

Summary Report of Conditions in Hancock County

Planning For Prosperity

Revised March 2004



Hancock County Planning Commission

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I. Introduction

This report is an outgrowth of two regional ventures. The first is the “Planning for Prosperity” initiative, which was started through a 2001 Symposium that brought together agency representatives and Hancock County residents who were concerned that growth in Hancock County was occurring in a haphazard manner, perhaps to the detriment of some of our most valued resources. The second is the need for a regional data package for local comprehensive planning committees. The second initiative was funded by the Maine State Planning Office.

This brief summary of conditions in Hancock County is intended to bring attention to just a few of the characteristics reflecting relatively rapid changes experienced by the Hancock County region in recent decades. It should stimulate dialogue regarding priority growth-related issues.

Growth patterns and community characteristics included in this summary were compiled from U.S. census data; they are not independent of each other and do not by any means reflect all of the issues affecting Hancock County. The text of this report is supplemented by more detailed municipal level data found in Appendix I.

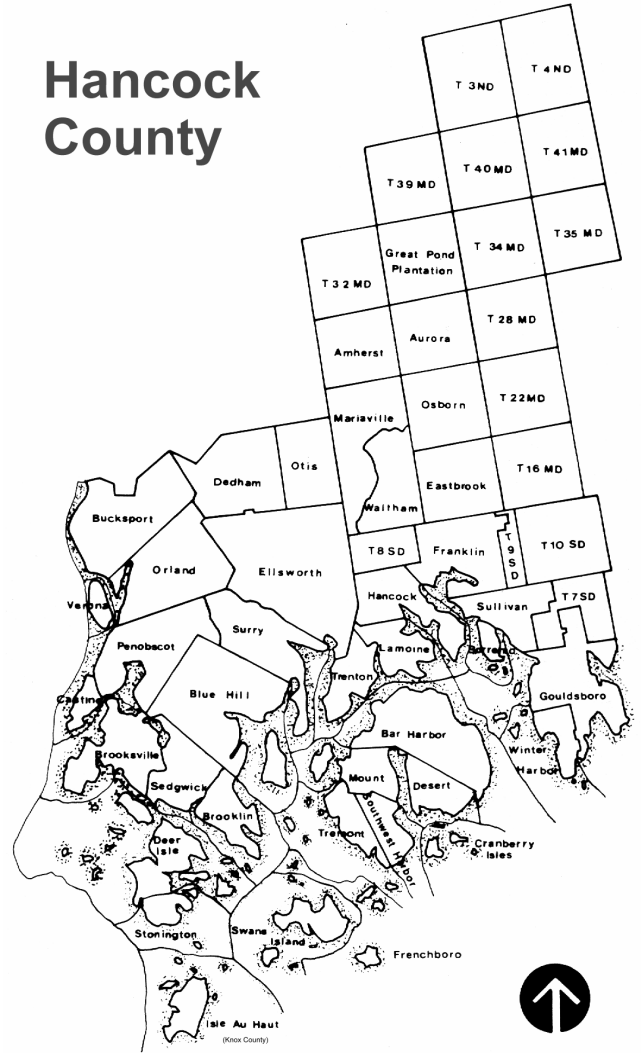
II. Fast Facts

	Hancock County	Maine
Land area	1,588	30,862
Persons/square mile	33	41
2000 population	51,791	1,274,923

III. Regional Divisions

Several projects underway in Hancock County (i.e. MDI Tomorrow and Schoodic Peninsula) involve a regional approach; however, these “regions” do not have clearly defined borders. For instance, Mount Desert Island (MDI) Tomorrow is a community planning group for the MDI region involving four towns whereas the MDI League of Towns is a municipal group with representatives from seven towns in addition to Acadia National Park. For the purpose of this report, Hancock County has been broken down into the following five regions:

Hancock County



Blue Hill Peninsula

- Blue Hill
- Brooklin
- Brooksville
- Castine
- Deer Isle
- Penobscot
- Sedgwick
- Stonington
- Surry

Bucksport:

- Bucksport
- Orland
- Verona

Schoodic Region

- Franklin
- Gouldsboro
- Sorrento
- Sullivan
- Winter Harbor

MDI

- Bar Harbor
- Cranberry Isles
- Frenchboro
- Mt. Desert
- Southwest Harbor
- Swan’s Island
- Tremont

Greater Ellsworth

- Aurora
- Dedham
- Eastbrook
- Ellsworth
- Great Pond
- Hancock
- Lamoine
- Mariaville
- Osborn
- Otis
- Trenton
- Unorganized territories
- Waltham

IV. Regional Population Change 1970-2000

Table 1						
Regional Growth Changes 1970-2000			1970	1980	1990	2000
Maine	Total	993,722	1,124,660	1,227,928	1,274,923	
	Change Over Previous Census		130,938	103,268	46,995	
	% Change Over Previous Census		13.2%	9.2%	3.8%	
Hancock County	Total	34,590	41,781	46,948	51,791	
	Change Over Previous Census		7,191	5,167	4,843	
	% Change Over Previous Census		20.8%	12.4%	10.3%	
Schoodic Peninsula	Total	4,069	4,916	5,697	5,774	
	Change Over Previous Census		847	781	77	
	% Change Over Previous Census		20.8%	15.9%	1.4%	
Bucksport Area	Total	5,500	6,549	7,145	7,575	
	Change Over Previous Census		1,049	596	430	
	% Change Over Previous Census		19.1%	9.1%	6.0%	
MDI	Total	8,600	9,842	10,199	10,917	
	Change Over Previous Census		1,242	357	718	
	% Change Over Previous Census		14.4%	3.6%	7.0%	
Blue Hill Peninsula	Total	8,207	9,878	10,768	12,320	
	Change Over Previous Census		1,671	890	1,552	
	% Change Over Previous Census		20.4%	9.0%	14.4%	
Greater Ellsworth	Total	8,104	10,286	13,001	15,205	
	Change Over Previous Census		2,182	2,715	2,204	
	% Change Over Previous Census		26.9%	26.4%	17.0%	

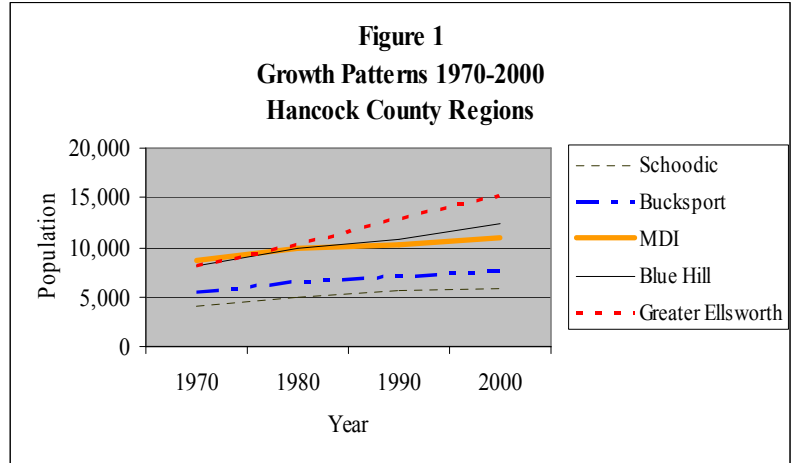
Source: US Census

The rate of population growth for Hancock County has been greater than the overall rate of growth for the state of Maine during each decade between 1970 and 2000. The greater Ellsworth area has held the highest rate of growth for each decade during the 30-year period. Much like the state trend, the rate of population growth continued to decline in

other regions over each decade with the most noticeable decrease occurring in the Schoodic Region between 1990 and 2000.

