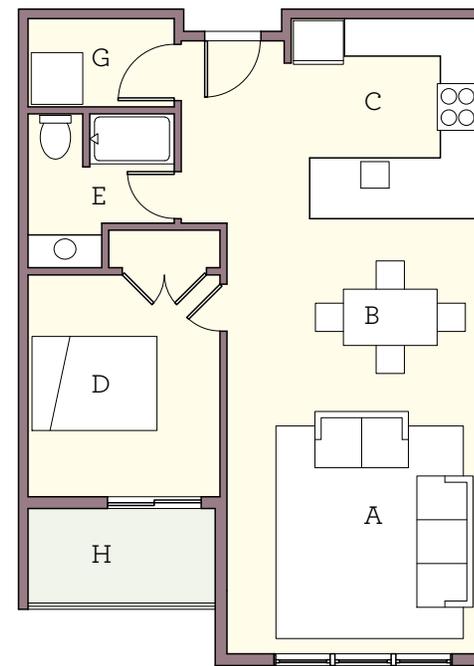


Figure 33. Unit breakdown of the Kennedy Park site

# 1 BEDROOM / 1 BATH APARTMENTS



**SAMPLE PLAN A**  
1 BEDROOM/ 1 BATH



**SAMPLE PLAN B**  
1 BEDROOM/ 1 BATH

- Room Legend
- A - Living Room
  - B - Dining
  - C - Kitchen
  - D - Bedroom
  - E - Bath
  - F - Powder Room
  - G - Laundry
  - H - Terrace
  - I - Porch
  - J - Sleeping Area

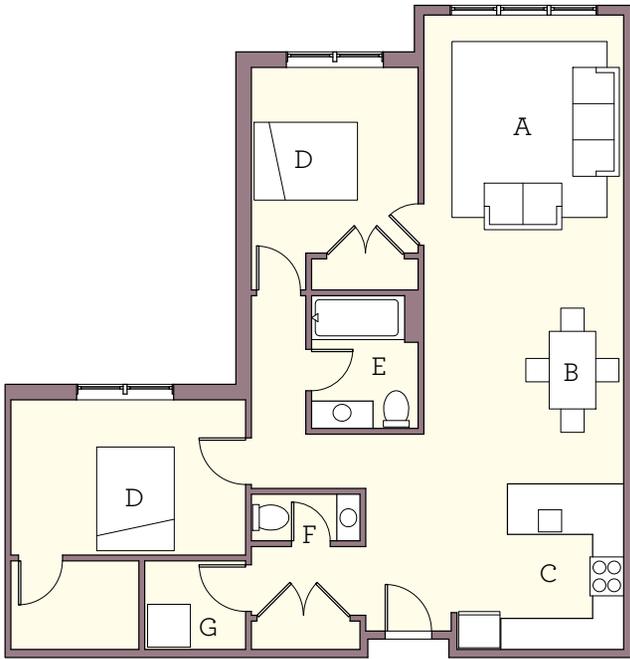


Figure 34. Sample plans of the Kennedy Park site: 1-bedroom units

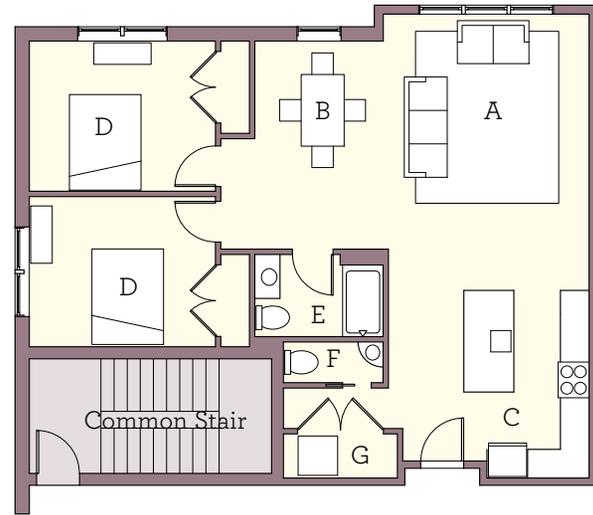
## 2 BEDROOM/ 1.5 BATH APARTMENTS

### Room Legend

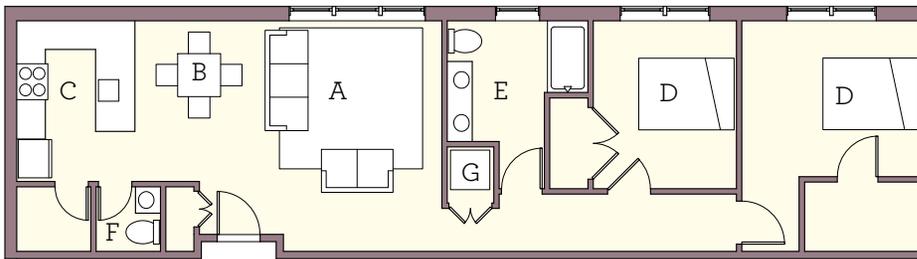
- A - Living Room
- B - Dining
- C - Kitchen
- D - Bedroom
- E - Bath
- F - Powder Room
- G - Laundry
- H - Terrace
- I - Porch
- J - Sleeping Area



