

## C. POPULATION

The purpose of this section is to:

1. Describe the population and household characteristics of Lubec and compare them with similar changes and patterns occurring in the region & State;
2. Determine how population trends will influence the future demand for housing, land, and community facilities; and
3. Predict for the next ten years the size and characteristics of the population of Lubec and compare with similar projections for the region & State.

### KEY FINDINGS AND ISSUES

The year round population in Lubec was 1,652 in 2000, a decrease of 10.85% since 1990. Lubec's population has declined since 1980 and a continued population decrease is expected over the next fifteen years. The total projected year-round population for Lubec is 1,109 by 2020. Lubec saw a decline in the number of households during the 1990's, consistent with the declining population. Lubec's population is getting older, with a greater number of single person households. The population of seasonal residents has grown rapidly in recent years. Lubec's seasonal summer population is estimated at between 20% and 40% of the year-round population. If seasonal home development continues at current rates, the estimated seasonal population may exceed 60% of the year-round population by 2020. Although Lubec saw rapid growth in median household income during the 1990's, median household income in Lubec is lower than the state, Washington County, and most surrounding communities.

Implications of these various demographic trends include an anticipated decline in school populations, higher demand for municipal services during summer months, and increased demand for the types of services that will allow elderly residents to remain in their homes (e.g. home-based health care, lawn, and home maintenance).

### MIGRATION ANALYSIS

According to the 2000 Census, Lubec's population declined by 201 persons during the last decade of the millennium. This decrease can be attributed primarily to out-migration. During the 1990's, Lubec recorded 359 deaths and only 250 births and a net out-migration of 92 people. This decline is shown in the formula below.

1990 Census Population = 1,853  
 Plus the number of births to Lubec residents between 1990 and 2000 (250) = 2,103  
 Minus the number of deaths of Lubec residents between 1990 and 2000 (359) = 1,744  
 Minus out-migration (92) to attain the 2000 Census Population = 1,652

## POPULATION STATISTICS

**Population and Growth Rates**

The following table shows the year-round population and growth rate by decade in Lubec, Washington County and Maine since 1890. Lubec's population was growing rapidly at the turn of the 20th century and peaked around 1920. Since then population has generally declined, despite small up ticks in the 1930s and the 1970s.

Lubec did not experience as significant a population increase as the rest of Washington County in the 1970s and its population has been declining at a faster rate ever since.

**Table C-1 POPULATION AND GROWTH RATES**

Year	Lubec		Washington County		Maine	
	Number	% Change	Number	% Change	Number	% Change
2000	1,652	-10.85%	33,941	-3.87%	1,274,923	3.83%
1990	1,853	-9.39%	35,308	0.99%	1,227,928	9.18%
1980	2,045	4.93%	34,963	17.09%	1,124,660	13.37%
1970	1,949	-27.38%	29,859	-9.27%	992,048	2.35%
1960	2,684	-9.72%	32,908	-6.48%	969,265	6.07%
1950	2,973	-4.34%	35,187	-6.83%	913,774	7.85%
1940	3,108	3.81%	37,767	-0.16%	847,226	6.25%
1930	2,994	-11.18%	37,826	-9.31%	797,423	3.83%
1920	3,371	0.24%	41,709	-2.79%	768,014	3.45%
1910	3,363	11.91%	42,905	-5.14%	742,371	6.90%
1900	3,005	45.24%	45,232	1.7%	694,466	5.0%
1890	2,069	-	44,482	-	661,087	-

Source: U.S. Census Bureau

Lubec's population has declined since 1990 at the second highest rate in the County. This mirrors a trend in other nearby service center communities (Eastport, Machias and Calais), which also saw declining populations during this period.

**Table C-2 POPULATION OF LUBEC & NEARBY COMMUNITIES**

	<b>1990</b>	<b>2000</b>	<b>GPY 90-00</b>	<b>% growth</b>
Calais	3963	3447	-1.30%	-13.02%
Dennysville	355	326	-0.08%	-8%
Eastport	1965	1640	-1.65%	-16.54
<b>Lubec</b>	<b>1853</b>	<b>1652</b>	<b>-1.08%</b>	<b>-10.85%</b>
Machias	2569	2355	-0.83%	-8.33%
Pleasant Point	572	674	0.90%	9.09%
Pembroke	852	879	0.32%	3.7%
Perry	758	847	1.17%	11.74%
Robbinston	495	525	0.34%	0.61%
Whiting	430	407	0.57%	5.65%
Washington County	35,308	33,941	-0.39%	-3.87 %
State	1,227,928	1,274,923	-	3.83 %

