

POPULATION AND DEMOGRAPHICS

KEY FINDINGS

- Over the past few decades Cape Elizabeth's population has continued to grow at a slow and steady rate of about 2% per decade. This low growth pattern is projected to continue.
 - While the number of year-round residents remains stable, seasonal housing units are on the rise. Between 1990 and 2010 there were 101 new seasonal units, bringing the total to 193.
 - Cape Elizabeth's population is aging more rapidly than the rest of Cumberland County. Between 2000 and 2015 the population over 80 has increased by almost 80%, and the under 5 population has decreased by nearly 50%.
 - While the household sizes in Cape Elizabeth remain larger than the state and county average, they have been declining since 1990. From 2000 to 2010, the number of married couples with children has declined by 11%, while the number of one person households has grown by more than 12%.
 - Cape Elizabeth has second highest median income in Cumberland County and the state, with over 61% of households making over \$75,000, and 16% making over \$200,000.
 - Cape Elizabeth has an extremely well educated population, and is overall one of the most highly educated municipalities in the state. Almost 99% of adults are high school graduates, and nearly 64% are college graduates.
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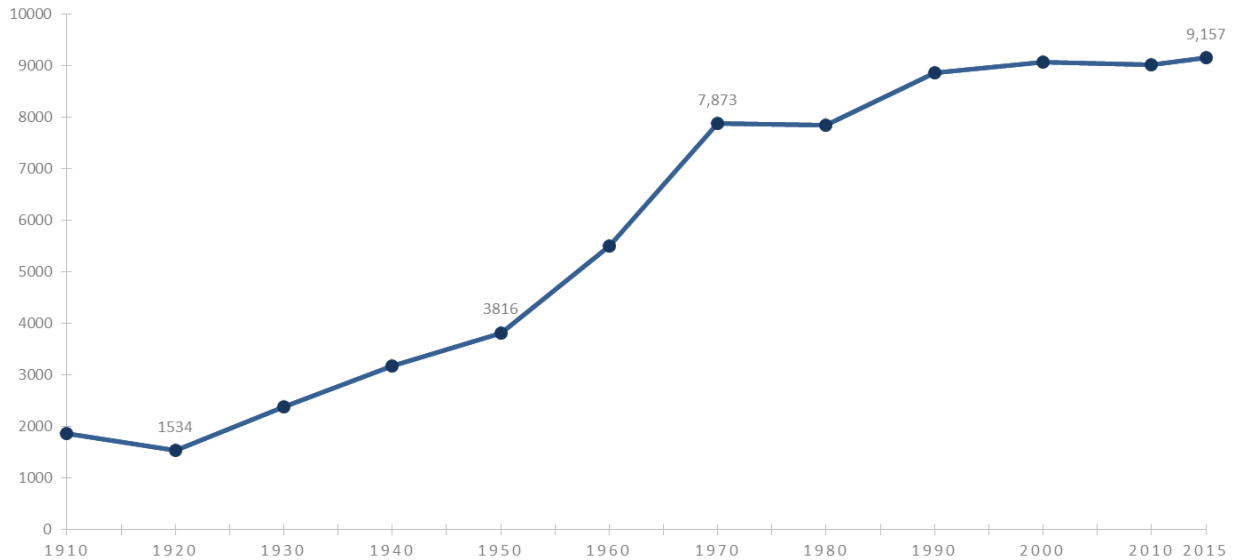
Population Growth

Understanding population growth and trends is essential to planning for the future and ensuring that the community has adequate services and resources. Population change is the result of two factors: natural increase (the difference between births and deaths) and net migration (the change in people moving to/from the community). As a nation, our population is growing slowly; however, there are often population waves such as the baby boomers and millennials where there is an especially large cohort. These age structure trends are often observed at the local level as well, and have implications for community planning. Most population growth at the local level is from individuals and families moving to a community (in migration) for economic opportunity or quality of life reasons.

Over the past hundred years, from 1910 to 2010, the population of Cape Elizabeth increased nearly five-fold, from 1,857 to 9,015 residents. Until 1970 growth was occurring at a relatively rapid pace, about 54% per decade. The greatest decennial rise occurred from 1960 to 1970, when Cape Elizabeth's population grew from 5,505 to 7,883, a total increase of 2,368 people. This growth was part of a country-wide trend in migration from urban to suburban/rural, influenced by Federal policy. Since 1990, population growth has been slow and steady, averaging around just 2.3% per decade. From 2000 to

2010, the population actually decreased by 53 individuals. From 2010 to 2015, Cape Elizabeth added 142 new residents.

