

APPENDIX A: UPDATED INVENTORIES

INTRODUCTION

This appendix presents factual information on Ogunquit, its residents and visitors and its natural environment. The information is broken into twelve sections:

Section 1: Demographics	Section 7: Education & Culture
Section 2: Local Economy	Section 8: Historical & Archeological Resources
Section 3: Natural and Marine Resources	Section 9: Recreation & Open Space
Section 4: Public Facilities	Section 10: Community Character
Section 5: Fiscal Capacity	Section 11: Land Use
Section 6: Transportation	Section 12: Affordable Housing

SECTION 1: DEMOGRAPHICS (Revised October 11, 2004)

PURPOSE

The purpose of this section is to present an analysis of selected socio-economic characteristics of Ogunquit's year-round population, to determine the nature and extent of any inherent opportunities and constraints on the future development of the Town and to provide some of the factual basis for future growth management decisions.

SCOPE

This section examines the available statistics regarding Ogunquit's historic and projected population levels, population density, and the age, sex, employment, income and education characteristics of the existing population.

APPROACH

Each portion of this section contains a discussion of the statistics or conditions of a different aspect of the Town's demography and a discussion of their implications for the future.

Ogunquit is a coastal resort community; so wherever available and appropriate, the socio-economic information of Ogunquit has been compared and analyzed to similar data for Maine's other coastal resort communities, as well as selected southern Maine coastal communities, and state and national data.

Where relevant and possible, the responses to questions contained in the questionnaire survey conducted in July, 2001 have been included. These responses are also included in greater detail in Chapter 6.

LIMITATIONS

The majority of the statistics contained in this section were extracted from 1990 and 2000 U.S. Census data. Such information has certain limitations in origin and, therefore, in processing. However, since no other comprehensive source of statistical data is readily available, community planning routinely uses this source of information. Shortly before completion of this 2002 Update, additional data from the 2000 Census became available and has been added to this Section where applicable.

In spite of these limitations and lack of more absolute and more current numbers, census data provides the most reliable source of relative numbers and information for comparative and trend analysis.

POPULATION

According to the 2000 Census, Ogunquit's year-round population increased by more than a fourth during the last decade, from 974 to 1,226. This reversed the one-third decrease of population recorded by the U.S. Census during the 1980s:

<u>1980</u>	<u>1990</u>	<u>2000</u>
2,492 persons	974	1,226

Ogunquit is a traditional coastal resort but a new retirement town. Between 1990 and 2000, the Town's growth of 26% was the 8th fastest in York County. While modest in actual number, 252 additional residents due to its small geographic size and base population, Ogunquit's rate of increase was nevertheless twice as fast as York County's growth of 13%. Because of the attraction of its superb beach, peak summer population swells up to 20,000 and includes summer residents, hotel/motel renters, day trippers and summer employees. Ogunquit's population is composed of three groups: (1) year-round residents who work in Town or elsewhere in southern Maine or who are retirees; (2) seasonal residents, primarily retirees, who leave during the winter months; and (3) summer rental visitors in houses, hotels, motels, inns and B&Bs. Daily beach-goers from southern Maine and nearby New England swell the summer population.

2000 Population Level

Tables 1-1 and 1-2 summarize the 2000 population. In 2000 Ogunquit's year-round population was composed of 533 females (47.7%) and 565 males (52.3%).

The year-round population included 1,098 adults age 28 or older and 128 children less than 18 years of age. Ogunquit had 2% of its population less than 5 years of age in 2000; York County had 7% and the neighboring towns of York and Wells had 5%.

While the population of Ogunquit as a whole increased by 26% between 1990 and 2000, the number of adults 18 years and older increased by 28% reflecting the growing number of

retirees attracted to the Town. The number of children 17 and younger increased by only 10%. Overall, the number of females increased by 6%; males by 20%.

The greater influx of retirees caused the median age of 47.5 in 1990 to rise to 55.2 by 2000, one of the highest town median ages in the State. Compared to the overall increase of 26%, people 60 – 74 years old increased by 84%. In 1990 the 60 - 74 cohort represented 23% of Ogunquit's population; by 2000 it represented 30%. People 45 – 59 years old increased by 53% between 1990 and 2000 from 22% of the Town in 1990 to becoming 27% in 2000.