Source: US Census Bureau

**Population Forecasts**

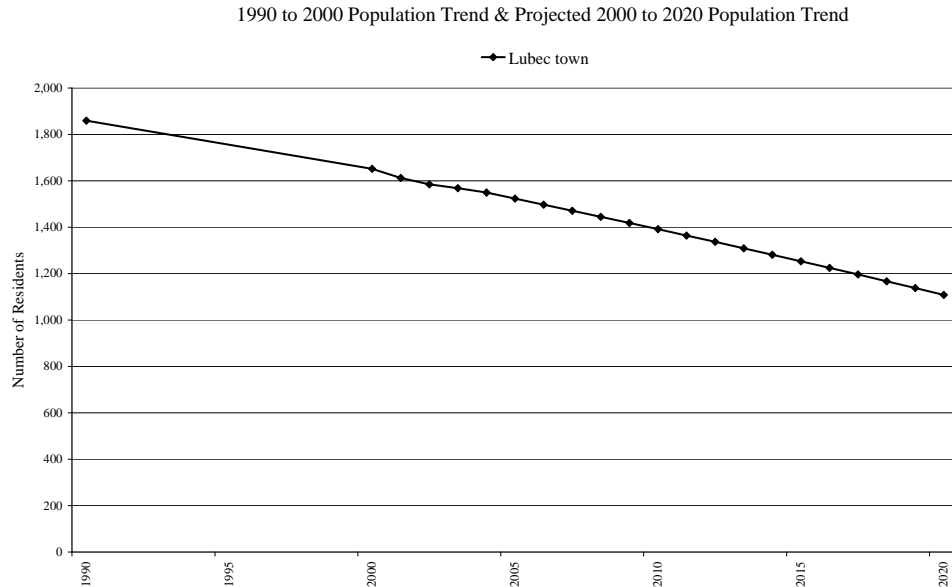
As the table and chart below depict, the State Planning Office predicts that the population of Lubec will decrease until the year 2020 to 1,109 individuals.

**Table C-3 POPULATION PROJECTIONS**

Year	Lubec		Washington County		Maine	
	Number	% Change	Number	% Change	Number	% Change
2020	1,109	-11.49	28,796	-13.03%	1,401,406	7.8%
2015	1,253	-9.92	33,111	2.47%	1,300,000	-2.26%
2010	1,391	-8.67	32,312	0.30%	1,330,117	-2.98%
2005	1,523	-7.81%	32,217	-5.09%	1,371,022	7.7%
2000	1,652		33,941	-3.87%	1,274,923	3.83%

Source: State Planning Office

The 2005, 2010, 2015 and 2020 numbers were projected by the State Planning Office and the 2000 information is an actual number from the U.S. Census.



Source: Maine State Planning Office analysis of 1990-2000 US Census Data

This continues projections for a downward trend in population for Lubec. Over the last 50 years, the population of Lubec has generally declined. The following analysis (in Table C-4) compares the analysis above provided by SPO with both a rate of growth calculation and linear regression analysis. The analyses that best reflect the SPO projection are those that base their estimates on the last 50 years of population fluctuation.

During the 1990s, a decrease of 1.08 percent per year occurred in Lubec. If this trend continued, Lubec’s population would decrease to 1,347 persons in 2017 (or 1,310, using linear regression). If, however, the annual rates of growth is more like those that occurred over the longer term then growth will change. From 1970 to 2000, Lubec’s population declined (0.51 percent per year). Over the longer time horizon of 1950 to 2000, Lubec’s population declined at an even greater rate (0.89 percent per year). Therefore, projections based on these different time horizons both reduce population but to different levels. Projections from 30 years of data estimate that Lubec’s population will shrink to 1,509 (or 1,528, using linear regression). Projections from 50 years of data estimate that Lubec’s population will shrink to just 1,402 persons (or 1,112, using linear regression).

**Table C-4 LINEAR REGRESSION & GROWTH PER YEAR POPULATION PREDICITONS TO 2017**

Timeframe on which prediction is based	Average Growth Per Year (Non-Compounded)	Using Average Growth Per Year (NC)	Using Simple Linear Regression
1950-2000	-0.89	1,402	1,112
1970-2000	-0.51	1,509	1,528
1980-2000	-0.96	1,382	1,319
1990-2000	-1.08	1,347	1,310

Source: WCCOG

These various analyses draw on Census data from 2000 (the most recent year for which comprehensive data is available) and previous census years. One implication of the forecast downward trend in year-round population is increased fiscal pressures on the municipality to maintain existing services – most notably affecting the school as student populations decline and sewer and water service as remaining individual rate payers are asked to shoulder an increasing percentage of operating expenses. Other implications of a continued population decline are a reduced workforce and difficulty in retaining year-round retail businesses.

In point of fact, the interaction between population, economic, and social factors is dynamic and on-going. Changes in economic activity and land use, including new year-round residential development, will determine actual population growth over the next ten years. Town level population data also conceals a number of significant population trends (such as the growth of retirees and seasonal residents and declining numbers of school age children). Some trends, such as the growth in seasonal residents, may in fact offset some of the projected decline in population (see below). On the whole, it is reasonable to expect that the population of Lubec will remain stable or decline somewhat over the next ten to fifteen years.

