

## Population

### Purpose

The collection of demographic data is not only interesting but it provides a great deal of information about ourselves. The data will confirm our own intuitions about what is happening in the community and more importantly it can show new patterns and trends.

### Historical Trends

Between 1920 and 1970, Clinton's year-round population grew at a relatively constant rate, reaching a level of 1,971 persons by 1970. During the 1970's, the Town grew by 37%, reaching a level of 2,696 persons in 1980. Between 1980 and 1990, the town gained 636 people for a gain of 23%. However, since 1990, the Town's population has remained virtually unchanged. Clinton's historical population figures, as well as those for Kennebec County and the State of Maine, are shown in Table 1 below. Since 1960, Clinton's growth has exceeded the growth rate of Kennebec County and the State.

<b>Table 1</b> Population of Clinton, Kennebec County, and Maine 1920-2000			
Year	Clinton	Kennebec County	Maine
1920	1,230	63,844	768,014
1930	1,354	70,691	797,423
1940	1,436	77,231	847,226
1950	1,623	83,881	914,950
1960	1,729	89,150	970,689
1970	1,971	95,247	992,048
1980	2,696	109,889	1,124,660
1990	3,332	115,904	1,227,928
2000	3,340	117,114	1,274,923
1970-80 change	37%	15%	13%
1980-90 change	23%	5%	9%
1990-00 change	0%	1%	4%
1960-00 change	93%	31%	29%

Source: U.S. Census, 2000

Factors contributing to Clinton's growth between 1960 and 2000, during which time the Town's population almost doubled, include the national trend to migrate from urban to rural areas, the proximity of Clinton to Waterville, and the relatively low cost of land.

### Comparative Population Change

Table 2 contains a summary of population changes over the past 20 years for Clinton and a number of nearby communities, Kennebec County and the State. As shown in Table 2, Clinton was one of the fastest growing towns in the 1980's, but was one of only three communities that showed no growth or lost population during the 1990's.

<b>Table 2</b>					
Comparative Population Change 1980 - 2000					
	1980	1990	2000	% Change 1980-90	% Change 1990-00
Clinton	2,696	3,332	3,340	23	0
Benton	2,188	2,312	2,557	6	11
Burnham	951	961	1,142	1	19
Canaan	1,189	1,636	2,017	38	23
China	2,918	3,713	4,106	27	11
Fairfield	6,113	6,718	6,573	10	-2
Norridgewock	2,552	3,105	3,794	22	6
Skowhegan	8,098	8,725	8,824	8	1
Vassalboro	3,410	3,679	4,047	8	10
Winslow	8,057	7,997	7,743	-1	-3
Kennebec Co.	109,889	115,904	117,114	5	1
Maine	1,124,660	1,127,928	1,274,923	9	4

Source: U.S. Census, 1970, 1980, 1990

## Age Distribution

Table 3 contains a summary of age distribution for Clinton, Kennebec County and the State for 2000. Clinton's age distribution is very similar to that of Kennebec County (Clinton has a slightly higher percentage of pre-schoolers and school-age children). Both Clinton and the County have a smaller "18-44" population than the State, but a larger "45-64" population. Only 9% of Clinton's population is the "65 and over" category, compared to 14% in both Kennebec County and the State.

<b>Table 3</b> Population by Age Category, 2000						
	<b>Clinton</b>		<b>Kennebec County</b>		<b>State</b>	
	#	%	#	%	#	%
Under 5	222	7	6,388	5	70,726	6
5-17	666	20	21,537	18	230,512	18
18-44	1,311	39	43,410	37	583,894	46
45-64	825	25	29,174	25	206,389	16
65 and over	316	9	16,605	14	183,402	14
<b>Total</b>	<b>3,340</b>	<b>100</b>	<b>117,114</b>	<b>99</b>	<b>1,274,923</b>	<b>100</b>

Source: U.S. Census, 2000

Table 4 provides an overview of how the town's population changed during the 1990-2000 decade. The Town actually lost population in the "under 5" category and in the "5-17" category. The largest gains were in the "45-64" category and in the "65 and over" category.

<b>Table 4</b> Clinton Population Growth by Age Category, 1990-2000				
	1990	2000	1990-2000 Change	
			#	%
Under 5	234	222	-12	-5
5-17	771	666	-105	-14
18-44	1,436	1,311	-125	-9
45-64	615	825	210	34
65 and over	276	316	40	15
<b>Total</b>	<b>3,332</b>	<b>3,340</b>	<b>8</b>	<b>1</b>

Source: U.S. Census, 1990, 2000

**Household Type**

Table 5 contains a summary of households by type for Clinton and the State of Maine, as shown in the 2000 Census. Clinton has a higher percentage of family households (74.6%) than the State (65.7%), as well as married couple families (59.25% vs. 52.5%). Conversely, the Town has a lower percentage of non-family households (25.4% vs. 34.3%) and householders 65 years and over living alone (6.8% vs. 10.7%). There are six people in Clinton reported to be in group quarters.