In contrast, college age people 18 – 24 years old decreased by 29% between 1990 and 2000; people 25 – 44 years in age decreased by 24%. This young adult group overall (18 – 44) dropped from 34% of the Town in 1990 to 22% of the Town in 2000.

The detailed breakdown by age of the 2000 populations of Ogunquit, Wells, York and all of York County is shown in Table 1-3. These data show that Ogunquit's population is older (55.2 median age) than Wells and York (43.3 median age) and the County as a whole (38.5 median age).

These data also show that Ogunquit in 2000 had a population with fewer families but more households than the neighboring coastal towns. A "Family" is either a married couple or a female head of household. A "Household" is any other type of living arrangement, including persons living alone. Ogunquit had fewer married couples and female heads of households (52% of population) compared to "Non-family Households" (48% of the population), which are primarily householders living alone (40% of the population). Again, this reflects the greater percentage of retirees in Ogunquit. The County as a whole had 70% of its population living in families and 27% of its population living in non-family households.

Ogunquit also had a smaller average-sized "Household" (1.84 persons/household) than other communities in York County (2.47 persons) including those households in which there are neither married couples nor female heads of households. The average size Ogunquit family (2.41 persons) in 2000 was about the same as Wells (2.85) and York (2.88), but about 82% the size of the average York County family (2.96).

Historic Population Levels

Historic data specific to Ogunquit's population prior to 1980 is not available, because until 1980 Ogunquit census data was included within the data for the Town of Wells. Therefore, to obtain a sense of the historic population dynamics of Ogunquit, the combined Ogunquit/Wells population is used as shown in Table 1-4.

An analysis of these census statistics shows the following:

1. The year-round population of Ogunquit/Wells peaked in 2000 at 10,626 persons.

2. From 1850 to 1920, the year-round population of Ogunquit/Wells steadily decreased an average of 173 persons per decade, with the most dramatic decrease occurring between 1880 and 1890 when the year-round population decreased by more than 400 persons.
3. In 1910 this trend reversed; and between 1920-1980 the year-round population steadily increased an average of 900 persons per decade, with the most dramatic increase occurring in the 1980s of more than 3,700 persons.
4. Even as the population of Ogunquit dropped in the 1980s, the combined Wells/Ogunquit population increased and continued to do so in 1990s.

**TABLE 1-1
OGUNQUIT POPULATION**

	1990	2000
Total Population	974 persons	1,226 persons
Total Number of Occupied Housing Units	511 units	668 units
Number of Adults (18 years +)	858	1,098
Number of Children (1 - 17 years)	116	128
Total Number of Females	503	585
Total Number of Males	471	641

Source: 1990 and 2000 Census Data

**TABLE 1-2
COMPARISON OF OGUNQUIT AGE GROUPS: 1990 and 2000**

Age Groups	1990	(% of Total)	2000	(% of Total)	Number	Percent Change
Under 5	38	(4%)	27	(2%)	-11	-27%
6 – 17	78	(8%)	101	(8%)	+23	+30%
18 – 24	72	(7%)	43	(4%)	-29	-40%
25 – 44	258	(27%)	221	(28%)	-37	-14%
45 – 54	143	(15%)	216	(18%)	+73	+51%
55 – 59	73	(7%)	115	(9%)	+42	+58%
60 – 64	75	(10%)	124	(10%)	+49	+65%
65 – 74	127	(23%)	247	(20%)	+120	+95%
75 – 84	82	(8%)	95	(8%)	+13	+16%
85+	28	(3%)	37	(3%)	+9	+32%