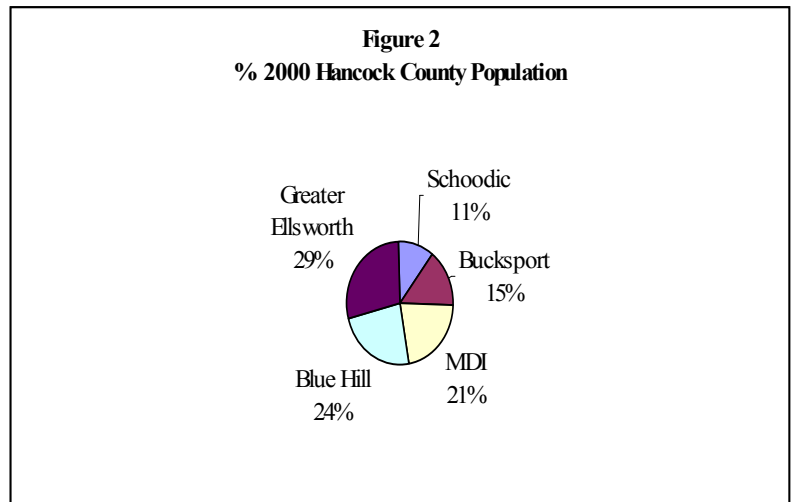
Population Distribution.

According to the 2000 census figures, the largest portion of Hancock County’s population, 29 percent, is located in the Greater Ellsworth region. The next highest percentages of the population are located in Blue Hill, MDI, Bucksport and the Schoodic Peninsula.



Ellsworth (pop. 6,456),

Bucksport (pop. 4,908) and Bar Harbor (pop. 4,820) are the three most populated towns in Hancock County. These figures don’t show the population change amongst individual towns in Hancock County. For example, between 1990 and 2000, several towns lost population. These included the three island communities of Cranberry Isles, Swan’s Island and Frenchboro. This is probably due to the difficulty of sustaining a year-round living on an island. The coastal towns of Gouldsboro, Winter Harbor, Sorrento and Stonington also lost population.



The population drop in Gouldsboro and Winter Harbor was probably due to the closing of the Navy Base. It should be noted that since the 2000 census, the town manager estimates that the population for Winter Harbor alone has decreased by approximately 50 percent. Sorrento, which lost five residents, has a limited housing stock at affordable prices. Stonington, which lost 100 residents between 1990 and 2000, has faced a declining economy due to problems with the fishing industry.

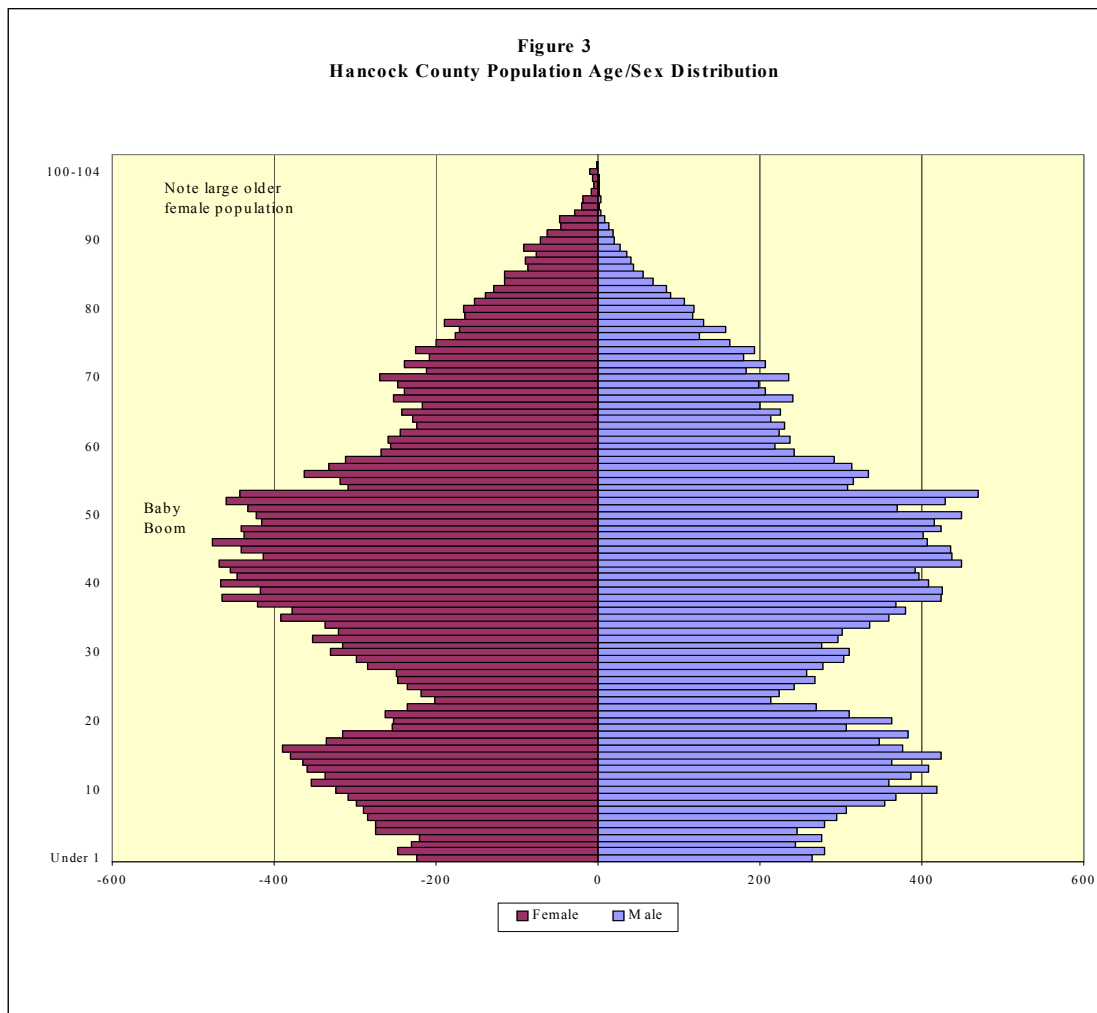
While the remote inland towns of Osborn and Great Pond lost population, Mariaville and Otis both saw increases of 53 percent between 1990 and 2000. Aurora’s population increased by 48 percent. These increases are at least partially related to the high

cost of housing in coastal communities, causing more people to move to less expensive inland towns. The town-by-town population changes are shown on in Appendix 1, Table 1.

Population Age Distribution

The median age in Hancock County increased from 35.8 in 1990 to 40.7 in 2000, an increase of 13.6 percent. By contrast the median age for the state as a whole increased from 33.9 to 38.6, a 13.8 percent increase. While the rate of increase is nearly comparable, Hancock County has a somewhat older population.

As with population growth rates, there is considerable variation in median age among the 37 municipalities. Castine had the lowest median age (23.6 years) in 1990 due primarily to the Maine Maritime Academy. Winter Harbor (31.3 years) had the second lowest. The inland towns of Mariaville, Aurora and Waltham also had low median ages. Brooksville had the highest median age (48.6). Cranberry Isles, Brooklin and Sorrento also had high median ages. Median age data for all towns are shown in Appendix I, Table 2. The population pyramid in Figure 3 (below) is a useful tool illustrating the distribution of ages for Hancock County and the difference between the number of males and females.



Hancock County birth and death rates are about equal, indicating that migration is a driving population force behind population growth. There are currently fewer children under the age of 10 than there has been in many decades, but more adults ages 40 to 55.

Projected Population

Overall, the year-round population in Hancock County is expected to increase by about 13 percent between 2000 and 2015. The town-by-town changes are shown on Appendix I, Table 2. The largest numeric increases are expected in Bar Harbor, Blue Hill and Ellsworth. The inland towns of Mariaville, Otis and Aurora are projected to have the highest percentage increases.

V. Workforce

It is useful to compare labor force and income trends in Hancock County to the state as a whole. As shown in Table 2, the income gap between the county and the state has been closing since 1980. In 1980, median household income in Hancock County was 88 percent of the state median compared to 96 percent in 2000.