CAPE ELIZABETH POPULATION GROWTH 1910-2015



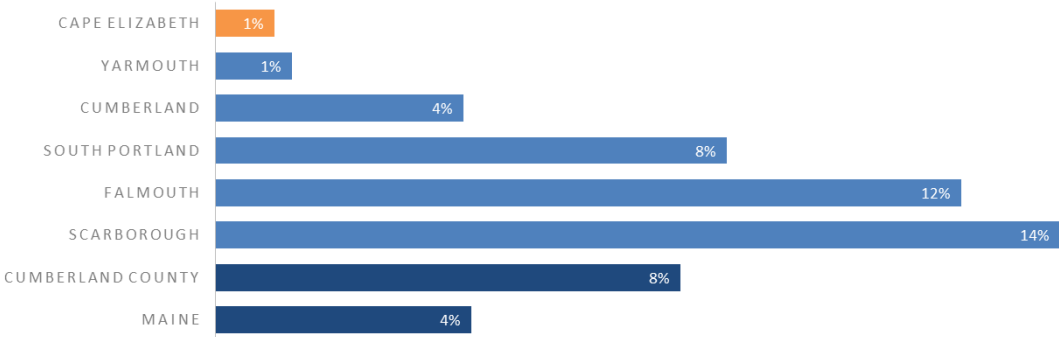
Source: U.S.Census, 2010-2015 ACS 5-year estimate

From 2000 to 2015, Cape Elizabeth’s population grew by just 1%. During this same time Cumberland County’s population grew by 8%, from 265,612 to 286,119, and Maine’s overall population grew by 4%. Scarborough’s 14% growth was the greatest in the region.

Cape Elizabeth accommodated about 4% of Cumberland County’s growth. The largest share of county growth was in Portland, accounting for 14%. However, South Portland and Scarborough weren’t very far behind absorbing 10% and 12% of the growth, respectively. The primary cause of this growth was in-migration – new residents moving into the community. Yarmouth and Cumberland each accommodated about 1% of the county’s net growth. Both communities experienced greater increases in population, but the increase was due to birth rates rather than in-migration.

