

Cape Elizabeth Comprehensive Plan
DRAFT of 9/1/05

Population

Trends

- During the 1990's, population in Cape Elizabeth grew more slowly than in either Cumberland County or neighboring towns. In the future, growth will stabilize at 2%.
- Although the aging of the population will continue to be the dominant demographic force of the future, Cape Elizabeth is gaining a higher share of Baby Boomers and losing a greater share of its young people than the county or state.
- Although families comprise three quarters of Cape Elizabeth's households, the fastest growing group is people living alone, particularly the elderly.
- Cape Elizabeth households earn the highest median income of any municipality in the state, with one in three earning more than \$100,000 per year.
- Cape Elizabeth is the most educated town in the state, with the highest high school completion rate and the highest concentration of bachelor's degrees than any other community.

The People of Cape Elizabeth

Population Growth

Anticipating population growth is an integral part of planning for the future. Such projections of future population depend on a solid understanding of historic growth trends in the Town of Cape Elizabeth, the region and the nation.

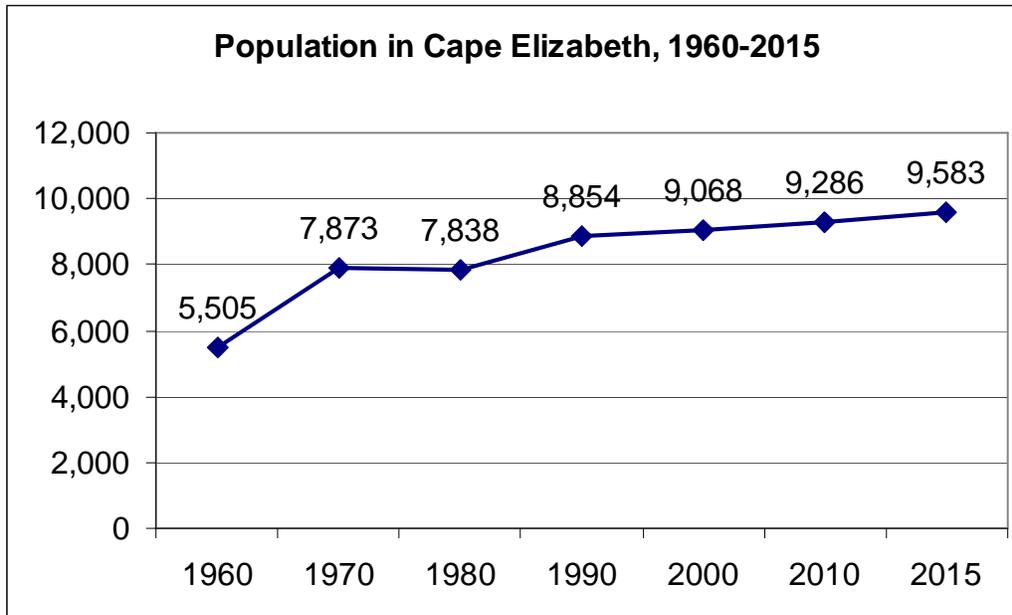
The most significant national trend which must be analyzed is what is known as the "baby boom" generation. The baby boom refers to those people who were born in the post World War II era of economic prosperity. In general, people born between 1946 and 1964 are considered baby boomers. The boom refers to the increased number of children who were born during these years compared to years immediately before and after.

The period between 1965 and 1976 is known as the "baby bust" because the actual number of children being born in each year dropped below the baby boom period. This trough in the birth rates has occurred due to the lifestyle decisions of the baby boomers. These people remained single longer than previous generations and delayed childbirth longer than previous generations. Because of this delay in having children, a new "baby boomlet" has occurred. Sometimes referred to as the "echo" effect of the baby boom, the number of births picked up considerably beginning in 1977. While not quite as strong in number as the baby boom, the boomlet reached the elementary schools of communities across the country in the late 1980s and early 1990s. The last of the baby bust made it through the school system in 1994. The baby boomlet began graduating from high school in 1995.