There is considerable variety on the rate of increase in median income in individual towns (see Appendix I, Table 3). The lowest rate of income growth were in Amherst (8.7 percent) and Great Pond (5.5 percent). This is well below the rate of inflation. Using the Consumer Price Index, incomes would have to increase by at least 32 percent to keep pace with inflation. This means that towns with increases of less than 32 percent had a net loss in median household income.

Table 2			
Comparison of Median Household Income, Hancock County and Maine, 1980-2000			
Year	1980	1990	2000
Hancock County	\$12,146	\$25,247	\$35,811
Maine	\$13,816	\$27,854	\$37,240
Percentage County to Maine	87.9%	90.6%	96.1%

Source: U.S. Census

While incomes in Hancock County are below the state median, there is also a lower poverty rate. According to the 2000 Census, Hancock County had a poverty rate of 10.2 percent compared to 10.9 percent statewide. However, there was minor increase in the county's poverty rate from the 10 percent level reported in the 1990 Census.

Several towns saw a significant increase in their poverty rate between 1990 and 2000 (see Appendix I, Table 4). For example, the towns of Amherst, Aurora, Eastbrook,

Franklin, Great Pond, Mariaville, Surry and Verona all had increases greater than 50 percent. Other towns experienced a decrease.

There are limited Census data on sources of income. According to the 2000 Census, the median annual income in Hancock County from earnings was \$42,206 compared to the statewide median of \$46,990. The median retirement income was \$16,973 compared to a statewide median of \$15,211. Earned income in Hancock County is thus below the state median while retirement income is above state levels. This is reflective of the importance of retired persons to the area economy.

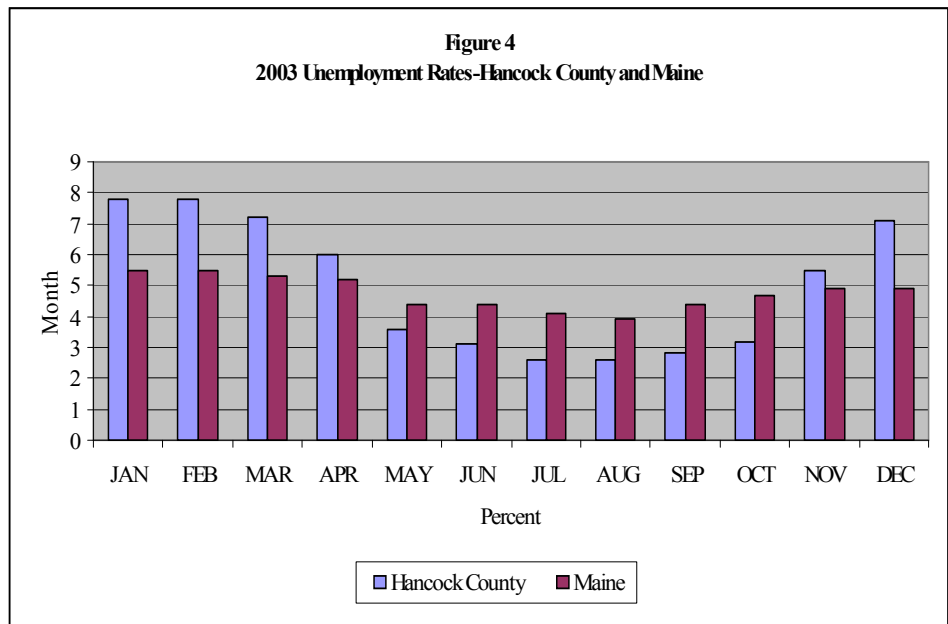
While the population of the county is aging, the labor force is also increasing in size. Between 1990 and 2000 the number of employed persons in the civilian labor force aged 16 years and older increased from 21,000 to 25,034, a 19 percent increase. This is more than double the 9.1 percent increase for the state as a whole (from 571,842 employees to 624,011). As will be discussed below, incomes are most meaningful when view in the context of the cost of living, particularly housing.

Here again, there is considerable variety in the changes in the labor force by town. One indicator is the labor force participation rate, which is the percentage of the population age 16 or older that is employed. A change in labor force participation may be due to several reasons. First, there may be more or fewer jobs. Second, there may be a higher number of households with two incomes. Third, the age structure of the population may be changing. An older population would have a lower participation rate.

Overall, the labor force participation rate for Hancock County increased by 2.6 percent between 1990 and 2000 (see Appendix I, Table 5). Only one town (Brooksville) had an increase over 20 percent and Aurora, Castine, Eastbrook, Surry and Verona had increases between 10 and 20 percent. The towns of Amherst, Dedham, Deer Isle, Franklin, Gouldsboro,

Lamoine, Mount Desert, Osborn, Otis, Southwest Harbor and Stonington all had decreases.

Reflecting the seasonal nature of a significant portion of locally available jobs, unemployment rates in Hancock County drop considerably



during the summer months when tourism picks up and increases greatly during winter months when there is a decreased demand for tourist services. The Hancock County unemployment rate exceeded state levels during the first four months of 2003. Rates then dropped lower than the state unemployment rate through October. November rates again exceeded the state level and grew even more in December.

VI. Education

According to the 2000 Census, between 1990 and 2000, Hancock County had a higher rate of high school graduates among people 25 and older, and people who have furthered their education than the state of Maine as a whole. Hancock County also has a higher rate of people who have completed a bachelor degree and graduate or professional degree. In recent years, Maine has had difficulty retaining educated young people as jobs outside of the state often pay more and provide more benefits. The higher educational attainment rates of people 25 years or older in Hancock County might therefore be attributed to people who are older and wealthier retiring to the region from outside areas. People able to afford retirement homes in the area, often located in coastal locations, are more likely to have been involved in a career for which a post-secondary education was a prerequisite.

Table 3				
Education Attainment Levels – Persons 25 Years and Older				
Level	1990		2000	
	State	Hancock County	State	Hancock County
No High School Diploma	21.2%	16.7%	14.6%	12.3%
High School Graduate	37.1%	37.8%	36.2%	34.4%
Some College	16.1%	17%	19%	19.5%
Associates Degree	6.9%	7.2%	7.3%	6.7%
Bachelor's Degree	12.7%	13.8%	14.9%	17.1%
Graduate or Professional Degree	6.1%	7.5%	7.9%	10.1%

Source: U.S. Census

VII. Housing

According to the 2000 Census, the median value of a owner-occupied house in Hancock County was \$108,600 compared to the state median of \$98,700. Housing values are thus 10 percent higher than the state median, while county household incomes are only 96 percent of the state level. This is one indicator of the extent of housing need in Hancock County.

There is considerable variation in housing need within the county. The Maine State Housing Authority (MSHA) divides the area into three housing markets, Bucksport, Blue Hill-Stonington and Ellsworth-Bar Harbor. MSHA calculates housing needs through the affordable housing index, which compares median household income to median sales price. An index of 1.00 would indicate that incomes are sufficient to purchase the median priced home. An index under 1.00 indicates a shortfall. The indices for these three markets are shown in Table 4.

Table 4		
Home Purchase Affordable Housing Indices - 2002		
Bucksport Area	Blue Hill Stonington Area	Ellsworth-Bar Harbor Area
1.45	0.76	0.88

Source: State of Maine's Housing 2002 Maine State Housing Authority

The Blue Hill-Stonington area faces the most serious shortfall in home purchase opportunities with an index of 0.76. In the Ellsworth-Bar Harbor area, one in five homeowners pay more than 30 percent of their income for housing. There is also a shortfall in rental opportunities, one in three renters pays more than 30 percent of income for housing. As seen in the rental indices shown in Table 5, the Blue Hill-Stonington area faces a similar rental shortfall.