<b>Table 5</b>				
Household By Type 2000				
	Clinton		Maine	
	#	%	#	%
All Households	1,278	100.0	518,200	100.0
Family Households	954	74.6	340,685	65.7
Married couple Families	757	59.2	272,152	52.5
Female Householder, no male	117	9.2	49,022	9.5
Non-Family Households	324	25.4	177,515	34.3
Householder Living Alone	243	19.0	139,969	27.0
Householder 65+ and Alone	87	6.8	55,483	10.7
Persons in Households	3,340	99.8	1,240,011	97.3
Persons in group Quarters	6	0.2	34,912	2.7
Institutionalized	-	-	13,091	1.0
Other	6	0.2	21,821	2.7

Source: U.S. Census, 2000

**Educational Attainment**

Based on 2000 Census data, the population of Clinton that is 25 years and older has less formal education than the County or State as a whole. Approximately 80% of the Town's population has at least a high school diploma (compared to 85% at the County and State levels), and 9% has at least a bachelor's degree (compared to 21% at the County level and 23% at the State level).

<b>Table 6</b>		
Educational Attainment 2000		
Total # of Persons	% High School Grad	% Bachelor's Degree

	25+ Years	Or Higher	Or Higher
Clinton	2,167	80%	9%
Kennebec County	79,362	85%	21%
Maine	869,893	85%	23%

Source: U.S. Census, 2000

### Median Household Income and Poverty

Based on 2000 census, the median household income in Clinton (\$32,419) is lower than that of Kennebec County (\$36,498) and the State (\$37,240). The percentage of the Town's population living below the poverty level (13.0%) is higher than in the County (11.1%) and in Maine as a whole (7.8%).

### Population Projections

In January of 2002, the State Planning Office released population projections by age category for every community in the State. Overall, the Town's projected growth rate is expected to be very modest. The projections for Clinton show very little growth in the "under 5" categories, declines in the "5-17" and "18-44" categories, but growth in the "45-64" and "65 and over" categories.

<p style="text-align: center;"><b>Table 7</b> Town of Clinton Population Projections</p>												
Age Group	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
0-4	233	235	237	239	241	242	244	247	248	249	250	249
5-17	580	564	548	534	522	513	506	502	500	502	504	507
18-44	1,282	1,273	1,262	1,254	1,245	1,237	1,230	1,228	1,229	1,231	1,234	1,233
45-64	939	963	988	1,008	1,023	1,040	1,053	1,064	1,061	1,058	1,056	1,058
65+	320	319	322	325	328	334	341	345	356	367	377	389
<b>Total</b>	<b>3,354</b>	<b>3,354</b>	<b>3,357</b>	<b>3,360</b>	<b>3,359</b>	<b>3,366</b>	<b>3,374</b>	<b>3,386</b>	<b>3,394</b>	<b>3,407</b>	<b>3,421</b>	<b>3,436</b>

Source: Maine State Planning Office

Table 8 shows how Clinton's population is expected to change between the year 2000 and 2015, and the extent to which the older age categories will dominate the anticipated increases. Growth in the "45-64" and 65+ categories will account for most of the Town's future growth.

<b>Table 8</b>						
Clinton's population Growth, 200-2015						
	2000 Population		2015 Population		Change, 2000-2015	
	#	%	#	%	#	% Change
Under 5	222	7	249	7	27	12
5-17	666	20	507	15	-159	-24
18-44	1,311	39	1,233	36	-78	-6
45-64	825	25	1,058	31	233	28
65+	316	9	389	11	73	23
<b>Total</b>	<b>3,340</b>	<b>100</b>	<b>3,436</b>	<b>100</b>	<b>96</b>	<b>3</b>

Source: U.S. Census, 2000 and Maine State Planning Office

The demographic changes expected to occur in Clinton are not unique to the community, but reflect statewide population dynamics. The final population table provides a comparison of Clinton's future population with that of Kennebec County and the State of Maine in the Year 2015. Clinton's "5-17" category will be about the same as the State's. There will be a slightly greater percentage of people in the "under 5," "18-44," and "45-64" categories, but fewer in the "65 and over" categories.