Such waves of population in the U.S. are extremely important, since overall, the U.S. is not growing very rapidly. Total numbers of people do not change drastically, rather the age structure is the most dominant trend in U.S. population study. This factor is also important to understand at the local level. Whenever an area experiences rapid population growth, the growth is primarily due to families moving into an area as opposed to children being born. The primary driver of local population growth is economic opportunity. When a region experiences economic expansion, population growth generally follows.

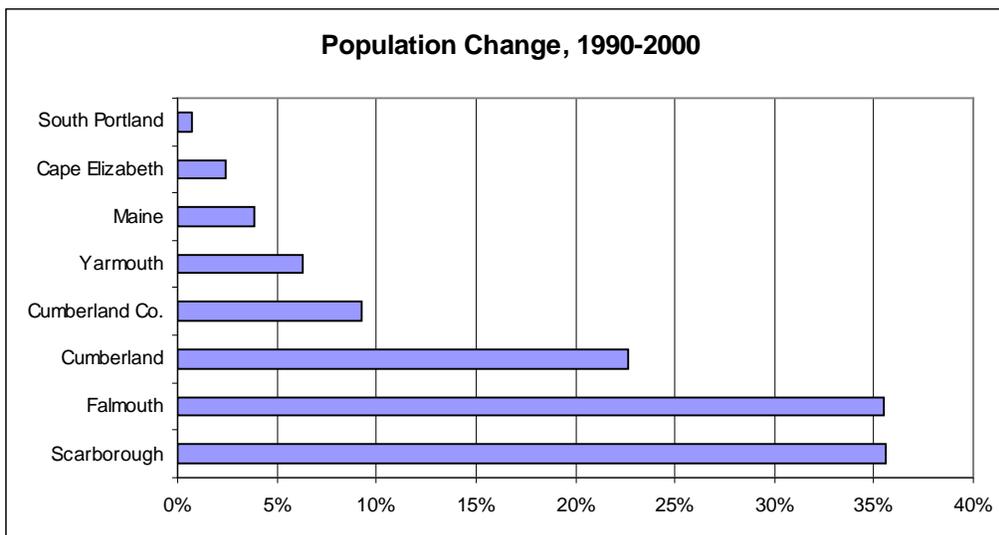
Local and Regional Population Changes

Over the last forty years, the population of the town of Cape Elizabeth has increased 65% from 5,505 people in 1960 to 9,068 in 2000. The greatest decennial rise occurred from 1960 to 1970, when Cape Elizabeth's population grew from 5,505 to 7,883 people, a total increase of 2,368 people, or 43%. In the last 10-year period, the population of Cape Elizabeth increased just 2%, from 8,854 people in 1990 to 9,068 people in 2000. In the future, growth is expected to be equally modest. From 2000 to 2010, Cape Elizabeth's population is expected to increase by 218 people, or 2%.



Source: 1960-2000, U.S. Census Bureau; 2010-2015, Maine State Planning Office

From 1990 to 2000, Cumberland County's population increased by 22,477 people, from 243,135 people to 265,612 people, a countywide increase of 9%. Cape Elizabeth, on the other hand, grew more slowly than either Cumberland County or its neighbors. Scarborough, meanwhile, grew by 36%, the fastest growth rate in the region. The primary cause of growth during this decade was in-migration - new residents moving into the community.



Source: U.S. Census Bureau

Although Cape Elizabeth is an attractive waterfront community within a reasonable commuting distance of the Portland and Biddeford labor markets, its slow population growth, like Yarmouth's, can be attributed to the lack of buildable land. With a density of 252.8 houses and 615.5 people per square mile, Cape Elizabeth is as dense as Yarmouth. Neighboring South Portland, on the other hand, is three times as dense as Cape.