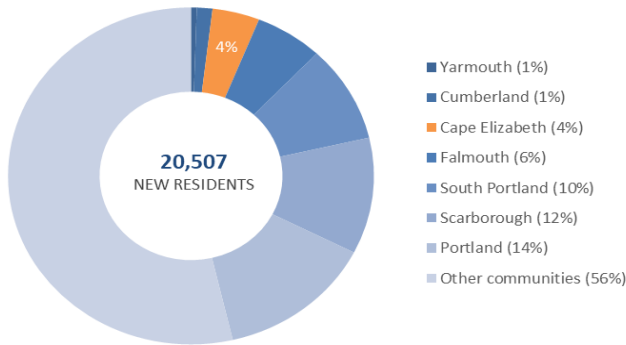


COMPARATIVE POPULATION GROWTH 2010-2015



Source: U.S.Census, 2010-2015 ACS 5-year estimate

SHARE OF CUMBERLAND COUNTY GROWTH 2010-2015

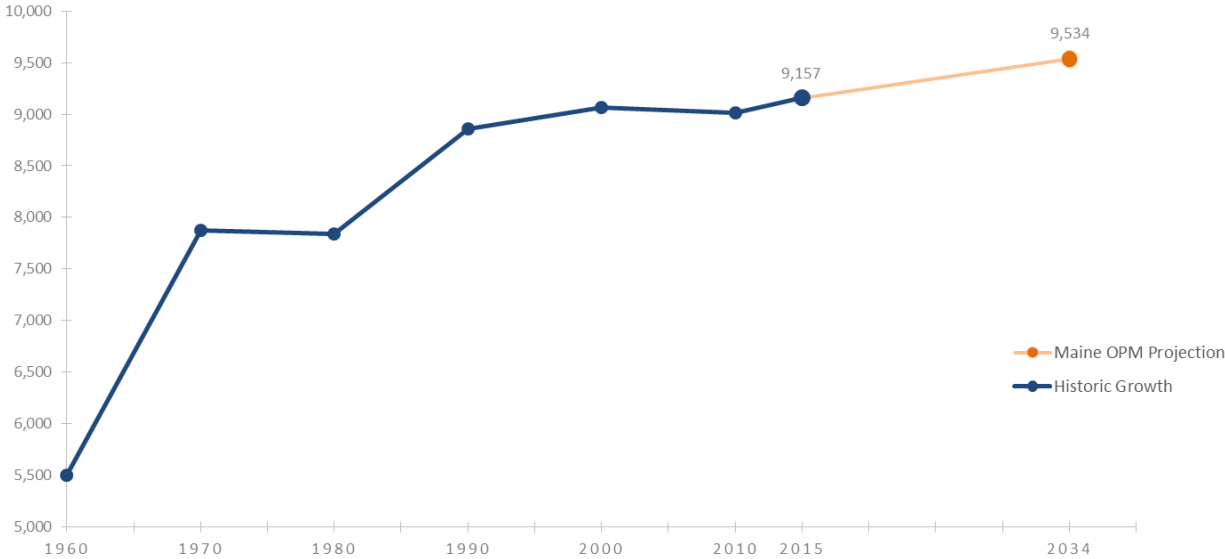


Source: U.S.Census, 2010-2015 ACS 5-year estimate

Population Projections

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 Maine Office of Policy and Management projected county-level population changes through 2034 using the widely-utilized cohort-component method. This methodology uses births, deaths and migrations to advance each age-sex cohort through the project period. The county level population growth was then allocated to individual towns proportional to the town’s current share of county population. Based on this model, current growth trends in Cape Elizabeth are expected to continue. The population is projected to grow by about 2.2% per decade until 2034, an increase of just 337 people over 19 years.

CAPE ELIZABETH POPULATION PROJECTIONS 2034 AND 2040



Source: U.S.Census, 2010-2015 ACS 5-year estimate, Maine Office of Policy and Management

Population Density

Cape Elizabeth is about twice as dense as Cumberland County, and significantly denser than the state as a whole. However, the density is comparable to similar mature suburban communities. With an average of 280 houses and 618 people per square mile, Cape Elizabeth is about as dense as Yarmouth. Neighboring South Portland, on the other hand, is nearly three and a half times as dense.

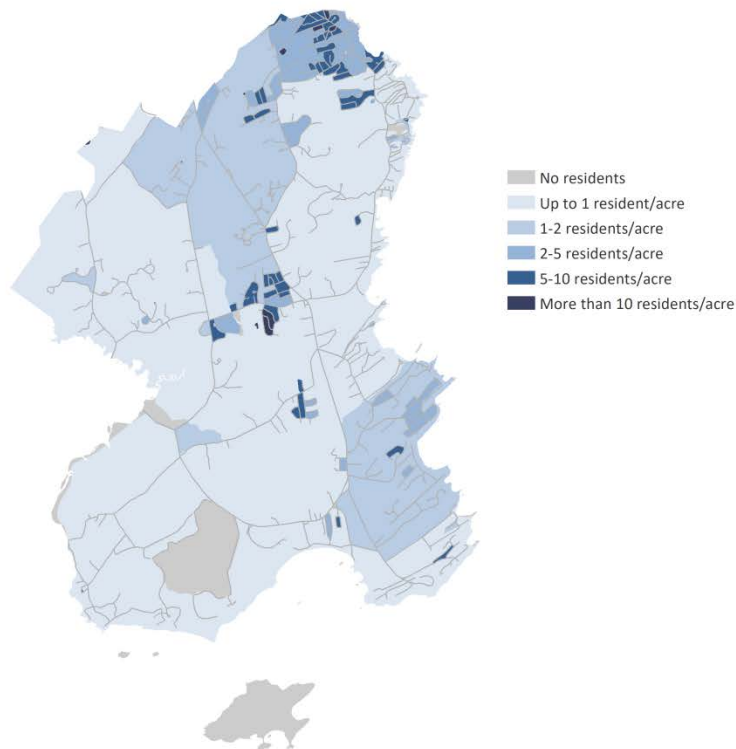
COMPARATIVE POPULATION DENSITY 2015

	POPULATION DENSITY		HOUSING DENSITY	
	(Residents per square mile)	(Residents per acre)	(Dwelling units per square mile)	(Dwelling units per acre)
Cape Elizabeth	618	1.0	280	0.4
Scarborough	405	0.6	175	0.3
Falmouth	388	0.6	161	0.3
South Portland	2,095	3.3	922	1.4
Cumberland	283	0.4	110	0.2
Yarmouth	627	1.0	274	0.4
Cumberland County	312	0.5	152	0.2
Maine	41	0.1	22	0.0

Source: U.S.Census, 2010-2015 ACS 5-year estimate

While the average population density of Cape Elizabeth is about 1 resident per acre, this density is not evenly distributed throughout the Town. The Cape Cottage/Oakhurst area in the northern part of town has a more significant concentration of residential development. This entire area has at least 2 to 5 residents per acre, with portions having more than 5 and sometimes 10 residents per acre. A smaller pocket of concentrated growth can also be found in the Town Center neighborhood. These denser residential areas are the result of historic growth patterns, zoning, infrastructure, and land conservation efforts in other parts of Cape Elizabeth.

CAPE ELIZABETH POPULATION DENSITY BY CENSUS BLOCK 2010



Source: U.S.Census

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 year round uses to satisfy the demand for moderately priced housing. In Cape Elizabeth, the opposite trend seems at play. Since 1990 the number of seasonal housing facilities has steadily increased. Between 1990 and 2010 there were 101 new seasonal units in Cape Elizabeth, bringing the total number to 193. This is an average growth rate of 55% per decade. If all of Cape Elizabeth's 193 seasonal units were occupied, Cape Elizabeth would increase its population during the summer by approximately 772 people (assuming four people per unit). This is a significant gain for a town with less than 10,000 year-round residents.

