

Local Economy

Income Characteristics	1989	1999	% change (Real \$)
Median Household Income	\$27,330	\$35,103	-3.9
Per Capita Income	\$11,411	\$18,033	18.4
% Below Poverty	10.5	13.5	
% Paying more than 30% of Income for Housing Costs	29.3	24.9	

Labor Force Characteristics	1980	1990	2000
Participation Rate Total	52.4	67.1	66.3
Female	46.9	58.7	59.7

Occupational Profile	1990	%	2000	%
Executive & Managerial	360	10.4	997	32.4
Professional	377	10.9	*	
Sales	266	7.7	977	31.7
Administration & Support	567	16.4	*	
Service	512	14.8	304	13.1
Farm & Forestry	48	1.4	6	0.2
Skilled Labor	397	11.5	696	22.6

*Occupational categories recombined in 2000 census

Commuting to Work

	Number	%
Workers 16 years and over	3,052	100.0
Car, truck, or van - - drove alone	2,456	80.5
Car, truck, or van - - carpooled	357	11.7
Public transportation (including taxicab)	20	0.7
Walked	60	2.0
Other means	35	1.1
Worked at home	124	4.1
Mean travel time to work (minutes)	24.3	

Getting Healthy 
 Linking Local People To Improve Local Lives.
 230 Water Street - Gardiner, Maine 04345

Southern Kennebec Healthy Communities



Linking Local People to Improve Local Lives

207-582-6738 ~ www.skhealthycommunities.org

Information compiled by:
 Paradigm Consultants, LLC

Data sources: U.S. Census Bureau, ME State
 Planning Office, ME Dept. of Education, ME
 Revenue Service, KVCOG

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GARDINER

The City of Gardiner, named after Dr. Sylvester Gardiner -- an early Kennebec Valley landowner and entrepreneur -- is located at the southern end of Kennebec County. It is an urban and commercial center. The Kennebec River forms the eastern boundary of the city and of its commercial and residential downtown. U.S. 201 is a major commercial corridor, and connects with an interchange on I-95 at the southern end of the city. A State of Maine owned Rail Line serves the City. The city covers 16 square miles and is about 6 miles south of the state capital of Augusta.



Municipal Government Highlights

General Information	Municipal Facilities	Local Development Regulations
Type of Government: Mayor, Council, City Manager	Police: Full-time	1995 Comprehensive Plan
Chief Executive: Jeff Kobrock, City Manager	Fire: Full-time	Subdivision, Zoning, Building Code
Town Office Hours: 8-4:30 M-F	Water: Gardiner Water District	
Phone: (207) 582-4200	Sewer: Gardiner Sanitary Treatment District	
Fax: (207) 582-6895	Other: Economic Development, Recreation Dept's	

Local Property Taxes

Taxable Valuation (at Full market):

95.5 million in 1985 201 million in 1995 189.45 million in 2000

	1983	1993	1998	2001
Property Tax Mill Rate	21.57	20.11	20.86	21.30
Total Assessment	\$2,060,014	\$4,043,797	\$3,951,000	\$3,898,313

Population

Current Estimate: 6,170 (2002)

Rank in County: 5 of 29

	1960	1970	1980	1990	2000
Population History	6,897	6,685	6,485	6,746	6,198
Growth Rate	--	-3.1%	-3.0%	4.0%	-8.1%

Components of Change (1990 - 2000): Natural Change: 169 Net Migration: -717
KVCOG Population Projection to 2020: Estimate: 6,000 Hi-Low: 5,924 5,911

Historical Summary	1980	1990	2000
Under Age 18	1861	1790	1539
Over Age 65	918	999	843
Median Age	30.8	33.4	37.1
High School Grads.	N/A	3490	3521
College Grads.	N/A	625	751
Enrolled in public schools	1370	1299	1235

Census 2000	< 5 yrs	5 to 9	10 to 14	15 to 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 59	60 to 64	65 to 74	75 to 84	85 + yrs
Number	355	428	473	440	321	769	1070	928	357	214	431	280	132
% total	5.7	6.9	7.6	7.1	5.2	12.4	17.3	15	5.8	3.5	7	4.5	2.1

Schools and Education

	1996 - 97	1998 - 99	2000 - 01	2002- 03
Elementary	578	523	500	477
Middle	302	278	260	283
High School	378	357	475	421
Home School	33 (SAD #11)	38 (SAD #11)	49 (SAD #11)	N/A

Housing

	1970	1980	1990	2000
Total Housing Units	2277	2512	2705	2702
Year-round Occupied Units	2134	2332	2513	2510
Seasonal Units	n/a	17	45	30
Persons per household	3.07	2.69	2.58	2.41
% Owner-occupied	n/a	65.5	63	63
% Mobile Home	n/a	6.6	9.1	8.5
Median Home Value	n/a	\$33,200	\$73,600	\$76,900
Local Property tax on Median Home	n/a	\$766	\$1,379	\$1,600

Housing Units built since 2000:

Single Family - 9 Multi-family - (-2) Mobile Home - 8 Seasonal - 1

Units in Structure			Year Structure Built			Rooms per Unit		
Size	Number	%	Year	Number	%	Rooms	Number	%
1-unit, detached	1,546	57.5	'99 to '00	11	0.4	1 room	11	0.4
1-unit, attached	43	1.6	'95 to '98	35	1.3	2 rooms	78	2.9
2 units	297	11.0	'90 to '94	92	3.4	3 rooms	280	10.4
3 or 4 units	232	8.6	'80 to '89	236	8.8	4 rooms	497	18.5
5 to 9 units	223	8.3	'70 to '79	238	8.8	5 rooms	570	21.2
10 to 19 units	51	1.9	'60 to '69	199	7.4	6 rooms	450	16.7
20 or more units	69	2.6	'40 to '49	403	15.0	7 rooms	357	13.3
Mobile home	230	8.5	'39 or older	1,477	54.9	8 rooms+	448	16.6
Total	2,691	100.0				Median	5.3	

Poverty Indicators

Poverty Status 1999			Assistance - 2001		
Subject	Number	%	Subject	Cases	Persons
2 Parent Households	183	11.4	Food Stamps	373	794
w/ related children under 18	146	17.0			
1 Parent Household (female HoH)	115	46.2			
w/ related children under 18	109	58.9	TANF	67	170
Individuals	821	13.5			
Over 65	112	14.9			
Related children under 18	251	17.2			