Density (2000)

	Population (per square mile)	Housing (per square mile)
South Portland	1,944.70	862.9
Yarmouth	626.7	277.7
Cape Elizabeth	615.5	252.8
Scarborough	355.7	151.6
Falmouth	348.1	140.8
Cumberland County	317.9	146.7
Cumberland	274.6	112.9
Maine	41.3	21.1

Source: U.S. Census Bureau

Seasonal Population

Tourism and seasonal residential land uses are still strong elements of the regional economy. Although difficult to track, many seasonal units in Southern Maine are being converted to yearround use to satisfy the demand for moderately priced housing. In Cape Elizabeth, the opposite trend seems at play. In 1990, there were 92 seasonal units in Cape Elizabeth. By 2000, there were 140, a net increase of 48 units or 52%. If all of Cape Elizabeth's 140 seasonal units were occupied, Cape Elizabeth would increase its population during the summer by 560 to 9,628 people (assuming anywhere from 3 to 5 people per unit).

Like most waterfront communities, Cape Elizabeth has the capacity to house additional people throughout the season. As of 2000, there are x licensed lodging rooms, x cottages, and x licensed campgrounds or summer camps. A reasonable estimate of the peak summer time population can be made by assuming that average seasonal household size is 4 persons per seasonal unit, that all available lodging rooms are occupied at 2 persons per room, and that all public and commercial campgrounds and summer camps are filled to capacity. Using these assumptions, the estimated peak summer population of Cape Elizabeth is approximately x people.

Town of Cape Elizabeth Seasonal Population, 2000

	Number of Lodging Facilities	Number of People
Seasonal Housing Units (2000)	140	560
Lodging Rooms	To be determined	To be determined
Cottages	To be determined	To be determined
Commercial Campgrounds	To be determined	To be determined
Summer Camps	To be determined	To be determined
Public Campgrounds	To be determined	To be determined
Total	To be determined	To be determined

Age Distribution

The Maine State Planning Office (SPO) has developed population forecasts for every municipality in Maine. These forecasts estimate future populations for each town for each year from 2001 through 2015. Population is broken

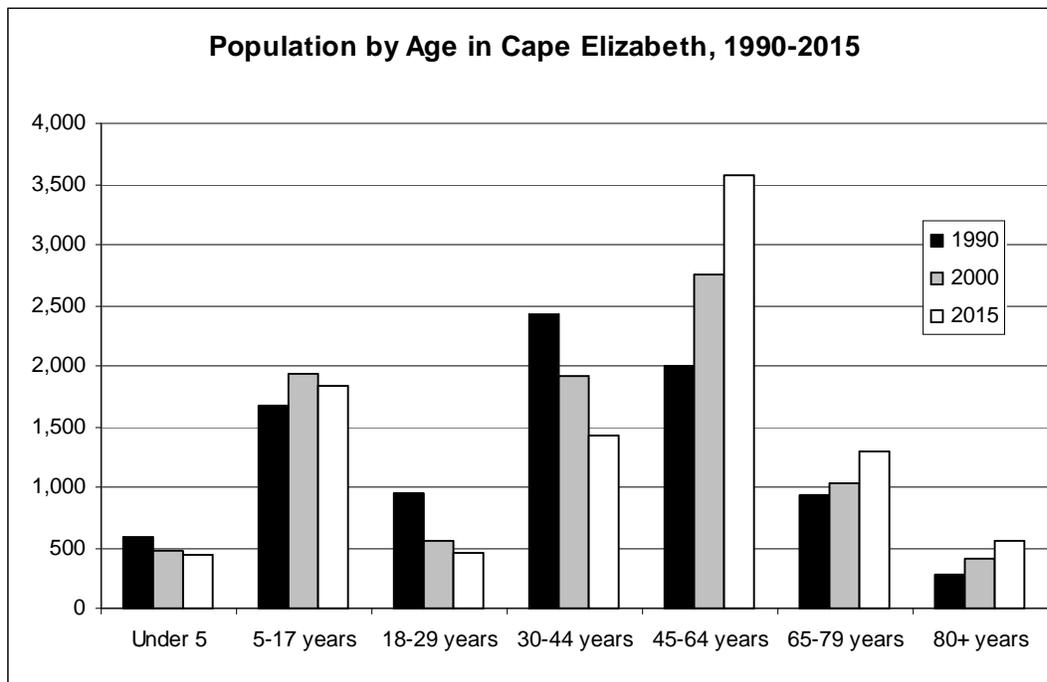
down into seven age groupings in order to examine age distribution. Overall, future changes will reflect national trends, including modest declines in the school age population and sharp growth in the older age groups.