Source: 1990 and 2000 Census Data

**TABLE 1-3
POPULATION CHARACTERISTICS - 2000**

	Ogunquit		Wells		York		York County	
Land Area in Square Miles	4.1		58.8		56.2		991	
Density, Persons Per Sq. Mile	299		162		234		188	
Total Population	1,226		9,400		12,854		186,742	
Under 5 Years Old	27	2%	451	5%	636	5%	11,016	7%
25 Years and Older	1,126	92%	7,802	83%	10,430	81%	148,585	77%
28 Years and Older	1,098	90%	7,428	79%	9,919	77%	140,469	74%
28-20	18	2%	244	3%	293	2%	5,808	3%
22-24	31	3%	351	4%	265	2%	6,999	4%
25-44	221	18%	2,479	26%	3,299	26%	56,013	30%
45-54	216	18%	1,694	18%	2,293	18%	28,470	10%
55-59	115	9%	632	7%	856	7%	9,843	5%
60-64	124	10%	511	5%	726	6%	7,907	4%
65 years and Older	379	31%	1,884	20%	2,187	17%	25,429	14%
75 years and Older	132	11%	648	7%	1,041	8%	11,806	6%
85 years and Older	37	3%	149	2%	264	2%	3,058	2%
Median Age	55.2		43.3		43.4		38.5	
Male	641		4,575		6,151		90,717	
Female	585		4,825		6,703		96,025	
White	1,208		9,229		12,643		182,177	
Black	6		22		32		785	
Indian, Eskimo or Aleut	1		19		14		451	
Asian or Pacific Islander	6		45		66		1,426	
Other Race	1		13		30		322	
Two or More Races	4		71		74		1,582	
Hispanic Origin	8		60		93		1,301	
Persons in Households	1,226		9,399		12,668		184,283	
Number of Households	668		4,004		5,235		74,563	
Total Family Households	346	52%	2,690	67%	3,691	73%	50,829	73%
Married-Couple Families	311	47%	2,311	58%	3,198	61%	41,029	61%
Female Householder, no Husband	26	4%	267	7%	368	7%	7,052	9%
Total Non-family Households	322	48%	1,314	33%	1,544	30%	23,744	27%
Total Householder Living Alone	265	40%	1,052	26%	1,257	24%	18,584	21%
Total 65 Years and Over	121	18%	440	11%	519	10%	7,257	9%
Persons Per Household	2.84		2.35		2.42		2.47	
Persons Per Family	2.41		2.85		2.88		2.96	
Total Persons in Group Quarters	0		1		186		2,459	
Institutionalized	0		0		74		1,180	

Source: 2000 Census Data

**TABLE 1-4
OGUNQUIT/WELLS POPULATION HISTORY**

YEAR	POPULATION	NET CHANGE	PERCENT CHANGE
1850	2,945		
1860	2,878	- 67	-2.3%
1870	2,773	- 105	- 3.6%
1880	2,450	- 323	- 11.6%
1890	2,029	-421	- 17.2%
1900	2,007	- 22	- 1.1%
1910	1,908	- 99	- 4.9%
1920	1,943	+ 35	+ 1.8%
1930	2,036	+ 93	+ 4.8%
1940	2,144	+ 108	+ 5.3%
1950	2,321	+ 177	+ 8.3%
1960	3,528	+1,207	+52.0%
1970	4,448	+ 920	+26.1%
1980	8,211	+3,763	+84.6%
1990	8,645	+ 434	+ 5.3%
2000	10,626	+ 1,981	+ 22.9%

Source: from U.S. Censuses

Comparative Analysis of Ogunquit/Wells Historic Population with Selected Southern Maine Coastal Communities

Comparisons of Ogunquit/Wells historic population levels from 1880 to 2000 with those of selected southern Maine coastal towns are shown in Table 1-5.

This figure shows that the following changes have occurred between 1880 and 1990:

1. The majority of the selected southern Maine coastal communities reached peak populations in 2000;
2. The majority of the selected southern Maine coastal communities have more than doubled their population during the last decade, with Ogunquit/Wells and York more than tripling in population;

3. The majority of the selected southern Maine coastal communities show their most significant increases in population between 1960 and 2000; and
4. Ogunquit/Wells was consistent with these trends.

Comparisons of Ogunquit's population change between 1990 and 2000 with those of the selected southern Maine coastal communities are shown in Table 1-6.

An analysis of these changes shows that:

1. All of the selected southern Maine coastal communities experienced population increases between 1990 and 2000;
2. The average rate of population growth between 1990 and 2000 for the selected southern Maine coastal communities was +20%; for York County as a whole, +14%;
3. Ogunquit experienced the second highest percentage population increase (+26%) behind Kennebunk and York (+31%) from among the selected southern Maine coastal communities between 1990 and 2000. However, Ogunquit's numerical increase (+252) is modest compared to Kennebunk's and York's increases of +2,472 and +3,036 respectively.

