

1. POPULATION

For most of its history, Brewer has had a relatively stable population. However, there were three periods of rapid growth, each of which set the tone and pattern for the half-century which followed.

First period of growth - the small manufacturers of 1830-1850. Brewer was incorporated in 1812. At the time, it was a small farming community of about 1,000 people. So it remained for the next 30 years. But then, from 1830 to 1850, Brewer's population grew by one and a half times, from 1,078 to 2,628. This was the time of the establishment of small manufacturing industries in Brewer which were to dominate the City's history throughout the 19th century – shipbuilding, brick-making, lumber and leather tanning.

Second period of growth – ice and paper in 1880-1910. For the rest of the 1800s, Brewer's population grew slowly, reaching 3,170 in 1880. In the 1880s, there was a boom in the ice cutting industry. The ice harvest on the Penobscot increased tenfold, and 1,300 men were employed. In the 1890's, a new and more enduring industry opened in Brewer – paper making. Eastern Manufacturing opened, and soon employed more than 500 men and women.

At that time, workers did not have the option of living in the countryside and commuting to the job (as is the case today). So the people moved to Brewer instead, and the City's population grew to 5,667 by 1910.

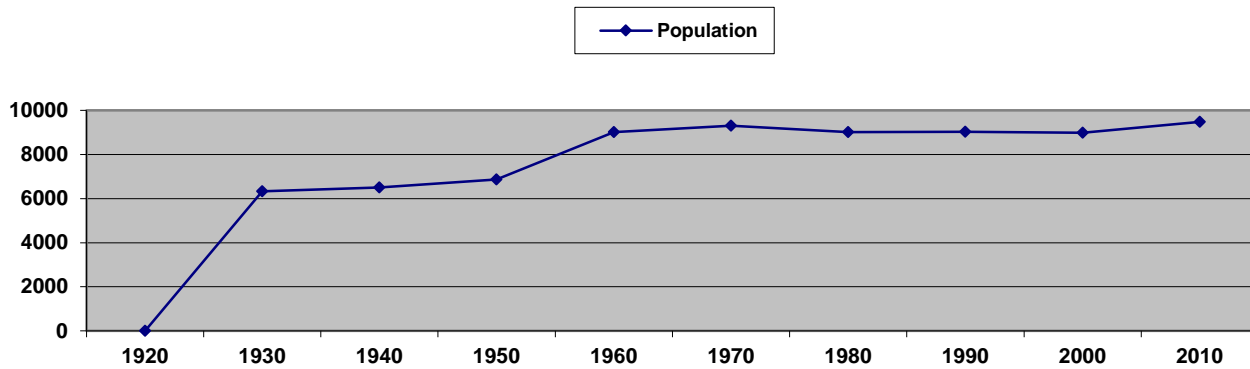
Third period of growth – the post-war 1950s bloom. Again, through much of the 1900s, Brewer's population fluctuated around 6,000 people. But after World War II Brewer and the Bangor area boomed. A major impetus was the establishment of Dow Air Force base in Bangor as a key component of the Strategic Air Command. Brewer's population in this period grew by a third, from 6,862 in 1950 to 9,009 in 1960.

The rapid growth in the 1950s came to a halt in the 1960s, as the Bangor area became one of the first in the nation to experience “defense conversion,” with the closing of Dow Air Force base. Dow Air Force base was soon converted to civilian use, and is looked to today as a model of how defense conversion is supposed to work. But the economic revival in Bangor no longer automatically included Brewer, or even Bangor itself. The automobile allowed people to “spread out,” first in the location of their homes, then in the location of businesses and industries.

The result is that Brewer's population changed very little between 1960, when there were 9,009 people, and the year 2000, when there were 8,987 people. The lack of suitable land may have been one of the reasons for Brewer's lack of growth. However, between 2000 and 2010, Brewer's population stood at 9,482, reflecting a gain of 495 people, reflecting a gain of 6%. This growth rate was the same as Penobscot County but greater than the State as a whole (4%).

Brewer's historical growth patterns since 1920 are shown in the chart below and are summarized in Table 1 which also shows figures for Penobscot County and the State.