By 2000, Baby Boomers represented the fastest growing age group in the county as well as the state, a trend mirrored to even greater degree in Cape Elizabeth. In 1990, this age group comprised 23% of the total population, and by 2000, 30%. Unlike the rest of the county, however, the Baby Boomers are now the largest age group in Cape Elizabeth. By 2015 this group will account for 37% of the town's total population, compared to 29% for the county, and 30% for the state.

The second largest age group now, the 30-to-44 year olds, represented 21% of total population in 2000. With the age of first marriage increasing, this group is in its prime household formation years. According to SPO projections, this group will decrease to 15% of total population in 2015, a much smaller share than in either the county or the state.

In 2000, children aged 5-17 also comprised the second largest age group, accounting for 21% of the total population compared to 17% for the county and 18% for the state. By 2015, this age group will decrease by 2%, a trend mirrored in the county and state. The number of young children under 5 remains stable at 5% of population.

Young adults aged 18-29, the most mobile of all age groups, represented just 6% of the population in Cape Elizabeth in 2000 compared to 11% in 1990. By 2015, this group will decline to 5% of total population, compared to 15% in the county and 13% in the state.



Source: 1990-2000 – U.S. Census Bureau; 2015 – Maine State Planning Office

The number of retirees is also growing. The first of the baby boomers will begin to hit retirement by 2011. Persons aged 65 and over will increase 28% by 2015, accounting for 19% of total population. This mirrors the regional, state, and nationwide trend of a growing elderly population enjoying longer life spans.

For the most part, demographic changes will follow national and regional trends, with some notable exceptions: Cape Elizabeth is expected to gain a significantly higher proportion of Baby Boomers aged 45-64 than the county or state as a whole. At the same time, Cape Elizabeth will lose a significant share of its younger people, aged 18-29 and 30-44, than the county or state.

Age Distribution, 1990-2015										
Age Group	Cape Elizabeth					Cumberland County				
	1990	2000	2015	% Change Past	% Change Future	1990	2000	2015	% Change Past	% Change Future
Under 5	598	470	436	-21.4%	-7.2%	17,211	15,374	17,146	-10.7%	11.5%
5-17 years	1,677	1,932	1,833	15.2%	-5.1%	40,027	46,416	45,377	16.0%	-2.2%
18-29 years	946	556	462	-41.2%	-16.9%	47,923	39,111	40,065	-18.4%	2.4%
30-44 years	2,422	1,917	1,422	-20.9%	-25.8%	62,440	66,178	64,347	6.0%	-2.8%
45-64 years	1,998	2,746	3,580	37.4%	30.4%	44,262	63,314	84,547	43.0%	33.5%
65-79 years	933	1,039	1,291	11.4%	24.3%	24,078	25,283	31,012	5.0%	22.7%
80+ years	280	408	559	45.7%	37.0%	8,043	10,462	12,724	30.1%	21.6%
Total	8,854	9,068	9,583	2.4%	5.7%	243,984	266,138	295,218	9.1%	10.9%

Source: 1990-2000, U.S. Census Bureau; 2015, Maine State Planning Office

Household Change

The 1990's witnessed a dramatic change in the composition of households. Overall, average household size in the county decreased 4% from 2.49 persons per household to 2.38 people per household. In Cape Elizabeth, average household size decreased at a slightly faster rate, from 2.70 in 1990 to 2.57 in 2000, a 5% decline. This decrease was caused by a variety of factors, including lower birth rates, increased longevity among the elderly, higher divorce rates, and more elderly and young people living independently in their own households.

This decrease in household size has had a substantial impact on residential development in Maine communities in general. During the 1990's, the population in Cumberland County grew 9%, while the number of households increased 14%, creating a demand for housing. In Cape Elizabeth, the change was also dramatic, with population increasing 2% but households growing 7%.

