
CHAPTER 2

COMMUNITY AND ECONOMIC DEVELOPMENT

HOUSING

Changes In Total Housing Stock

Table 2-1 includes a summary of the changes in total housing stock since 1980 in Waldoboro, Lincoln and Knox Counties, and the State. Between 1980 and 1990, Waldoboro experienced an increase of 398 housing units, resulting in a housing growth rate of 24.3%. The Town's growth in housing units exceeded that of Lincoln County (17.1%), Knox County (16.4%) and the State as a whole (17.2%). A portion of the growth in all jurisdictions can be attributed to declining household sizes. The average household size in Waldoboro declined from 2.82 in 1980 to 2.68 in 1990.

TABLE 2-1

CHANGES IN TOTAL HOUSING STOCK

| | Total Number of Units | | Increases 1980-90 | | Persons Per Unit | |
|----------------|-----------------------|---------|-------------------|-------|------------------|------|
| | 1980 | 1990 | # | % | 1980 | 1990 |
| Waldoboro | 1,641 | 2,039 | 398 | 24.3% | 2.82 | 2.68 |
| Lincoln County | 14,977 | 17,538 | 2,561 | 17.1% | 2.68 | 2.58 |
| Knox County | 16,331 | 19,009 | 2,678 | 16.4% | 2.61 | 2.55 |
| State of Maine | 501,093 | 587,045 | 85,952 | 17.2% | 2.75 | 2.71 |

Source: U.S. Census, 1980 and 1990.

Housing Types

Table 2-2 contains a breakdown of housing units by housing type, as reported in the 1990 Census. The category "multi-family dwellings" includes duplexes, which the Census did not tabulate separately.

Single Family Dwellings. In 1990, 67.9% of the housing units in Waldoboro were single family dwellings, (49.0% in the village). This is a smaller percentage than either Lincoln County (79.6%) or Knox County (75.7%) but a slightly larger percentage than at the State level (64.5%).

Multi-family Dwellings. Waldoboro has a higher percentage of multi-family dwellings (10.1%) than Lincoln County (7.0%), but a lower percentage than Knox County (15.7%) and the State (24.0%). Within the village, 27.6% of the units are multi-family dwellings.

Mobile Homes. Waldoboro has a much larger percentage of mobile homes (22.0%; 23.4% in the village) than the other jurisdictions.

Table 2-2

Total Housing Units By Types Of Structure

| | Single Family Dwellings | | Multi-Family Dwellings | | Mobile Homes | | Total # |
|--|-------------------------|-------|------------------------|-------|--------------|-------|---------|
| | # | % | # | % | # | % | |
| Waldoboro | 1,384 | 67.9% | 207 | 10.1% | 448 | 22.0% | 2,039 |
| Waldoboro - Census Designated Places (CDP) | 316 | 49.0% | 178 | 27.6% | 151 | 23.4% | 645 |
| Lincoln County | 13,961 | 79.6% | 1,219 | 7.0% | 2,358 | 13.4% | 17,538 |
| Knox County | 14,385 | 75.7% | 2,990 | 15.7% | 1,634 | 8.6% | 19,009 |
| State of Maine | 378,413 | 64.5% | 140,613 | 24.0% | 68,019 | 11.6% | 587,045 |

Source: U.S. Census, 1980 and 1990.

Housing Occupancy Characteristics

Table 2-3 includes information on the total number of dwellings in Waldoboro and Waldoboro village, the two counties and the State, as well as the number of year-round and seasonal units, and the extent to which housing units are owner occupied or renter occupied. As of 1990, 91.1% of all housing units in Waldoboro were year-round. Waldoboro has a smaller percentage of seasonal units (8.9%) than the other jurisdictions, perhaps in part because the Town does not have a significant amount of fresh water shore frontage. The Town has an extensive coastal shoreline, but it is not heavily developed and many of the dwellings that do exist are year-round units.

Approximately 81.8% of the housing units in Waldoboro are owner occupied, which is a significantly higher percentage than at the State level (70.5%). However, only 55.5% of the housing units in Waldoboro village are owner occupied.

Table 2-3

Housing Occupancy Characteristics - 1990

| | Total Dwellings | Total Year-Round | Total Seasonal | Total Occupied | Owner Occupied | Renter Occupied |
|----------------|-----------------|------------------|----------------|----------------|----------------|-----------------|
| Waldoboro | 2,039 | 1,858 | 91.1% | 181 | 1,738 | 316 |
| Waldoboro CDP | 645 | 621 | 96.3% | 24 | 573 | 225 |
| Lincoln County | 17,538 | 12,852 | 73.3% | 4,686 | 11,968 | 2,013 |
| Knox County | 19,009 | 15,468 | 81.4% | 3,541 | 14,344 | 3,780 |
| State of Maine | 587,045 | 499,006 | 85.0% | 88,039 | 465,312 | 137,424 |

Housing Age And Services

Table 2-4 contains information on the age of housing and the percentage of units served by water and sewer, the percentage of units with complete plumbing and kitchen facilities, and the percentage of units with four or more bedrooms.

Statistics on the age of housing have sometimes been used as a measure of the extent of substandard housing, but these are not necessarily a reliable gauge. Old housing in Waldoboro does not necessarily mean deteriorated housing. As shown in Table 2-4, Waldoboro has a slightly smaller percentage of its housing units which were constructed prior to 1939 (37.2%) than Lincoln County (39.2%) and Knox County (46.0%), but a slightly higher percentage than at the State level (34.9%).