**Chart 1
Brewer's Population Growth Since 1920**



**Table 1
Population of Brewer, Penobscot County, and Maine
1920-2010**

Year	Brewer	Penobscot County	Maine
1920	6,064	87,684	768,014
1930	6,329	92,379	797,423
1940	6,510	97,104	847,226
1950	6,862	108,198	914,950
1960	9,009	126,346	970,689
1970	9,300	125,393	992,048
1980	9,017	137,015	1,124,660
1990	9,021	146,601	1,227,928
2000	8,987	144,919	1,274,923
2010	9,482	153,923	1,328,361
1970-80 change	-3%	9%	13%
1980-90 change	0%	7%	9%
1990-00 change	0%	-1%	4%
2000-10 Change	6%	6%	4%
1960-10 change	5%	22%	37%

Source: U.S. Census

Comparative Population Change

As shown in Table 2 on the next page, Brewer's 2000-2010 growth rate of 6% was greater than that of Bangor (5%), the same as that of Orrington (6%), but less than that of all other adjacent communities.

Table 2
Comparative Population Change 1980 – 2010

	1980	1990	2000	2010	% Change 1980-90	% Change 1990-00	% Change 2000-10
Brewer	9,017	9,021	8,987	9,482	0%	0%	6%
Bangor	31,643	33,181	31,473	33,039	5%	0%	5%
Eddington	1,769	1,947	2,052	2,225	10%	5%	8%
Hampden	5,250	5,974	6,327	7,257	14%	6%	15%
Holden	2,554	2,952	2,827	3,076	16%	-4%	9%
Orrington	3,244	3,309	3,526	3,733	2%	7%	6%

Source: U.S. Census, 1980, 1990, 2000, 2010

Age Distribution

Table 3 contains a summary of age distribution for Brewer, a number of adjacent communities, Penobscot County and the State for 2010. Brewer is one of the older communities (median age 41.1) in the immediate area, but the City is slightly younger than the State as a whole (median age 42.7).

Table 3
Percent of Population by Age in 2010

	Under 5		5-17		18-44		45-64		65 +		Median
	#	%	#	%	#	%	#	%	#	%	
Brewer	502	5	1,412	15	3,330	35	2,616	28	1,622	17	41.1
Bangor	1,812	5	4,058	12	13,918	42	8,497	26	4,754	14	36.7
Eddington	111	5	335	15	703	32	739	33	337	15	44.1
Hampden	418	6	1,370	19	2,239	31	2,287	32	943	13	40.8
Holden	118	4	494	16	852	28	1,175	38	437	14	46.4
Orrington	179	5	639	17	1,140	31	1,272	34	503	13	43.5
Penobscot. Co.	7,983	5	22,372	15	56,860	37	44,455	29	22,253	14	39.9
Maine	69,520	5	205,013	15	432,072	33	410,676	31	211,080	16	42.7

Source: U.S. Census, 2010

Table 4 provides an overview of how the City's population changed during the 2000-2010 decade. The changes are quite dramatic. There was an overall loss in the school age population (5-17) of 112 people, a loss of 79 people in the 18-44 age category, but large gains in the 45-64 category (553 people) and in the 65+ category (124 people).

	Number			Percent of Total Population	
	2000	2010	Change 2000-2010	2000	2010
Under 5	493	502	9	5	5
5-17	1,524	1,412	-112	17	15
18-44	3,409	3,330	-79	38	35
45-64	2,063	2,616	553	23	28
65+	1,498	1,622	124	17	17
Total	8,987	9,482	495	100	100

Source: US Census, 2000, 2010

Household Size

The average household size in Brewer (2.25 in 2010) has been declining since 1990, as it has in Penobscot County, the State of Maine and nearby comparison communities (see Table 5). In the year 2010, the number of persons per household in Brewer was smaller than any of the jurisdictions shown in the table except Bangor. In general, a lower number of persons per household reflects a lower percentage of school age children in the general population.

	1990	2000	2010
Brewer	2.46	2.30	2.25
Bangor	2.31	2.12	2.13
Eddington	2.63	2.46	2.37
Hampden	2.73	2.60	2.53
Holden	2.61	2.45	2.37
Orrington	2.69	2.52	2.53
Penobscot Co	2.57	2.38	2.33
Maine	2.56	2.39	2.32

Source: U.S. Census Table DP-1

Household Type

Table 6 contains a summary of households by type for Brewer and the State of Maine, as shown in the 2010 Census. Brewer has a smaller percentage of family households (58.5%) than the State (62.9%), as well as married couple families (43.3% vs. 48.5%). Brewer has about three times as many females 65 years and older living alone (403) as males (142). About a quarter of the households in Brewer (27.1%) have children under the age of 18, and about a quarter (27.6%) are occupied by people 65 years or older.

