

Local Economy

Income Characteristics	1989	1999	% change (Real \$)
Median Household Income	\$37,750	\$52,500	4.2
Per Capita Income	\$17,410	\$28,043	20.6
% Below Poverty	5.9	2.5	
% Paying more than 30% of Income for Housing Costs	16.1	20.6	

Labor Force Characteristics	1980	1990	2000
Participation Rate Total	63.4	70.3	68.3
Female	n/a	61.6	62.7

Occupational Profile	1990	%	2000	%
Executive & Managerial	191	17.9	546	43.4
Professional	171	16.0	*	
Sales	120	11.2	352	28
Administration & Support	176	16.5	*	
Service	69	6.5	109	8.7
Farm & Forestry	42	3.9	8	0.6
Skilled Labor	93	8.7	242	19.3

* Occupational categories recombined in 2000 census

Commuting To Work

	Number	%
Workers 16 years and over	1,240	100.0
Car, truck, or van - - drove alone	1,047	84.4
Car, truck, or van - - carpooled	96	7.7
Public transportation (including taxicab)	4	0.3
Walked	6	0.5
Other means	4	0.3
Worked at home	83	6.7
Mean travel time to work (minutes)	20.6	

MANCHESTER

Named for Manchester, MA, Manchester is a quiet town of about 2,500 located between Augusta and Winthrop, along U.S. 202. First settled in 1775, and incorporated in 1850, Manchester was made up of parts of five towns: Augusta, Readfield, Hallowell, Litchfield and Winthrop. Originally called Kennebec, confusion with Kennebunk caused the townfolk to adopt the present name in 1854. Manchester is the home town of the late Samantha Smith.



Municipal Government Highlights

<u>General Information</u>	<u>Municipal Facilities</u>	<u>Local Development Regulations</u>
Type of Government: Town Meeting, Five Selectmen	Police: Sheriff's Department & State Police on two week rotation	1991 Comprehensive Plan
Chief Executive: Mark Doyon, Town Manager	Fire: Volunteer	Zoning, Subdivision, Building Ordinances
Town Office Hours: 8-4 M, Th, 8-6 T, 8-12 W, 8-2 F	Water: Augusta Water District and private wells	
Phone: (207) 622-1894 Fax: (207) 622-1715	Sewer: Manchester Sanitary District Private septic systems	

Local Property Taxes

Taxable Valuation (at Full market):

48.4 million in 1985 123.05 million in 1995 138.2 million in 2000

	1983	1993	1998	2001
Property Tax Mill Rate	15.08	12.96	15.62	17.70
Total Assessment	\$730,047	\$1,595,627	\$2,158,952	\$2,437,640

Population Data

Current Estimate: 2,486 (2002)

Rank in County: 20 of 29

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

Components of Change (1990 - 2000): Natural Change: 65 Net Migration: 301
KVCOG Population Projection to 2020: Estimate: 3,050 Hi-Low: 3,118 2,981

Historical Summary	1980	1990	2000
Under Age 18	574	573	611
Over Age 65	196	306	372
Median Age	32.5	38.4	41.5
High School Grads.		1158	1586
College Grads.		395	634
Enrolled in public schools	402	453	479

Census 2000	<5 yrs	5 to 9	10 to 14	15 to 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 59	60 to 64	65 to 74	75 to 84	85 +
Number	136	163	184	187	69	214	465	415	133	127	182	148	42
% total	5.5	6.6	7.5	7.6	2.8	8.7	18.9	16.8	5.4	5.2	7.4	6.0	1.7

Schools and Education

	1996-1997	1998-1999	2000-2001	2002-2003
Elementary	223	202	197	203
Middle	133	108	125	110
High School	146	159	156	150
Home School	0	2	9	N/A

Housing

	1970	1980	1990	2000
Total Housing Units	559	824	1003	1181
Year-round Occupied Units	382	688	804	977
Seasonal Units	n/a	98	163	168
Persons per household	3.47	2.8	2.61	2.52
% Owner-occupied	n/a	87.6	83.6	86.7
% Mobile Home	n/a	6.1	2.3	7.4
Median Home Value	n/a	\$48,800	\$105,300	\$124,300
Local Property tax on Median Home	n/a	\$766	\$1,172	\$1,971

Housing units built since 2000:

Single Family --15 Multi-family - 0 Mobile Home -- 4 Seasonal - (-1)

Units in Structure			Year Structure Built			Rooms per Unit		
Size	Number	%	Year	Number	%	Rooms	Number	%
1-unit, detached	972	82.3	'99 to '00	21	1.8	1 room	12	1.0
1-unit, attached	8	0.7	'95 to '98	74	6.3	2 rooms	24	2.0
2 units	20	1.7	'90 to '94	131	11.1	3 rooms	86	7.3
3 or 4 units	17	1.4	'80 to '89	177	15.0	4 rooms	228	19.3
5 to 9 units	75	6.4	'70 to '79	258	21.8	5 rooms	186	15.7
10 to 19 units	0	0	'60 to '69	81	6.9	6 rooms	196	16.6
20+ units	2	0.2	'40 to '59	207	17.5	7 rooms	183	15.5
Mobile home	87	7.4	'39 or earlier	232	19.6	8+ rooms	266	22.5
Total	1,181	100.0						

Poverty Indicators

Poverty Status 1999			Assistance - 2001		
Subject	Number	%	Subject	Cases	Persons
2 Parent Households	13	1.8	Food Stamps	46	83
w/ related children under 18	9	2.7			
1 Parent Households (female HoH)	7	10.0			
w/ related children under 18	7	13.7	TANF	6	15
Individuals	61	2.5			
Over 65	8	2.2			
Related children under 18	15	2.5			