

STATE GOAL

To promote an economic climate that increases job opportunities and overall economic well-being.

INTRODUCTION

This section of the Comprehensive Plan will look at several economic indicators, such as income, which is one of the best measures of economic well-being and vies with educational attainment and occupation as a measure of socio-economic status. The topography of the Town of Clifton limits what kinds of development can happen within the Town.

The Town of Clifton is part of the Ellsworth - Bar Harbor Labor Market Area (LMA). The U.S. Department of Labor defines a labor market area as an area which “consists of an economically integrated geographical area within which workers can reside and find employment within a reasonable distance or can readily change employment without changing their place of residence.” The Ellsworth - Bar Harbor LMA is depicted on Map C-1.

LABOR FORCE

The basic concepts involved in identifying the employed and unemployed are quite simple. People with jobs are employed. People who are jobless, looking for jobs, and available for work are unemployed. People who are neither employed nor unemployed are not in the labor force. The sum of the employed and the unemployed constitutes the civilian labor force. Persons not in the labor force combined with those in the civilian labor force constitute the civilian noninstitutional population 16 years of age and over.

Persons under 16 years of age are automatically excluded from the official labor force measurements, as are all inmates of institutions and persons on active duty in the Armed forces. All other members of the civilian noninstitutional population are eligible for inclusion in the labor force, and those 16 and over who have a job or are actively looking for one are so classified. All others--those who have no job and are not looking for one--are counted as “not in the labor force.” Many who do not participate in the labor force are going to school or are retired. Family responsibilities keep others out of the labor force. Still others have a physical or mental disability, which prevents them from participating in labor force activities.

The Maine Department of Labor reports Clifton’s 2001 Civilian Labor Force as 382 persons, 359 employed and 23 unemployed. Table C-1 shows that Clifton’s total civilian labor force decreased slightly (three persons) from 2000 to 2001.

Table C-1

CIVILIAN LABOR FORCE			
	1990	2000	2001
Clifton	341	385	382
Total Employment	330	362	359
Total Unemployment	11	23	23
Ellsworth - Bar Harbor LMA	17,318	21,185	20,982
Total Employment	16,402	20,100	19,896
Total Unemployment	916	1,085	1,086
Bangor LMA	48,643	52,660	52,942
Total Employment	48,146	51,359	51,463
Total Unemployment	2,497	1,301	1,479
Hancock County	24,695	29,629	29,110
Total Employment	23,481	28,297	27,803
Total Unemployment	1,214	1,332	1,307
Penobscot County	74,718	79,357	79,882
Total Employment	70,477	76,373	76,577
Total Unemployment	4,241	2,984	3,305
State of Maine	634,601	688,754	683,907
Total Employment	601,778	664,601	656,764
Total Unemployment	32,823	24,153	27,143

Source: Maine Department of Labor

UNEMPLOYMENT

When workers are unemployed, they, their families and the state as a whole lose. Workers and their families lose wages, and the state loses the goods or services that could have been produced. In addition, the purchasing power of these workers is lost, which can lead to unemployment for other workers. The unemployment rate is the percentage of the total labor force that is unemployed - that is, the percentage of people who would like a job, and are available for work, but do not currently have one.

Persons are classified as unemployed if they do not have a job, have actively looked for work in the prior four weeks, and are currently available for work. Total unemployment figures cover more than the number of persons who have lost jobs. It includes persons who have quit their jobs to look for other employment, workers whose temporary jobs have ended, persons looking for their first jobs, and experienced workers looking for jobs after an absence from the labor force (i.e., a person who returns to the labor force after children have entered school).

Table C-2 shows the unemployment rate of the Town of Clifton, the Ellsworth - Bar Harbor LMA, Hancock County, Penobscot County and the State of Maine. Although Clifton's unemployment rate increased from 3.2% in 1990 to 6.0% in 2000, the increase in number of people unemployed is 12. The LMA, Penobscot County and the State have all experienced some increases in unemployment rates from 2000 to 2001; however, Clifton's unemployment rate, like

Hancock County, remained the same for 2000 and 2001. The Maine Consensus Economic Forecasting Commission projects Maine's unemployment rate to be 3.8% in the year 2007.

Table C-2

UNEMPLOYMENT RATES			
	1990	2000	2001
Clifton	3.2%	6.0%	6.0%
Ellsworth - Bar Harbor LMA	5.3%	5.1%	5.2%
Bangor LMA	5.1%	2.5%	2.8%
Hancock County	4.9%	4.5%	4.5%
Penobscot County	5.7%	3.8%	4.1%
State	5.2%	3.5%	4.0%

Source: Maine Department of Labor

EMPLOYMENT

Employed persons consist of all persons who did any work for pay or profit; including all persons who did at least 15 hours of unpaid work per week in a family-operated enterprise; and all persons who were temporarily absent from their regular jobs because of illness, vacation, bad weather, industrial dispute, or various personal reasons. Table C-3 shows the employed population by occupation for Clifton, Hancock County, Penobscot County and the State for 2000. The occupation held by the most number of people in Clifton is sales and office (23.6%). A close second and third are in management, professional and related occupations (22.9%) and production, transportation and material moving (22.6%), respectively.

Table C-3

2000 EMPLOYED POPULATION BY OCCUPATION								
	Clifton	Percent	Hancock County	Percent	Penobscot County	Percent	State	Percent
Management, Professional and related	93	22.9%	7,688	30.7%	21,156	30.3%	196,862	31.5%
Service	70	17.2%	4,274	17.1%	11,641	16.7%	95,601	15.3%
Sales and office	96	23.6%	5,781	23.1%	18,728	26.8%	161,480	25.9%
Farming, fishing and forestry	8	2.0%	1,031	4.1%	901	1.3%	10,338	1.7%
Construction, Extraction and Maintenance	48	11.8%	3,292	13.2%	6,844	9.8%	64,064	10.3%
Production, Transportation and Material Moving	92	22.6%	2,968	11.9%	10,576	15.1%	95,666	15.3%
Employed civilian persons 16 years and over	407		25,034		69,846		624,011	

Source: U.S. Census Bureau

- Note: The U.S. Census Bureau and Maine Department of Labor show different counts for 2000 Civilian Labor Force.