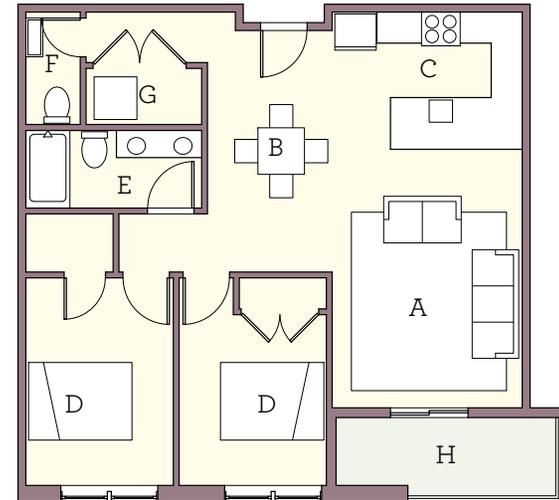
**SAMPLE PLAN A**  
2 BEDROOM/ 1.5 BATH



**SAMPLE PLAN B**  
2 BEDROOM/ 1.5 BATH



**SAMPLE PLAN C**  
2 BEDROOM/ 1.5 BATH

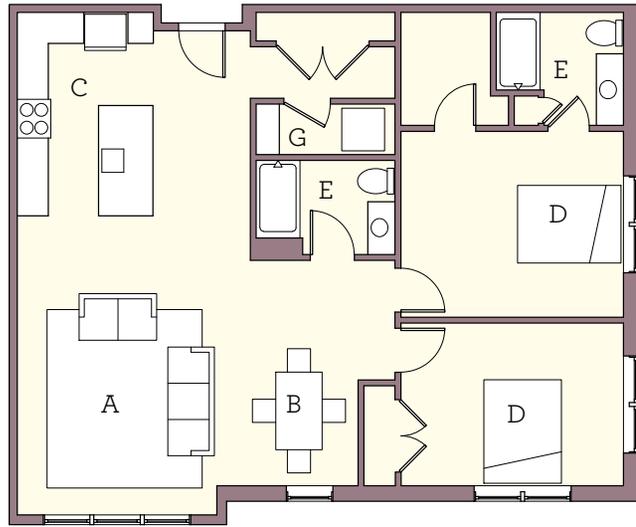


**SAMPLE PLAN D**  
2 BEDROOM/ 1.5 BATH

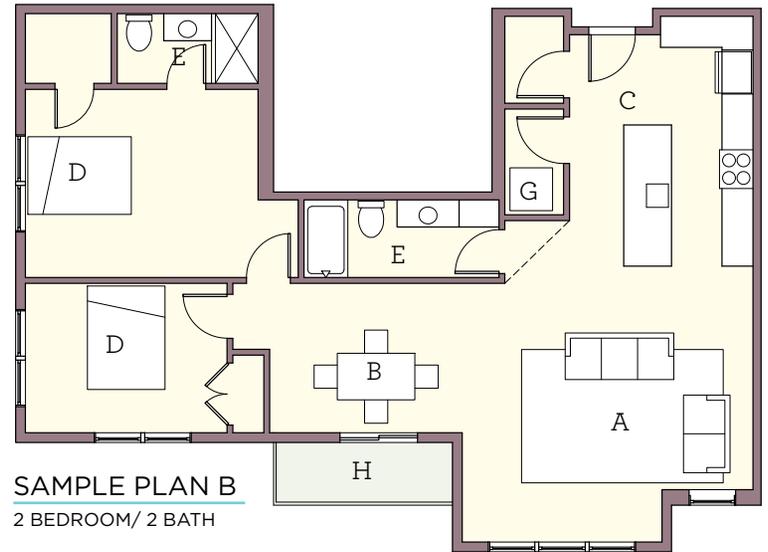


**Figure 35.** Sample plans of the Kennedy Park site: 2-bedroom/1.5-bath units

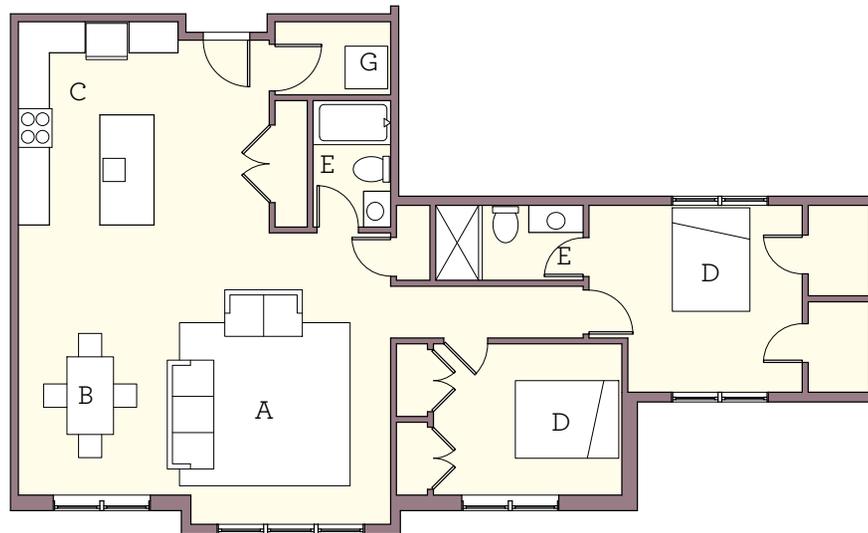
## 2 BEDROOM/ 2 BATH APARTMENTS



**SAMPLE PLAN A**  
2 BEDROOM/ 2 BATH



**SAMPLE PLAN B**  
2 BEDROOM/ 2 BATH



**SAMPLE PLAN C**  
2 BEDROOM/ 2 BATH

### Room Legend

- A - Living Room
- B - Dining
- C - Kitchen
- D - Bedroom
- E - Bath
- F - Powder Room
- G - Laundry
- H - Terrace
- I - Porch
- J - Sleeping Area



Figure 36. Sample plans of the Kennedy Park site: 2-bedroom/2-bath units



# NEIGHBORHOOD INFILL SITE

## PLANNED UNIT DEVELOPMENT SITE PLAN

69 NEW CONSTRUCTION  
4 REHABS  

---

73 TOTAL NEW HOMES



\* The Wedgewood House rehab should include a 4BR unit on the ground floor with a separate entrance to accommodate a family, (1) 1BR unit and (1) 2BR unit on the second floor, and (1) 2BR unit on the third floor.