Not surprisingly, Waldoboro Village has a slightly higher percentage of older units (40.5%).

About a quarter of the homes in Waldoboro are served by public water and sewer systems (this is less than the State average, which is about half). The percentage of Waldoboro homes with complete plumbing and kitchen facilities is on a par with the other jurisdictions.

TABLE 2-4

HOUSING AGE AND PUBLIC WATER, SEWER

| | Structures Build 1980-90 | Structures Built 1930 or Earlier | % with Public Water | % With Public Sewer |
|----------------|-------------------------------------|---|------------------------------------|------------------------------------|
| Waldoboro | 29.7 | 37.2 | 26.9 | 22.0 |
| Waldoboro CDP | 29.3 | 40.5 | 75.0 | 65.3 |
| Lincoln County | 21.3 | 39.2 | 23.5 | 14.7 |
| Knox County | 17.8 | 46.0 | 46.6 | 33.0 |
| State of Maine | 20.7 | 34.9 | 53.2 | 45.4 |

| | % Complete Plumbing Facilities | % Complete Kitchen Facilities | % 4 or More Bedrooms |
|----------------|---|--|-------------------------------------|
| Waldoboro | 97.2 | 97.8 | 14.3 |
| Waldoboro CDP | - | 97.4 | 20.3 |
| Lincoln County | 97.1 | 98.3 | 18.5 |
| Knox County | 95.9 | 97.2 | 18.5 |
| State of Maine | 96.5 | 97.5 | 17.1 |

Housing Values And Costs

Based on 1990 Census data, as shown in Table 2-5, the median value of an owner-occupied unit in Waldoboro (\$85,700) was substantially less than it was in Lincoln County (\$103,000) and Knox County (\$92,500), and somewhat less than the State median ((\$87,400). Based on information obtained from the Maine Municipal Association, the 1994 median value home in Waldoboro is almost exactly the same as it was in 1990. Median owner costs in Waldoboro with a mortgage (\$563) and without a mortgage (\$201) were less than in the other jurisdictions, and the median rent in Waldoboro (\$335) was also less. Table 2-6 shows the range of values for housing units for

Waldoboro, the village, and the two counties, as reported in the 1990 Census.

TABLE 2-5
1990 HOUSING COSTS

| | Media n Value Own- er- Occu- pied Unit | 1994 Media n Home Value | Median Owner Costs | | | | Median Rental Costs | |
|----------------|---|-------------------------------------|----------------------|--------------------|-----------------------------|--------------------|-----------------------------|--------------------|
| | | | With Mortga ge | % of Incom e | Withou t Mortga ge | % of Incom e | Media n Gross Rent | % of Incom e |
| Waldoboro | \$85,700 | \$85,704 | \$563 | 24.2% | \$201 | 17.0% | \$335 | 27.5% |
| Lincoln County | \$103,000 | - | \$619 | 22.1% | \$212 | 13.5% | \$438 | 26.0% |
| Knox County | \$92,500 | - | \$595 | 22.6% | \$231 | 14.0% | \$399 | 28.1% |
| State of Maine | \$87,400 | - | \$664 | 21.4% | \$222 | 13.4% | \$419 | 26.8% |

Source: U.S. Census Data - 1990, and Maine Municipal Association.

TABLE 2-6
RANGE OF VALUE - HOUSING UNITS - 1990

| | Less Than \$50,000 | \$50,000 to \$99,999 | \$100,000 to \$149,000 | \$150,000 to \$199,000 | \$200,000 to \$299,999 | \$300,000 or More | Lower Quarti le (dollar s) | Media n (dollar s) | Upper Quarti le (dollar s) |
|-----------|--------------------------|-------------------------|---------------------------|---------------------------|---------------------------|----------------------|--|-----------------------------|--|
| Waldoboro | 93 | 372 | 146 | 41 | 16 | 4 | \$65,000 | \$85,700 | \$109,600 |

| | | | | | | | | | |
|-------------------|-----|-------|-------|-----|-----|-----|----------|-----------|-----------|
| Waldoboro CDP | 18 | 109 | 45 | 12 | 4 | - | \$68,200 | \$87,500 | \$110,600 |
| Lincoln County | 470 | 2,309 | 1,441 | 725 | 533 | 287 | \$76,400 | \$103,000 | \$156,100 |
| Knox County | 783 | 3,378 | 1,529 | 689 | 491 | 307 | \$68,200 | \$92,500 | \$137,600 |

Source: U.S. Census Data - 1990.

Housing Affordability

Table 2-7 exhibits housing affordability information for Lincoln County based on information prepared by the Maine Department of Economic and Community Development. The affordable rents are based on the Department of Housing and Urban Development guidelines that a household can afford to spend no more than thirty percent of its gross monthly income on rent and basic utility and energy costs. The data shown in the table incorporates assumptions about the percentage of income that each income group spends on utility and energy costs.

The affordable selling prices are based on the Department of Housing and Urban Development guidelines that a household should spend no more than thirty percent of its gross monthly income on monthly mortgage, mortgage insurance, homeowners' insurance costs, property taxes, and basic utility and energy costs. The data incorporates assumptions about the typical down payment rate, the prevailing conventional mortgage interest rate, the typical conventional mortgage term, the typical relationship between mortgage amount and mortgage insurance premium, the typical relationship between house value and homeowners' premium, average County full value property rates, and the percentage of income that each income group spends on utility and energy costs.