Table C-3A

1990 EMPLOYED POPULATION BY OCCUPATION								
	Clifton	Percent	Hancock County	Percent	Penobscot County	Percent	State	Percent
Executive, administrative, and managerial occupations	18	6.5%	2,214	10.5%	6,694	9.9%	61,376	10.7%
Professional specialty occupations	35	12.7%	2,947	14.0%	9,713	14.4%	79,155	13.8%
Technicians and related support occupations	9	3.3%	666	3.2%	2,502	3.7%	18,523	3.2%
Sales occupations	23	8.3%	2,119	10.1%	7,597	11.3%	62,139	10.9%
Administrative support occupations, including clerical	38	13.8%	2,625	12.5%	9,578	14.2%	82,893	14.5%
Private household occupations	2	0.7%	170	0.8%	300	0.4%	2,495	0.4%
Protective service occupations	2	0.7%	206	1.0%	1,153	1.7%	7,867	1.4%
Service occupations, except protective and household	36	13.0%	2,791	13.3%	8,988	13.3%	69,848	12.2%
Farming, forestry and fishing occupations	5	1.8%	1,206	5.7%	1,325	2.0%	15,773	2.8%
Precision production, craft and repair occupations	61	22.1%	3,351	16.0%	8,658	12.8%	76,847	13.4%
Machine operators, assemblers and inspectors	31	11.2%	938	4.5%	5,020	7.4%	45,653	8.0%
Transportation and material moving occupations	7	2.5%	920	4.4%	3,171	4.7%	24,897	4.4%
Handlers, equipment cleaners, helpers and laborers	9	3.3%	847	4.0%	2,690	4.0%	24,376	4.3%
Employed civilian persons 16 years and over	276		21,000		67,389		571,842	

Source: U.S. Census Bureau

Chart C-1

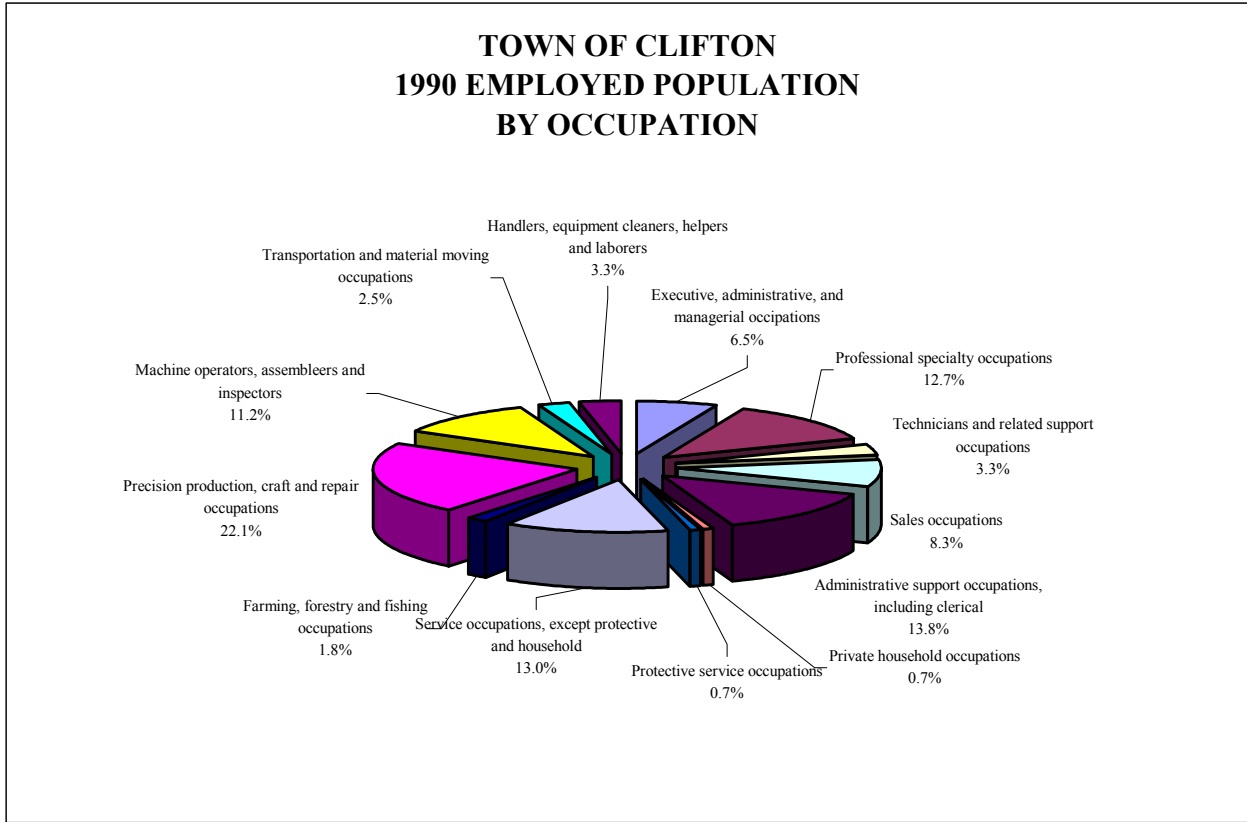


Chart C-2

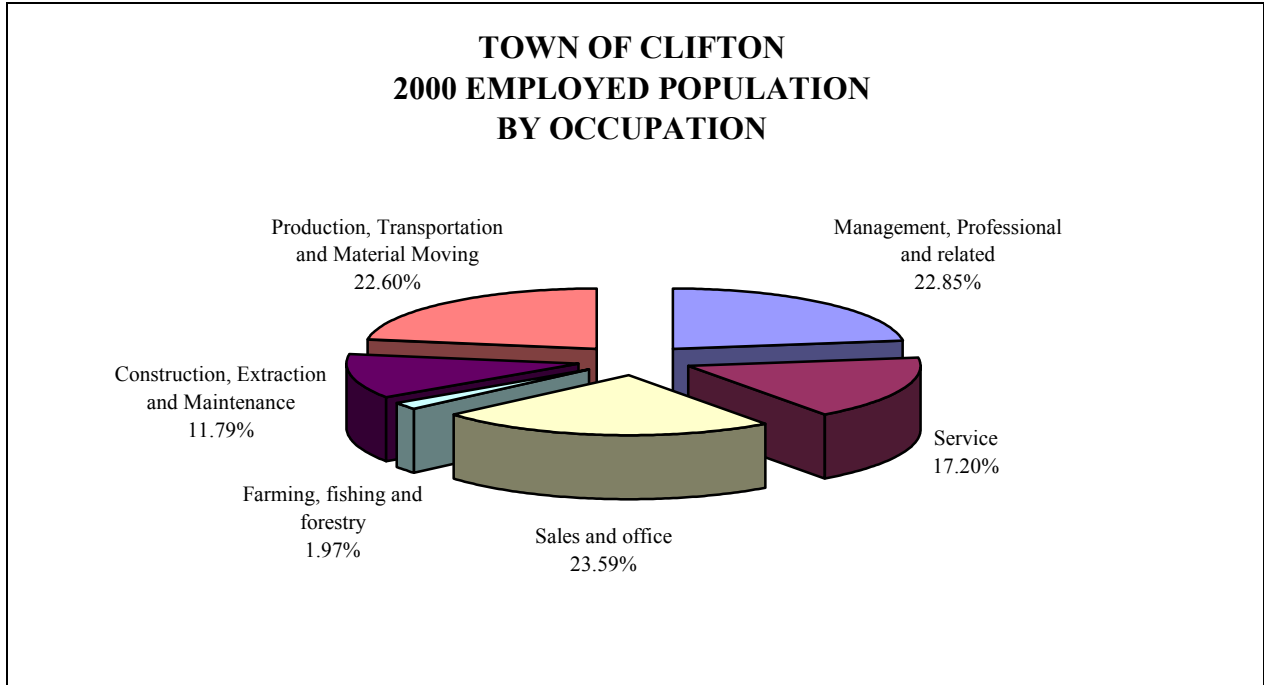


Table C-4 shows the employed population by industry for 2000. As is true for Penobscot County, Hancock County and the State, the industry Clifton's population is most employed in is the educational, health and social services industry. The industry that employs the second largest amount of residents is the retail trade industry. This is also true for Penobscot County and Hancock County. However, the State as a whole reports the second most amount of people employed in the manufacturing industry.