Figure 37. Alternative site plan for Replacement Site 2, with 73 units (feasible with Planned Unit Development approach)

## TYPE F BREAKDOWN

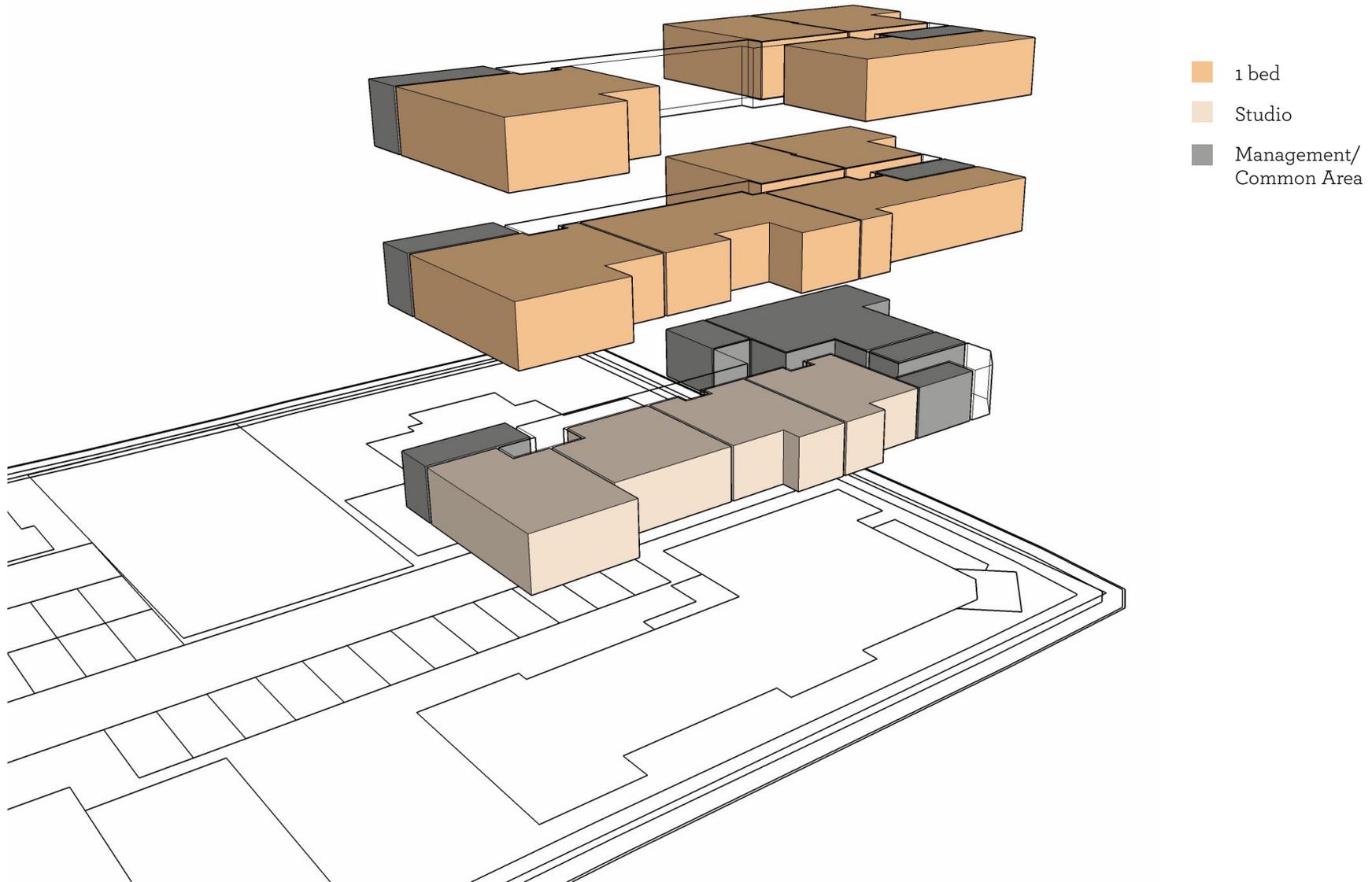
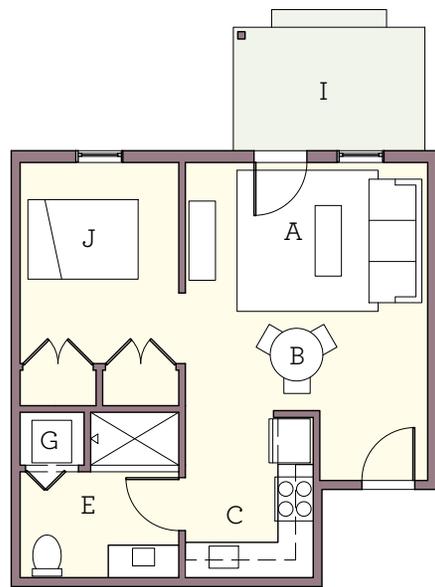
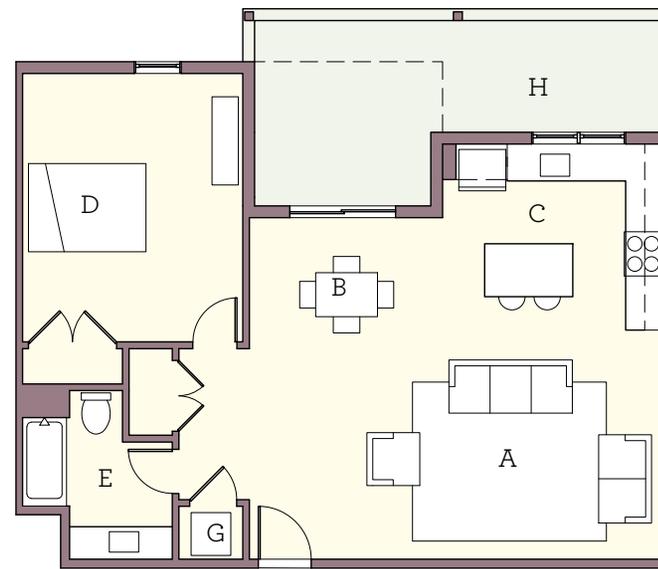