Based on the information in Table 2-7, low income families and moderate income families in Waldoboro can afford the median rent (\$335), and very low income families can nearly afford it (affordable monthly rent for very low income families is \$320). The median value of a home in Waldoboro in 1994 was within reach of a low and moderate income household but was beyond the reach of a very low income household.

TABLE 2-7

LINCOLN COUNTY HOUSING AFFORDABILITY

| Income Group | Income Range | % of Total Households | Affordable Monthly | Affordable Selling Price |
|---------------------|----------------------|------------------------------|---------------------------|---------------------------------|
| Very Low | up to \$16,750 | 24% | up to \$320 | up to \$39,100 |
| Low | \$16,750 to \$26,800 | 20% | up to \$580 | up to \$71,300 |
| Moderate | \$26,800 to \$50,250 | 36% | up to \$1,130 | up to \$139,400 |

Source: Maine Department of Economic and Community Development.

The information presented in the previous tables reveals some important facts. First, housing costs in Waldoboro are in line with those of the State of Maine and the region. Secondly, the rental vacancy rate is in line with the region and the State generally, which would indicate that rentals units are as available in Waldoboro as in the region as a whole. Third, a significant percentage of year-round housing units (22.0%) are mobile homes - this is almost twice the State average of 11.6%. There are four mobile home parks in Waldoboro with approximately 114 units. These include

Medomak Trailer Park (45 units), Depatsy Mobile Home Park (42 units), Brookside Mobile Home Court (20 units), and Hathaway Mobile Home Park (7 units).

It is also important to note that Waldoboro has the Sproul Block Apartments containing 36 units, the Coles Hill apartments containing 24 units, the Waldoboro Woods development containing 11 units, and the Waldoborough Village development containing 20 units. All of these developments are subsidized in some manner. The McClintick Apartments on Marble Avenue and the Crielman Apartments provide a total of 17 units.

ECONOMY

Early History

Waldoboro has undergone a number of economic transitions including timber harvesting in colonial times, the development of water power to run sawmills, the growth and decline of agriculture and several related industries, the rise and fall of the ship-building industry, the development of a downtown retail center, the early emergence of fishing and the shellfish industry as a mainstay of the local economy, and the gradual changeover of Route 1 from a transportation corridor to a commercial strip. An overview of some of the early economic history can be gleaned from the following italicized excerpts from "The Medomak River Watershed: A Natural Resource Inventory", prepared by Janet McMahon for Medomak Valley Land Trust:

"By the 1750s the entire coast west of Pemaquid had been stripped of its forests up to 50 miles inland. To the east of Pemaquid, much of the forest land was still untouched. Ten years later, most of the coastal islands and immediate shoreline had been cleared and there were at least twenty saw mills in the lower watershed producing lumber for Portsmouth and Boston markets. Every stream with a decent drop in elevation had a mill, and many had several; for example, Slaigo Brook had four. By the 1820s there were 37 water-powered mills in Waldoboro alone. By this time, the economy had diversified and saw mills were producing shingles, barrel heads, staves, clapboards, and ship timbers. The peak of the lumber business in central Maine occurred around the 1850s.

"Although logging played a major role in most valley towns (forests had to be cleared, houses had to be built) until the early 1800s, the mainstay of the communities that developed along the Medomak River was agriculture. The original lots along the Medomak were laid out with farming in mind. They averaged 25 to 40 rods wide (372 to 660 feet) and 100 acres in size. Most extended from the river to the height of land and often over to the next major stream course.

"Staple crops on most farms were Indian corn, wheat, barley, hay, Irish potatoes and livestock. Around the turn of the (20th) century, dairying and haying became more important than field crops, and after 1920, all agriculture experienced a rapid decline, a trend that still continues. By the 1950s poultry and squash were two mainstays of agriculture in the region. In Waldoboro and Bremen alone, there were 90 poultry farms. And in the 1950s and 1960s, the Medomak Canning Company, which processed locally grown squash, blueberries, and a variety of other crops, employed about 120 people. Both of these industries collapsed in the 1970s; poultry primarily because of competition in other states and the Canning Company because it couldn't comply with water quality standards for the Medomak River, which received effluent from the plant.

"With the benefit of hindsight, it is easy to characterize the economy of the valley as boom and bust. In Waldoboro, for example, shipbuilding had made it one of the largest and most prosperous communities in Maine in the mid-1800s. By 1839, one third of Maine's tonnage and one tenth of the United States' was constructed in Waldoboro and there were at least twenty yards in Waldoboro and Bremen (Stahl 1956). A few decades later, the steam engine had been invented, and played out soils and a depleted wood supply couldn't compete with the lure of richer farmlands out west or the industrial centers of New England. As a result, the

1860s and 1870s saw a major exodus west. Out migration continued until the 1920s and 1930s and was most severe in inland towns.

"The coast had a more diverse economy, and by the early 1900s, fishing, clamming, and to a lesser extent tourism, began to develop into major industries. As with other industries, fishing tended to be exploitative. Although clamming started to drop off by the 1930s (there weren't enough to supply the Burnham and Morrill clam factory in Friendship, which consequently shut down in 1932), it remains an important part of the economy of the lower watershed. Waldoboro is allegedly second only to Brunswick in bushels of clams harvested.