Reflecting recent history, the State expects virtually all net job gains in the next ten years will be led by services, which along with retail trade, will account for two-thirds of all new jobs. The service industry will be the principal engine of growth. The State Planning Office projects that between 2000 and 2010, Hancock County will experience a 2.7% annual increase in employment and Penobscot County will experience a 1.2% annual increase in employment.

Table C-4

2000 EMPLOYED POPULATION BY INDUSTRY								
	Clifton	Percent	Hancock County	Percent	Penobscot County	Percent	State	Percent
Agriculture, forestry and fishing, hunting and mining	9	2.2%	1,315	5.3%	1,607	2.3%	16,087	2.6%
Construction	27	6.6%	2,524	10.1%	4,037	5.8%	42,906	6.9%
Manufacturing	46	11.3%	2,369	9.5%	8,308	11.9%	88,885	14.2%
Wholesale trade	36	8.8%	575	2.3%	2,658	3.8%	21,470	3.4%
Retail trade	52	12.8%	3,057	12.2%	9,745	14.0%	84,412	13.5%
Transportation and warehousing, and utilities	24	5.9%	883	3.5%	3,899	5.6%	26,857	4.3%
Information	6	1.5%	644	2.6%	1,662	2.4%	15,294	2.5%
Finance, insurance, real estate, rental and leasing	13	3.2%	1,191	4.8%	2,859	4.1%	38,449	6.2%
Professional, scientific, management, administrative and waste management services	33	8.1%	2,005	8.0%	3,908	5.6%	43,074	6.9%
Educational, health and social services	97	23.8%	5,544	22.1%	19,968	28.6%	144,918	23.2%
Arts, entertainment, recreation, accommodation and food services	29	7.1%	2,252	9.0%	4,785	6.9%	44,606	7.1%
Other services (except public administration)	25	6.1%	1,672	6.7%	3,445	4.9%	29,182	4.7%
Public administration	10	2.5%	1,003	4.0%	2,965	4.2%	27,871	4.5%
Employed civilian persons 16 years and over	407		25,034		69,846		624,011	

Source: U.S. Census Bureau

Table C-4A

1990 EMPLOYED POPULATION BY INDUSTRY								
	Clifton	Percent	Hancock County	Percent	Penobscot County	Percent	State	Percent
Agriculture, forestry and fisheries	4	1.4%	1,108	5.3%	1,256	1.9%	15,730	2.8%
Mining	0	0.0%	22	0.1%	58	0.1%	533	0.1%
Construction	50	18.1%	2,297	10.9%	4,324	6.4%	42,026	7.3%
Manufacturing, nondurable goods	16	5.8%	1,406	6.7%	7,839	11.6%	54,741	9.6%
Manufacturing, durable goods	28	10.1%	1,254	6.0%	3,697	5.5%	57,890	10.1%
Transportation	6	2.2%	681	3.2%	2,825	4.2%	19,567	3.4%
Communication and other public utilities	3	1.1%	399	1.9%	1,580	2.3%	12,710	2.2%
Wholesale trade	12	4.3%	636	3.0%	2,789	4.1%	20,818	3.6%
Retail trade	46	16.7%	3,799	18.1%	13,121	19.5%	105,312	18.4%
Finance, insurance, and real estate	8	2.9%	913	4.3%	2,739	4.1%	31,992	5.6%
Business and repair services	6	2.2%	801	3.8%	2,198	3.3%	19,839	3.5%
Personal services	4	1.4%	1,089	5.2%	2,151	3.2%	18,322	3.2%
Entertainment and recreation services	3	1.1%	175	0.8%	698	1.0%	5,333	0.9%
Health services	32	11.6%	1,958	9.3%	6,684	9.9%	52,675	9.2%
Educational services	27	9.8%	1,993	9.5%	8,685	12.9%	53,685	9.4%
Other professional and related services	17	6.2%	1,653	7.9%	3,952	5.9%	35,588	6.2%
Public administration	14	5.1%	816	3.9%	2,793	4.1%	25,801	4.5%
Employed civilian persons 16 years and over	276		21,000		67,389		571,842	