Like most waterfront communities, Cape Elizabeth has the capacity to house additional people throughout the tourist season, with several inns and cottages. Seasonal units are defined by the U.S. Census Bureau as vacant housing units, including beach cottages and time-sharing condominiums that are used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Owners of these units would have been counted by the U.S. Census Bureau in their usual place of residence as of 2000. These numbers do not include any rentals by private owner, of which there are over fifty in town as a part of the sharing economy.

CAPE ELIZABETH SEASONAL HOUSING 1990-2010

	LODGING FACILITIES	OCCUPANTS <i>(Assuming an average of 4 occupants per lodging facility)</i>
1990	92	368
2000	140	560
2010	193	772

Source: U.S. Census, Maine Office of Tourism

Age Distribution

Maine has the distinction of having the oldest population in the country. While the median age in the U.S. in 2010 was 37.2 years, in Maine it was 42.7 years. This aging trend is especially strong in Cape Elizabeth. As of 2015, Cape Elizabeth's median age was 51.1, about 25% older than Cumberland County's median age of 41.9.

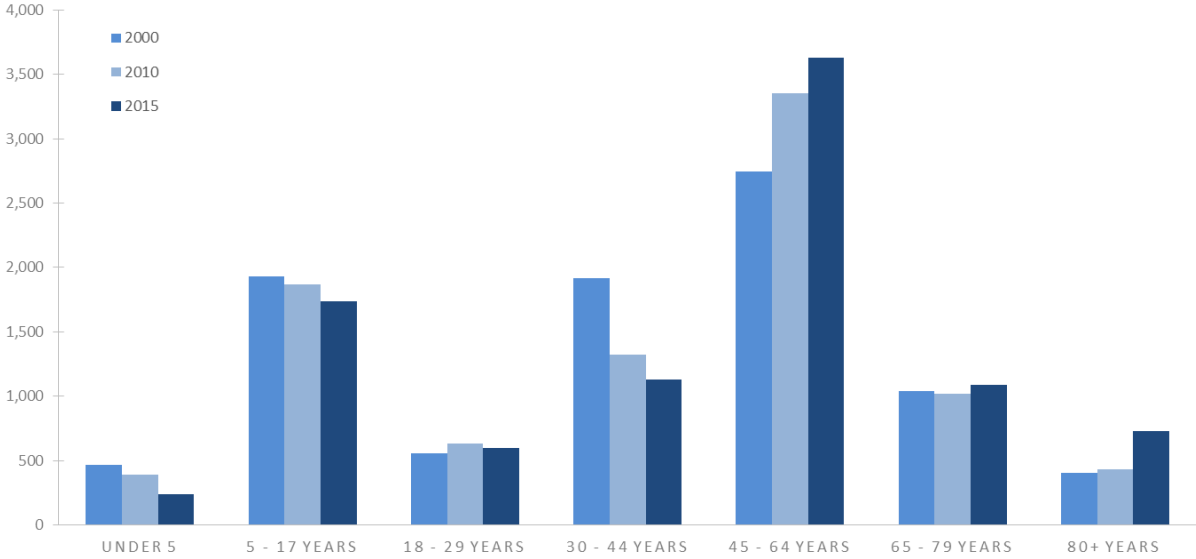
Overall, Cape Elizabeth's change in population distribution between 2000 and 2015 follows national and regional trends, with a decline in school aged children and growth in the elderly population. However, Cape Elizabeth has experienced an especially sharp decline in the number of children under 5 years old, decreasing by nearly 50% over 15 years. By comparison, the number of children under 5 countywide has only declined by about 8%. At the opposite end of the spectrum, Cape Elizabeth's population over 80 has increased by nearly 80%, while across the county it has only increased by about 22%. Between 2000 and 2015, Cape Elizabeth's population shrank in all age groups under 45, and grew in all age groups over 45.

In 2000, children aged 5-17 comprised the second largest age group in Cape Elizabeth, accounting for 21% of the total population compared to 17% for the county and 18% for the state. From 2000 to 2015, the number of children aged 5-17 in town decreased by 10%. Similarly, the percentage of children under five decreased from 5% in 2000 to below 3% in 2015. Given these trends, it is likely that Cape Elizabeth will see a decline in school enrollment over the coming years.

From 2000 to 2015, the 45-64 age group, which includes many Baby Boomers, represented the most dominant age group in Cape Elizabeth. In 2000 about 30% of all residents were in this age bracket. By 2015, this number increased to nearly 40% of all residents, compared to 30% of Cumberland County.