Household Composition

Household growth in Cape Elizabeth has remained stable compared to the rest of the county. Overall, the number the number of households increased 7% since 1990, faster than population growth but half the rate of the county's 14% growth. Three quarters of the households in Cape Elizabeth are comprised of families, representing a change of just 1% since 1990. Non-family households, however, increased 28%, the same as the rest of the county. The number of households headed by seniors living alone has jumped 35% in Cape Elizabeth, compared to an increase of 13% in the county as a whole.

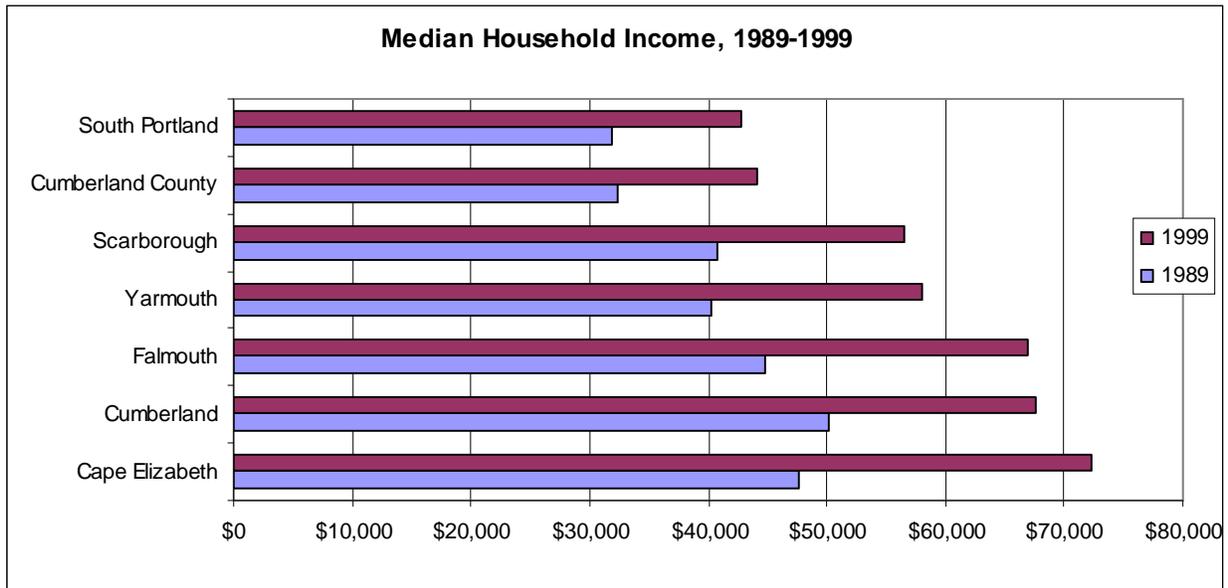
Household Growth, 1990-2000

	Cape Elizabeth			Cumberland County		
	1990	2000	% Change	1990	2000	% Change
Total households	3,257	3,488	7%	94,512	107,989	14%
Family households	2,566	2,604	1%	63,087	67,699	7%
Married-couple family	2,272	2,291	1%	51,258	54,109	6%
With own children under 18 yrs	1,045	1,074	3%	24,112	24,083	0%
Female householder, no husband present	239	226	-5%	9,305	10,213	10%
With own children under 18 yrs	133	132	-1%	5,937	6,478	9%
Nonfamily households	691	884	28%	31,425	40,290	28%
Householder living alone	550	736	34%	23,775	30,710	29%
65 and over	257	347	35%	9,726	11,029	13%
Average household size	2.70	2.57	-5%	2.49	2.38	-4%
Average family size	3.06	3.01	-2%	3.01	2.95	-2%