Source: U.S. Census Bureau

Chart C-3

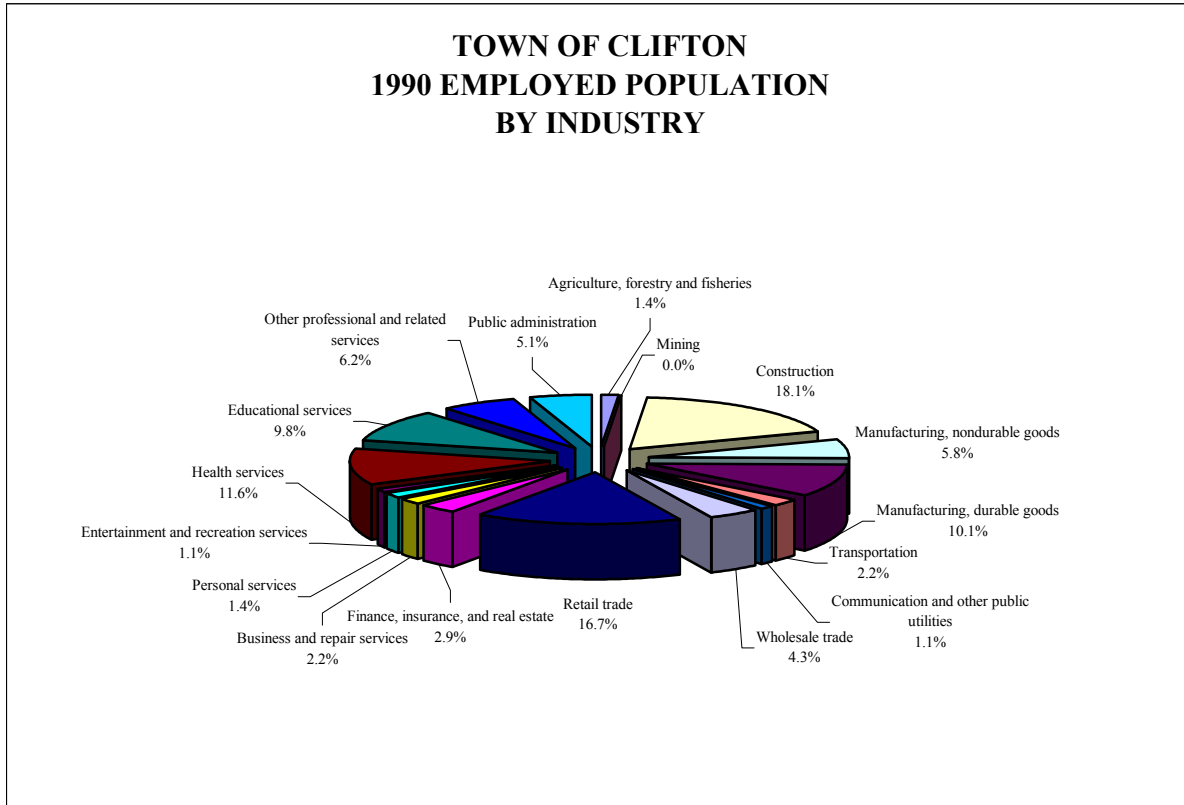
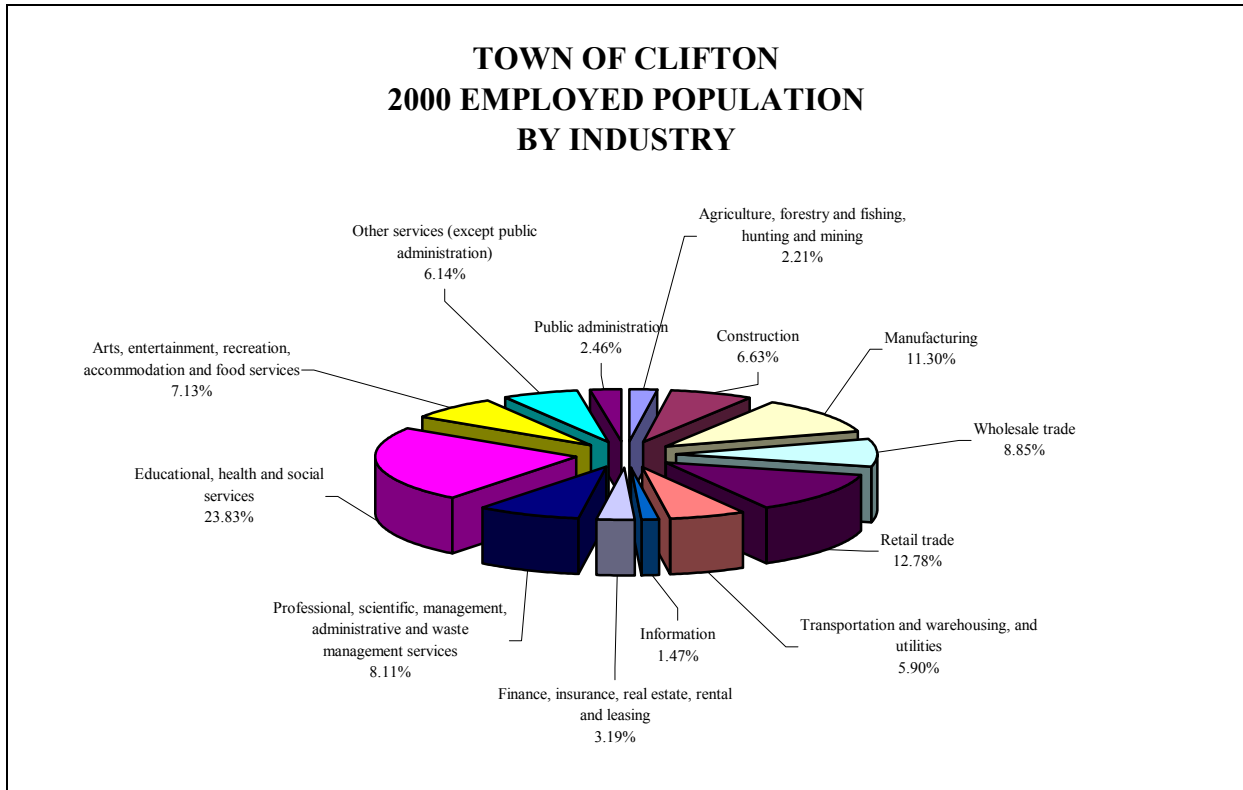


Chart C-4



COMMUTING PATTERNS

Influencing a community's labor force is the immigration and/or emigration of workers or people looking for work in the area. In addition, labor force size will change because of an increasing tendency for a group of residents, such as spouses, young adults, the elderly, or students, to either work or look for work.

Table C-5 shows commuting patterns for the Town of Clifton, Hancock County, Penobscot County and the State. From 1980 to 1990 there was an increase in the percent of population that drove alone to work and a decrease in carpooling. Between 1990 and 2000, the trend then turned again and the percent of the population driving alone decreased and carpooling increased. The Town of Clifton does not have access to public transportation, and with a mean travel time to work of 28.9 minutes in 2001, it is obvious that the automobile is necessary for Clifton residents to get to their workplaces.

Table C-5

COMMUTING PATTERNS			
	1980	1990	2000
Clifton			
Percent drove alone	69.7%	90.3%	77.8%
Percent in carpools	17.8%	7.5%	15.5%
Percent using public transportation	--	--	--
Percent using other means	--	--	.7%
Percent walked or worked at home	12.5%	2.2%	5.9%
Mean travel time to work (minutes)			28.9
Hancock County			
Percent drove alone	58.7%	73.6%	74.5%
Percent in carpools	22.1%	10.8%	11.2%
Percent using public transportation	1.3%	.5%	.5%
Percent using other means	3.6%	1.8%	1.2%
Percent walked or worked at home	14.3%	13.3%	12.6%
Mean travel time to work (minutes)			22.4
Penobscot County			
Percent drove alone	60.67%	74.9%	79.2%
Percent in carpools	21.43%	13.7%	10.7%
Percent using public transportation	1.27%	.9%	.9%
Percent using other means	2.49%	1.1%	.9%
Percent walked or worked at home	14.15%	9.5%	8.4%
Mean travel time to work (minutes)		17.5	20.7
State			
Percent drove alone	59.3%	74.3%	78.6%
Percent in carpools	24.6%	14.0%	11.3%
Percent using public transportation	1.5%	.9%	.8%
Percent using other means	1.9%	1.2%	.9%
Percent walked or worked at home	12.7%	9.7%	8.4%
Mean travel time to work (minutes)	17.6	19.0	21.2

Source: U.S. Census Bureau

There are relatively few employment opportunities in the Town of Clifton. The majority of Clifton residents hold employment outside of the Town. As shown in Table C-6 and C-6A, in both 1990 and 2000, Bangor, Brewer and Clifton, respectfully, were the top three employment areas for Clifton residents. Bangor provides the largest number of jobs for Clifton’s employed population (down from 48.34% in 1990 to 35.96% in 2000); positions held by Clifton residents in Brewer has increased from 14.79% in 1990 to 17.49% in 2000; and the number residents who also work in Clifton has decreased from 12.55% in 1990 to 9.85% in 2000.