Figure 38. Unit breakdown of the neighborhood infill site multifamily building

## TYPE F - CORNER BUILDING



**SAMPLE PLAN**  
STUDIO



**SAMPLE PLAN**  
1 BEDROOM / 1 BATH

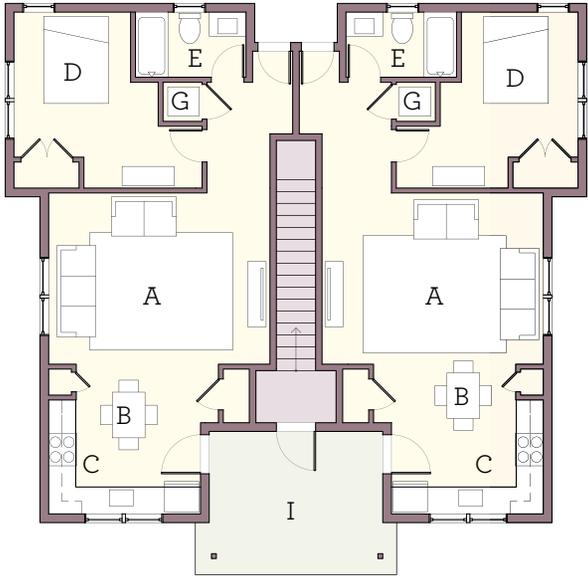
### Room Legend

- A - Living Room
- B - Dining
- C - Kitchen
- D - Bedroom
- E - Bath
- F - Powder Room
- G - Laundry
- H - Terrace
- I - Porch
- J - Sleeping Area

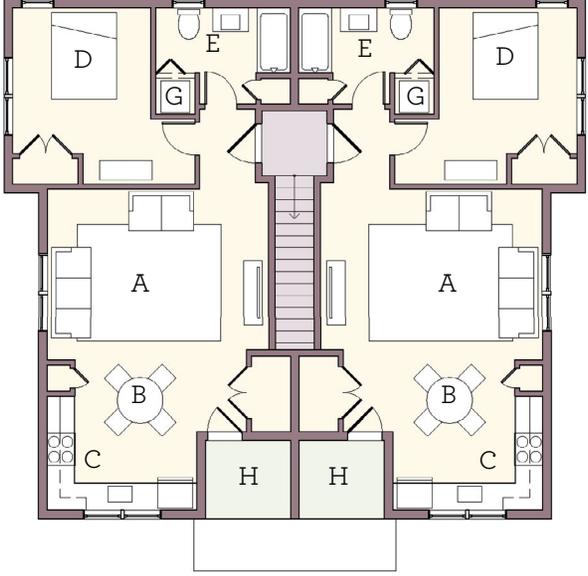


Figure 39. Sample plans of the neighborhood infill site: corner building

**MULTI-FAMILY COMBO, TYPE A**



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- Room Legend
- A - Living Room
  - B - Dining
  - C - Kitchen
  - D - Bedroom
  - E - Bath
  - F - Powder Room
  - G - Laundry
  - H - Terrace
  - I - Porch
  - J - Sleeping Area



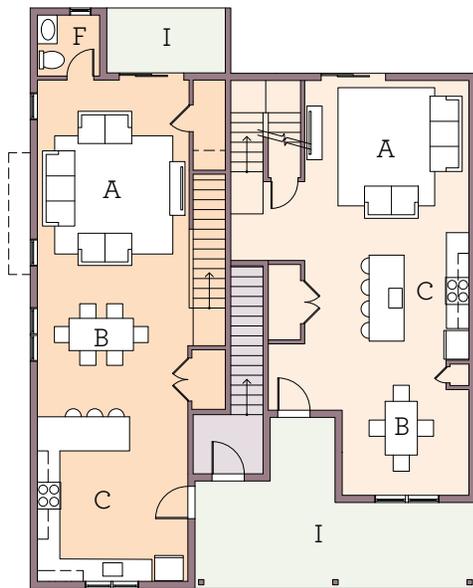
Figure 40. Sample plans of the neighborhood infill site: multi-family combo, type a

# MULTI-FAMILY COMBO, TYPE B/C COMBO

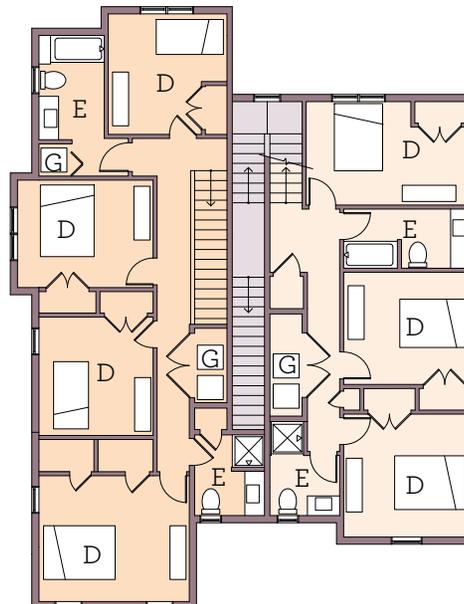


## Room Legend

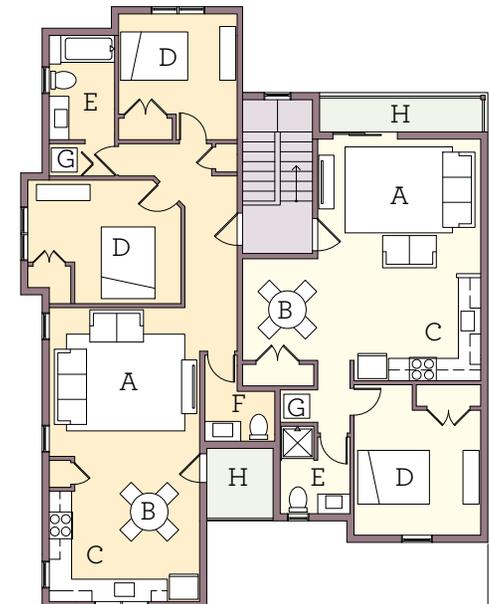
- A - Living Room
  - B - Dining
  - C - Kitchen
  - D - Bedroom
  - E - Bath
  - F - Powder Room
  - G - Laundry
  - H - Terrace
  - I - Porch
  - J - Sleeping Area
- 4-bedroom unit
  - 3-bedroom unit
  - 2-bedroom unit
  - 1-bedroom unit



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



Figure 41. Sample plans of the neighborhood infill site: multi-family combo, type b/c combo