Source: U.S. Census Bureau

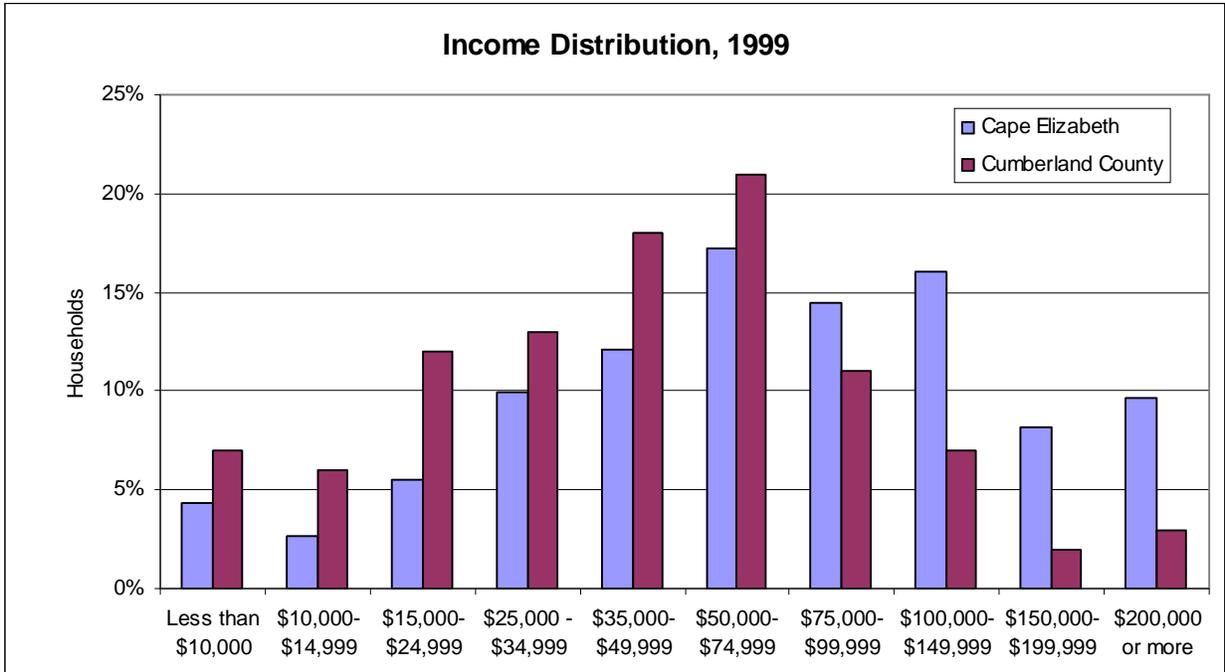
Household Income

In 1989, median household income in Cape Elizabeth was \$47,642, above the county's at \$32,386. According to the 2000 Census, median household income in Cape Elizabeth increased 52% to \$72,359, the highest median income of any municipality in the state, and, once again, well above the county's at \$44,048. Falmouth's boasted the largest income gain in the region, growing 49%. Indeed, median incomes in Cape Elizabeth, Cumberland, Falmouth, Yarmouth and Scarborough represent 5 of the top 8 median incomes in the state.