Table C-6

1990 COMMUTING PATTERNS FROM CLIFTON TO EMPLOYMENT AREAS		
Bangor	131	48.34%
Brewer	40	14.76%
Clifton	34	12.55%
Eddington	17	6.27%
Old Town	8	2.95%
Holden	7	2.58%
Ellsworth	4	1.48%
Hampden	4	1.48%
Orono	4	1.48%
Dedham	3	1.11%
Milford	3	1.11%
Veazie	3	1.11%
Amherst	2	0.74%
Newport	2	0.74%
Osborn	2	0.74%
Prospect	2	0.74%
South Portland	2	0.74%
Wells	2	0.74%
Portland	1	0.37%
<i>Total</i>	271	

Source: Labor Market Information Service

Table C-6A

2000 COMMUTING PATTERNS FROM CLIFTON TO EMPLOYMENT AREAS		
Bangor	146	35.96%
Brewer	71	17.49%
Clifton	40	9.85%
Holden	27	6.65%
Hampden	15	3.69%
Orono	15	3.69%
Old Town	11	2.71%
Ellsworth	10	2.46%
Eddington	10	2.46%
Hermon	7	1.72%
East Millinocket	5	1.23%
Belfast	5	1.23%
Bar Harbor	4	0.99%
Dedham town	4	0.99%
Orrington	4	0.99%
Patten	4	0.99%
Westbrook	3	0.74%
Southwest Harbor	3	0.74%
Veazie	3	0.74%
Stockton Springs	3	0.74%
Portland	2	0.49%
Blue Hill	2	0.49%
Bucksport	2	0.49%
Deer Isle	2	0.49%
Gouldsboro	2	0.49%
Carmel	2	0.49%
Charleston	2	0.49%
Glenburn	2	0.49%
<i>Total</i>	406	

Source: U.S. Census Bureau

Table C-7

1990 COMMUTING PATTERNS TO CLIFTON FOR EMPLOYMENT		
Clifton	34	52.31%
Eddington	13	20.00%
Brewer	6	9.23%
Milford	5	7.69%
Amherst	2	3.08%
Aurora	2	3.08%
Orland	2	3.08%
Bradley	1	1.54%
<i>Total</i>	65	

Source: Labor Market Information Service

Table C-7A

2000 COMMUTING PATTERNS TO CLIFTON FOR EMPLOYMENT		
Clifton	40	60.61%
Bangor	7	10.61%
Amherst	5	7.58%
Eddington	4	6.06%
Holden	3	4.55%
Monroe	3	4.55%
Alton	2	3.03%
East Central Penobscot UT	2	3.03%
<i>Total</i>	66	

Source: U.S. Census Bureau

As shown in Tables C-7 and C-7A, in 2000, more than 60 percent of the 66 jobs in Clifton were held by Clifton residents. This is a 8.3% increase since 1990. Commuting patterns to Clifton for employment changed from 1990 to 2000. The community will continue to monitor commuting patterns on a regular basis. Since these commuting patterns may indicate that the Town of Clifton does not belong in the Ellsworth-Bar Harbor LMA, the Town will take steps to ensure the Town is categorized within the correct LMA.

As indicated in Table C-6A, the cities of Bangor and Brewer provide the greatest employment opportunities to the residents of Clifton. The leading employers are in the retail, education and government sectors. All of these sectors are healthy and thriving. There appears to be no short or long term threat associated with the leading employers of Clifton. A strategy to effectively prepare the community for a change in employment status is not necessary.

LOCAL BUSINESSES AND EMPLOYERS

Clifton has historically been a rural economy due to its location and topography with its economy tied directly to the forested land. In the 1800s there were at least 3 water-powered mills existing in the Town that manufactured a variety of products including shingles, long lumber, laths, clapboards and blueberry boxes. As steam power became popular in the early 1900s, several mills utilizing steam appeared in the Town. Most of these early mills were operated by families and had few non-family employees. By the 1950s/1960s Williams and Campbell mills were powered by diesel or electric motors. They produced lumber for buildings and homes and together employed fifty or more people. Today, R. Leon Williams Lumber Mill, started in 1956, specializes in white pine lumber, along with Timber, Inc. continue this rich heritage of lumber mills. The Campbell Mill closed in the 1960s. Over the years numerous town residents have made their living by harvesting or transporting wood for the lumber, paper and firewood industries.

As the Town’s population grew in the late 1800s so did the businesses in the Clifton Corners area. They included a general store, post office, hotel and other small specialty shops. The Town Hall hosted a variety of social activities including a hand-cranked movie theater for a while. But

as the Town's population declined most of these endeavors disappeared. By the mid-1960s there was one family operated convenience store located at the corner of Route 9 and the Scott Point Road, a family oil delivery business, and the two lumber mills.

Clifton's largest employer is the R. Leon Williams Lumber Mill. Most businesses within the Town are family owned and operated. Businesses range from construction, logging and trucking, to greenhouses, gift shops and antique shops. The Clifton Country store provides gasoline, basic groceries, and deli meats to residents and tourists. Nearly all the more visible commercial enterprises in Town are located along a two-mile strip on Airline Road. The Municipal Building, Sand Shed, and Recycling Center are also contained within this strip. With the exception of the Baptist Church, further along the Airline, our public facilities and services are within a mile of a majority of residents. To date, the mixture of industry, business and residences in this area seem compatible.

VISION FOR FUTURE ECONOMIC DEVELOPMENT

In keeping with the projections of the State, the Town of Clifton would like to pursue service industry related development to increase eco-tourism using the natural beauty of the area as an economy base for the Town. The International Eco-Tourism Society (TIES) defines eco-tourism as "responsible travel to natural areas that conserves the environment and sustains the well-being of local people." Sportsmen come to Clifton to climb/hike the natural cliffs, use the snowmobile/ATV trails, snowshoe, cross country ski, hunt, and fish.

There is potential to use the natural resources of this town to cultivate the eco-tourism industry, and create an economic base for the town that resounds. Industries that would potentially benefit and develop from promoting tourism in Clifton include outdoor guides, bed and breakfasts, sporting lodges/hunting camps, snowmobile rental and service, canoe and kayak rentals, and restaurants.

INCOME

Income levels affect the Town's economy and ability to raise revenues through taxes or fees. Income patterns are of importance to the Town for economic development and affordable housing issues. When the income figures for the area are particularly low, generally there is a proportional increase in the municipal general assistance expenditures.

Table C-8 shows median household income and rates of growth for Clifton, Hancock County, Penobscot County and the State of Maine.

Table C-8

MEDIAN HOUSEHOLD INCOME AND RATE OF GROWTH					
	1979	1989	Growth	1999	Growth
Clifton	\$11,200	\$24,265	116.7%	\$36,333	49.7%
Hancock County	\$12,146	\$25,247	107.9%	\$35,811	41.8%
Penobscot County	\$14,181	\$26,631	87.8%	\$34,274	28.7%
State	\$13,816	\$27,854	101.6%	\$37,240	33.7%

Source: U. S. Census

Table C-9 shows the distribution of households by 1999 Income. Residents reporting household incomes of less than \$10,000 comprise 6.7% of Clifton's households and households reporting incomes of \$100,000 to \$149,999 (the largest reported bracket) comprise 3.0% of the households in Clifton.