Table 5		
Rental Affordable Housing Indices, 2002		
Bucksport Area	Blue Hill Stonington Area	Ellsworth-Bar Harbor Area
1.21	0.97	0.97

Source: State of Maine's Housing 2002 Maine State Housing Authority

There are limited recent data on rents in Hancock County. Appendix I, table 7 compares the average rents in Hancock County to the state averages for 2003. Rents were below the state average. Due the small overall size of the rental housing pool, data on average rents by town are even more limited. Appendix I (table 7) shows the data that are available. Due to the small sample size, no significant patterns can be discerned.

The housing market areas cover many towns. For example, the Ellsworth-Bar Harbor market goes as far inland as Bradley in adjoining Penobscot County and Great Pond. This is reflective of how far people must commute due to the shortage of affordable homes near their jobs. Between 1990 and 2000 the average commuting time in Hancock County increased by 24.4 percent from 18 minutes to 22.4 minutes. The average time for the state as a whole increased by 19.4 percent from 19 minutes to 22.7 minutes. Commuting times are at least partially related to lack of affordable housing near jobs.

The housing shortfall varies considerably among individual towns. For example, Brooklin in 2003 had an index of 0.24 and Deer Isle had an index of 0.28, which indicates

a very tight housing market in these towns. The towns with the highest housing indices were Franklin, Bucksport and Orland (see Appendix I, Table 9). This indicates that these towns had the most affordable housing purchase opportunities for 2003. It should be noted that the index depends in part on the number of homes sold in a given year. If few homes were sold, the index for an individual town may be less representative. This is the reason that indices are not shown for certain towns where there were relatively few purchase opportunities.

Table 6 shows the number of year-round housing units in Hancock County increased by 15 percent between 1990 and 2000. This is a faster rate than the 10 percent growth shown among the year-round population. There seems to be a strong demand for second homes. In addition to planning for year-round home construction, towns need to anticipate the impacts of second home development. Seasonal homes can be converted to year round use and vice versa. This means that some communities with large numbers of second homes may become more popular as year-round communities. Public opinion surveys conducted in various towns by the HCPC show that many seasonal residents plan to retire to the town where their summer home is located. At the same time, island communities face continued challenges in maintaining their viability as year-round communities.

It is useful to estimate likely new home construction. The Maine State Planning Office has developed estimates for the projected number of dwelling units by the year 2015. These data are shown in Appendix I, Table 9. As seen all towns are expected to have an increase in the number of dwelling units even if their year-round population is projected to decrease. This is for two primary reasons. First, average household sizes are projected to decrease so more homes will be needed to serve the same number of people. Second, Hancock County is likely to continue to attract second homes.

The smaller, inland towns show the greatest percentage increases in the number of homes. Ellsworth and Blue Hill are projected to have 337 and 306 more dwellings respectively in the year 2015 than the State Planning Office estimated were in those communities on July 1, 2000. (It should be noted that these estimates may differ some from the U.S. Census counts.)

VIII. Transportation

Traffic Volume and Congestion

The Maine Department of Transportation has permanent traffic counters at two locations in Hancock County, on Route 1 west of Route 182 in Hancock and Route 3 at the Thompson Island Bridge in Trenton. These counters are used to record Hourly Traffic Patterns. From hourly patterns MDOT derives average annual daily traffic (AADT). Summer tourism in downeast Maine can account for a 50% to 100% increase in daily traffic over winter levels.

Annual flows are shown on Table 6. While data before 1996 are not presently available, 1980 is used as a basis of comparison for Thompson Island and 1978 for Hancock. Traffic in both locations has doubled in roughly 20 years.

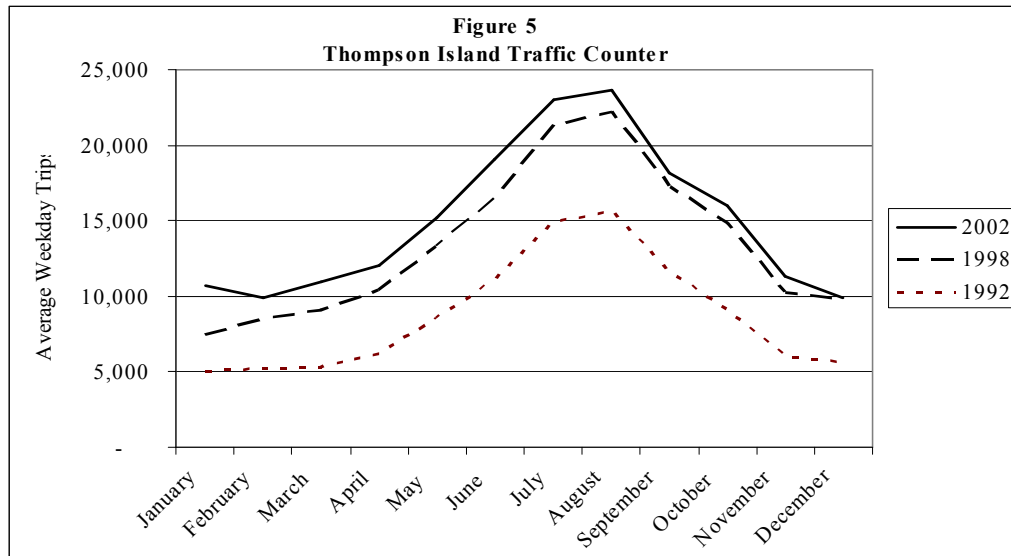
These figures do not reflect seasonal variations in traffic. In 1990 the average traffic in Hancock in January was 56 percent of the August volumes. By 1999, January volumes were 61 percent of August volumes. Due to a shift in the location of the Trenton counter, data for Route 3 are less reliable. However, the 1990 January count for the adjacent Bar Harbor site was 43 percent of the August count. The Trenton counts in 1999 were 34 percent of August levels.

Overall daily volumes in January for Bar Harbor Trenton increased from 4,549 to 8,549 in 1999. August volumes increased from 14,745 to 22,270. For Hancock, the January change was from 2,453 to 3,344. August volumes changed from 4,375 to 14,212. Thus both winter and summer volumes of traffic are increasing.

Thompson Island		Hancock	
Year	AADT	Year	AADT
1980	6,259	1978	5,068
1996	12,139	1996	11,075
1997	12,324	1997	11,256
1998	12,952	1998	11,187
1999	13,396	1999	11,287
2000	13,460	2000	11,387
2001	14,410	2001	*
2002	14,280	2002	*

**Figures Unavailable*

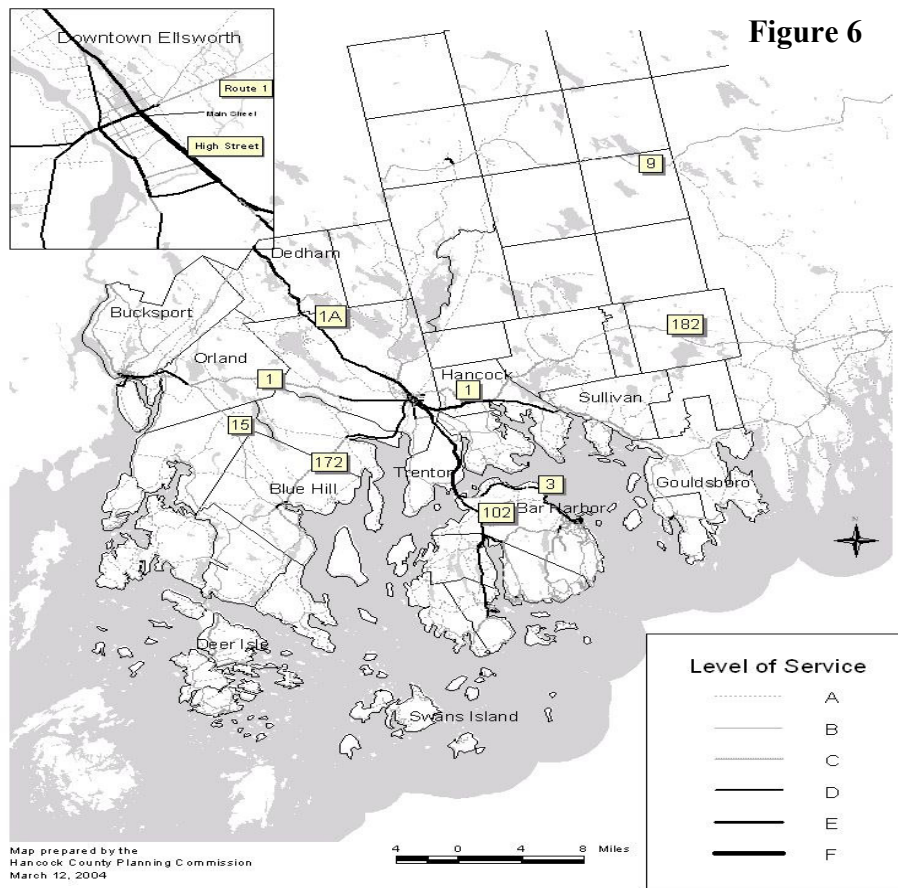
Source: Permanent traffic counters, MDOT



