

1 POPULATION AND DEMOGRAPHICS

2  
3 Key Findings

- 4 • Over the past few decades Cape Elizabeth’s population has ~~experienced~~  
5 ~~minimal growth~~. This ~~minimal growth pattern is projected to continue~~.
- 6 • While the number of year-round residents remains stable, seasonal  
7 housing units are on the rise. Between 1990 and 2010 there were 101 new  
8 seasonal units, bringing the total to 193.
- 9 • Cape Elizabeth’s population ~~trends are diverging from Cumberland~~  
10 ~~County’s as a whole~~. Between ~~2010 and 2017~~, the population over 80  
11 ~~experienced no statistical growth, while the under 5 population has~~  
12 ~~increased by potentially as much as nearly 41%~~.
- 13 • While the household sizes in Cape Elizabeth remain larger than the state  
14 and county average, they have been declining since 1990. From 2000 to  
15 2010, the number of married couples with children has declined by 11%,  
16 while the number of one person households has grown by more than 12%.
- 17 • Cape Elizabeth has the second highest median income in Cumberland  
18 County and the state, with over 61% of households making over \$75,000,  
19 and 16% making over \$200,000.
- 20 • Cape Elizabeth has an extremely well educated population and is overall  
21 one of the most highly educated municipalities in the state. Almost 99% of  
22 adults are high school graduates, and nearly 64% are college graduates.

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25 Population Trends

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27 Understanding population trends is essential to planning for the future and  
28 ensuring that the community has adequate services and resources. Population  
29 change is the result of two factors: natural increase (the difference between births  
30 and deaths) and net migration (the change in people moving to/from the  
31 community).

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Deleted: 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.

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32  
33 Cape Elizabeth’s population has gone through several distinct periods of change  
34 over the last 200 years. During the 19th century, the town experienced decades of  
35 minimal or negative population growth broken up by three decades of sizable  
36 expansion.<sup>1</sup> The beginning of the 20<sup>th</sup> century and World War I continued this  
37 pattern of expansion and contraction, with growth peaking between 1900 and  
38 1910. Starting in the 1930s, the town entered a new period of population change  
39 that consisted of growth at approximately 40% per decade for almost half a

<sup>1</sup> See 07-105 CMR 208 (defining minimal residential development in part as “[l]ess than five (5) percent population growth over the previous ten (10) years”).

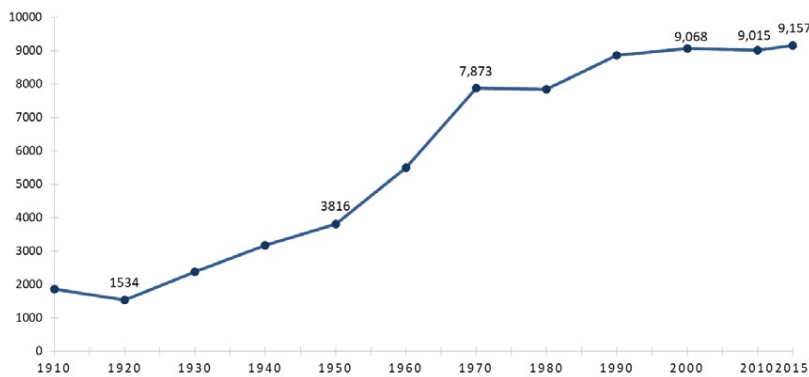
1 century. This period of continued growth, however, would come to an end in  
 2 1970. After growing from 5,505 to 7,883 between 1960 and 1970 (an increase of  
 3 43% over one decade), Cape's population once again contracted between 1970  
 4 and 1980. This contraction served to mark the start of a new period of  
 5 population change consisting of decades of population loss and marginal  
 6 growth. Since 1990, the town's population has increased by 161 residents,  
 7 representing a growth rate of less than 1% a decade. As of the last decennial  
 8 census, the Town's population has once again contracted, having decreased by  
 9 53 residents since 2000.

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 11 American Community Survey

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 13 In 2005, the U.S. Census Bureau launched the American Community Survey  
 14 (ACS)—a program for providing population data more frequently than once per  
 15 decade. Unlike the decennial census (which performs an actual population  
 16 count), ACS reports are statistical estimates based on random sampling. Due to  
 17 the high levels of uncertainty that arise when sampling small populations, only  
 18 5-year rolling averages are made available for communities the size of Cape  
 19 Elizabeth.