<b>Table 9</b>						
Projected Population by Age Category, 2015						
	Clinton		Kennebec County		Maine	
	#	%	#	%	#	%
Under 5	249	7	6,482	5	73,048	5
5-17	507	15	18,425	15	202,619	15
18-44	1,233	36	40,579	33	454,223	33
45-64	1,058	31	37,097	30	410,609	30
65 and over	389	11	20,064	16	221,746	16
<b>Total</b>	<b>3,436</b>	<b>100</b>	<b>122,647</b>	<b>99</b>	<b>1,362,245</b>	<b>99</b>

Source: Maine State Planning Office

### Issues

- 1 The town needs to monitor demographic trends so that applicable plan policies may be modified to respond to changing conditions.

- 2 The town's population between 1990 and 2000 remained almost unchanged. Population projections anticipate a n increase of only 96 persons in 2015..
- 3 Population increases that exceed projections need to be quickly identified.
- 4 Younger persons between 5 and 17 years old decreased in numbers between 1990 and 2000. This trend is expected to continue. School enrollment will be impacted.
- 5 The population is getting older. The median age increased from 30.8 years in 1990 to 35.7 years in 2000.
- 6 An older population will place different demands upon the community especially with respect to housing, health care and recreation.
- 7 What steps should the community take to respond to demographic changes?
- 8 How will demographic changes impact municipal spending priorities?

## **Housing**

### **Purpose**

The housing section will deal with a variety of housing related issues such as affordable housing, mobile

homes, residential growth patterns, neighborhoods, building activity, subdivisions, multi-family housing, rural land development and future housing needs.

## **Neighborhoods**

Clinton has a traditional village with a mix of residential and commercial uses along its Main Street and a number of rural neighborhoods that have evolved over the years. The village area has old roots to a time when the town was fairly self-sufficient providing goods, services and jobs to many of its residents. Other areas evolved into neighborhoods or into housing clusters over time sometimes as a result of subdivision development and other times homes clustered around an intersection or other land feature. The following is a list of some of the most prominent residential neighborhoods:

### **Village:**

The village extends on both sides of Route 11/ Main Street beginning at Baker Street and extending towards Silver Street. It consist of a mix of residential, commercial, service and governmental uses. The area is also bounded by the Sebec River and the railroad line.

### **Pleasant Street:**

An area extending south of main Street towards Sebec Drive.

### **Bellsqueeze Road:**

An area extending from the Benton Town Line beyond the intersection with the Hinckley Road.

### **Route 23:**

Along Route 23 in the vicinity of the intersection with the Hinckley Road.

## **Subdivisions**

Subdivisions play a major role in housing development throughout the community. An advantage of a subdivision over incremental development is that a greater amount of planning goes into a subdivision project. The town has a subdivision ordinance that was updated as per the recommendations of the previous comprehensive plan. The following is a subdivision inventory for the town.

## **Changes in Total Housing Stock**

Table 10 includes a summary of the changes in total housing stock since 1980 in Clinton, a number of adjacent communities, Kennebec County and the State of Maine. Between 1980 and 1990, and total housing stock in Clinton grew by 280 units, or 30%. The Town's rate of increase was far greater than that of Kennebec County (14%) and the State of Maine (17%), and the fourth highest of all communities

shown in the table. Between 1990 and 2000, Clinton grew by 183 housing units or 15%. This rate of growth was higher than the County and State rates (9% and 11%, respectively), and was tied for fifth highest of all communities shown in the table.

<b>Table 10</b> Changes In Total Housing Stock							
	1980	1990	2000	#	%	#	%
Clinton	946	1,226	1,409	280	30	183	15
Benton	737	876	1,069	139	19	193	22
Burnham	486	534	649	48	10	115	22
Canaan	560	792	979	232	41	187	24
China	1,224	1,703	2,029	479	39	326	19
Fairfield	2,271	2,658	2,801	387	17	143	5
Norridgewock	902	1,215	1,389	313	35	174	14
Skowhegan	3,301	3,895	4,165	594	18	270	7
Vassalboro	1,393	1,602	1,838	209	15	236	15
Winslow	2,845	3,274	3,591	429	15	317	10
<b>Kennebec County</b>	45,478	51,648	56,364	6,170	14	4,716	9
<b>State of Maine</b>	501,093	587,045	651,901	85,952	17	64,856	11

Source: U.S. Census, 1980, 1990, 2000

### Housing Types

The predominant housing type in Clinton is the single-family dwelling. Table 11 contains a breakdown of housing units in 2000 by housing type, as reported in the 2000 Census. In 2000, 63.7% of the housing units in Clinton were single family dwellings (detached and attached). This is less than the figure for Kennebec County (65.7%) and Maine (69.6%). Clinton had a much higher percentage of mobile homes (28.7%), than either the County or State (11.1% and 9.8%), but a lower percentage of multi-family dwellings (3.48%) compared to the other two jurisdictions (15.7% for the County, 14.7% for the State).