"Two other fisheries that were important mainstays for shorter periods were drag netting for mackerel and seining for pogies (menhaden). Throughout the 1800s, mackerel was a staple commodity of the United States. In 1876, a fleet of 20 small schooners operated out of Friendship, Cushing, Waldoboro and Bremen. This represented half of the Maine fleet. Mackerel were dressed, salted and shipped to markets to the south (Goode et al. 1883). The pogy fishery came into prominence in the early 1900s. There were reported to be seven pogy factories in the lower watershed during this time (Richard Keene, personal communication).

"Like most coastal rivers, the Medomak supported runs of Atlantic salmon at the time of settlement. By 1778, salmon, shad, and alewife numbers were reduced to the point where the Town of Waldoboro imposed a one year ban. In the early 1800s both salmon and shad populations were extinct. Complete obstruction of the river by dams was the initial cause of decline, followed by deterioration of water quality (Beland 1984). Other anadromous species, including the alewife and smelt, and the catadromous American eel still inhabit the lower Medomak River, but in much smaller numbers. Until recently, several dams on the main stem of the Medomak River prevented these species from spawning in Medomak Pond and in other ponds in the upper watershed. As these dams were breached, some species returned to the middle reaches of the Medomak. For example, American eels again inhabit Storer Pond. By 1896, alewife numbers were reduced to 41,512 pounds (about 600 bushels) (Rounsefell and Stringer 1943). Fishing pressure reduced the population to about 15,000 pounds by the 1980s (Sam Chapman, personal communication). Smelt and eel populations have experienced similar declines over the past century and a half, although the river still supported a commercial smelt fishery into the 1950s (with more than a hundred shanties on the ice in an average winter)."

Waldoboro's Major Businesses

Waldoboro's major businesses are shown in Tables 2-8 and 2-9. The major employer in terms of employees and taxes paid is OSRAM Sylvania, Inc., formerly GTE. The company is primarily a manufacturer of filaments used in light bulbs.

Table 2-8

**Major Businesses In Waldoboro
(Figures represent total of full and part-time workers, unless otherwise noted)**

| | |
|----------------------------|--|
| OSRAM Sylvania | 190 full-time, plus 25 temporary workers |
| S.A.D. 40 (Waldoboro only) | 152 |

| | |
|-------------------------------------|---|
| Fieldcrest Nursing Home | 68 |
| Moody's Diner | 65 |
| New England 800 | 45 (projected) |
| Town of Waldoboro | 20 full-time, plus 97 part-time workers |
| Science Source | 19 |
| The Waldoboro Bank | 17 |
| Maine Antiques Digest | 17 |
| Borealis Breads | 16 |
| Harold C. Ralph Chevrolet | 15 |
| Ralph's Homes | 11 |
| First National Bank of Damariscotta | 10 |

**Major Out-Of-Town Employers Of Waldoboro Residents
(Figures represent full and part-time workers combined)**

| | |
|------------------------------|-----|
| Bath Iron Works | 117 |
| Miles Memorial Hospital | 89 |
| State of Maine | 49 |
| Penobscot Bay Medical Center | 45 |

Table 2-9**Principal Taxpayers**

| Taxpayer | Nature of Business | Assessed Valuation | % of Total Assessed Valuation |
|--|-----------------------|--------------------|-------------------------------|
| OSRAM/Sylvania | Electrical Components | 7,652,000 | 0.037 |
| Central Maine Power | Utilities | 3,187,000 | 0.015 |
| Sproul Block Assoc. | Rental | 1,670,000 | 0.008 |
| First Healthcare Corp #558 (Fieldscrest) | Nursing Home | 1,285,500 | 0.006 |
| Parker L. Spofford | Residence/Real Estate | 1,215,000 | 0.006 |
| Samuel and Sally Pennington | Residence/Publishing | 1,006,000 | 0.005 |
| Coles Hill Apts | Rental | 976,900 | 0.005 |
| Waldoborough Village Apts | Rental | 918,000 | 0.004 |
| Hadcar Corp. (Shop'n Save) | Retail | 913,000 | 0.004 |
| First National Bank of Damariscotta | Banking | 870,500 | 0.004 |

Source: Town Office.

With the single exception of OSRAM it is noteworthy that the top taxpayers are not in manufacturing or any form of product production. During the last 10 years two major industries have closed. SNS Plastics (The Button Factory) closed in 1993. It manufactured button stock and employed approximately 40 people. The building has been purchased. Various uses are being considered. It should be considered a valuable asset in future economic planning. In 1985, as already noted, the Medomak Canning Company closed down because of financial problems and difficulty in complying with water quality standards. It employed 65 - 70 full-time employees, and was a major source of summertime employment for approximately 40 local people and provided an easy market for local growers.

Other employers who have ceased to do business in recent years include Waldoboro Ford (auto dealer), Caldwell Pipe, Waldoboro Lockers, Intesco Lab, Agway, Bear Hill Market and a number

of other small shops.

During the same period The Science Source which produces educational material has opened for business and employs 19. It is now expanding. Best Felts, Benny's Seafood, Maine Cat Boats, Bear Hill True Value Hardware, Borealis Breads, Subway, Waldoboro Fitness Center and New England 800 have also established businesses in recent years.

Manufacturing Activity

Table 2-10 provides a breakdown of manufacturing activity as reported in the 1994 Census of Maine Manufactures, published by the Maine Department of Labor. Waldoboro's value of product (\$8.3 million) is greater than that of any other Lincoln County community, and is exceeded by only two communities in Knox County (Rockland - \$29.1 million and Camden - \$10.1 million). The value of product manufactured in Waldoboro represents 45% of the value for Lincoln County as a whole. Waldoboro has the highest manufacturing employment of any Lincoln County community (301), and it also has the highest average wage (\$27,674) of any community in the two-county area except Edgecomb (\$27,902).