This increased traffic flow has affected Hancock County in several ways. Increased traffic flow is not an issue per se. It is the seasonal deterioration in travel times resulting from congestion. First, as mentioned above, commuting times have increased. Second, traffic congestion has slowed delivery times for area trucks. A survey of trucking firms, as part of the 1999 *Truck Route Study* prepared for the MDOT Region II (Hancock and Washington Counties) Regional Transportation Advisory Committee, indicated that traffic

congestion in the Ellsworth area was one major concern. Third, some area merchants have expressed concern that traffic congestion has made it difficult for customers to patronize their businesses due to the difficulty of exiting and returning to heavily traveled roads. Survey results from a 1995 Route 3 Corridor Study conducted by the MDOT shows that 52 percent of year-round residents and approximately 27 percent of visitors occasionally or often avoid patronizing local businesses due to congestion.

The MDOT rates all national, state highways and state-aid roads for “peak hour level of service”. A rating of A indicates that prevailing conditions are very good, with little or no interruption of traffic. A rating of F, on the other extreme, indicates a road that is frequently congested to the point of gridlock. Most of Hancock County roads are rated A through C, indicating generally good conditions. As indicated on the level of service map, Route 1A in Dedham, Ellsworth, Trenton and Bar Harbor experiences significant periods of congestion. Sections of Route 1 in Bucksport, Orland, Ellsworth and Hancock also ranks relatively low. High Street in Ellsworth is rated F.



Major Transportation Issues

Reports prepared for the Regional Transportation Advisory Committee and the Planning for Prosperity Symposium identify a number of transportation issues and opportunities:

1. Ridership on the *Island Explorer* bus system, which serves the MDI area in the summer, has far exceeded expectations. There are now preliminary discussions of extending this service into the shoulder season and off-season and also expanding its service area;
2. Freight movement is limited by seasonal posting of roads;
3. Concerns about improving access to the Bangor area and southern Maine have been expressed by towns in eastern Hancock and western Washington Counties;
4. Apart from a freight connection to Bucksport, there has been no rail service in Hancock County since 1985.
5. Land use and transportation decision-making are not consistently well-coordinated resulting in unanticipated problems such as unsafe highway entrances, failure to make optimum use of land and inefficiencies for service delivery.
6. A major study is underway to consider bus, bus rapid transit and light rail alternatives between Bangor and Bar Harbor using Route 1A, Route 3, sections of the Calais Branch rail corridor and a new alignment through Trenton. Restoration of the tracks between Bangor and Ellsworth would be a first step toward reestablishing freight connection from Bangor to Ellsworth, Franklin, Cherryfield and further Downeast. The MDOT is also considering construction of an intermodal passenger transportation center in Trenton that would link transit, automobiles, air and bicycles with a substantial park and ride facility and National Park Service visitor center.
7. The Hancock County Airport is currently engaged in updating the master plan. Additional planning and investment are essential to meet Federal safety guidelines and to attract a greater share of regional passenger air service.

IX. Crime

The FBI's Uniform Crime Reporting Program (UCR) provides crime counts for the nation, which can be broken down for regions, states, counties, cities and towns. Major categories of offense classification are the same for both national and state levels.

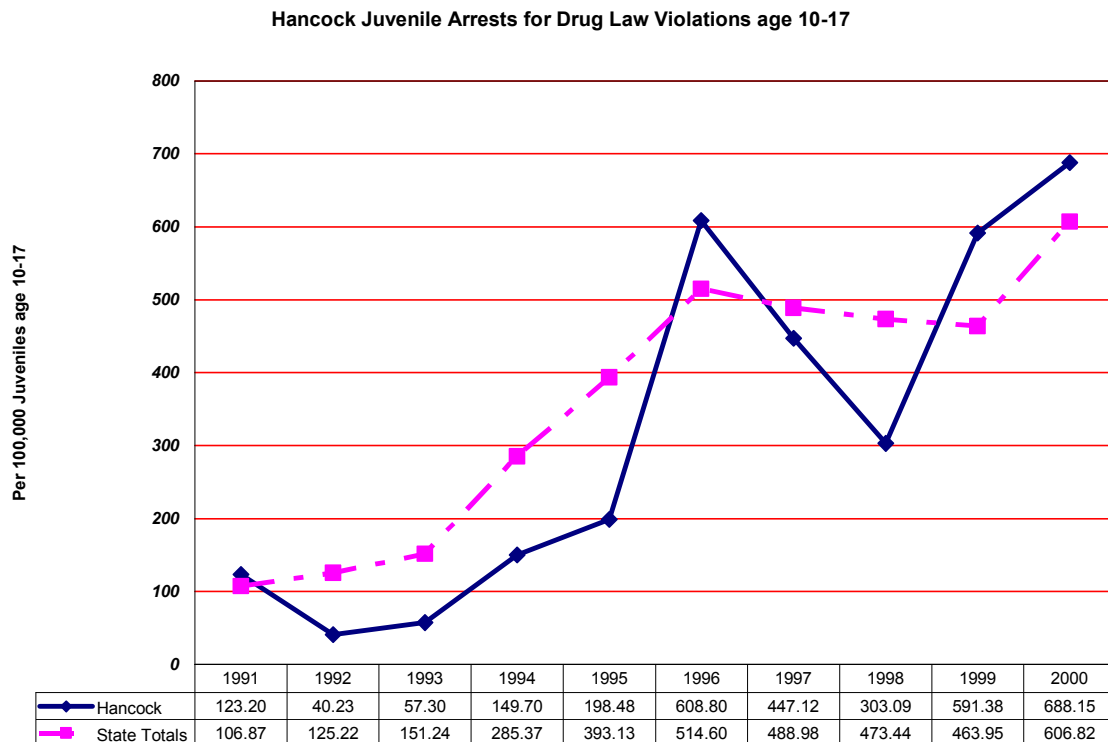
A clear trends regarding crime is difficult to determine from the UCR for the seven-year period. The state as a whole experienced a decrease in crime during five of the seven years, while Hancock County experienced a decrease during 4 of those years.

Table 7								
Total Crime Rate Changes 1995-2002								
	1995	1996	1997	1998	1999	2000	2001	2002
Maine		1.7%	-7.1%	-2.6%	-5.6%	-6.9%	3.7%	-0.8%
Hancock County		2.0%	-0.2%	4.3%	4.2%	-11.2%	-2.2%	-3.3%

Source: Uniform Crime Reports

Juvenile arrests for drug law violations increased dramatically during the 1990s. The statewide and county increases in youth drug violations and increasing drop-out rates in several regional high schools may both result from increased drug use.

Figure 7



Source: Dept. of Public Safety - Uniform Crime Reporting

IX. Health

Major factors affecting health in Hancock County include aging, smoking, sedentary lifestyles, poor nutrition and consequential increases in overweight and obese residents.