<b>Table 11</b> Total Housing Units by Type of Structure, 2000			
	Clinton	Kennebec County	State

	#	%	#	%	#	%
Single-family, detached	885	62.8	36,247	64.3	439,459	67.4
Single-family, attached	13	0.9	789	1.4	14,387	2.2
Mobile home	405	28.7	6,250	11.1	63,902	9.8
Duplex	54	3.8	4,126	7.3	36,565	5.6
Multi-family 3-4 units	18	1.3	3,450	6.1	38,117	5.8
Multi-family 6-9 units	17	1.2	3,062	5.4	27,835	4.3
Multi-family 10-19 units	12	0.9	1,037	1.8	11,087	1.7
Multi-family 20+ units	0	0	1,332	2.4	18,738	2.9
Boat, RV, Van, etc.	5	0.4	71	0.1	1,811	0.3
Total	1409	100	56,364	100	651,901	100

Source: U.S. Census, 2000

### Growth by type of Structure, 1990-2000

As shown in Table 12, between 1990 and 2000, most of the housing growth in Clinton was in the form of detached, single-family dwellings (122 units). The number of mobile homes increased by 38. The number of duplexes and multi-family dwellings increased by 6 (in 1990, duplexes were statistically lumped with multi-family dwellings).

### Housing Projections,

The housing stock increased by 183 units between 1990 and 2000 and between 2000 and 2005 it increased by 94 units. The annual average growth rate has remained at 18 units per year for the past 15 years. It is prudent, based upon our historical growth rate and development patterns to project this current pattern to continue for the next 10 to 15 years.

<b>Table 12</b> Clinton Growth in Housing Types, 1990-2000				
	1990	2000	#Increase	% Increase

			1990-2000	
Single-family, detached	763	885	122	16
Single-family, attached	13	13	-	-
Mobile home	367	405	38	10
2-4	65	72	7	11
5-9	18	17	-1	-6
10 or more	0	12	12	-
Boat, Rv, Van	-	5	-	-
Total	1,226	1,409	183	15

Source: U.S. Census, 1990, 2000

### Owner Occupied vs. Renter Occupied Dwellings

As shown in table 13, the percentage of owner-occupied dwellings in Clinton grew from 84% in 1980 to 90.7% but remained relatively constant in Kennebec County and the State. Clinton's year 2000 percentage of owner occupied year-round dwellings (90.7%) was much higher than Kennebec County's (70.9%) or the State's (71.6%).

<b>Table 13</b>					
Owner Occupied vs. Renter Occupied Housing					
	Total Occupied	Owner Occupied Dwellings		Renter Occupied Dwellings	
	#	#	%	#	%
Clinton					
1980	914	768	84.0	146	16.0
1990	1,153	981	85.1	172	14.9
2000	1,278	1,054	90.7	224	9.3
Kennebec County					
1980	38,579	26,909	69.8	11,670	30.2
1990	43,889	31,098	70.9	12,791	29.1
2000	47,683	33,933	71.2	13,750	28.8
Maine					

1980	395,184	280,377	70.9	114,807	29.1
1990	465,312	327,888	70.5	137,424	29.5
2000	518,200	370,905	71.6	147,295	28.4

Source: U.S. Census, 1980, 1990, 2000

### Housing Values and Costs

Based on 2000 Census data as shown in Table 14, the median value of a home in Clinton (\$77,100) was much lower than it was in Kennebec County (\$87,200) and the State as whole (\$98,700). Median owner costs with a mortgage (\$734) were also lower than those in Kennebec County (\$859) and the State (\$923), while median owner costs without a mortgage (\$281) were somewhat lower than in the County (\$303) and State (\$299).

Gross rent in Clinton (\$470) was higher than in Kennebec County (\$439) but lower than in the State (\$497). The percentage of people in Clinton paying 30% or more of their income on homeowner costs (24.0%) is higher than in the other two jurisdictions, and the percentage of renters paying 30% or more for rent (36.2%) is also higher than in the other two jurisdictions.