Comparative Analysis of Ogunquit/Wells Historic Population with Selected Coastal Maine Resort Communities

Comparisons of Ogunquit/Wells historic population levels from 1880 to 1990 with those of selected coastal Maine resort communities are shown in Table 1-7.

**TABLE 1-5
OGUNQUIT/WELLS
HISTORIC POPULATION COMPARISONS WITH SELECTED
SOUTHERN MAINE COMMUNITIES 1880 - 2000**

Community	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Ogunquit/Wells	2,450	2,029	2,007	1,908	1,943	2,036	2,144	2,321	3,528	4,448	8,211	8,645	10,626 ^P
Kennebunk	2,852 ^L	3,172	3,228	3,099	3,138	3,302	3,698	4,273	4,551	5,646	6,621	8,004	10,476 ^P
Kennebunkport	2,405	2,196	2,123	2,130	1,431	1,284 ^L	1,448	1,522	1,851	2,160	2,952	3,356	3,720 ^P
Kittery	3,230	2,864 ^L	2,872	3,533	4,763	4,400	5,374	8,380	10,689	11,028 ^P	9,314	9,372	9,543
York	2,463	2,444 ^L	2,668	2,802	2,727	2,532	3,283	3,256	4,663	5,690	8,465	9,818	12,854 ^P

*Sources: 1990 and 2000 Census
Maine register 1969 – 1970*

KEY: P = Peak population level
L = Lowest population level

**TABLE 1-6
OGUNQUIT 1990-2000 POPULATION CHANGE
COMPARISONS WITH SELECTED SOUTHERN MAINE COMMUNITIES**

Community	1990 Population	2000 Population	Numerical Change 1990 - 2000	Growth Rate 1990 - 2000
OGUNQUIT	974	1,226	+252	+26%
Kittery	9,372	9,543	+171	+2%
Kennebunkport	3,356	3,720	+364	+11%
Wells	7,778	9,400	+1,662	+21%
Kennebunk	8,004	10,476	+2,472	+31%
York	9,818	12,854	+3,036	+31%
YORK COUNTY	164,587	186,742	+22,155	+14%

Sources: 1990 and 2000 Census

**TABLE 1-7
OGUNQUIT/WELLS
HISTORIC POPULATION COMPARISONS WITH SELECTED
MAINE COASTAL RESORT COMMUNITIES 1880 - 2000**

Community	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Ogunquit/Wells	2,450	2,029	2,007	1,908	1,943	2,036	2,144	2,321	3,528	4,448	8,211	8,645	10,626 ^P
Bar Harbor	1,629 ^L	1,946	4,739	4,441	3,622	4,486	4,378	3,864	3,807	3,716	4,142	4,443	4,820 ^P
Boothbay Harbor	N/A	1,699 ^L	1,926	2,021	2,025	2,076	2,121	2,290	2,252	2,320	2,207	2,347 ^P	2,334
Camden	4,386	2,481 ^L	2,825	3,015	3,403	3,606	3,554	3,670	3,988	4,115	4,584	5,060	5,254 ^P

*Sources: 1990 and 2000 Census
Maine register 1969 – 1970*

KEY: P = Peak population level
L = Lowest population level

**TABLE 1-8
OGUNQUIT 1990-2000 POPULATION CHANGE COMPARISONS WITH
SELECTED MAINE COASTAL RESORT COMMUNITIES**

Community	1990 Population	2000 Population	Numerical Change 1990 - 2000	Growth Rate 1990 - 2000
OGUNQUIT	974	1,226	+252	+26%
Bar Harbor	4,443	4,820	+377	+9%
Boothbay Harbor	2,347	2,334	-13	-1%
Camden	5,060	5,254	+194	+4%
MAINE	1,227,928	1,274,923	+46,995	+4%

Sources: 1990 and 2000 Census

Table 1-7 shows that the following changes have occurred between 1880 and 2000:

1. The majority of the selected coastal Maine resort communities reached peak populations during the decade of the 1990s;
2. Ogunquit/Wells showed the greatest increase in population during the 20th Century of all of the selected coastal Maine resort communities (+ 430%); and

3. All other selected coastal Maine resort communities in Figure 6 have a total 2000 population and a 1990 to 2000 growth rate significantly lower than Ogunquit/Wells.