# MAPLE KNOLL

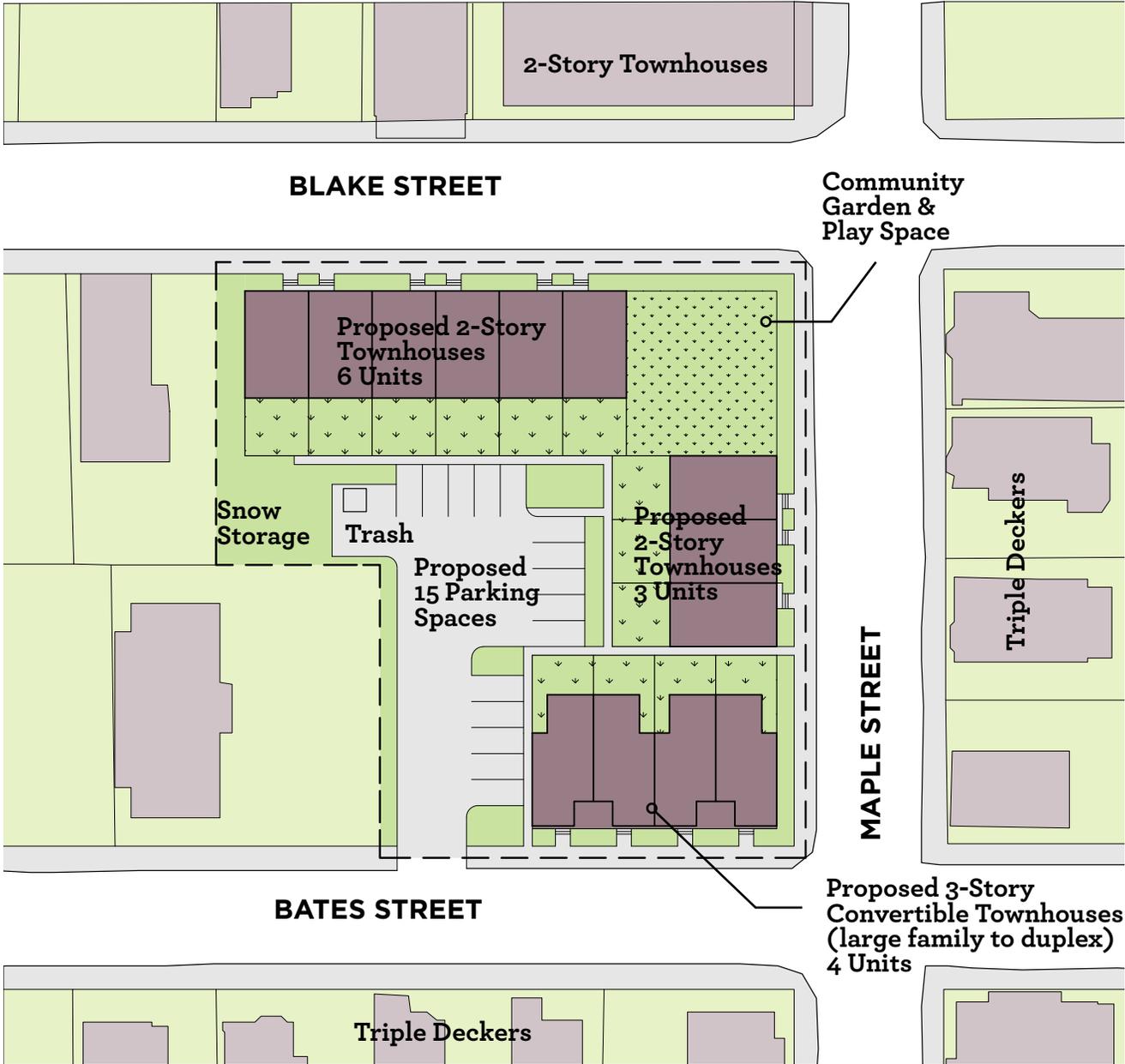
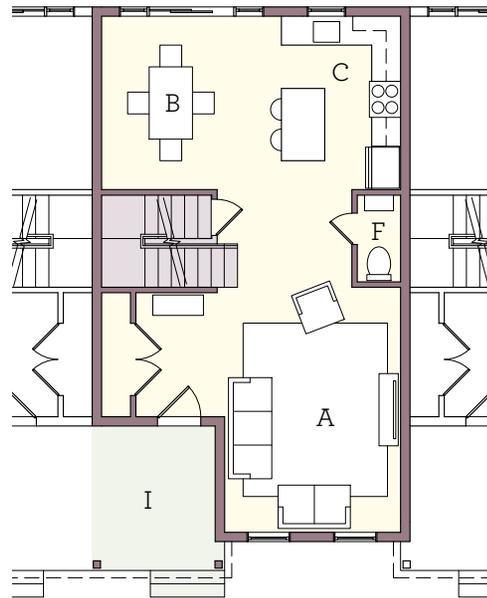
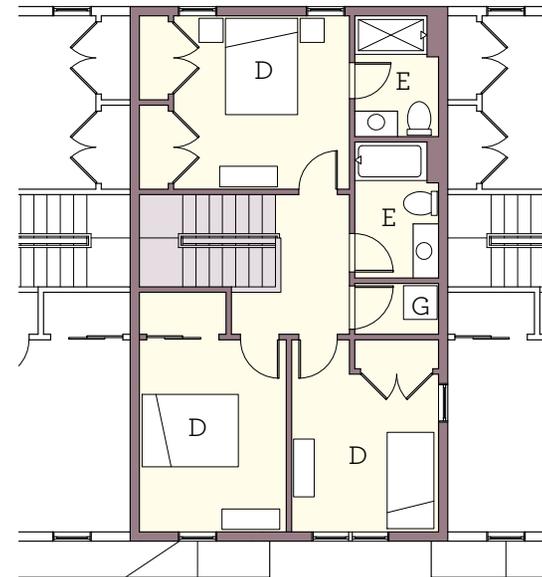


Figure 42. Site plan of the Maple Knoll site

## TYPE D: 2 STORY TOWNHOUSES



**FIRST FLOOR PLAN**  
TOWNHOUSE



**SECOND FLOOR PLAN**  
TOWNHOUSE

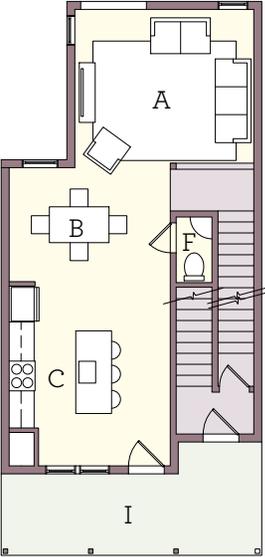
### Room Legend

- A - Living Room
- B - Dining
- C - Kitchen
- D - Bedroom
- E - Bath
- F - Powder Room
- G - Laundry
- H - Terrace
- I - Porch
- J - Sleeping Area