Table 6 Household By Type 2010				
	Brewer		Maine	
	#	%	#	%
All Households	4,163	100	557,219	100.0
Family Households	2,448	58.8	350,621	62.9
Married couple Families	1,804	43.3	270,088	48.5
Male householder, no wife	176	4.2	25,085	4.5
Female Householder, no husband.	468	11.2	55,448	10.0
Non-Family Households	1,715	41.2	206,598	37.1
Householder Living Alone	1,324	31.8	159,533	28.6
Male	526	12.6	69,412	12.5
Male 65+	142	3.4	18,130	3.3
Female	798	19.2	90,121	16.2
Female 65+	403	9.7	44,807	8.0
Households with children <18	1,128	27.1	154,800	27.8
Households with people >65	1,147	27.6	151,281	27.1
Persons in Group Quarters	130	1.4	35,545	2.7
Institutionalized	106	1.1	12,409	0.9

Source: U.S. Census, 2010 DP-1

Educational Attainment

Based on 2009 American Community Survey data, approximately 90.5% of the City's population that is 25 years and older have at least a high school diploma (compared to 91.0% at the County level and 90.9% at the State level), and 28.9% have at least a bachelor's degree (compared to 22.7% at the County level and 28.4% at the State level).

Table 7		
Educational Attainment		
	% High School Grad or Higher	% Bachelor's Degree or Higher
Brewer	90.5%	28.9%
Penobscot County	91.0%	22.7%
Maine	90.9%	28.4%

Source: American Community Survey (Census Table S1501)

Per Capita and Median Household Income

Based on 2009 American Community Survey data, incomes in Brewer are comparable to most surrounding communities, the County and State. Per capita income in Brewer (\$26,482) was higher than Bangor, Eddington, Penobscot County and the State, but lower than Hampden, Holden and Orrington. The City's median household income (\$44,556) was lower than all jurisdictions shown in Table 8 except Bangor and Penobscot County. Brewer had a lower poverty rate (12.6%) compared to the other jurisdictions shown in the table except Hampden, Holden and Orrington.

Table 8			
Per Capita and Median Household Income - 2009			
	Per Capita Income (Table B19301)	Median Household Income (Table B19013)	% Below Poverty (Table S1701)
Brewer	\$26,482	\$44,556	12.6%
Bangor	\$23,885	\$34,993	23.3%
Eddington	\$24,981	\$49,052	13.3%
Hampden	\$34,177	\$84,358	4.5%
Holden	\$30,684	\$53,919	9.3%
Orrington	\$27,986	\$68,135	2.1%
Penobscot County	\$21,787	\$40,669	17.6%
Maine	\$25,802	\$46,033	14.1%

Source: American Community Survey

Population Projections

In February of 2013, the Governor's Office of Policy and Management prepared population projections for Maine including town projections that were calculated using two pieces of information:

1. The recent historical growth of each town's share of its county's population, and
2. County population projections.

The projections use linear regression analysis to estimate a constant rate of growth for each town's share of their county population between 1990 and 2000, or 2000 and 2010, whichever historical time period produced the regression with the slope closest to zero. This growth rate is then extrapolated into the future, using county population projections to project the population for each town in 2015, 2020, 2025 and 2030 (source: Town Population Projections 2015-2030, Governor's Office of Policy and Management, February, 2013).

In 2010, Brewer had a population of 9,482 people. The Governor's Office of Policy and Management estimates that the City's population will decline slightly to 9,456 by 2015, then increase to 9,516 by 2020, and 9,572 by 2025. The projected growth between 2015 and 2025 is 116 people, or 1.2%.

Analysis

- 1. Future rate of population change.** Based on State population estimates, Brewer's population is expected to grow by 116 people or 1.2% over the next 10 years with significant increases in the "45-64" and 65+ age categories. At the same time, Brewer may also see an increase in younger and middle-age people as employment opportunities increase. For example, expansion of the Eastern Maine Health Care facility will result in a larger work force, including people who may be attracted to Brewer because of its high quality school system.
- 2. Likely demand for services.** Many of the people moving into Brewer will be looking to benefit from the City's service (police, fire protection, community center, transit services, convenient shopping, outdoor recreation opportunities, Brewer Housing Authority, educational opportunities including the new state-of-the-art pre-K to 8th grade Brewer Community School and indoor recreation opportunities through the Department of Parks and Recreation programs).
- 3. Impact of seasonal population.** Brewer does not have a significant resident seasonal population.
- 4. Accommodation of daytime workers.** Brewer has invested in a number of facilities that benefit daytime workers. These include:
 - New sidewalks on Dirigo Drive that are part of the community's trail system;
 - Expansion of transit routes to serve more businesses
 - Early morning and late afternoon classes sponsored by the Brewer Parks and Recreation Department

- Traffic improvements on Wilson Street including a fifth lane and traffic signal improvements to enhance traffic flow
- Additional parking on North Main Street
- Additional park and ride lots at convenient locations