20  
 21 The ACS estimates that Cape Elizabeth averaged approximately 9,235 residents  
 22 between 2013 and 2017—an increase of 220 residents since 2010.

23 CAPE ELIZABETH POPULATION GROWTH 1910-2015



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

24  
 25 Age Distribution

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 27 Maine has the distinction of having the oldest median population age in the  
 28 country (42.7 years vs 37.2 for the U.S. overall). As of 2010, Cape Elizabeth's  
 29 median age of 46.8 was higher than the state average and about 6 years older  
 30 than Cumberland County's median age of 41.0. The U.S. Census Bureau  
 31 estimates that this difference has increased slightly since the last decennial  
 32 census, with the county's median age increasing to 42 while Cape Elizabeth's

Deleted: The greatest decennial rise occurred from 1960 to 1970, when Cape Elizabeth's population grew

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Deleted: a total increase of 2,368 people.

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Comment [CS14]: Speaking of age differences as a percentage is not very informative.

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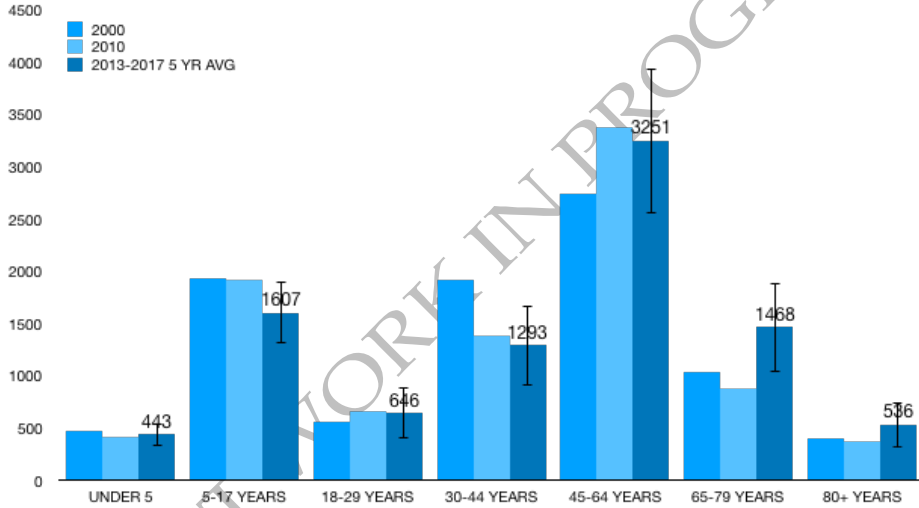
1 median age is estimated to have increased to somewhere between 48 and 52  
 2 years.  
 3  
 4 Overall, between 2000 and 2010, Cape Elizabeth's change in population  
 5 distribution followed national and regional trends, with a decline in school aged  
 6 children and growth in the elderly population. In 2007, fertility rates in the  
 7 United States experienced a sharp decline that has been closely linked to the  
 8 "Great Recession," which had a disproportionate impact on people of child-  
 9 bearing age. Rather than marking the beginning of a new trend where people  
 10 elect to forego having children entirely, experts have predicted that this change  
 11 in fertility instead represents a temporal shift in childbirth where people will  
 12 "catch-up" on fertility once the economy improves.  
 13  
 14 This prediction of fertility "catch-up" is borne out in the U.S. Census Bureau's  
 15 estimates of Cape Elizabeth's population change since 2010. In particular, in  
 16 Cape Elizabeth the multi-year average population of children under 5 years old  
 17 has increased, potentially by as much as 41% (from 390 to 538). By comparison,  
 18 the number of children under 5 countywide has declined by about 4% (from  
 19 14,755 to an estimated 14,157). At the opposite end of the spectrum, Cape  
 20 Elizabeth's population over 80 is estimated to have experienced no statistical  
 21 change (from 434 to somewhere between 327 and 737), which is consistent with  
 22 greater regional trends (from 12,412 to 12,453 county-wide). Between 2000 and  
 23 2015, the only two age groups in Cape Elizabeth that shrank statistically were the  
 24 cohorts of residents between 10-14 and 45-49 years of age. These cohorts would  
 25 have been between the ages of 2-6 and 37-41 at the start of the "Great Recession"  
 26 when the national real estate market collapsed and represent the age brackets  
 27 that normally would have engaged in "in-migration" to the community just prior  
 28 to their children entering school-age years.  
 29  
 30 This pattern further played out with Cape Elizabeth's school enrollment. In  
 31 2010, there were 2,256 children under the age of 18 in Cape Elizabeth, accounting  
 32 for 25% of the total population, compared to 21% for the county and the state.  
 33 From 2013-2017, the number of children under the age of 18 in town is estimated  
 34 to have decreased somewhere between 5-16% (between 1,886 and 2,144), which is  
 35 consistent with the 7% decrease in school enrollment seen between 2010 and  
 36 2017) and the "Great Recession" statistical decline in Cape families with children  
 37 born between 2001-2005.  
 38  
 39 At the same time, however, the population of children younger than school age  
 40 and the population of adults within the cohorts that generate the majority of  
 41 births in the United States (20 to 34 years) have increased significantly. The  
 42 percentage of children under five grew from 4% of the overall population in 2010  
 43 to an estimated average of 4-6% between 2013-2017. Moreover, the number of  
 44 adults age 20 to 34 increased by an estimated 27% (from 722 to 915).  
 45  
 46 Both of these demographic trends are consistent with predictions of fertility  
 47 "catch-up" once economic conditions improved. Given these trends, it is likely  
 48 that Cape Elizabeth's school enrollment will either increase or remain stable over  
 49 the next decade.