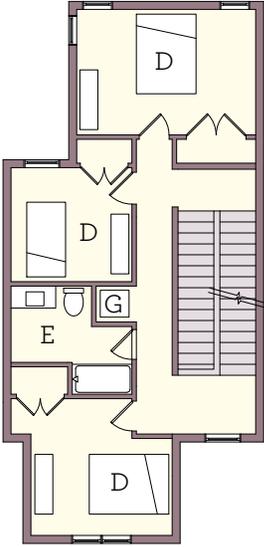


Figure 43. Sample plans of the Maple Knoll site: Townhouse

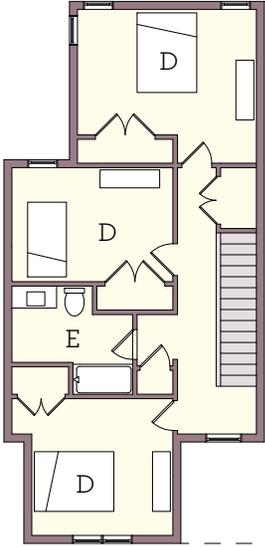
**TYPE E: CONVERTIBLE 3 STORY TOWNHOUSE**



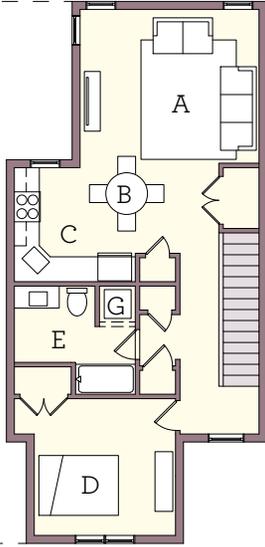
**FIRST FLOOR**  
 CONVERTIBLE  
 TOWNHOUSE



**SECOND FLOOR**  
 CONVERTIBLE  
 TOWNHOUSE



**THIRD FLOOR**  
 CONVERTIBLE  
 TOWNHOUSE



**CONVERTED  
 THIRD FLOOR**  
 CONVERTIBLE  
 TOWNHOUSE

- Room Legend
- A - Living Room
  - B - Dining
  - C - Kitchen
  - D - Bedroom
  - E - Bath
  - F - Powder Room
  - G - Laundry
  - H - Terrace
  - I - Porch
  - J - Sleeping Area



**Figure 44. Sample plans of the Maple Knoll site: Convertible Townhouse**

# DEVELOPER CHECKLIST

This process included input from seven focus groups on housing. Recognizing that the neighborhood transformation and housing investments could take many years, and that development proposals are fluid, this checklist was created by residents in order to ensure the input from this planning process is carried through in future development proposals. The community can use this list to make sure future development is in line with their vision for the neighborhood. Future development in the neighborhood should:

- Promote the feel of a residential and pedestrian-oriented neighborhood
- Work to improve the streetscape with amenities that make it safer and more walkable (trees, planted landscapes, parklets, porch lights, wider sidewalks, etc)
- Provide visual variance and incorporate color, avoid unarticulated completely beige and grey facades
- Be context sensitive, and include fresh takes on traditional architectural features found elsewhere in the neighborhood
- Consider third party certification (LEED, Living Building Challenge, WELL, Passive House, etc.)
- Be energy efficient, and provide the opportunity to harness energy from the sun by building in southern facing rooftops and windows
- Work to minimize curb cuts by placing parking at the interior of the block
- Increase the tree canopy with new street trees and trees throughout the property
- Be mindful of the snow, consider plow movement, covered parking and space for snow storage in the winter that can be activated in warmer months
- Have a plan for trash waste management
- Acknowledge and design for the end user; for example, large units for families should not be on upper floors.
- Maximize accessibility
- Provide healthy interiors and indoor air quality
- Include laundry facilities
- Care for and connect residents to community resources and amenities
- 

If a multi-family building:

- Consider outdoor space for every unit
- Provide safe (fenced or otherwise protected) play spaces for children
- Provide elements that are easy to maintain and responsible local building management
- Have a plan for pest management

# LEAD FREE IN 2043 PRODUCTION MODEL

- › Replace total 1451 pre-1950 DUs in Tree Streets by 2043 (assume 24 year build-out).
- › Replacement demand is the ONLY driver for production in this market for foreseeable future (RES Market Analysis).
- › Assumes existing obsolete units are replaced, rehabbed, or driven out of market (demo) by new production.