<b>Table 14</b> 2000 Housing Costs						
		Median Owner Costs			Median Rental Costs	
	Median Value Owner Occupied Unit	With Mortgage	Without Mortgage	30% or more of Income	Gross Rent	30% or more of Income
Clinton	77,100	734	281	24.0%	470	36.2%
Kennebec County	87,200	859	303	18.6%	439	35.7%
State of Maine	98,700	923	299	20%	497	24.7%

Source: U.S. Census, 2000

### HOUSING AFFORDABILITY

Based on information obtained from the Maine State Housing Authority, the median home in Clinton is affordable for the household with a median income, although prices have risen somewhat between 2000 and 2002. As shown in Table 15, Clinton had an affordability index of 1.42 in 2002 (an index greater

than 1 is affordable; and index less than one is unaffordable).

<b>Table 15</b>					
Town of Clinton - Affordability Index					
Year	Index	Median Income	Median Home	Median Income can Afford	Income Needed
2000	1.47	32,419	58,450	85,678	22,116
2001	1.28	37,350	77,500	98,817	29,293
2002	1.42	35,667	69,750	25,149	25,149

Source: Claritas as indicated year/2000 Census and Statewide Multiple Listing Service

Table 16 shows that housing in 2002, the median home in Clinton was less in absolute dollars, and more affordable in terms of median household income, than in the Waterville housing market, Kennebec County, and the State of Maine. Table 17 shows that in 2002 in Kennebec County as a whole, the median home and the median rental was affordable for the median income household, as well as low income households, but not for very low or extremely low households.

<b>Table 16</b>					
2002 - Affordability Index Comparisons					
Jurisdiction	Index	Median Income	Median Home	Median Income can Afford	Income Needed
Clinton	1.42	35,667			
Waterville	1.23	34,383			
Kennebec County	1.22	39,729			
Maine	0.89	42,029			

Kennebec County - 2002 HUD Income Limits and Home and Rental Affordability		
	Homes	Rental

Income Range	HUD Income	Can Afford	Median Home	Index	Can Afford	Rent	Index
Extremely Low	12,950	33,877	89,900	0.38	324	555	0.58
Very Low <50%	21,550	58,136	89,900	0.65	539	555	0.97
Low <80%	34,500	94,745	89,900	1.05	863	555	1.55
Median	43,100	119,001	89,900	1.32	1,078	555	1.94
Moderate <150%	64,688	178,605	89,900	1.99	1,617	555	2.91

Source: 2002 HUD income limits, Statewide Multiple Listing Service, Quarterly Rental Survey and Maine Revenue Services

## HOUSING NEED

The Maine State Housing Authority has prepared as estimate of the overall housing need in Clinton. As summarized in Table 18, there is a need for 61 affordable rental units for families, and 7 affordable rental units for senior 65 years and older. In terms of seniors, there is an overall need for 8 affordable rental units, but one household is currently receiving a Section 8 rental voucher, leaving a need for 7. There extent to which the housing needs of these seven households are being met is not known. Based on similar evaluation which the Maine State Housing Authority conducted for the Waterville Labor Market area, there is a need for 246 subsidized rentals for seniors.

<b>Table 18</b> Clinton Housing Need Summary		
	Families	Seniors 65 & Over
Number of renter households at 50% of median income	80	8
Number of subsidized units available	19	1
Non-project based (Section 8 Vouchers)	19	1
Number Affordable Rental Units Needs	61	7

## Housing Condition

Most of the housing stock was constructed since 1970. A total of 68.5% of housing was constructed between 1970 and 2000. The remaining 31.5% was constructed prior to 1969 and 18.3% was constructed 1939 or earlier. It is interesting to note that between 1970 and 1989 a total of 685 housing units were constructed accounting for a 48.6% of the town's housing stock.

The housing stock should be in relative good condition considering its age. The town has used CDBG Housing Programs in previous years to address sub-standard housing. It would be beneficial to continue interest in this program to address housing affordability and poor housing conditions.

## **Mobile Homes**

Clinton has 405 mobile homes which make up 28.7% of the housing stock. The town has one of the highest percentage of mobile homes in Kennebec County. Mobile homes provide many families an affordable housing opportunity and the current trend is the placement of a mobile home on a individual lot usually in the rural areas of town.

## **Housing Affordability**

An important goal of the Growth Management Law is for towns to plan to have t least 10% of its new housing affordable for households earning up to 80% of the median income. The town will reach this important goal by monitoring housing prices and by cooperating with local and regional affordable housing groups such as the Kennebec Valley Community Action Program. MSHA and Habitat for Humanity.