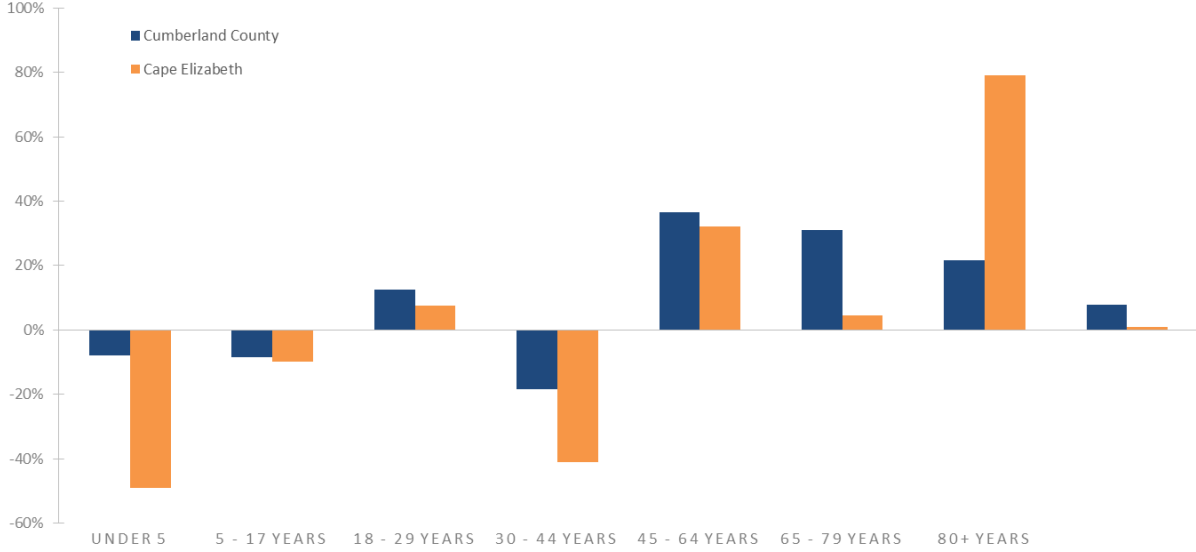
With the age of first marriage increasing, the 30-to-44 year old age group includes individuals most likely to start forming family households. In 2000, this group represented 21% of the total population, but by 2015 they have decreased by nearly a third and only represented 12% of the community, a smaller share than in either the county or state.

CAPE ELIZABETH POPULATION BY AGE GROUP 2000-2015



Source: U.S.Census, 2010-2015 ACS 5-year estimate

COMPARATIVE CHANGE IN POPULATION BY AGE GROUP 2000-2015



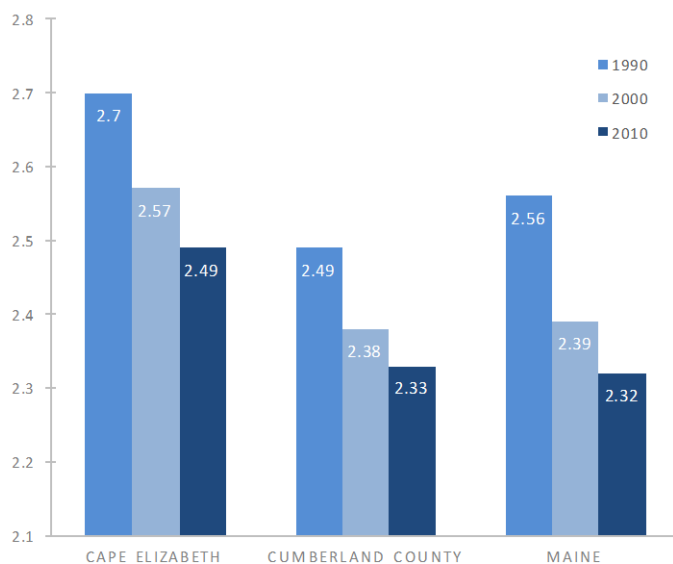
Source: U.S.Census, 2010-2015 ACS 5-year estimate

Household Composition

Across the country, average household sizes have continued to drop since the 1990s. This trend has also been seen locally, with average household sizes declining each decade across Maine, Cumberland County and Cape Elizabeth. In Cape Elizabeth, average household size is still larger than in the state and county, but it has been declining more quickly. In the 2000s, average household size in Cape Elizabeth declined by 3.1%, while the county declined by 2.1%. Still, in 2010 households were generally larger in Cape Elizabeth than across the region, with an average household size of 2.29, compared to 2.33 in Cumberland County and 2.32 in Maine. This decline 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 on their own.