TABLE 2-10**SUMMARY OF MANUFACTURING ACTIVITY - 1994**

| Community | Value of Product | Gross Wages | Average Wage | Number of Workers |
|-----------------------------|-------------------------|---------------------|---------------------|--------------------------|
| Lincoln County | | | | |
| Waldoboro | \$34,392,639 | \$8,329,898 | \$27,674 | 301 |
| Boothbay | \$8,413,663 | \$2,188,294 | \$23,786 | 92 |
| Boothbay Harbor | \$2,199,002 | \$485,673 | \$12,673 | 40 |
| Bristol | \$11,510,891 | \$2,722,795 | \$18,778 | 145 |
| Damariscotta | \$2,865,202 | \$873,045 | \$14,551 | 60 |
| Edgecomb | \$1,268,488 | \$306,921 | \$27,902 | 11 |
| South Bristol | \$770,655 | \$128,432 | \$14,270 | 9 |
| Southport | \$1,374,001 | \$402,436 | \$20,122 | 20 |
| Wiscasset | \$3,125,461 | \$588,122 | \$22,620 | 26 |
| Lincoln County Total | \$73,768,897 | \$18,406,812 | \$22,124 | 832 |
| Knox County | | | | |
| Camden | \$26,762,612 | \$10,059,209 | \$20,957 | 480 |
| Rockland | \$170,567,386 | \$29,072,619 | \$24,288 | 1,197 |
| Rockport | \$8,368,142 | \$2,285,402 | \$23,561 | 97 |
| Thomaston | \$31,383,058 | \$4,834,142 | \$22,696 | 213 |
| Union | \$1,789,197 | \$569,660 | \$15,396 | 37 |
| Warren | \$18,588,394 | \$4,149,812 | \$20,646 | 201 |
| Knox County Total | \$273,501,235 | \$54,098,382 | \$22,475 | 2,407 |

Source: Census of Maine Manufactures, 1994, Maine Department of Labor.

Waldoboro's Labor Force

1995 Employment. Table 2-11 provides an overall summary of the employment picture for Waldoboro, Lincoln County, Knox County and the State of Maine for 1995. Waldoboro had a total work force of 2,605 people, of whom 2,505 were employed. The Town's 1995 unemployment rate (3.8%) was lower than that of the two counties or the State.

Table 2-11**Summary Of Employment - 1995**

| | Labor Force | Employed | Unemployed | Unemployment Rate |
|----------------|--------------------|-----------------|-------------------|--------------------------|
| Waldoboro | 2,605 | 2,505 | 101 | 3.8% |
| Lincoln County | 16,780 | 16,000 | 770 | 4.6% |
| Knox County | 20,720 | 19,900 | 820 | 3.9% |
| State | 641,900 | 605,100 | 36,800 | 5.7% |

Source: "Civilian Labor Force Estimates," 1995, Maine Department of Labor.

Annual Unemployment Rates. Table 2-12 documents unemployment rates for Waldoboro, Lincoln and Knox Counties, and the State of Maine for the years 1989 through 1995. The unemployment rates in all jurisdictions, which are roughly comparable, rose as a result of the 1991 recession and stayed high for several years after that. The unemployment rate in Waldoboro hit a peak of 8.1% in 1993, due in part to the closing of the Button Factory. By 1995, the Town's unemployment rate had returned to pre-recession levels (3.8%), and was in fact lower than that of the State (5.7%). Employment fluctuations at Waldoboro's largest employer, OSRAM Sylvania, or at any other single industry, can have a large impact on Waldoboro's rate.

Table 2-12**Annual Unemployment By Percent**

| | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Waldoboro | 4.3% | 4.3% | 6.1% | 6.5% | 8.1% | 5.4% | 3.8% |
| Lincoln County | 3.1% | 3.3% | 5.1% | 6.0% | 7.0% | 5.7% | 4.6% |
| Knox County | 4.5% | 5.9% | 7.3% | 6.4% | 6.6% | 5.4% | 3.9% |
| State | 4.1% | 5.1% | 7.5% | 7.1% | 7.9% | 7.4% | 5.7% |

Source: "Civilian Labor Force Estimates," Maine Department of Labor, 1989-95.

Employment by Industry. Table 2-13 contains a breakdown of the labor force by industry for Waldoboro, Lincoln County, Knox County and the State of Maine as reflected in the 1990 Census. The Town's employment patterns differ from those of the other jurisdictions in several important respects. First, a significantly greater percentage of Waldoboro residents are employed in agriculture/forestry/fisheries, construction, and retail trade. Second, a significantly smaller percentage of Waldoboro residents are employed in communication/public utilities and public administration.