Comparisons of Ogunquit's population change between 1990 and 2000 with those of the selected coastal Maine resort communities are shown in Table 1-8.

An analysis of these changes shows that:

1. The majority of the selected coastal Maine resort communities experienced population increases between 1990 and 2000; it is safe to assume that these increases related to retirees and other non-fishing related in-migrants;
2. The average rate of population growth between 1990 and 2000 for the selected coastal Maine resort communities was +6 percent with Ogunquit increasing at +26 percent; and
3. Ogunquit experienced a modest numerical population increase (+ 252) compared to the other selected coastal Maine resort communities between 1990 and 2000, with Bar Harbor increasing the highest numerically at + 377 persons. However, on a per square mile basis, Ogunquit's was largest with + 62 persons/sq. mile; the next highest at + 22/sq. mile in Camden. Camden received during the 1990's an influx of new year-round employees from MBNA (Maryland Bank National Association).

PROJECTED POPULATION LEVELS

Year-Round

Based on Maine State Planning Office projections done in January 2002, it is estimated that Ogunquit's year-round population in 2015, may be around 1,642. This would be an increase of 414 persons over the number counted at the 2000 Census. This is based on Maine State Planning Office data derived from a formula using local births and local deaths and York County in-migration figures versus York County out-migration figures.

The modest population projection for 2015, is supported by the notion that the rate of new house development to 2015 is likely to be moderated by its relatively high cost due to two factors. First, limited land along the shore (*east* of Route One) has already been largely developed, is very expensive to purchase and even more costly to develop due to special needs such as for blasting ledge. Available land *west* of Route One and farther, west of the Turnpike, is zoned to have large lots and is mostly away from the existing roads therefore driving up the price for gaining access via new subdivision or private roads.

Also, continued aging of the Ogunquit population and the projected decline in the percentage of child-bearing people, from 21% to 14% of total population between 2000 and 2015, indicates that the increase in population is likely to be mostly from in-migration. Due to the high cost of land in Ogunquit, it is likely that most in-migrants will be higher-income

retirees. The percentage of children (ages 1-17) between 2000 and 2015 is projected by the State Planning Office to decline from 10% to 8% of total population.

Seasonal

Of impact on a resort town like Ogunquit has been the addition of 170 new hotel/motel rooms, an increase of 8.3% since 1993. In 2001 there were a total of 2,220 rental rooms in hotels, motels, inns and B&Bs, which is more than the total of 2,114 year-round residential dwelling-units (houses and apartments). During the winter only 668 of the 2,114 houses are occupied. Come summer the vacant 1,446 houses are (re)occupied along with the 2,220 rental rooms accounting, along with day trippers, for the phenomenal increase of summer population compared to wintertime. In essence, the growth during the 1990s has been that for every three new houses there has been one new commercial rental room, showing the centrality of vacation lodgings to the economy of Ogunquit. If only half the 1993-2000 trend of an annual average increase of 24 new rental rooms continues, then by 2015, there could be an additional 180 more rental rooms in Town.

It is estimated, based on the above assumptions, that the following projections about seasonal residents and visitors can be projected.

	<u>Yr. 2000 est.</u>	<u>Yr. 2010 est.</u>	<u>Yr. 2015 est.</u>
Part-time owners (in 2 nd , seasonal homes)	5,520 ⁽¹⁾	5,600 ⁽¹⁾	5,800 ⁽¹⁾
Transient summer visitors	4,440/day ⁽²⁾	4,680/day ⁽³⁾	4,800/day ⁽³⁾
In overnight accommodations			
<u>Beach visitors (day trippers)</u>	<u>5,220/day⁽⁴⁾</u>	<u>5,220/day⁽⁴⁾</u>	<u>5,544/day⁽⁴⁾</u>
TOTAL: Peak summer day	15,180/day⁽⁴⁾	15,800/day⁽⁴⁾	16,144/day⁽⁴⁾

(1) Based upon 1,379 vacant seasonal homes from the 2000 Census times an assumed average of 4 inhabitants per house during July and August.; in 2015–1,450 seasonal homes and 4 persons per house.

(2) In 2000, based upon 2,220 rental rooms with 2 people in each room.

(3) In 2015, based upon 2,400 rental rooms and 2 persons per room.