The decrease in household size over the past few decades has had a substantial impact on residential development across Maine. During the 2000s, the population in Cumberland County grew by 6%, while the number of households increased by 8.7%, creating a demand for more housing units per capita. In Cape Elizabeth, the change was also dramatic, with population actually declining by half a percentage between 2000 and 2010 while the number of households grew by 3.7%. When calculating household size, the Census considers only individuals living in housing units, including homes, apartments and mobile homes. Those living in institutional settings such as nursing homes are counted as living in group quarters. Although there are no projections available for Cape Elizabeth specifically, the U.S. Census Bureau predicts this downward trend in average household sizes across the country will continue to moderate moving forward.

AVERAGE HOUSEHOLD SIZE 1990-2010



Source: U.S.Census, 2010-2015 ACS 5-year estimate

The U.S. Census Bureau defines a household as a group of people who occupy a housing unit as their primary place of residence. There are two types of households – nonfamily and family. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals. Family households include at least two individuals related by birth, marriage, or adoption, but may also include other unrelated people.

Household growth in Cape Elizabeth has remained stable compared to the rest of the county. Three quarters of the households in Cape Elizabeth are comprised of families (with and without school age children), representing a change of just 0.6% since 2000. Non-family households increased 14%, compared to an increase of 22% across the county. The number of one person households increased by 12.4%, compared to an increase of 13.4% in the county as a whole.

HOUSEHOLD COMPOSITION 2000-2010

	CAPE ELIZABETH			CUMBERLAND COUNTY		
	2000	2010	Change	2000	2010	Change
HOUSEHOLDS	3,488	3,616	3.7%	107,989	117,339	8.7%
1 person	736	827	12.4%	30,710	34,831	13.4%
Male householder	212	236	11.3%	12,101	14,215	17.5%
Female householder	524	591	12.8%	18,609	20,616	10.8%
2 or more persons	2,752	2,789	1.3%	77,279	82,508	6.8%
<i>Family households</i>	2,604	2,620	0.6%	67,699	70,778	4.5%
Married-couple family	2,291	2,259	-1.4%	54,109	54,885	1.4%
With related children	1,074	956	-11.0%	24,083	21,678	-10.0%
No related children	1,217	1,303	7.1%	30,026	33,207	10.6%
Other family:	313	361	15.3%	13,590	15,893	16.9%
<i>Male householder</i>	87	97	11.5%	3,377	4,537	34.4%
With related children	49	55	12.2%	1,945	2,509	29.0%
No related children	38	42	10.5%	1,432	2,028	41.6%
<i>Female householder</i>	226	264	16.8%	10,213	11,356	11.2%
With related children	132	165	25.0%	6,478	6,848	5.7%
No related children	94	99	5.3%	3,735	4,508	20.7%
Nonfamily households:	148	169	14.2%	9,580	11,730	22.4%
Male householder	74	84	13.5%	5,199	6,131	17.9%
Female householder	74	85	14.9%	4,381	5,599	27.8%
Average household size	2.57	2.49	-3.1%	2.38	2.33	-2.1%
Average family size	3.01	2.95	-2.0%	2.95	2.9	-1.7%