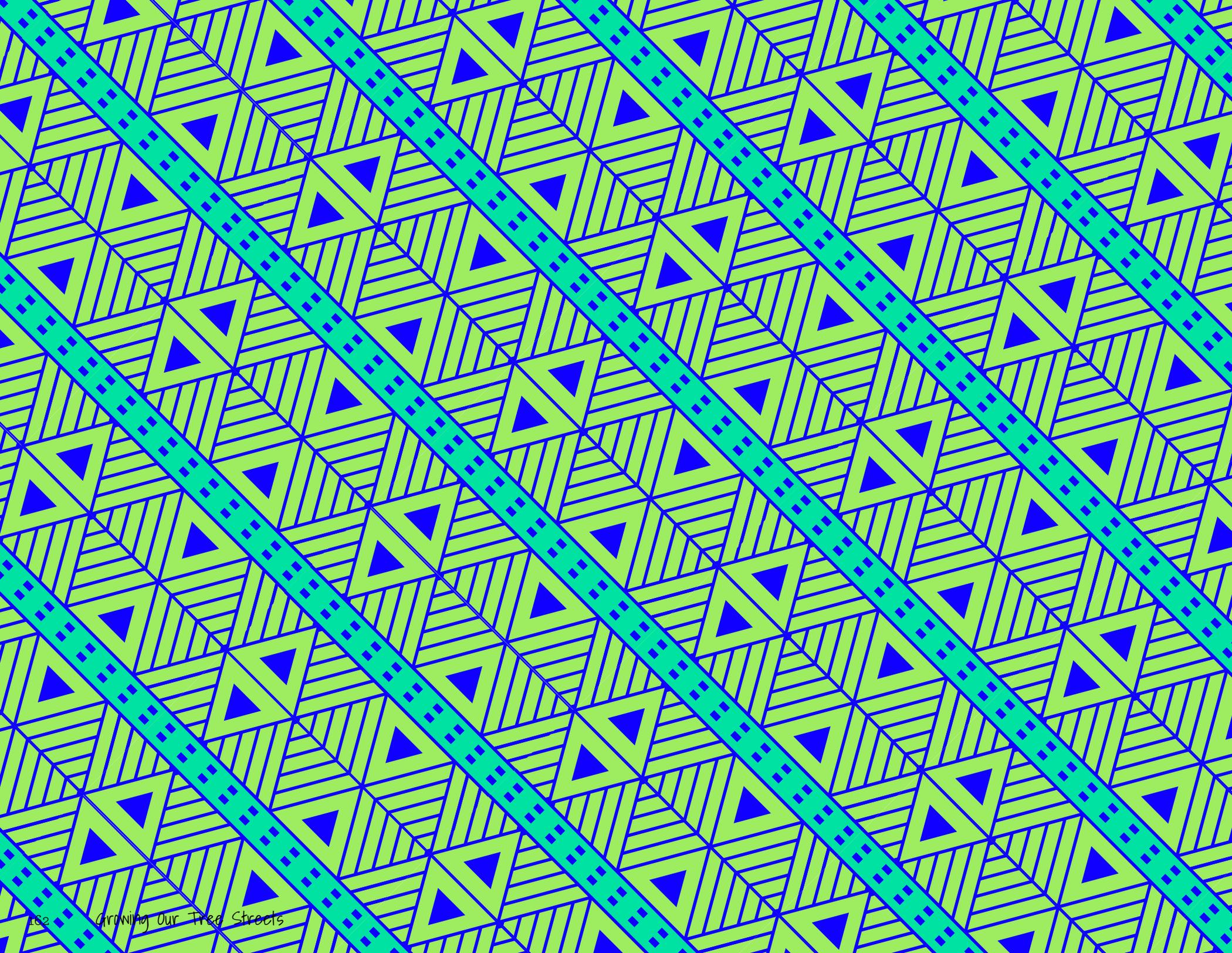
	Development Component	Units/Yr	2043 Total	Description
1. Pine Street Corridor - Multifamily	a. Avesta - Pine/Bates		35	Mixed-Income LIHTC-based project now underway.
	b. Choice - Kennedy Park		66	Mixed-income, partial replacement for Maple Knoll under Choice. Assumes 1BR & 2BR units only plus ground floor commercial on the park. Gateway location for Bates and hospitals.
	c. Choice - Wedgewood Mansion		64	Mixed-income, partial replacement for Maple Knoll under Choice. Assumes 1 & 2 BR replacement units plus 3, 4, 5 and 6 BR LIHTC units. Seek PBV from LHA to further subsidize family units.
	d. Choice - Mt David Recap/ Addition		30	Recapitalize/rehab (15 units) and expand new (15 units) the existing S811 project for adults with disabilities; consider housing for families with disabilities through the expansion.
	<b>subtotal</b>		<b>195</b>	
2. Other Business Corridors - Multifamily	a. Lisbon - Zanton Hartley Block		63	63 mixed-income units; lease-up now underway
	b. Birch - Multifamily and Mixed Use Nodes		81	Smaller mixed income / mixed use developments at Birch Street nodes to replace existing large walkups (per detailed memo of 11/7/18).
	c. Existing Private Lead Safe (HUD Assisted)		259	Existing HUD assisted properties are presumed "lead-safe" with regular testing under REAC. Bartlett Ct (22) + Bates Terrace (26) + Centre Ville Commons (96) + Pierce Place (62) + Washburn (8) + Dominican Court (45)
	d. TBD - No Barrier Transition - Individuals		21	TBD per People Plan
	<b>subtotal</b>		<b>424</b>	

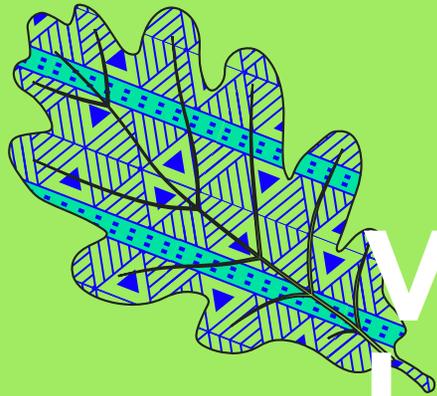
Total Production (new + lead-free rehab)	1451
Pre-1950 DUs	1451
Production Surplus (Gap)	0

Organization	Schedule	Notes
AVESTA/CCI	Development underway; C of O Fall 2020	9% LIHTC w/ HOME and FHLB
To-be-formed LACH/LHA/Private JV	Construction Start 2021	Consider 9% LIHTC and Choice financing. Consider net zero energy. Consider geothermal field in Kennedy Park for this building and civic buildings on the park.
To-be-formed LACH/LHA/Private JV	Construction Start 2021	Consider 4% LIHTC, HTC, OZ, and Choice funding. Seek LHA PBV for some number of family units. Consider net zero energy w/ OZ credit funding.
To-be-formed LACH/LHA/Private JV; needs experienced service-oriented owner partner	Construction Start 2023	Consider 4% LIHTC, HTC, and Choice funding; good FHLB project; seek LHA PBV for operating support on new 15
Zanton	C of O Spring 2019	9% LIHTC w/ HOME
TBD	Post Choice (2025 - forward)	much TBD; replace existing 97 units
Review HUD records for lead compliance on each property through HNPC or Healthy Androscoggin; engage Pine Tree legal as needed.	Begin 2019 and cycle through every 3 years or so to be sure testing is current.	Not possible to acquire these. Need to confirm "lead-safe" status and ensure enforcement of HUD lead-safe requirements. OWNERS WILL NEED TO RECAPITALIZE OR REPLACE OVER NEXT 20 YEARS
TBD	TBD	Housing first. Need appropriate developer. Need site. Need funding. Consider partnership w/ St. Mary's which is housing many folks today in-patient.