Table 2-13

Labor Force Employment By Industry

| | Waldoboro | | Lincoln County | | Knox County | | State | |
|--|-----------|-----|----------------|-----|-------------|-----|---------|-----|
| | # | % | # | % | # | % | # | % |
| Agriculture, Forestry, Fisheries, Mining | 128 | 6% | 709 | 5% | 945 | 6% | 16,263 | 3% |
| Construction | 244 | 12% | 1,447 | 11% | 1,295 | 8% | 42,026 | 7% |
| Manufacturing | 399 | 19% | 2,588 | 19% | 2,581 | 16% | 112,631 | 20% |
| Transportation | 37 | 2% | 357 | 3% | 534 | 3% | 19,567 | 3% |
| Communications, Public Utilities | 22 | 1% | 456 | 3% | 251 | 2% | 12,710 | 2% |
| Wholesale Trade | 41 | 2% | 306 | 2% | 605 | 4% | 20,818 | 4% |
| Retail Trade | 451 | 22% | 2,445 | 18% | 2,914 | 18% | 105,312 | 18% |
| Finance, Insurance, Real Estate | 57 | 3% | 576 | 4% | 637 | 4% | 31,992 | 6% |
| Business & Repair Services | 80 | 4% | 458 | 3% | 648 | 4% | 19,839 | 4% |
| Personal Services | 84 | 4% | 562 | 4% | 777 | 5% | 18,322 | 3% |
| Entertainment & Recreation Services | 16 | 1% | 112 | 1% | 199 | 1% | 5,333 | 1% |
| Health Services | 145 | 7% | 999 | 7% | 1,566 | 10% | 52,675 | 9% |
| Educational Services | 165 | 8% | 1,100 | 8% | 1,289 | 8% | 53,685 | 9% |
| Other Professional & Related Services | 128 | 6% | 901 | 7% | 1,181 | 7% | 35,588 | 6% |
| Public Administration | 57 | 3% | 681 | 5% | 778 | 5% | 25,081 | 4% |
| Total | 2,054 | | 13,697 | | 16,200 | | 571,842 | |

Source: U.S. Census, 1990, Summary Tape 3.

Employment Mix by Occupation. Table 2-14 contains an occupational breakdown for Waldoboro, Knox and Lincoln Counties and the State of Maine. In contrast to the other jurisdictions, Waldoboro has a smaller percentage of residents (45.7%) employed in white collar occupations, and a larger percentage (54.3%) employed in blue collar occupations.

TABLE 2-14
EMPLOYMENT MIX BY OCCUPATION

| | Waldoboro | | Lincoln County | | Knox County | | State | |
|---------------------------|--------------|--------------|----------------|--------------|--------------|--------------|----------------|--------------|
| | # | % | # | % | # | % | # | % |
| White Collar | | | | | | | | |
| Executive, Administrative | 174 | 8.5% | 1,475 | 10.8% | 1,619 | 10.1% | 61,376 | 10.7% |
| Professional, Specialty | 278 | 13.5% | 2,024 | 14.8% | 2,342 | 14.4% | 79,155 | 13.8% |
| Technical | 60 | 2.9% | 382 | 2.8% | 392 | 2.4% | 18,523 | 3.2% |
| Sales | 214 | 10.4% | 1,316 | 9.6% | 1,798 | 11.1% | 62,139 | 10.9% |
| Administrative Support | 213 | 10.4% | 1,787 | 13.0% | 2,306 | 14.2% | 85,388 | 14.9% |
| Total White Collar | 939 | 45.7% | 6,984 | 51.0% | 8,457 | 52.2% | 306,581 | 53.6% |
| Blue Collar | | | | | | | | |
| Service Occupations | 278 | 13.5% | 1,626 | 11.9% | 2,236 | 13.8% | 77,715 | 13.6% |
| Farming/Forestry | 131 | 6.4% | 741 | 5.4% | 929 | 5.7% | 15,773 | 2.8% |
| Production/Craft/Repair | 388 | 18.9% | 2,637 | 19.2% | 2,296 | 14.2% | 76,847 | 13.4% |
| Laborers | 318 | 15.5% | 1,709 | 12.5% | 2,282 | 14.1% | 94,926 | 16.6% |
| Total Blue Collar | 1,115 | 54.3% | 6,713 | 49.0% | 7,743 | 47.8% | 265,842 | 46.4% |

Source: U.S. Census, 1990, Summary Tape 3.

Commuting Patterns

Where do the residents of Waldoboro work, and where do the people live who work in Waldoboro? As shown in Table 2-15, 45% of employed Waldoboro residents work within the community. The remainder work in a variety of locations, with the largest concentrations in Rockland, Damariscotta, Bath and Thomaston. Of the total work force employed in Waldoboro, 61% come from Waldoboro, while collectively another 21% come from Friendship, Warren, Rockland, Union, Jefferson and Nobleboro. Table 2-15 also demonstrates that Waldoboro is not a job center; in 1990, there were 1,992 Waldoboro residents who were employed, but there were only 1,479 jobs within the

community. If all of the jobs in Waldoboro were filled by residents of the Town, 513 residents would still have to find work outside the community.

Table 2-15

Place Of Work

| Place of Work -Waldoboro Residents | Residence of People Who Work in Waldoboro | | | | |
|------------------------------------|---|-----|--------------|--------------|-----|
| | # | % | | # | % |
| Waldoboro | 899 | 45% | Waldoboro | 899 | 61% |
| Rockland | 226 | 11% | Friendship | 60 | 4% |
| Damariscotta | 127 | 6% | Warren | 59 | 4% |
| Bath | 117 | 6% | Rockland | 56 | 4% |
| Thomaston | 97 | 5% | Union | 50 | 3% |
| Warren | 64 | 3% | Jefferson | 50 | 3% |
| Wiscasset | 53 | 3% | Nobleboro | 49 | 3% |
| Bristol | 49 | 2% | Washington | 24 | 2% |
| Nobleboro | 37 | 2% | Bremen | 23 | 2% |
| Union | 32 | 2% | Damariscotta | 23 | 2% |
| Camden | 30 | 1% | Cushing | 21 | 1% |
| Friendship | 28 | 1% | Other | 165 | 11% |
| Augusta | 23 | 1% | Total | 1,479 | |
| Newcastle | 22 | 1% | | | |
| Other | 188 | 9% | | | |
| Total | 1,992 | | | | |

Source: 1990 Census.