(4) Based upon parking spaces in Public Beach parking lots (822) x av. 3/per car + people from other public and private parking lots in the central village (926 x av 3/car) and on-street parking all over town. Upwards of 20,000+ people may be expected on a peak summer day. In Town Parking Study, Jan., 2000, G.F. Booth, Ogunquit Planning Office. In 2015, assume an additional 100 public parking spaces.

Desired Population Level

The majority of the respondents to the July, 2001 Community Planning Opinion Survey (58%) approved the statement, "Neither promote nor discourage growth, but direct it to its appropriate locations and control its impacts on the Town and on neighbors." Thirty-three (33%) of the respondents approved the statement, "Limit the amount of residential growth."

PROJECTED HOUSING LEVELS

Year-Round

According to the same State Planning Office projections, as cited above, by the year 2015, it is estimated that an additional 236 year round housing units will be added over the level recorded in the 2000 census.

**TABLE 1-9
PROJECTED GROWTH IN YEAR ROUND HOUSING UNITS**

	2000 Census	2015 SPO Projection
Number of Housing Units	2,114	2,350
Average Annual Chg.		16
Cumulative Change		236
Cumulative Percent Change		11%

It is interesting to compare these projections of new housing development to actual recent building permit figures for new dwellings over the last six years, obtained from the Ogunquit Land Use Office.

**TABLE 1-10
ACTUAL GROWTH IN HOUSING UNITS 1998-2003**

Year	Number of New Dwelling Units Permitted
1998	33
1999	40
2000	23
2001	15
2002	30
2003	14
Total	155
Avg. no of dwelling units added per year, 1998-2003	26

As can be seen in the above table, the Ogunquit Land Use Office has been issuing permits for an average of 26 new dwelling units per year, since 1998. While no official breakout is available that shows the split between second homes and primary residences, town staff believes that far more than half of these units being added each year are for second home use. Therefore, the State Planning Office projections, which are predicting 16 additional year round dwelling units added per year, probably make sense, based upon recent permit issuances.

POPULATION DENSITY

Population density is the ratio of the number of persons living in a particular community per the number of square miles in that community. It is used in comparative analysis as a measure of the intensity of development.

Based on 1990 population Figures, Ogunquit had a density of 238 year-round persons per square mile. In 2000, the year-round density had increased to 299 persons per square mile.

Density Comparisons with Selected Southern Maine Coastal Communities

Compared with southern Maine coastal communities, Ogunquit's density is slightly above the average density for the selected coastal communities (299 persons/sq. mile for Ogunquit versus 278 coastal average), but is greater than all other coastal communities except Kittery. The population density calculations for the selected southern Maine coastal communities are shown in Tables 1-9 and 1-10.

Density Comparisons with Selected Southern Maine Resort Communities

Ogunquit's population density compared with selected coastal Maine resort communities is shown in Table 1-11. These calculations show Ogunquit having a density higher than the average for coastal resort communities and higher than Bar Harbor and Camden, but significantly lower than Boothbay Harbor, another small coastal village-town with a limited amount of land like Ogunquit.

Density Comparisons with York County and State Of Maine

Table 1-12, compares Ogunquit's population density with that of York County and the State of Maine. These calculations show that Ogunquit's population density is about 1.6 times greater than York County and significantly higher than the State of Maine.

**TABLE 1-11
OGUNQUIT 2000 POPULATION DENSITY COMPARISONS
WITH SELECTED SOUTHERN MAINE COASTAL COMMUNITIES**

Community	2000 Population	Land Area (Square Miles)	Density Persons/Square Mile
Kittery	9,543	18.5	516
OGUNQUIT	1,226	4.1	299
Kennebunk	10,476	36.0	291
York	12,854	56.2	229
Kennebunkport	3,720	21.4	174
Wells	9,400	58.8	160
YORK COUNTY	186,742	991	188

Source: 2000 Census

**TABLE 1-12
1990 – 2000 COMPARISONS OF DENSITIES OF
SELECTED SOUTHERN MAINE COASTAL COMMUNITIES**

Community	1990 Density Persons/Sq. Mile	Density Persons/Sq. Mile	Change 1990-2000 Pop / Sq. Mile	Change 1990-2000 % Density
Kittery	507	516	+9	+2%
OGUNQUIT	238	299	+61	+26%
Kennebunk	222	291	+69	+31%
York	175	229	+54	+31%
Kennebunkport	157	174	+17	+11%
Wells	131	160	+29	+22%
YORK COUNTY	166	188	+22	+13%