	Development Component	Units/Yr	2043 Total	Description
3. Residential Connectors - Small Landlord	a. Healthy Homeworks / Compassionate Capital	7	154	Private, owner-occupied landlord production. Assume 3 projects at 3 units each per year.
	b. LACH Rent-To-Own	3	66	Mid-term lease-purchase program for any eligible family; may work especially well for Hallal-compliant purchase.
	c. Co-op Production	3	66	Further expansion of the successful Raise-Op method; current experience is 3 units/yr
	d. Other Private Rehab	5	110	Private landlords responding to upgrade in quality in the market by rehabbing additional properties.
	e. GHHI etc Lead Abatement (Public \$\$)	12	264	Lead-free rehab of existing private units
	<b>subtotal</b>			<b>660</b>
4. Residential Connectors - Single Family	a. CCI Mutual Self Help Production per Plan	6	132	Adapt highly successful CCI rural / USDA program to Tree Streets
	b. LACH Maple Knoll Site per Plan		15	Fee simple or co-op units by LACH on the former MK site
	c. Other - Private		25	Private homebuilder activity over time.
	<b>subtotal</b>			<b>172</b>
<b>total units</b>			<b>1451</b>	

Organization	Schedule	Notes
TBD w/ Healthy Homeworks' experience at core.	Begin 2020	
LACH as developer and lessor through to acquisition.	Begin 2020	Consider CCFC w/ Genesis as source for capital. Note potential for LHA Seciton 8 Homeownership participation.
Raise-op	TBD	average one 3-unit project every three years
Private owners	subject to market whims	assumes some positive action once market standards are raised
Private owners	continue current activities	GHHI grants are sufficient for "Lead Safe" only, so match with other funds to achieve "Lead Free" units.
CCI Team	Start in 2020, one cohort per year.	Requires an urban housing model - consider marrying a quality A/E with panelized or manufactured housing company who will hire a local workforce. Consider net zero energy.
LACH to lead	TBD	Lower density to reflect the townhomes across Blake and down Maple. Work up to Wasburn with modestly higher density.
Private homebuilders	Post-Choice	If private builders are not in the market by 2030 we have failed ...





# VI LEED ND CHECKLIST



# LEED V4 FOR NEIGHBORHOOD DEVELOPMENT PLAN

## Project Checklist

Project Name: Growing Our Tree Streets  
Project Date: xx.xx.2019.

Yes ? No

			Smart Location & Linkage		28 points possible
Y			Prereq	Smart Location	Required
Y			Prereq	Imperiled Species and Ecological Communities	Required
Y			Prereq	Wetland and Water Body Conservation	Required
Y			Prereq	Agricultural Land Conservation	Required
Y			Prereq	Floodplain Avoidance	Required
10			Credit	Preferred Locations	10
		o	Credit	Brownfield Remediation	2
1			Credit	Access to Quality Transit	7
1			Credit	Bicycle Facilities	2
3			Credit	Housing and Jobs Proximity	3
		o	Credit	Steep Slope Protection	1
1			Credit	Site Design for Habitat or Wetland and Water Body Conservation	1
		o	Credit	Restoration of Habitat or Wetlands and Water Bodies	1
		o	Credit	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

			Neighborhood Pattern & Design		41 points possible
Y			Prereq	Walkable Streets	Required
Y			Prereq	Compact Development	Required
Y			Prereq	Connected and Open Community	Required
5			Credit	Walkable Streets	9
4			Credit	Compact Development	6
1			Credit	Mixed-Use Neighborhoods	4
3			Credit	Housing Types and Affordability	7
1			Credit	Reduced Parking Footprint	1
		o	Credit	Connected and Open Community	2
		o	Credit	Transit Facilities	1
		o	Credit	Transportation Demand Management	2
1			Credit	Access to Civic & Public Space	1
1			Credit	Access to Recreation Facilities	1
1			Credit	Visitability and Universal Design	1
1			Credit	Community Outreach and Involvement	2
1			Credit	Local Food Production	1
2			Credit	Tree-Lined and Shaded Streetscapes	2
		o	Credit	Neighborhood Schools	1

Yes ? No

o	o	o	<b>Green Infrastructure &amp; Buildings</b>		<b>31 points possible</b>
Y			Prereq	Certified Green Building	Required
Y			Prereq	Minimum Building Energy Performance	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Construction Activity Pollution Prevention	Required
5			Credit	Certified Green Buildings	5
2			Credit	Optimize Building Energy Performance	2
		o	Credit	Indoor Water Use Reduction	1
2			Credit	Outdoor Water Use Reduction	2
		o	Credit	Building Reuse	1
1			Credit	Historic Resource Preservation and Adaptive Reuse	2
1			Credit	Minimized Site Disturbance	1
1			Credit	Rainwater Management	4
1			Credit	Heat Island Reduction	1
1			Credit	Solar Orientation	1
1			Credit	Renewable Energy Production	3
		o	Credit	District Heating and Cooling	2
1			Credit	Infrastructure Energy Efficiency	1
		o	Credit	Wastewater Management	2
1			Credit	Recycled and Reused Infrastructure	1
1			Credit	Solid Waste Management	1
1			Credit	Light Pollution Reduction	1
o	o	o	<b>Innovation &amp; Design Process</b>		<b>6 points possible</b>
			Credit	Innovation	5
1			Credit	LEED® Accredited Professional	1
o	o	o	<b>Regional Priority Credits</b>		<b>4 points possible</b>
1			Credit	Regional Priority Credit: Region Defined	1
1			Credit	Regional Priority Credit: Region Defined	1
1			Credit	Regional Priority Credit: Region Defined	1
			Credit	Regional Priority Credit: Region Defined	1
<b>60</b>	<b>o</b>	<b>o</b>	<b>PROJECT TOTALS (Certification estimates)</b>		<b>110 points possible</b>

**Certified:** 40-49 points

**Silver:** 50-59 points

**Gold:** 60-79 points

**Platinum:** 80+ points