## **Issues**

- 1 Despite the slow population growth between 1990 and 2000 the number of new housing units increased by 183 units.
- 2 Can existing municipal services handle increased housing ?
- 3 Where is new housing being located?
- 4 Between 2000 and 2004 the town added 79 new housing units. An average if 19 units per year. The average between 1990 and 2000 was 18 units per year.
- 5 Since the population is not increasing despite the increase in housing it would appear that this discrepancy is due to a declining household size.
- 6 Seasonal housing does not play a significant role in the town.
- 7 Is there a need for elderly housing?
- 8 Mobile home make up a significant portion of the town's housing stock
- 9 What are the housing and life quality issues for the community? Junk Yards? .
- 10 Should new housing be directed towards the village and neighborhoods?
- 11 How is the existing zoning working? Is new development being directed into the village and residential districts?
- 12 Are the subdivision standards promoting open space design subdivisions working?

## **Economy**

### **Purpose**

The economy section of the plan seeks to describe trends in the local economy and identify opportunities

in public policy to enhance the attractiveness of Clinton for economic growth and development.

The following tables summarize the State's projections for Maine and Kennebec County.

<b>Table 1. Population Projections</b> (Kennebec County's rate is 11 <sup>th</sup> out of 16)					
	1990	2000	2005	2010	Average Annual Rate 2000-2010
Maine	1,231,719	1,276,961	1,303,524	1,335,757	0.5%
Kennebec Co.	116,293	117,149	117,866	119,317	0.2%
<b>Table 2. Population Projections</b> (Kennebec County's rate is 8 <sup>th</sup> out of 16)					
	1990	2000	2005	2010	Average Annual Rate 2000-2010
Maine	706,932	795,485	868,702	945,047	1.7%
Kennebec Co.	72,948	75,313	80,941	85,978	1.3%
<b>Table 3. Population Projections</b> (Kennebec County's rate is 9 <sup>th</sup> out of 16)					
	1990	2000	2005	2010	Average Annual Rate 2000-2010
Maine	8,929.60	13,889.50	17,128.10	22,668.80	5.0%
Kennebec Co.	815.00	1,129.00	1,496.00	1,891.20	4.5%
<b>Table 4. Population Projections</b> (Kennebec County's rate is 11 <sup>th</sup> out of 16)					
	1990	2000	2005	2010	Average Annual Rate 2000-2010

Maine	17,473	25,380	31,659	39,165	4.4%
Kennebec Co.	19,032	25,309	31,132	37,710	4.1%

The bottom line for the Town of Clinton is that the community is located in a region of the State that is expected to experience only modest growth during the next few years. It is logical to assume that conditions in downtown Clinton can improve along with the local economy, but that the overall gains will be modest for the foreseeable future.

### Employment Levels

As shown in Table 5, the labor force in Clinton has remained relatively constant during the 10-year period from 1993 to 2002. The unemployment rate was over 10% in the early 1990's, then gradually improved before beginning a slight increase in 2001. Table 6 shows that Clinton's unemployment rate has always been a point or two above the unemployment rate in the Waterville Labor Market Area, and even higher than the overall State unemployment rate.

<b>Table 5</b> Clinton Employment Levels 1993-2002				
Year	Labor Force	Employed	Unemployed	Unemployment Rate
2002	1,664	1,543	121	7.3
2001	1,674	1,568	106	6.3
2000	1,703	1,597	106	6.2
1999	1,668	1,546	122	7.3
1998	1,651	1,516	135	8.2
1997	1,675	1,515	160	9.6
1996	1,655	1,519	136	8.2
1995	1,605	1,457	148	9.2
1994	1,664	1,482	182	10.9
1993	1,714	1,537	177	10.3

Source: Maine Department of Labor, 2004

<b>Table 6</b> Local, Regional and State Unemployment Rates, by Percent									

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Clinton	10.3	10.9	9.2	8.2	9.6	8.2	7.3	6.2	6.3	7.3
WLM Area	9.3	9.1	7.8	6.8	7.0	6.0	5.1	4.1	4.4	5.3
Maine	7.9	7.4	5.7	5.1	5.4	4.4	4.1	3.5	4.0	4.4

Source: Maine Department of Labor, 2004

### Place of Work

According to the 2000 Census, of the 1,413 residents of Clinton who reported their job locations, 282, or about 20%, were employed by businesses located in Clinton (see Table 7). The remaining 1,131 or 80% of the total, worked outside of town. The principal job locations outside of Clinton were Waterville (500 persons or 35%), Fairfield (153 persons or 11%), and Augusta (111 persons or 8%). As shown in Table 8, there were 633 people in 2000 who reported working in Clinton. Of these, 282, or 45%, lived in Clinton.