Table C-9

DISTRIBUTION OF HOUSEHOLDS BY 1999 INCOME								
	Clifton		Hancock County		Penobscot County		State	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$10,000	20	6.7%	2,195	10.0%	7,260	12.5%	53,259	10.3%
\$10,000-\$14,999	39	13.0%	1,778	8.1%	4,947	8.5%	39,231	7.6%
\$15,000-\$24,999	39	13.0%	3,346	15.3%	8,949	15.4%	76,633	14.8%
\$25,000-\$34,999	44	14.7%	3,342	15.3%	8,448	14.5%	73,614	14.2%
\$35,000-\$49,999	64	21.3%	4,057	18.6%	10,502	18.1%	94,848	18.3%
\$50,000-\$74,999	52	20.7%	3,945	18.0%	10,376	17.8%	100,423	19.4%
\$75,000-\$99,999	23	7.7%	1,664	7.6%	4,261	7.3%	43,341	8.4%
\$100,000-\$149,999	9	3.0%	1,066	4.9%	2,346	4.0%	24,348	4.7%
\$150,000 - \$199,999	--	--	248	1.1%	485	0.8%	5,866	1.1%
\$200,000 or more	--	--	218	1.0%	561	1.0%	6,809	1.3%
Total Households	300		21,859		58,135		518,372	

Source: U.S. Census Bureau

Like median household income, per capita income reflects the relative wealth and job opportunities of the area. Because the entire population is included in the per capita income measure, it can be used as an economic dependency indicator. Economic dependency describes the ratio between workers and non-workers. Economic dependency is influenced to a very high degree by structure, the very young and the elderly compared to the working population. The State Planning Office projects that Per Capita Income in Hancock County will increase by an average annual rate of 5.1% between 2000 and 2010 and Penobscot County by 5.0%. Using an average annual rate of 5.0%, Clifton's per capita income would be projected as \$24,750 for 2009.

Table C-10

PER CAPITA INCOME					
	1979	1989	Growth	1999	Growth
Clifton	\$4,755	\$10,053	111.4%	\$16,380	62.9%
Hancock County	\$5,411	\$12,347	128.2%	\$19,809	60.4%
Penobscot County	\$5,593	\$12,231	118.7%	\$17,801	45.5%
State	\$5,768	\$12,957	124.6%	\$19,533	50.8%

Source: U.S. Census

POVERTY STATUS

There are two slightly different versions of the federal poverty measure: poverty thresholds, and poverty guidelines. The poverty thresholds are the original version of the federal poverty measure. They are updated each year by the Census Bureau. The thresholds are used mainly for statistical purposes — for instance, preparing estimates of the number of Americans in poverty each year. In other words, all official poverty population figures are calculated using the poverty thresholds, not the guidelines.

The poverty guidelines are the other version of the federal poverty measure. They are issued each year in the *Federal Register* by the Department of Health and Human Services (HHS). The guidelines are a simplification of the poverty thresholds for use for administrative purposes — for instance, determining financial eligibility for certain federal programs.

The income cutoffs used by the U.S. Census Bureau to determine poverty status consist of a set of several thresholds, including family size and number of family members less than 18 years of age. Table C-11 shows the poverty thresholds in 2000 by size of family and number of related children under 18 years old. The 2000 poverty threshold for a family of four is \$17,603. This is an increase of \$4,929 from the 1990 poverty threshold of \$12,674.

Table C-11

POVERTY THRESHOLDS IN 2000	
Size of family unit	Weighted Average Thresholds
One Person (unrelated individual)	\$8,794
Under 65 years	\$8,959
65 years and over	\$8,259
Two Persons	\$11,239
Householder under 65 years	\$11,590
Householder 65 years and over	\$10,419
Three Persons	\$13,738
Four Persons	\$17,603
Five Persons	\$20,819
Six Persons	\$23,528
Seven Persons	\$26,754
Eight Persons	\$29,701
Nine Persons or more	\$35,060

Source: U.S. Census Bureau, Current Population Survey

The U.S. Census Bureau indicates that 7.0% of all families in Clifton fall below the poverty level. This statistic is lower than that of Penobscot County and the State and is the same as Hancock County. Of the 8.9% of individuals in Clifton that are below the poverty level, 3.0% are in the 65 years + population segment.

Table C-12

1999 Percent of Population Below the Poverty Level				
	Clifton	Hancock County	Penobscot County	State
Families	7.0%	7.0%	9.7%	7.8%
With related children under 18 years	13.0%	10.7%	14.6%	11.9%
With related children under 5 years	15.6%	13.2%	19.6%	16.0%
Families with female householder	31.3%	24.9%	35.7%	28.1%
With related children under 18 years	45.5%	31.1%	44.1%	36.4%
With related children under 5 years	100.0%	50.0%	62.2%	54.7%
Individuals	8.9%	10.2%	13.7%	10.9%
18 years and over	7.1%	9.6%	13.0%	10.1%
65 years and over	3.0%	9.5%	11.1%	10.2%
Related children under 18 years	13.5%	11.9%	15.0%	13.0%
Related children 5 to 17 years	13.9%	11.3%	13.7%	12.0%
Unrelated individuals 15 years and over	16.3%	21.7%	28.7%	22.5%

Source: U.S. Census Bureau

RETAIL SALES

Table C-13 shows retail sales for the Bangor Suburban Economic Summary Area (ESA), which includes the towns of Alton, Argyle Township, Bradley, Carmel, Clifton, Corinna, Corinth, Dixmont, Eddington, Etna, Exeter, Glenburn, Greenbush, Greenfield, Hampden, Hermon, Holden, Hudson, Kenduskeag, Levant, Milford, Newburgh, Newport, Orrington, Plymouth, Stetson. It also shows retail sales for the Penobscot District and the State of Maine from 1997 to 2001. The Penobscot District consists of the Winterport ESA, Bangor ESA, Bangor Suburban ESA, Dover-Foxcroft ESA, Lincoln ESA, and Millinocket ESA.

Retail Sales for the Bangor Suburban ESA have increased steadily between 1997 and 2001, however, modest declines have occurred in the food store sales and general merchandise sales. The State Planning Office projects that taxable retail sales in Penobscot County will increase at an average annual rate of 3.3% and Hancock County at 6.1% between 2000 and 2010.