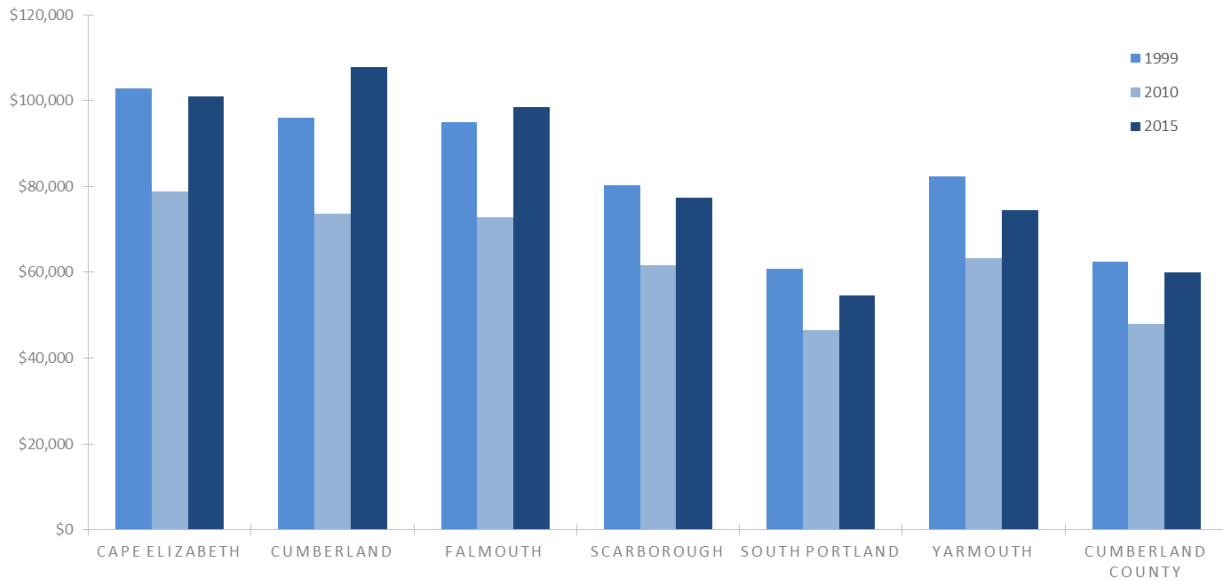
Source: U.S.Census

Household Income

In 2015 dollars, median household incomes across the region are about the same today as they were in 1999, decreasing as a result of the great recession in 2000, but climbing back by 2015. In 1999, median household income in Cape Elizabeth was \$102,750 (in 2015 dollars), significantly above the county's

average of \$62,548. From 1999 to 2015, real median household income in Cape Elizabeth decreased slightly, going down to \$101,068. This pattern holds true in all nearby municipalities and county-wide.

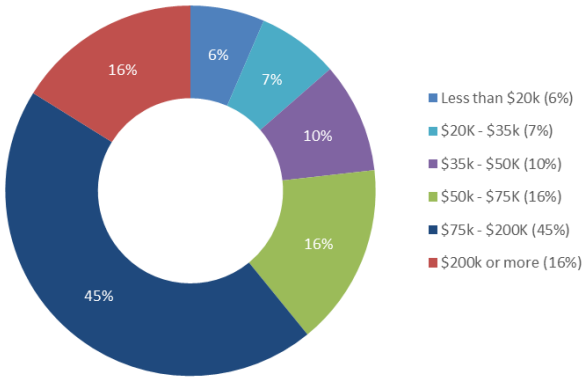
COMPARATIVE MEDIAN HOUSEHOLD INCOME (2015 DOLLARS) 1999-2015



Source: U.S. Census, 2010-2015 ACS 5-year estimate

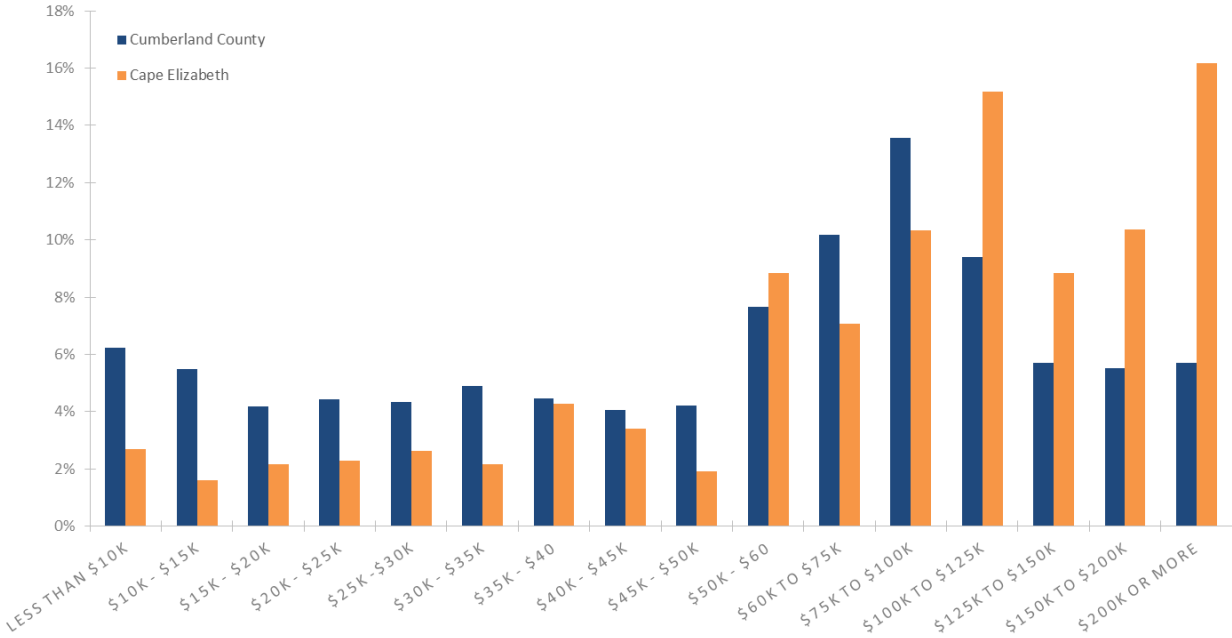
Compared to Cumberland County and comparable communities, household incomes are high in Cape Elizabeth. There is the greatest difference between the Town and the County as a whole when looking at the percentage of households making \$200,000 or more a year. In Cape Elizabeth, this accounts for over 16% of households, compared to just 5.7% in Cumberland County. About 61% of households in Cape Elizabeth make over \$75,000, while the across the County only 40% of households make as much. Conversely, about one in eight Cape Elizabeth households earned less than \$35,000 per year, compared to nearly one in three for the county. According to the U.S. Census 2010-2015 American Community Survey, only 4% of Cape Elizabeth residents fell below the poverty line in 2015, while 11.6% of county residents and 13.9% of state residents fell below the poverty line.