Income

Per Capita Income. Table 2-16 contains a breakdown of per capita income for Waldoboro, Lincoln and Knox Counties, and the State of Maine for 1980 and 1990. The Town's per capita income was below that of the other jurisdictions in both 1980 (\$5,084) and 1990 (\$10,332). Moreover, the rate of per capita income growth in Waldoboro (103%) was significantly less than that of the other jurisdictions, resulting in a larger per capita income gap in 1990.

Household Income. Table 2-16 demonstrates that Waldoboro's median household income in 1980 (\$12,325) was on a par with that of the two counties but was only about 89% of the State figure (\$13,816). By 1990, median household income in Waldoboro had grown 89% to \$23,281, but this rate of growth was much less than that of the other jurisdictions. As a result, median household income is significantly less than that of the other jurisdictions (for example, the Town figure is 84% of the State figure (\$27,854)).

Table 2-16

Income Characteristics - 1980 and 1990

| | Per Capita Income | | | Median Household Income | | | % of Persons Below Poverty | |
|----------------|-------------------|----------|------|-------------------------|----------|------|----------------------------|-------|
| | 1980 | 1990 | % | 1980 | 1990 | % | 1980 | 1990 |
| | Change | | | % Change | | | | |
| Waldoboro | \$5,084 | \$10,332 | 103% | \$12,325 | \$23,281 | 89% | 16.4% | 16.3% |
| Lincoln County | \$5,607 | \$13,479 | 140% | \$12,831 | \$28,373 | 121% | 16.7% | 9.6% |
| Knox County | \$5,659 | \$12,949 | 129% | \$12,113 | \$25,405 | 110% | 14.4% | 11.9% |
| State of Maine | \$5,768 | \$12,957 | 125% | \$13,816 | \$27,854 | 102% | 13.0% | 10.8% |

Source: U.S. Census, 1980 and 1990.

Table 2-17 provides a breakdown of household incomes for Waldoboro, Knox and Lincoln Counties and the State of Maine for 1990. In 1980, 40% of Waldoboro's households earned below \$10,000. That percentage has dropped to 18% in 1990, but is still higher than for the State or for Knox or Lincoln Counties. Even at 1990 figures, it is clear that Waldoboro has many wage earners and households that are in the "just getting by" range.

Poverty Levels. In contrast to the other jurisdictions, poverty levels in Waldoboro remained constant between 1980 and 1990. The Town's 1990 figure was significantly higher than the figures for Lincoln County (9.6%), Knox County (11.9%) and the State (10.8%).

Table 2-17**Household Income Levels**

| Income Level | Waldoboro | | Lincoln County | | Knox County | | State | |
|---------------------|-----------|-----|----------------|-----|-------------|-----|---------|-----|
| Below \$10,000 | 307 | 18% | 1,594 | 13% | 2,219 | 16% | 71,406 | 15% |
| \$10,000 - \$24,999 | 608 | 35% | 3,590 | 30% | 4,818 | 34% | 136,237 | 29% |
| \$25,000 - \$34,999 | 326 | 19% | 2,194 | 19% | 2,591 | 18% | 83,084 | 18% |
| \$35,000 - \$49,999 | 314 | 18% | 2,399 | 20% | 2,427 | 17% | 89,700 | 19% |
| \$50,000 - \$74,999 | 123 | 7% | 1,432 | 12% | 1,620 | 11% | 59,647 | 13% |
| \$75,000 - \$99,999 | 23 | 2% | 362 | 3% | 326 | 2% | 14,267 | 3% |
| \$100,000 or more | 19 | 1% | 318 | 3% | 303 | 2% | 11,388 | 3 |

In 1980, the percent below \$10,000 was 40% for Waldoboro, 40% for Knox County, and 35% for the State.

Source: U.S. Census, Lincoln County Planning Office.

Retail Economy

Waldoboro Consumer Sales. Data on taxable retail sales provide one basis for analyzing the strength and composition of the local retail economy. Table 2-18 provides a summary of taxable consumer retail sales in Waldoboro for the period 1988 through 1995. This information shows that taxable consumer retail sales, which were \$20.3 million in 1989, dropped during the early 1990s, reaching a low of \$17.9 million during the 1991 recession. By 1994, these sales, at \$20.4 million, were roughly on a par with the 1989 total. Overall, retail sales grew by 12 percent between 1988 and 1995, but there were differences between categories. The growth in all categories except auto-transportation was greater than 12%. Growth was greatest in the General Merchandise category (109%). The Auto/Transportation category declined by 35%, perhaps in part due to the closure of Waldoboro Ford. Some categories, notably General Merchandise, grew throughout the period, and did not seem to be affected by the recession.