<b>Table 7</b> Place of Work - Clinton Residents					
Place			Place		
	#	%		#	%
Clinton	282	20	Skowhegan	83	6
Augusta	111	8	Waterville	500	35
Bath	18	1	Winslow	42	3
Benton	18	1	Other	156	11
Fairfield	153	11	<b>Total</b>	<b>1,413</b>	<b>100</b>
Pittsfield	50	4			

Source: U.S. Census, 2000

<b>Table 8</b> Residents of People who work in Clinton	

Place			Place		
	#	%		#	%
Clinton	282	45	Skowhegan	16	3
Benton	39	6	Waterville	15	2
Canaan	25	4	Winslow	24	4
Fairfield	35	6	Other	170	27
Pittsfield	27	4	<b>Total</b>	<b>633</b>	<b>101</b>

Source: U.S. Census, 2000

### Means of Commuting to Work

As shown in table 9, a greater percentage of Clinton residents (85.9) drove alone to work by car, truck or van than at the County (79.2%) or state level (78.6%). Mean travel time to work for Clinton Residents (22.2% minutes) is what is for Kennebec County (22.6 minutes) and the State of Maine (22.7 minutes). Approximately 4.8% of the workforce in Clinton worked at home in 2000. Comparable figures for the County and State were 4.2% and 4.4%, respectively.

	Clinton		Kennebec County		Maine	
	#	%	#	%	#	%
Workers 16 & over	1,444	100.0	55,351	100.0	615,144	100
Car, Truck, Van or drove alone	1,240	85.9	44,606	79.2	483,317	78.6
Car, Truck, Van or carpooled	90	6.2	6,435	11.4	69,208	11.3
Public Transportation	-	-	424	0.8	5,217	0.8
Walked	34	2.4	2,003	3.6	24,700	4.0
Other means	10	0.7	515	0.9	5,740	0.9
Worked at home	70	4.8	2,368	4.2	26,962	4.4
Mean Travel time to work in minutes	22.2	-	22.6	-	22.7	-

Source: U.S. Census, 2000

### Employment by Industry

In 1990, approximately 21.5% of the Town's work force was employed in manufacturing. Over the

years, the statewide decline in manufacturing jobs, including those in the paper mills, has had an impact on Clinton. Based on 2000 Census data, just 15.9% of the town’s population was employed in manufacturing. However, this is still higher than in Kennebec County (11.9%) or Maine (14.2%).

Table 10 contains a breakdown of the labor force by industry for Clinton, Kennebec County and the State of Maine as reflected in the 2000 Census. The largest single employment category for Clinton residents is “education, health and social services” (24.1%). The Town has a higher percentage of its workforce employed in “agriculture, forestry, fishing, hunting and mining” (5.4%) than the County (1.5%) or State workforce employed in “agriculture, forestry, fishing, hunting and mining” (5.4%) than the County (1.5%) or State (2.6%). Clinton has a higher percentage of workers employed in “wholesale trade (6.5% vs. 4.2% and 3.4% in the County and State), but lower percentage in “retail trade” (9.9%, vs. 13.1% and 13.5% in the County and State).

Clinton has a higher percentage of workers employed in “transportation and warehousing, utilities” (10.0%) than the other jurisdictions (5.0% and 4.3%), and a smaller percentage employed in “finance, insurance, real estate, rental and leasing” (6.2%), as well as “professional, scientific, management, administrative” (2.0%) and “arts, entertainment, recreation, accommodation and food services” (3.2%).

<b>Table 11</b> Labor Force by Occupation - 2000						
	Clinton		Kennebec County		Maine	
	#	%	#	%	#	%
Management, professional & related	318	21.3	18,951	33.2	196,862	31.5
Services	240	16.1	8,467	14.8	95,601	15.3
Sales & Office	362	24.3	15,228	26.7	161,480	25.9
Farming, fishing & forestry	36	2.4	430	0.8	10,338	1.7
Construction, extraction, maintenance	203	13.6	6,145	10.8	64,064	10.3
Production, transportation, materials moving	332	22.3	7,829	13.7	95,666	15.3
Total	1,491	100	57,050	100	624,011	100

Source: U.S. Census, 2000

The US Census provides another way to view the workforce, and that is by class of worker. The breakdown shown in Table 8, as reported in the 2000 Census, is very different for Clinton, Kennebec County and the State of Maine. The biggest difference may be that Clinton has a higher percentage of “private wage and salary workers” (81.2%) than the County (69.9%) or State (75.9%).

<b>Table 12</b> Class of Workers
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	Clinton		Kennebec County		Maine	
	#	%	#	%	#	%
Private wage & salary workers	1,210	81.2	39,858	69.9	473,794	75.9
Government workers	173	11.6	12,217	21.4	90,388	14.5
Self employed workers in own not incorporated business	108	7.2	4,808	8.4	58,153	9.3
Unpaid family workers	-	-	167	0.3	1,676	0.3
Total					624,011	100

Source: U.S. Census, 2000

### Income Levels

As shown in Table 13, median household income in Clinton(\$32,419) is lower than it is in Kennebec County (\$36,498) and the State (\$37,240). Clinton has higher percentages of its households in the lower income brackets than either Kennebec County or the State.