CAPE ELIZABETH HOUSEHOLD INCOME DISTRIBUTION 2015



Source: 2010-2015 ACS 5-year estimate

COMPARATIVE PERCENTAGE OF HOUSEHOLDS PER INCOME BRACKET 2015

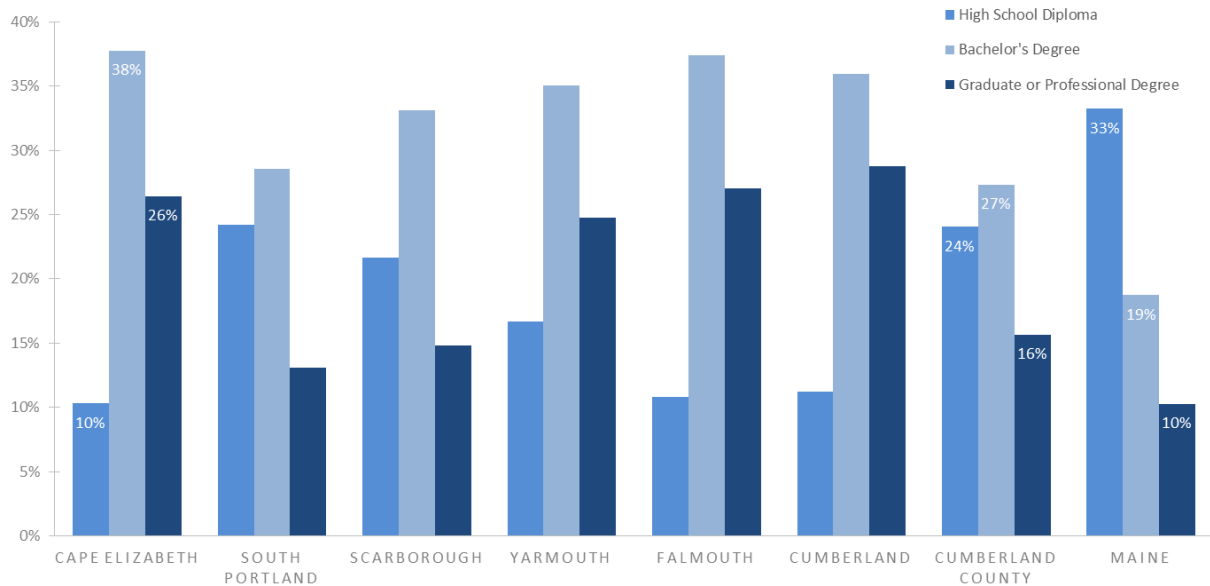


Source: 2010-2015 ACS 5-year estimate

Education

Cape Elizabeth has an extremely well educated population, and is overall one of the most highly educated municipalities in the state. Almost 99% of adults are high school graduates, and nearly 64% are college graduates. By contrast, less than one in three adults in Cumberland County have earned a bachelor’s degree or higher.

RELATIVE EDUCATIONAL ATTAINMENT OF RESIDENTS 2010



Source: 2010-2015 ACS 5-year estimate

Race and Ethnicity

In addition to being the oldest state in the county, Maine is also the whitest. However, from 2000 to 2010 diversity has increased across the state, county, and Cape Elizabeth. The percentage of “white alone” residents has decreased while every other group has increased. The “white alone” population in Cape Elizabeth has gone down by about 1.5%, which is about the same as the state as a whole. Cumberland County has increased its diversity a little bit more, with about 3% fewer residents identifying as “white alone”. As the nation as a whole continues to diversify, this trend is expected to continue.

RACE AND ETHNICITY OF RESIDENTS 2000-2010

	CAPE ELIZABETH		CUMBERLAND COUNTY		MAINE	
	2000	2010	2000	2010	2000	2010
White alone	98.0%	96.6%	95.7%	92.8%	96.9%	95.2%
Black or African American alone	0.3%	0.5%	1.1%	2.4%	0.5%	1.2%
Asian alone	1.0%	1.4%	1.4%	2.0%	0.7%	1.0%
Other*	0.7%	1.5%	1.8%	2.7%	1.8%	2.6%

* Other includes Native American, Native Hawaiian, Some other race alone, or two or more races

Source: U.S.Census