Aging

Hancock County, like much of Maine, is aging rapidly. This effect is compounded in Hancock County where birth rates are low and in-migration is significantly composed of early retirees and empty-nesters. These patterns produced the unusual patterns in the 1990's of 10 percent population growth at the same time that deaths outnumbered births and school enrollments declined. An aging population consumes more health care, including higher incidence of multiple-chronic diseases, particularly heart disease, diabetes and disability.

Smoking

Promising data in 2002 and 2003 suggest that youth smoking in Hancock County has begun to decline. In 2000 23% of Maine adults and 29% of youth report that they smoked in the last 30 days. Between 1990 and 2000 adult smoking rates declined slowly, with no change in the last three years. Young adults continue to smoke more than older adults. Some studies attribute declining smoking rates on higher prices for tobacco products while others note the importance of education. (Source: CDC Behavior Risk Factor Surveillance System, 2000)

Sedentary Lifestyles

Hancock County data indicate that less than half of adults exercise regularly. This problem has environmental and behavioral causes. Hancock County has relatively few indoor facilities for exercise during the winter and few roads have shoulders for safe walking and bicycling. State trends show improvements in self-reports of regular physical activity. (Source: Behavioral Risk Factor Surveillance System, 2000)

Nutrition

State of Maine data indicate that consumption of fruit and vegetables declined. The number of persons reporting consuming fruits and vegetables declined by 1.9 percent from 1998 to 2000. Education, income and age contribute to consuming more fruits and vegetables. (Source: Maine Department of Human Services, Bureau of Health Behavior Risk Factor Surveillance System. <http://apps.nccd.cdc.gov/brfss>.)

Weight and Obesity

Current data suggest that overweight and obesity rates have increased substantially among young people. Maine's obesity rates for adults have risen from 12.2% in 1990 to 20% in 2000. Obesity is overtaking tobacco as the number one health threat in Maine. (Source: Behavioral Risk Factor Surveillance System, 2000)

Access to Health Care

Hancock County (80%) significantly lags behind Maine (87%) and the US (89%) in the percent of population covered by health care insurance. Factors contributing to low coverage include seasonality of jobs, a large share of small employers and high rates of

self-employment. (Source: Public Health Resource Group Eastern Maine Healthcare Community Needs Assessment, 2002)

Programs to Improve Public Health

Hancock County has taken a lead in regional cooperation in promoting healthy communities. Early interventions by area hospitals and the Downeast Health Services have paid large dividends, reducing high rates of teen pregnancy and low birth weight babies to extremely low rates. More recently a regional dental clinic has opened in Ellsworth to begin to address serious dental health problems among the region's uninsured populations. Healthy Hancock, www.healthyhancock.org, is a coalition of three Healthy Maine Partners, three healthy communities groups, area schools and non-profit organizations to coordinate and promote broad array of planning and educational activities throughout the county.

APPENDIX I:
TOWN BY TOWN TABLES

**TABLE 1
CHANGE IN YEAR-ROUND POPULATION
HANCOCK COUNTY, 1970-2000**

Town	Population 1970	Population 1980	Population 1990	Population 2000	Numeric Change 1970-2000	Percent Change 1970- 2000
Amherst	148	203	226	230	82	55.4%
Aurora	2	110	82	121	49	68.1%
Bar Harbor	3,716	4,124	4,443	4,820	1,104	29.7%
Blue Hill	1,367	1,644	1,941	2,390	1,023	74.8%
Brooklin	598	619	785	841	243	40.6%
Brooksville	673	753	760	911	238	35.4%
Bucksport	3,756	4,345	4,825	4,908	1,152	30.7%
Castine	1,080	1,304	1,161	1,343	263	24.4%
Cranberry Isles	186	198	189	128	-58	-31.2%
Dedham	522	841	1,229	1,422	900	172.4%
Deer Isle	1,211	1,492	423	1,876	665	54.9%
Eastbrook	188	262	289	370	182	96.8%
Ellsworth	4,603	5,179	5,975	6,456	1,853	40.3%
Franklin	708	979	1,141	1,370	662	93.5%
Frenchboro	56	43	44	38	-18	-32.1%
Gouldsboro	1,310	1,574	1,986	1,941	631	48.2%
Great Pond	43	45	59	47	4	9.3%
Hancock	1,070	1,409	1,757	2,147	1,077	100.7%
Lamoine	615	953	1,311	1,495	880	143.1%
Mariaville	108	168	270	414	306	283.3%
Mount Desert	1,659	2,063	1,899	2,109	450	27.1%
Orland	1,307	1,645	1,805	2,134	824	63.3%
Osborn	33	47	72	69	36	109.1%
Otis	123	307	355	543	420	341.5%
Penobscot	786	1,104	1,131	1,344	558	71.0%
Sedgwick	578	795	905	1,102	524	90.7%
Sorrento	199	276	295	290	91	45.7%
Southwest Harbor	1,657	1,855	1,952	1,966	309	18.6%
Stonington	1,291	1,273	1,252	1,152	-139	-10.8%
Sullivan	824	967	1,118	1,185	361	43.8%
Surry	623	894	1,004	1,361	738	118.5%
Swan's Island	323	337	348	327	4	1.2%
Tremont	1,003	1,222	1,324	1,529	526	52.4%
Trenton	392	718	1,060	1,370	978	249.5%
Verona	437	559	515	533	96	22.0%
Waltham	167	186	276	306	139	83.2%
Winter Harbor	1,028	1,120	1,157	988	-40	-3.9%
Hancock County*	34,505	41,950	46,948	51,791	17,286	50.1%

*Note: Includes unorganized territories

Source: US Census

TABLE 2				
PROJECTED YEAR ROUND POPULATION				
HANCOCK COUNTY, 2000-2015				
Town	Population 2000	Projected Population 2015	Numeric Change 2000-2015	%Change 2000-2015
Amherst	230	277	47	20.4%
Aurora	121	178	57	47.1%
Bar Harbor	4,820	5,348	528	11.0%
Blue Hill	2,390	3,000	610	25.5%
Brooklin	841	949	108	12.8%
Brooksville	911	1,123	212	23.3%
Bucksport	4,908	5,157	249	5.1%
Castine	1,343	1,700	357	26.6%
Cranberry Isles	128	109	-19	-14.8%
Dedham	1,422	1,677	255	17.9%
Deer Isle	1,876	1,994	118	6.3%
Eastbrook	370	472	102	27.6%
Ellsworth	6,456	7,019	563	8.7%
Franklin	1,370	1,638	268	19.6%
Frenchboro	38	43	5	13.2%
Gouldsboro	1,941	2,087	146	7.5%
Great Pond	47	46	-1	-2.1%
Hancock	2,147	2,559	412	19.2%
Lamoine	1,495	1,695	200	13.4%
Mariaville	414	641	227	54.8%
Mount Desert	2,109	2,346	237	11.2%
Orland	2,134	2,488	354	16.6%
Osborn	69	77	8	11.6%
Otis	543	804	261	48.1%
Penobscot	1,344	1,584	240	17.9%
Sedgwick	1,102	1,310	208	18.9%
Sorrento	290	313	23	7.9%
Southwest Harbor	1,966	2,060	94	4.8%
Stonington	1,152	1,102	-50	-4.3%
Sullivan	1,185	1,280	95	8.0%
Surry	1,361	1,791	430	31.6%
Swan's Island	327	323	-4	-1.2%
Tremont	1,529	1,790	261	17.1%
Trenton	1,370	1,738	368	26.9%
Verona	533	577	44	8.3%
Waltham	306	350	44	14.4%
Winter Harbor	988	924	-64	-6.5%
Hancock County*	51,791	58,741	6,950	13.4%
*Note: Includes unorganized territories				
Source: US Census as compiled by the HCPC				