Source: U.S. Census Bureau

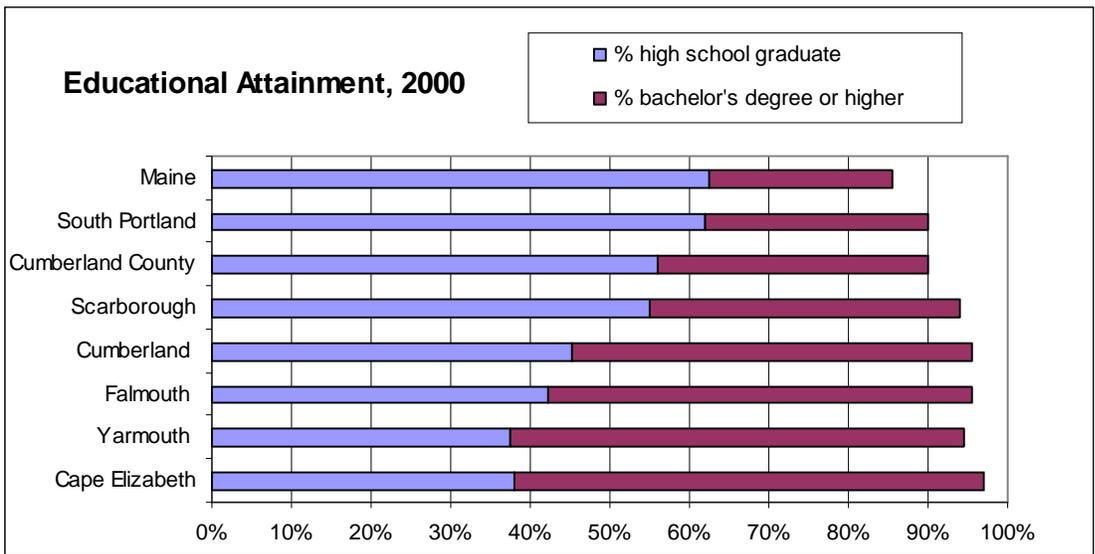
Household income distribution follows a similar pattern to the county's with notable exceptions. In 1999, one third of households earned more than \$100,000 per year, compared to one in eight for the county. Conversely, about one in five households earned less than \$35,000 per year, compared to more than one in three for the county. According to the 2000 Census, there are 280 individuals, or 3.1% of the population, living in poverty, compared to 7.9% in the county.



Source: U.S. Census Bureau

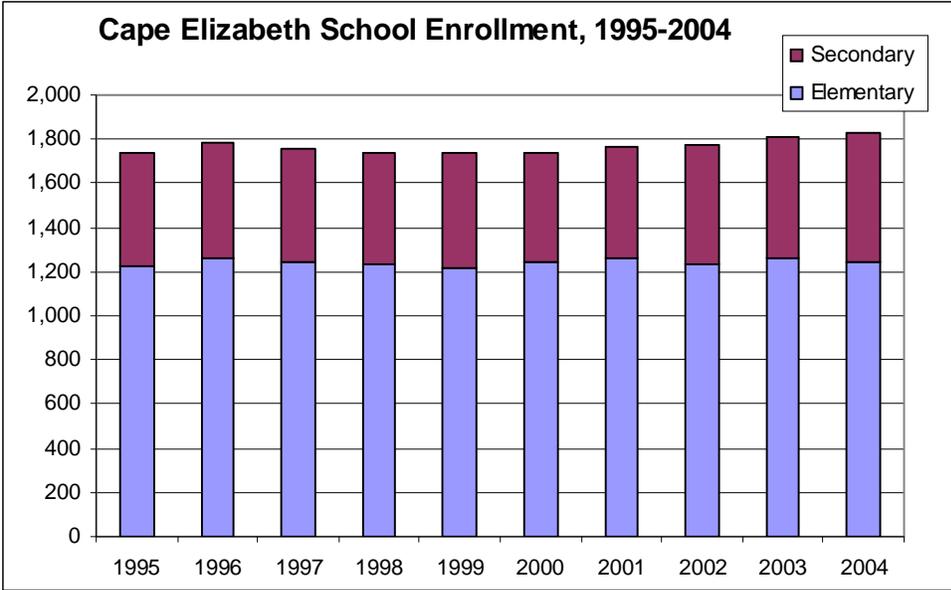
Education

Adults. Cape Elizabeth boasts the most educated citizenry in the state. Almost 97% of adults are high school graduates, and almost 59%, college graduates, the highest percentage on both measures of any municipality in the state. By contrast, only one of every three adults in Cumberland County has earned a bachelor's degree or higher.



Source: U.S. Census Bureau

Children. Over the last 10 years, K-12 enrollment has remained remarkably stable with an average enrollment of 1,766 students. In 2004, enrollment peaked at 1,826 students. Elementary enrollment peaked in 2003 with 1,261 students, and secondary in 2004 with 581 students. With no dropouts reported in the 2003-2004 school year, Cape Elizabeth boasts the highest graduation rate in the county, a distinction it shares with 14 other schools in the state.



Source: Maine Department of Education