Table 2-18

**Waldoboro Taxable Consumer Retail Sales
(in thousands of dollars)**

| Year | Building Supply | Food Store | General Mercha ndise | Other Retail | Auto Transporta tion | Restaur ant/ Lodging | Total Consu mer Sales |
|------------------------|--------------------|---------------|----------------------------|-----------------|----------------------------|----------------------------|--------------------------------|
| 1988 | \$3,941.2 | \$2,616.5 | \$660.0 | \$887.5 | \$8,304.7 | \$2,983.9 | \$19,393 .8 |
| 1989 | \$2,853.3 | \$2,936.0 | \$700.9 | \$1,003.8 | \$9,935.3 | \$2,941.4 | \$20,370 .7 |
| 1990 | \$2,437.7 | \$3,059.1 | \$830.4 | \$1,020.0 | \$7,592.3 | \$2,975.6 | \$17,912 .0 |
| 1991 | \$2,311.1 | \$2,672.7 | \$865.7 | \$1,416.2 | \$5,536.6 | \$2,457.5 | \$15,259 .9 |
| 1992 | \$2,296.0 | \$3,883.9 | \$1,015.5 | \$1,372.9 | \$5,918.9 | \$2,651.8 | \$17,139 .0 |
| 1993 | \$3,420.8 | \$3,906.8 | \$1,196.7 | \$1,564.2 | \$5,353.7 | \$3,241.1 | \$18,683 .4 |
| 1994 | \$4,754.0 | \$3,871.6 | \$1,309.2 | \$1,972.0 | \$5,445.5 | \$3,034.1 | \$20,383 .3 |
| 1995 | \$4,989.9 | \$4,708.2 | \$1,378.8 | \$1,643.5 | \$5,407.5 | \$3,535.7 | \$21,663 .6 |
| % Change 1988-95 | 27% | 80% | 109% | 85% | -35% | 18% | 12% |

Source: Maine State Planning Office.

Retail Sales Comparisons. Table 2-19 provides an overall comparison of taxable consumer retail sales in Waldoboro, Knox and Lincoln Counties and the State. Overall, growth in Knox and Lincoln Counties far exceeded that in Waldoboro, perhaps because of the emergence of other communities such as Camden and Rockland as retail centers. More significant is the State average per capita expenditure figure of \$7,359 (total taxable consumer retail sales statewide divided by the 1990 population). In an average retail market, one would expect that retail sales would range between \$7,300 and \$7,400 for each resident. Lincoln County falls within this average, and Knox County is just above it. However, retail sales in Waldoboro average only \$4,708 per capita, or about 64% of the State average.

Table 2-19**Consumer Retail Sales Comparisons**

| | 1990 Population | Retail Sales in Thousands of Dollars | | % Change 1988-95 | Per Capita Sales 1995 |
|-------------------|--------------------|---|---------------|---------------------|--------------------------|
| | | 1988 | 1995 | | |
| Waldoboro | 4,601 | \$19,393.8 | \$21,663.6 | 12% | \$4,708 |
| Lincoln County | 30,357 | \$182,201.0 | \$222,854.0 | 22% | \$7,341 |
| Knox County | 36,310 | \$210,194.0 | \$272,979.0 | 30% | \$7,518 |
| State of Maine | 1,227,928 | \$7,815,359.0 | \$9,036,203.0 | 16% | \$7,359 |

Source: Maine State Planning Office.

State/Local Breakdown. Table 2-20 shows the extent to which retail sales in Waldoboro vary from statewide averages. The differences are significant. The percentage of sales in the "Building Supply" and "Food Stores" categories (23% and 22%, respectively), are almost twice as high as statewide averages, and the actual per capita expenditures (\$1085 and \$1023) exceed statewide averages by 116% and 115%, respectively. This suggests that Waldoboro serves as a regional center for building supplies and food stores. This contrasts markedly with Waldoboro's position in the General Merchandise category (6% vs. 22% at the State level, and \$300/capita vs. \$1,586 per capita at the State level). This data indicates that there is considerable room for growth in the community in the General Merchandise category. The same can be said of the "Other Retail" category, but to a lesser extent. The percentage breakdown in the Auto Transportation category (25%) and Restaurant/Lodging category (16%) is virtually the same as at the State level, but per capita sales are only 64% and 62%, respectively, of the statewide averages. This also suggests room for growth, though not to the same extent as the General Merchandise and Other Retail categories.

Table 2-20**State/Local Consumer Sales Comparison - 1995**

| | Waldoboro | | | State | | | % of State Per Capita |
|----------------------|-------------------|-------------|----------------|--------------------|-------------|----------------|-----------------------|
| | Total | % of Total | Per Capita | Total | % of Total | Per Capita | |
| Building Supply | \$4,989.9 | 23% | \$1,085 | \$1,152,918 | 13% | \$939 | 116% |
| Food Stores | \$4,708.2 | 22% | \$1,023 | \$1,091,181 | 12% | \$888 | 115% |
| General Merchandise | \$1,378.8 | 6% | \$300 | \$1,947,530 | 22% | \$1,586 | 19% |
| Other Retail | \$1,643.5 | 8% | \$357 | \$1,058,380 | 12% | \$862 | 41% |
| Auto/ Transportation | \$5,407.5 | 25% | \$1,175 | \$2,253,661 | 25% | \$1,835 | 64% |
| Restaurant/Lodging | \$3,535.7 | 16% | \$768 | \$1,532,535 | 17% | \$1,248 | 62% |
| TOTAL | \$21,663.6 | 100% | \$4,708 | \$9,036,203 | 101% | \$7,358 | 64% |

Source: Maine State Planning Office.