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- Deleted: Cape Elizabeth's change in population distribution
- Deleted: 2015
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- Deleted: has experienced an especially sharp decline in the number of
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- Deleted: only
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- Deleted: has increased by nearly 80%
- Deleted: while across the county it has only increased by about 22%
- Deleted: 's
- Deleted: population
- Deleted: in all age groups under 45, and grew in all age groups over 45.
- Comment [CS15]: The document compares groups spanning varying number of years (e.g. 13 years vs 20) and calls the one spanning the most number of years the dominant age group.
- Deleted: 2000
- Deleted: aged 5-17
- Deleted: comprised the second largest age group in Cape Elizabeth,
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In 2010, the Baby Boomer cohorts (individuals born between 1946 and 1964) in Cape Elizabeth consisted of approximately 3,350 residents and represented 37% of the town's overall population. Between 2013-2017, this number is estimated to have experienced no statistical change (between 2786 and 4230 residents) compared to a 3% regional decrease in Cumberland County (84,102 to 81,357).

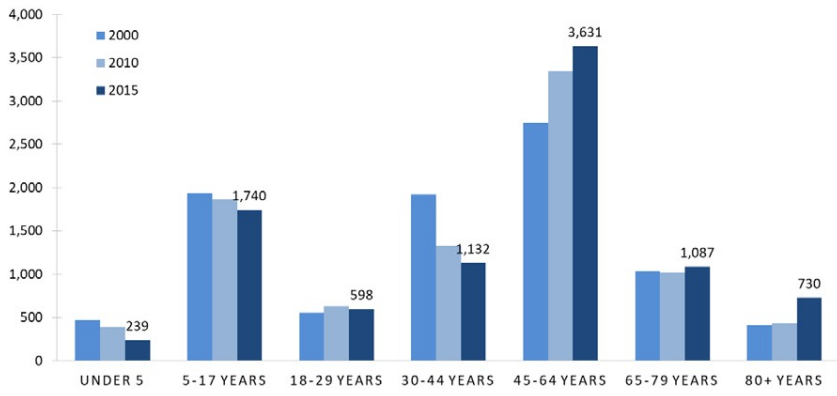
The U.S. Census Bureau estimates that for the period between 2013 and 2017, 76% of all births in Cape Elizabeth were to women between the ages of 20 and 34. In 2010, men and women in this group represented 8% (722) of the total population. Between 2013-2017, this group is estimated to have had a population somewhere between 533 and 1,297 (with the midpoint of 915 representing a growth rate of 22%) representing somewhere between 6-14% of the community, a smaller share than in either the county or state (both 19%).



Source: U.S. Census, 2013-2017 ACS 5-year estimate (error bars representing 90% C.I.)

- Deleted: From 2000 to 2015
- Deleted: 45-64 age group, which includes many Baby Boomers,
- Deleted: represented the most dominant age group in Cape Elizabeth. In 2000 about 30% of all residents were in this age bracket
- Deleted: y 2015
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- Deleted: With the age of first marriage increasing, the 30-to-44 year old age group includes individuals most likely to start forming family households.
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CAPE ELIZABETH POPULATION BY AGE GROUP 2000-2015



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

DRAFT WORK IN PROGRESS