TABLE 3
CHANGE IN MEDIAN HOUSEHOLD INCOME
HANCOCK COUNTY, 1990-2000

Town	1990	2000	Change	Percent Change	Percent Change adjusted for inflation
Amherst	\$23,958	\$26,042	\$2,084	8.7%	-17.7%
Aurora	\$17,500	\$26,250	\$8,750	50.0%	13.6%
Bar Harbor	\$28,100	\$37,481	\$9,381	33.4%	1.0%
Blue Hill	\$26,134	\$31,484	\$5,350	20.5%	-8.7%
Brooklin	\$20,875	\$36,786	\$15,911	76.2%	33.5%
Brooksville	\$21,154	\$36,458	\$15,304	72.3%	30.6%
Bucksport	\$26,265	\$34,812	\$8,547	32.5%	0.4%
Castine	\$35,104	\$46,250	\$11,146	31.8%	-0.2%
Cranberry Isles	\$20,417	\$39,063	\$18,646	91.3%	44.9%
Dedham	\$32,237	\$47,917	\$15,680	48.6%	12.6%
Deer Isle	\$21,852	\$32,826	\$10,974	50.2%	13.8%
Eastbrook	\$25,147	\$31,667	\$6,520	25.9%	-4.6%
Ellsworth	\$23,469	\$35,938	\$12,469	53.1%	16.0%
Franklin	\$25,417	\$32,070	\$6,653	26.2%	-4.4%
Frenchboro	\$16,875	\$38,125	\$21,250	125.9%	71.2%
Gouldsboro	\$24,617	\$36,542	\$11,925	48.4%	12.5%
Great Pond	\$30,417	\$32,083	\$1,666	5.5%	-20.1%
Hancock	\$23,011	\$32,778	\$9,767	42.4%	7.9%
Lamoine	\$30,625	\$39,783	\$9,158	29.9%	-1.6%
Mariaville	\$24,205	\$31,250	\$7,045	29.1%	-2.2%
Mount Desert	\$31,019	\$41,321	\$10,302	33.2%	0.9%
Orland	\$30,726	\$39,345	\$8,619	28.1%	-3.0%
Osborn	\$19,750	\$33,750	\$14,000	70.9%	29.5%
Otis	\$31,094	\$36,250	\$5,156	16.6%	-11.7%
Penobscot	\$25,391	\$37,232	\$11,841	46.6%	11.1%
Sedgwick	\$20,074	\$35,000	\$14,926	74.4%	32.1%
Sorrento	\$19,792	\$42,125	\$22,333	112.8%	61.2%
Southwest Harbor	\$25,290	\$36,555	\$11,265	44.5%	9.5%
Stonington	\$19,038	\$28,394	\$9,356	49.1%	13.0%
Sullivan	\$20,815	\$31,509	\$10,694	51.4%	14.7%
Surry	\$28,194	\$39,932	\$11,738	41.6%	7.3%
Swan's Island	\$17,639	\$28,438	\$10,799	61.2%	22.1%
Tremont	\$26,012	\$36,750	\$10,738	41.3%	7.0%
Trenton	\$29,760	\$34,808	\$5,048	17.0%	-11.4%
Verona	\$30,000	\$41,827	\$11,827	39.4%	5.6%
Waltham	\$23,472	\$39,167	\$15,695	66.9%	26.4%
Winter Harbor	\$19,712	\$28,751	\$9,039	45.9%	10.5%
Hancock County*	\$25,847	\$37,240	\$11,393	44.1%	9.2%

*Note: Includes unorganized territories

Source: U.S. Census as compiled by the HCPC

Town	1990	2000	%Change
Amherst	8.7%	14.9%	71.3%
Aurora	4.1%	14.0%	241.5%
Bar Harbor	8.7%	8.9%	2.3%
Blue Hill	9.3%	13.5%	45.2%
Brooklin	13.9%	12.7%	-8.6%
Brooksville	17.0%	9.7%	-42.9%
Bucksport	8.7%	10.8%	24.1%
Castine	9.6%	12.0%	25.0%
Cranberry Isles	20.9%	13.3%	-36.4%
Dedham	7.9%	5.2%	-34.2%
Deer Isle	8.7%	8.8%	1.1%
Eastbrook	9.0%	15.2%	68.9%
Ellsworth	9.0%	9.2%	2.2%
Franklin	7.4%	15.9%	114.9%
Frenchboro	19.0%	7.1%	-62.6%
Gouldsboro	12.0%	10.4%	-13.3%
Great Pond	2.5%	4.8%	92.0%
Hancock	9.2%	9.9%	7.6%
Lamoine	8.1%	8.8%	8.6%
Mariaville	5.2%	12.4%	138.5%
Mount Desert	6.0%	5.1%	-15.0%
Orland	9.0%	11.2%	24.4%
Osborn	13.1%	11.0%	-16.0%
Otis	13.3%	9.5%	-28.6%
Penobscot	10.7%	8.0%	-25.2%
Sedgwick	18.1%	8.5%	-53.0%
Sorrento	9.5%	5.7%	-40.0%
Southwest Harbor	12.7%	12.0%	-5.5%
Stonington	15.6%	12.7%	-18.6%
Sullivan	15.5%	13.6%	-12.3%
Surry	7.7%	14.6%	89.6%
Swan's Island	13.9%	16.0%	15.1%
Tremont	10.9%	7.4%	-32.1%
Trenton	5.3%	10.0%	88.7%
Verona	1.9%	6.5%	242.1%
Waltham	26.9%	13.9%	-48.3%
Winter Harbor	9.1%	11.0%	20.9%
Hancock County*	10.0%	10.2%	2.0%
*Note: Includes unorganized territories			
Source: 1990-2000 U.S. CENSUS			

TABLE 5			
CHANGE IN PERCENT IN LABOR FORCE, AGE 16 AND OLDER			
HANCOCK COUNTY, 1990-2000			
Town	Labor Force 1990	Labor Force 2000	Percent Change
Amherst	55.5%	54.6%	-1.6%
Aurora	66.7%	77.0%	15.4%
Bar Harbor	64.3%	66.9%	4.0%
Blue Hill	61.3%	62.9%	2.6%
Brooklin	57.8%	62.9%	8.8%
Brooksville	52.3%	62.8%	20.1%
Bucksport	62.5%	65.2%	4.3%
Castine	48.5%	56.3%	16.1%
Cranberry Isles	56.1%	56.1%	0.0%
Dedham	72.6%	72.3%	-0.4%
Deer Isle	59.3%	57.5%	-3.0%
Eastbrook	60.0%	69.6%	16.0%
Ellsworth	64.3%	65.1%	1.2%
Franklin	64.7%	63.8%	-1.4%
Frenchboro	56.3%	61.9%	9.9%
Gouldsboro	65.6%	60.5%	-7.8%
Great Pond	64.4%	67.6%	5.0%
Hancock	67.1%	67.1%	0.0%
Lamoine	66.3%	65.7%	-0.9%
Mariaville	66.3%	71.3%	7.5%
Mount Desert	63.4%	63.3%	-0.2%
Orland	59.5%	64.9%	9.1%
Osborn	69.7%	65.1%	-6.6%
Otis	71.4%	65.0%	-9.0%
Penobscot	53.2%	57.6%	8.3%
Sedgwick	61.0%	61.8%	1.3%
Sorrento	56.4%	59.0%	4.6%
Southwest Harbor	67.3%	63.4%	-5.8%
Stonington	57.4%	52.4%	-8.7%
Sullivan	64.7%	65.6%	1.4%
Surry	60.6%	66.7%	10.1%
Swan's Island	56.2%	61.6%	9.6%
Tremont	65.4%	69.1%	5.7%
Trenton	67.0%	70.1%	4.6%
Verona	56.2%	65.0%	15.7%
Waltham	66.8%	73.3%	9.7%
Winter Harbor	66.3%	67.7%	2.1%
Hancock County*	62.7%	64.3%	2.6%
<i>*Note: Includes unorganized territories</i>			
<i>Source: 1990 and 2000 Census</i>			