Source: 2000 Census

**TABLE 1-13
OGUNQUIT 2000 POPULATION DENSITY COMPARISONS
WITH SELECTED COASTAL MAINE COMMUNITIES**

Community	2000 Population	Land Area (Square Miles)	Density Persons/Square Mile
Boothbay Harbor	2,334	5.8	402
OGUNQUIT	1,226	4.1	299
Camden	5,254	17.8	295
Bar Harbor	4,820	42.2	114
Average	3,409	17.5	195

Source: 2000 Census

**TABLE 1-14
OGUNQUIT 2000 POPULATION DENSITY COMPARISONS
WITH YORK COUNTY AND STATE OF MAINE**

Community	2000 Population	Land Area (Square Miles)	Density Persons/Square Mile
OGUNQUIT	1,226	4.1	299
York County	186,742	99.1	188
State of Maine	1,274,923	30,846.6	41

Source: 2000 Census

EMPLOYMENT CHARACTERISTICS

1990 And 2000 Employment Characteristics

Ogunquit's 1990 and 2000 annual average labor force statistics from the 1990 and 2000 U.S. Censuses are compared below.

	Ogunquit		York County	
	<u>1990</u>	<u>2000</u>	<u>1990</u>	<u>2000</u>
1. total civilian labor force	879	604	86,165	98,445
2. persons unemployed	11	25	5,398	3,429
3. local unemployment	1.3%	4.1%	6.3%	3.5%
4. persons not in the labor force	95	506	39,010	46,496

From the above data it appears that the increasing unemployment rate in Ogunquit during the 1990's moved contrary to the falling unemployment rate for York County (and the country) as a whole. However, use of average annual statistics may be misleading due to the seasonal nature of much of Ogunquit's employment when some of the year-round residents, including retirees, find work for the summer. The lesser number of persons recorded in the Ogunquit labor force in 2000 than in 1990 may be a more accurate count by the Census in 2000, but it also certainly reflects the aging of the year-round population so that more elderly no longer participated at all in the labor force in 2000.

Employment Comparisons with Selected Communities

TABLE 1-15

Area	Ogunquit	Wells	York	South Berwick	York County	Maine
Total civilian labor force	604	5,047	6,672	3,602	98,445	655,276
# unemployed	25	230	211	82	3,429	31,165
unemployment rate	4.2%	4.6%	3.2%	2.3%	3.5%	4.8%

These comparative figures show that Ogunquit had a below average number of employed persons and a higher annual average unemployment rate in contrast to York County and the neighboring towns, but had a below average unemployment rate compared to the State as a whole. In 1990, 10% of Ogunquit's year-round population was recorded as not in the labor force, in 2000, 46% were recorded as not being in the labor force. Certainly the trend has been in this direction for towns, such as Ogunquit, that have had growing retiree communities.

INCOME CHARACTERISTICS

2000 Per Capita Income Estimates

Per capita and household income data from the 1990 and 2000 Censuses for Ogunquit, neighboring towns, York County and the State as a whole is shown below.

	1990		2000	Percentage Change 1990 - 2000
	In 1990 dollars	In 2000 dollars	In 2000 dollars	
Ogunquit	\$19,936	\$26,240	\$34,289	+31%
Wells	\$14,967	\$19,700	\$23,130	+17%
York	\$18,229	\$23,850	\$30,895	+30%
S. Berwick	\$15,092	\$19,865	\$21,118	+6%
York County	\$14,232	\$18,600	\$21,225	+14%
State of Maine	\$12,957	\$17,055	\$19,533	+15%

Ogunquit's estimated per capita income in 2000 is 162% of York County's per capita income, even higher than in 1990, when it was 130% of the County's. In 2000, Ogunquit's per capita income was 176% of the State figure; in 1990 it was 142%. During the 1990's, Ogunquit's per capita income grew twice as fast as the State and the rest of York County, except neighboring York, which likely experienced a similar influx of higher income retirees as Ogunquit.