	Clinton		Kennebec County		Maine	
	#	%	#	%	#	%
Less than \$10,000	100	7.8	5,073	10.6	53,259	10.3
10,000-24,999	388	30.2	10,976	23.0	115,864	22.4
25,000-49,000	479	37.2	16,103	33.7	168,462	32.5
50,000-99,999	269	20.9	12,819	26.9	143,764	27.8
100,000-199,999	34	2.6	2,314	4.9	30,214	5.8
200,000 or more	16	1.2	453	0.9	6,809	1.3
Total	1,286	99.9	47,738	100	518,372	100
Median household income	32,419	-	36,498	-	37,240	-
Persons below poverty	435	13.0	12,637	11.1	135,501	10.9

Source: U.S. Census, 2000

### Income Sources

As shown in table 14 a little under 80% of the households in Clinton reported income from earnings, with mean earnings of \$39,351 - significantly below mean earnings of \$44,841 at the County level and \$46,912 at the State level. A little less than a quarter of Clinton's population (23.9%, compared to 28.4% at the County and 29.9% at the State level) reported income from social security, while just 13% reported receiving retirement income.

In Clinton, the mean social security income was \$10,593 (higher than County or State figures) and the mean retirement income was \$21,405 much higher than the County figure of \$15,756 and the State figure of \$15,211.

<b>Table 14</b>						
<b>Income Sources</b>						
	Clinton		Kennebec County		Maine	
	#	%	#	%	#	%
With earnings	1,019	79.2	37,079	77.7	406,912	78.5
Mean earnings	39,351	-	44,841	-	46,990	-
With social security Income	307	23.9	13,556	28.4	149,727	29.9
Mean social security Income	10,593	-	10,035	-	10,569	-
With supplemental Security Income	55	1.3	2,417	5.1	23,712	4.6
Mean supplement Security Income	7,124	-	5,998	-	6,084	-
With public assistance income	78	6.1	2,487	5.2	24,918	4.8
Mean public assistance income	1,660	-	2,196	-	2,173	-
With retirement income	168	13.1	8,742	18.3	90,049	17.4
Mean retirement income	21,405	-	15,756	-	15,211	-

Source: U.S. Census, 2000

### **Consumer Taxable Retail Sales**

Consumer taxable retail sales provide a measure of retail market strength. As shown in Table 15, per capita retail sales in 2000 in Clinton \$1,455 were significantly below the State figures \$9,542. Clinton's growth in retail sales was significantly below the State's growth. Between 1985 and 2002, taxable retail sales in Clinton increased from \$3.1 million to \$5.066 million, or about 63%, while taxable sales at the State level grew from \$5.710 billion to \$12.977 billion, or about 127%. The lag in local taxable retail sales is likely to continue because of the proximity of Clinton to service center communities and the fact that 80% of the town's work force is employed outside the community.

<b>Table 15</b>
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Total Consumer Taxable Retail Sales (in thousands of dollars)			
(per capita expenditures for 2000 in italics)			
	Clinton <i>\$1,455</i>	Waterville Economic Summary Area	State of Maine <i>\$9,542</i>
1985	3,100	261,237	5,709,977
1989	3,630	292,068	6,362,236
1998	4,618	399,661	10,734,751
1999	4,777	423,396	11,638,157
2000	4,860	429,722	12,165,700
2001	4,824	448,793	12,413,335
2002	5,066	488,231	12,977,160

Source: Maine State Planning Office

### Issues

- 1 The town supports the First park Development in Oakland.
- 2 Most residents work in Waterville.
- 3 A high percentage of workers are employed in manufacturing as compared to Kennebec County.
- 4 Only 9% of persons over 25 years old have a Bachelor's degree or higher, as compared to 21% in Kennebec County.
- 5 The median household income of \$32,419 is lower than the Kennebec County median of \$36,496.
- 6 The median income has remained close to the 1999 levels reported in the Census, despite higher projections listed in other studies.
- 7 The workforce is dependent upon the health and vitality of the regional economy.
- 8 How does the town participate in regional economic planning?
- 9 What should be the town's economic strategy in addition to the recommendations contained in the Downtown Study?
- 10 How should the town continue to support agricultural and forestry?
- 11 Home occupations will continue to be popular activities?
- 12 How is the town served by high speed internet service?