Municipality	Year-Round Units, 1990	Year-Round Units, 2000	Percent Change	Second Homes, 1990	Second Homes, 2000	Percent Change
Amherst	95	125	32%	38	28	-26%
Aurora	41	61	49%	60	58	-3%
Bar Harbor	2,132	2,281	7%	454	524	15%
Blue Hill	911	1,074	18%	421	412	-2%
Brooklin	375	391	4%	287	306	7%
Brooksville	344	430	25%	363	361	-1%
Bucksport	1,940	2,145	11%	138	137	-1%
Castine	371	395	6%	181	254	40%
Cranberry Isles	91	67	-26%	234	277	18%
Dedham	469	576	23%	495	479	-3%
Deer Isle	792	860	9%	681	715	5%
Eastbrook	111	174	57%	296	252	-15%
Ellsworth	2,636	2,879	9%	566	543	-4%
Franklin	470	617	31%	290	285	-2%
Frenchboro	26	27	4%	27	32	19%
Gouldsboro	746	857	15%	412	471	14%
Great Pond	22	30	36%	44	37	-16%
Hancock	767	983	28%	193	217	12%
Lamoine	546	626	15%	146	177	21%
Mariaville	102	168	65%	134	150	12%
Mount Desert	930	1,017	9%	770	883	15%
Orland	732	933	27%	336	320	-5%
Osborn	27	35	30%	97	73	-25%
Otis	137	247	80%	462	431	-7%
Penobscot	444	568	28%	134	155	16%
Sedgwick	415	505	22%	146	166	14%
Sorrento	136	136	0%	137	146	7%
Southwest Harbor	923	962	4%	343	326	-5%
Stonington	576	571	-1%	282	338	20%
Sullivan	461	522	13%	174	187	7%
Surry	437	575	32%	325	338	4%
Swan's Island	177	161	-9%	208	260	25%
Tremont	633	705	11%	314	370	18%
Trenton	468	597	28%	202	219	8%
Verona	201	260	29%	25	22	-12%
Waltham	97	118	22%	16	58	263%
Winter Harbor	399	425	7%	116	133	15%
Hancock County*	20,260	23,273	15%	10,136	10,672	5%

***NOTE:** Includes unorganized territories

Source: US Census

Table 7			
Average Rent by Number of Bedrooms, Hancock County 2003			
Number of Bedrooms	Average rents	Average Rent w/ utilities	Sample size
1	\$533.36	\$599.57	64
2	\$618.26	\$726.39	43
3	\$770.00	\$904.87	5
Average Rent by Number of Bedrooms, State of Maine 2003			
0	\$463.82	\$506.51	51
1	\$580.53	\$633.60	1,408
2	\$745.26	\$825.47	1,511
3	\$884.73	\$991.02	436
4	\$1,038.14	\$1,169.50	43
<i>Source: Maine State Housing Authority, March 2004</i>			

Table 8				
Average Rent by Number of Bedrooms, Selected Hancock County Towns, 2003				
Town	Number of Bedrooms	Average rents	Average Rent w/ utilities	Sample size
Bar Harbor	1	\$572.00	\$664.87	5
Bar Harbor	2	\$633.33	\$748.43	6
Blue Hill	1	\$511.25	\$582.01	8
Ellsworth	1	\$526.15	\$586.71	26
Ellsworth	2	\$606.92	\$713.52	13
Trenton	2	\$650.00	\$755.46	7
<i>Source: Maine State Housing Authority, 2004</i>				

Town	Index	Median Income	Affordable home based on median income	Income Needed to median sales price home	Median sales price	Income needed by hour	Actual hourly wage
Bar Harbor	0.46	\$42,800	\$125,710	\$92,067	\$272,000	\$44.52	\$20.58
Blue Hill	0.60	\$34,880	\$107,726	\$58,443	\$180,500	\$28.10	\$16.77
Brooklin	0.24	\$42,619	\$132,922	\$179,554	\$560,000	\$86.32	\$20.49
Brooksville	0.55	\$40,833	\$130,209	\$74,479	\$237,500	\$35.81	\$19.63
Bucksport	1.16	\$36,880	\$106,586	\$31,920	\$92,250	\$15.35	\$17.73
Dedham	0.85	\$53,469	\$154,651	\$63,098	\$182,500	\$30.34	\$25.71
Deer Isle	0.28	\$36,250	\$105,196	\$130,946	\$380,000	\$62.95	\$17.43
Ellsworth	0.84	\$39,030	\$113,021	\$46,348	\$134,213	\$22.28	\$18.76
Franklin	1.37	\$36,726	\$109,401	\$26,856	\$80,000	\$12.91	\$17.66
Gouldsboro	0.52	\$39,583	\$120,043	\$76,500	\$232,000	\$36.78	\$19.03
Hancock	0.86	\$36,582	\$112,100	\$42,750	\$131,000	\$20.55	\$17.59
Lamoine	0.87	\$43,659	\$132,357	\$50,303	\$152,500	\$24.18	\$20.99
Mt Desert	0.49	\$46,852	\$147,247	\$95,456	\$300,000	\$45.89	\$22.53
Orland	1.07	\$44,350	\$132,470	\$41,263	\$123,250	\$19.84	\$21.32
Penobscot	0.80	\$41,012	\$125,156	\$51,119	\$156,000	\$24.58	\$19.72
Southwest	0.51	\$40,670	\$121,517	\$78,986	\$236,000	\$37.97	\$19.55
Sullivan	0.79	\$33,556	\$96,377	\$42,477	\$122,000	\$20.42	\$16.13
Surry	0.51	\$41,351	\$122,263	\$81,492	\$240,950	\$39.18	\$19.88
Tremont	0.50	\$40,743	\$123,771	\$82,295	\$250,000	\$39.57	\$19.59
Trenton	0.73	\$39,076	\$115,707	\$53,696	\$159,000	\$25.82	\$18.79

Source: Maine State Housing Authority, March 2004

Town	Estimated Units July 1, 2000	Projected Units July 1, 2015	Numeric Change	Percent Change
Amherst	114	179	65	57.0%
Aurora	57	102	45	78.9%
Bar Harbor	2,213	2,500	287	13.0%
Blue Hill	1,108	1,414	306	27.6%
Brooklin	381	474	93	24.4%
Brooksville	419	556	137	32.7%
Bucksport	2,099	2,354	255	12.1%
Castine	387	514	127	32.8%
Cranberry Isles	62	89	27	43.5%
Dedham	569	743	174	30.6%
Deer Isle	809	925	116	14.3%
Eastbrook	161	245	84	52.2%
Ellsworth	2,827	3,164	337	11.9%
Franklin	596	759	163	27.3%
Frenchboro*	-	-	-	-
Gouldsboro	822	958	136	16.5%
Great Pond	20	50	30	150.0%
Hancock	960	1,153	193	20.1%
Lamoine	616	748	132	21.4%
Mariaville	155	273	118	76.1%
Mount Desert	980	1,114	134	13.7%
Orland	907	1,108	201	22.2%
Osborn	33	65	32	97.0%
Otis	239	390	151	63.2%
Penobscot	544	690	146	26.8%
Sedgwick	486	603	117	24.1%
Sorrento	131	176	45	34.4%
Southwest Harbor	931	1,044	113	12.1%
Stonington	529	566	37	7.0%
Sullivan	495	583	88	17.8%
Surry	567	766	199	35.1%
Swan's Island	148	176	28	18.9%
Tremont	685	831	146	21.3%
Trenton	589	774	185	31.4%
Verona	229	296	67	29.3%
Waltham	116	175	59	50.9%
Winter Harbor	412	440	28	6.8%

Source: Maine State Planning Office, 2004 ***Note:** Data are not available for Frenchboro