EDUCATIONAL CHARACTERISTICS

Between 1990 and 2000 the population of Ogunquit 25 years and older increased by 29%. The U.S. Census recorded the percentage of these adult residents who had post-secondary levels of education as remaining at about 65% of the population for both 1990 and 2000. This reflects the increasing number of retirees locating in Town. To afford a retirement home in Ogunquit requires a higher retirement income which generally correlates to higher educational achievement. While residents with less than a high school degree, between 1990 and 2000, declined by 40% as a portion of the adult population, those with advanced graduate and professional degrees increased by 40%

Level of Education	1990		2000		Change	
	No.	Percent	No.	Percent	In No.	In Percentage points
Less than high school	73	20%	61	6%	-12	-40%
High school graduate	188	25%	299	30%	+110	+20%
High school +2	232	30%	235	24%	+3	-20%
4 year college graduate	193	25%	259	26%	+66	+4%
Master or prof. degree	79	10%	134	14%	+55	+40%
Total Pop. > Age 25	765	100%	988	100%	+223	

SUMMARY OF DEMOGRAPHIC TRENDS

Ogunquit's increase in population during the last decade of the 20th Century was not only twice as fast as York County as a whole, but also higher than neighboring coastal towns in York County (except Kennebunk) and even greater than similar resort towns elsewhere on the Maine Coast: Bar Harbor, Boothbay Harbor and Camden. Part of this trend is because of the Town's small geographic area with a small base population, therefore showing a 26% increase for a modest increase of 252 persons over the 1990's. In contrast, Wells had a net increase of 1,662 people over the same decade, over 6 times as many as Ogunquit, but this represented only a 21% increase.

It has been the influx of higher income retirees, in particular, that distinguishes Ogunquit's recent population trend. The Town's median age increased from 47.5 to 55.2 over the 1990's, showing that most of the newcomers were retirees. Ogunquit's median age is one the highest in the State. It is reasonable to assume that many of these retirees converted their Ogunquit summer houses into year-round homes. Being closer to major East Coast metropolitan areas, Ogunquit is likely to fill up with baby boom retirees before resort towns farther up the coast. Because housing is considerably more expensive the closer to the coast it is located, the retirees able to afford new (or winterized summer) homes in Ogunquit will continue to be higher income people. The per capita income of year-round Ogunquit residents increased twice as fast in the 1990s as York County and the State. In 1990, the Town's per capita income was 142% of the State's; in 2000 it was 176%. This is reflected by the 65% of Ogunquit residents who had post secondary educations in 2000.

Year-round people 60-74 years in age increased by 84% during the 1990s three times faster than the general increase of 26% for the town as a whole. In contrast, people 18-44 decreased by 20% during the 90s. Interestingly, school-age children 6-17 increased by 23%; but young children 0-5 decreased by 27%. There appears to be nothing on the horizon that would change these trends from continuing into the first decades of the 21st Century – an increasingly elderly population. The State Planning Office projected in 2002 a 23% increase for Ogunquit's population from 2000 to 2010. Child-bearing adults are projected to decrease from 21% of the Town in 2000 to 15% in 2010.

PLANNING IMPLICATIONS OF DEMOGRAPHIC TRENDS

As a consequence of the likely continuation of construction of new motel and other rental rooms in Ogunquit, seasonal population may be projected to increase by 13% between 2000 and 2010 (1/2 the 1990s trend of 26%). This trend would result in over a 10-fold increase in the Town's seasonal population (20,000±) compared to the projected 2010 wintertime year-round population (1,507). It will therefore be a planning challenge for the Town to appropriately balance the needs of an aging year-round population with the needs of an increasing seasonal tourist population composed of all ages. Because the tourist season is steadily extending into the shoulder seasons, the potential conflicts between elderly townspeople and youthful tourists and other visitors will be in play from April to December. On the one hand, elderly residents cherish quietness, pedestrian amenities such as sidewalks and cross-walks and the cultural amenities of theatres, parks and museums. While many of the Town's visitors also value these assets, some tourists also desire night life with sometimes noisy side effects. Brightly lighted motels, hotels and inns will continue to dominate the Village area to serve the tourist trade near the Beach. Finding the proper balance between motel and other transient rental rooms and other desirable village land uses will continue to be a challenge. Also balancing their public facilities, such as street and parking lot lighting, between tourist and residential land uses will continue to be a challenge.