Table C-13

TOTAL TAXABLE CONSUMER RETAIL SALES BY RETAIL SECTOR					
	1997	1998	1999	2000	2001
Bangor Suburban ESA	\$161,471,000	\$174,943,000	\$202,573,000	\$214,090,000	\$252,718,000
Building Supply Sales	34,944,000	37,191,000	43,445,000	43,700,000	45,779,000
Food Store Sales	21,698,000	24,203,000	30,335,000	33,888,000	30,864,000
General Merchandise Sales	12,031,000	13,941,000	15,785,000	18,399,000	16,792,000
Other Retail Sales	8,505,000	10,609,000	11,057,000	11,565,000	12,907,000
Automotive Sales	71,135,000	73,979,000	86,414,000	90,958,000	98,723,000
Restaurant and Lodging Sales	13,159,000	15,021,000	15,538,000	15,581,000	17,419,000
Penobscot District	\$1,302,573,000	\$1,406,483,000	\$1,558,724,000	\$1,575,576,000	\$1,653,899,000
Building Supply Sales	173,830,000	172,097,000	194,939,000	227,382,000	227,881,000
Food Store Sales	148,282,000	156,965,000	168,751,000	176,739,000	155,578,000
General Merchandise Sales	293,590,000	347,725,000	365,760,000	366,066,000	373,101,000
Other Sales	106,087,000	105,415,000	134,501,000	139,156,000	144,505,000
Automotive Sales	394,312,000	422,758,000	480,272,000	506,362,000	531,712,000
Restaurant and Lodging Sales	186,473,000	201,524,000	214,502,000	217,930,000	221,123,000
State of Maine	\$9,858,740,000	\$10,734,751,000	\$11,638,157,000	\$12,107,641,000	\$12,413,335,000
Building Supply Sales	1,197,610,000	1,340,365,000	1,536,757,000	1,664,894,000	1,746,892,000
Food Store Sales	1,148,156,000	1,218,613,000	1,282,179,000	1,330,256,000	1,185,002,000
General Merchandise Sales	2,083,035,000	2,311,938,000	2,441,896,000	2,535,876,000	2,612,551,000
Other Sales	1,238,803,000	1,312,437,000	1,387,551,000	1,429,986,000	1,409,147,000
Automotive Sales	2,561,584,000	2,797,605,000	3,126,904,000	3,248,452,000	3,446,345,000
Restaurant and Lodging Sales	1,629,837,000	1,753,793,000	1,869,186,000	1,956,237,000	2,013,398,000

Source: State Planning Office Maine Retail Sales Quarterly Report Annual Review 2001

PENQUIS CAP ECONOMIC DEVELOPMENT PROGRAMS

Penquis CAP provides assistance to individuals interested in starting or expanding a microenterprise (a business with five or fewer employees).

Incubator Without Walls

The Incubator Without Walls Project provides individuals interested in beginning or expanding a microbusiness in the Bangor or Dover-Foxcroft areas with business training, marketing assistance, individual counseling and coaching, networking opportunities and access to scholarships and loans. Members must make a six-month commitment to attend bimonthly meetings at Penquis CAP.

The Bangor and Dover-Foxcroft Incubators were established as part of the Eastern Maine Incubator Without Walls project, a collaboration of six community action programs and the Eastern Maine Development Corporation. The Incubator project recently received the Pioneer Award for Leadership in Entrepreneurial Promotion in Rural America from the National Association of Development Organizations.

One-on-One Technical Assistance

One-On-One Technical Assistance for Entrepreneurs offers assistance to low-income individuals starting or expanding a microbusiness in Penobscot or Piscataquis County. After completing a business plan class, participants meet with a business coach to determine their needs and goals. Areas of assistance may include:

- Business plan completion
- Determining potential difficulties in obtaining financing
- Locating funding sources
- Market analysis
- Promotion or advertising
- Accessing support services
- Many other areas important to business success.

Small Business Loans

Small Business Loans are available to low-income residents of Penobscot and Piscataquis Counties who want to start or expand a business and who are unable to receive financing from traditional sources, such as a bank or other lending institutions.

OCD ECONOMIC DEVELOPMENT PROGRAMS

The following programs are available to Maine communities and counties through the Office of Community Development.

COMMUNITY DEVELOPMENT

Housing Assistance Grant Program

The Housing Assistance Grant Program (HA) provides funding to address housing problems of low and moderate-income persons. Eligible activities are those directly related to assisting or creating residential housing units including Acquisition, Code Enforcement, Conversion of Non-Residential Structures, Demolition, Historic Preservation, Housing Rehabilitation, New Housing Construction, Relocation Assistance, and Removal of Architectural Barriers. The maximum amount for a Housing Assistance program grant award is \$400,000.

Downtown Revitalization Grant Program

The Downtown Revitalization Program (DTR) provides funds for communities to implement comprehensive, integrated and innovative solutions to identified problems facing their downtown districts. These downtown revitalization projects must be part of a strategy that targets downtown service and business districts and will lead to future public and private investment. Eligible activities include all those eligible under the Public Facilities, Public Infrastructure, Public Service, Housing Assistance and Business Assistance Grant programs as relevant to the revitalization of a downtown district. A community must have completed a

comprehensive downtown strategic plan or updated an existing plan within in the past five years. The maximum amount for a Downtown Revitalization Program grant award is \$400,000.

Public Facilities Grant Program

The Public Facilities Grant Program (PF) provides funds for communities to address local issues, which are part of a community development strategy leading to future public and private investments. Eligible activities include construction, acquisition, reconstruction, installation, rehabilitation, site clearance, historic preservation, and relocation assistance associated with public projects for:

Community, child, senior and health centers, Libraries, Sheltered workshops, Homeless shelters, Piers/wharfs and Fire stations with a maximum grant award amount of \$250,000.

Fire fighting equipment, Salt/sand storage shed, Transfer station, Parks and recreation facilities and Public works garages with a maximum grant award amount of \$50,000.

Public Infrastructure Grant Program

The Public Infrastructure Grant Program (PI) provides funds for communities to address local issues, which are part of a community development strategy leading to future public and private investments. Eligible activities include construction, acquisition, reconstruction, installation, rehabilitation, site clearance, historic preservation, and relocation assistance associated with public projects and infrastructure in support of new affordable housing construction. Program activities are grouped as follows:

- Water system installation/improvements, Sewer system installation/improvements, Water/sewer system hookups, Storm drainage, Utility infrastructure and infrastructure in support of new affordable housing with a maximum grant award amount of \$400,000.
- Streets, roads and sidewalks with a maximum grant award amount of \$250,000.
- Parking areas, curbs and gutters with a maximum grant award amount of \$50,000.

Public Service Grant Program

The Public Service Grant Program (PSG) provides funding for community resource needs for operating expenses, equipment and program materials for public service programs. Past program activities have included dental clinics, job training, literacy training, welfare-to-work programs, senior center programs and day care programs. All beneficiaries of public service programs must be low to moderate income.

Urgent Need Grant Program

The Urgent Need Grant Program (UNG) provides funding to enable a community to address serious and immediate threats to health and welfare of its residents. All units of general local government in Maine, including plantations, are eligible to apply for and receive Urgent Need Program funds. An applicant must address a community development need which:

- Poses a serious and immediate threat to the health or welfare of the community
- Became a threat to public health or safety within 18 months of the submission of the application;
- Cannot be funded by the applicant or the applicant cannot find an entity or individual to fund the project.
- The maximum Urgent Need Grant Program award amount is \$100,000.

ECONOMIC DEVELOPMENT*Business Assistance Program*

The Business Assistance Program (BA) provides funds to communities to loan/grant businesses for the creation or retention of jobs for low and moderate-income persons. The Business Assistance Program funds may be used to meet the infrastructure, capital equipment and real property needs of the assisted business. The program assists those economic initiatives and development opportunities that are of sufficient magnitude to have a significant impact on a local or regional economy. The maximum Business Assistance Program award amount is \$400,000.

Development Fund Program

The Development Fund Program (DF) provides funding to communities to assist businesses with loan funds. These funds may be used for non-real property improvements such as operating capital or purchase of inventory. The purpose of this program is to promote the creation or retention of jobs for low and moderate-income persons. The maximum Development Fund Program award amount is \$200,000.

Economic Development Infrastructure Grant Program

The Economic Development Infrastructure Grant Program (EDI) provides funds to communities to develop or rehabilitate public infrastructure in support of new and existing non-retail businesses for the creation or retention of jobs for low to moderate-income individuals. Eligible activities include Acquisition, Relocation, Demolition, Clearance, Construction, Reconstruction, Installation, and Rehabilitation associated with public infrastructure projects such as water and sewer facilities, flood and drainage improvements, publicly-owned commercial/industrial buildings, parking, streets, curbs, gutters, sidewalks, etc. which are necessary to create or retain jobs in the non-retail private sector for low and moderate income persons. The maximum Economic Development Infrastructure Grant Program award amount is \$400,000.

Micro-Loan Grant Program

The Micro-Loan Program (ML) provides communities with funds to assist existing and new businesses to create and/or retain jobs for low and moderate-income persons. Eligible activities include the establishment of a local commercial loan program for the purpose of assisting for-profit businesses. The maximum Micro-Loan Program award amount is \$100,000, part of which may be used to provide technical assistance to loan applicants.

Regional Assistance Fund Program

The Regional Assistance Fund Program (RAF) provides financial resources to communities or regional organizations which can use the funds as leverage/match to obtain funds under the Economic Development Administration (EDA) Economic Adjustment Assistance Program (Title IX) and the EDA Public Works Program (Title I) or the Rural Development Agency (RDA), Rural Business Enterprise Grant (RBE) and the Intermediary Relending Program (IRP) and/or other Federal, State and private programs. The purpose of the RAF Program is to bring additional money into the State of Maine and therefore cannot be used as match with the CEBG Program or conventional lending institutions. The maximum Regional Assistance Fund Program award amount is \$200,000.

Regional Super Park Program

The Regional Super Park Program provides funding to communities to construct necessary infrastructure to develop a regional business park (Super Park). The state recognizes the need to have an inventory of “Super Parks” in Maine and is challenging communities to development the next generation of business industrial parks. These parks are to be developed through a creative regional process involving tax sharing and other cooperative agreements. Eligible activities include acquisition, relocation, demolition, clearance, construction, reconstruction, installation, and rehabilitation associated with public improvements such as water and sewer facilities, utility infrastructure, flood and drainage improvements, parking, streets, curbs, gutters, sidewalks, etc. which are necessary to create or retain jobs in the non-retail private sector for low and moderate income persons. The “Super Park” program is available in even numbered program years and the maximum Regional Super Park Program award amount is \$1,000,000.

PLANNING*Community Planning Grant Program*

The Community Planning Grant Program (CPG) provides funding to communities or community partnerships that have clearly identified a local community or economic development problem and lack the resources to develop a strategy for solving the problem. CPG funds may be used for planning only activities that include studies, analysis, data gathering, preparation of plans and maps, and identification of actions that will implement plans. Engineering, architectural and design costs related to specific activities are not eligible. All applications containing ineligible or non-planning activities will not be considered. The maximum Community Planning Grant award amount is \$10,000.

Housing Assessment Planning Grant Program

The Housing Assessment Planning Grant Program (HAPG) provides funding to communities or community partnerships to identify their housing problems and to develop a strategy for solving the problems. HAPG funds are to be used to conduct a comprehensive study of housing issues. The study must cover issues such as the number and age of units, condition, energy considerations, affordability, occupancy rates, needs for new construction, rehabilitation, code enforcement, elderly, assisted living, special needs housing and financial resources to address housing needs. Engineering, architectural and design costs related to specific activities are not eligible. The maximum Community Planning Grant award amount is \$15,000.

Project Development Planning Grant Program

The Project Development Planning Grant Program (Phase II) provides communities funding to gather, analyze and provide information require during the project development process. These funds are only available to communities invited into the Project Development Phase of the CDBG Program application process. The maximum Project Development Planning Grant Program award amount is \$2,500.

BUSINESS RESOURCES

The Pocket Guide to Maine's Business Resources published by the Maine Department of Economic and Community Development can be found at http://www.mainebiz.org/business_assistance/business_resources.asp. This Guide lists resources from State Financing, Local Financing, Tax Reimbursement, Credits and Exemptions, and Marketing to Workforce Training, Environmental Protection, Technical Assistance, and Business Services and Information.

POLICIES AND IMPLEMENTATION STRATEGIES

In order to promote an economic climate that increases job opportunities and overall economic well-being, the Town of Clifton has developed the following policies and implementation strategies:

C1. Policy

In keeping with the Town's vision for future development, the Town will encourage service, recreation and natural resource related economic development.

Short-Term Implementation Strategies

A. The Board of Selectmen and Planning Board will implement a review process, including the creation of a citizen concern committee, to perform an economic impact survey for each new ordinance drafted, and prepare an analysis of how each ordinance will impact existing and future enterprises within the Town prior to adoption of each ordinance.

B. The Board of Selectmen and Planning Board will support local established and future small businesses by providing interested parties documentation on available local, state and federal resources for businesses.

Long-Term Implementation Strategies

C. The Board of Selectmen will solicit volunteers for an economic development committee charged with developing a formal economic development plan for the community and ensuring economic growth does not create waste, threaten the natural resources of the town, or over-use public facilities.

D. The Board of Selectmen, or their designee(s), will seek funding to solicit the services of an economic resource developer to assist the economic development committee in seeking resources to implement economic development strategies.

E. The Board of Selectmen, or their designee(s), will keep track of the amounts and types of businesses located in the town and prepare a report to the Town on an annual basis.

C2. Policy

The Town will encourage economic development consistent with the Town's vision, by designating land use districts and outlining appropriate standards for each district.

Short-Term Implementation Strategies

A. The future land use ordinance and other local ordinances of Clifton will contain appropriate land use regulations, which will attract, enhance and support future development within Clifton, while trying to minimize negative impacts of non-compatible uses within current development.

B. The future land use ordinance will include home occupation performance standards, including noise limitations, to allow for compatibility with residential use while maintaining residential character of neighborhoods.

C3. Policy

The Town will ensure its correct designation of Labor Market Area.

Near-Term Implementation Strategy

A. With the help of the Comprehensive Plan Committee, the Board of Selectmen will monitor commuter trends and review criteria for labor market area designations in order to appeal, to the Department of Labor, the Town's current designation as part of the Ellsworth- Bar Harbor LMA and to request to be included within the Bangor Metropolitan Statistical Area.

Clifton Comprehensive Plan

Labor Market Area



Outer Bangor LMA

Ellsworth-Bar Harbor LMA

Bangor MSA

CLIFTON

Bucksport LMA

Stonington LMA



Prepared by the Eastern Maine Development Corporation

Source: MEGIS
Map created: August 2003

Map C-1