### **Seasonal Population**

One trend in population that is concealed by merely looking at town-level population data is the growth in Lubec's seasonal population. Lubec's seasonal population can be divided into at least two significant groups: short-term visitors who stay in temporary lodging or weekly rentals; and second-home owners, who may spend anywhere from a few weekends to six-months of the year living in Lubec (also known as "summer people").

There are no state-level or federal statistics on either segment of Lubec's seasonal population. One estimate of the seasonal summer population may be arrived at through analysis of seasonal housing units as reported in the 2000 Census. In 2000, the Census indicated that there were 170 seasonal housing units in Lubec. Assuming an average household size of 2.14 persons (the average household size for Lubec residents in 2000), Lubec's seasonal population in 2000 can be estimated at approximately 364 persons (approximately 22% of Lubec's year round population). Between 1990 and 2000 the number of seasonal housing units in Lubec increased by 36% from 125 to 170. Extending the same trend into the future, Lubec could expect as many as 231 seasonal homes by 2010 and 314 seasonal homes by 2020. By 2020, the estimated seasonal population may be 672 persons (over 60% of the projected year-round population). This estimate also does not include visitors who stay in local lodging or weekly rentals.

A second analysis conducted by the Lubec Town Clerk estimated the year population of Lubec in 2008 at 1254 and the seasonal population at 481 (just under 40% of the year round population). This estimate of the seasonal population fits in with the projected growth in seasonal residents estimated on the basis of projected growth in seasonal housing units. This estimate is based on property tax records and knowledge among the town staff about local families' size and composition. It gives an idea of the size of the seasonal population, though it does not include residents at the local nursing home and may under-estimate short-term seasonal residents.

Both of these estimates indicate the seasonal resident count for a significant and growing portion of Lubec's population. This has important implications for the Town of Lubec moving forward. On the one hand, seasonal residents and visitors staying in short term rental accommodations, increase demands on local services during summer months. However, to the extent that seasonal residents displace year-round residents, demands for educational and winter road maintenance may be expected to decline.

Other significant implications of how the seasonal population growth affects the culture of the community are because there are more people around in the summer, there are more cultural events, seasonal businesses, and restaurants in operations during this time of year. Coupled with the fact that summer months are a busier time of year for many of Lubec's traditional natural resource-based industries, for year-round residents the pace of life during summer months seems faster than during other times of year. As noted in *Chapter H. Housing*, the seasonal population has an impact on the availability of year-round rental housing for local families.

It is anticipated that seasonal residents who choose to stay year-round will account for a portion of any future increases in population. Both the increase in seasonal home development and the conversion of seasonal homes to year-round occupancy impact demand for municipal services. In particular, since much of this development is taking place outside of the traditional downtown, this trend is likely to increase road construction and maintenance costs and place added pressure on police and fire protection services. More information on household composition and on the housing stock is presented in the housing section of this plan.

### AGE DISTRIBUTION

A second trend that is concealed by town-level population statistics is the changing age distribution of Lubec residents. Table C-5 shows 2000 statistics comparing population by age groups for Lubec, the county and the state.

These numbers show that Lubec has a lower percentage of young residents and a higher percentage of older residents than both county and the state. As a result Lubec's median age in 2000 was higher than the median age for both Washington County and the state as a whole. Moreover, the number of households with children under 18 declined from 220 households in 1990 to 180 households in 2000. This decline in the number of households with children is reflected in declining school enrollment figures.

One implication of Lubec's aging population is the increasing importance of medical services. For aging residents, the proximity of medical facilities and/or a family caregiver are often significant factors in deciding whether or not they will be able to remain in the community.

**Table C-5 POPULATION BY AGE GROUPS**

Age Group	Lubec		Washington County		Maine	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	72	4.4%	1727	5.1%	70726	5.5%
5 to 9 years	100	6.1%	2176	6.4%	83022	6.5%
10 to 14 years	102	6.2%	2363	7.0%	92252	7.2%
15 to 19 years	101	6.1%	2403	7.1%	89485	7.0%
20 to 24 years	67	4.1%	1813	5.3%	69656	5.5%
25 to 34 years	140	8.5%	3812	11.2%	157617	12.4%
35 to 44 years	254	15.4%	5114	15.1%	212980	16.7%
45 to 54 years	234	14.2%	5048	14.9%	192596	15.1%
55 to 59 years	116	7.0%	1960	5.8%	68490	5.4%
60 to 64 years	94	5.7%	1669	4.9%	54697	4.3%
65 to 74 years	167	10.1%	3085	9.1%	96196	7.5%
75 to 84 years	149	9.0%	2065	6.1%	63890	5.0%
85 years and over	56	3.4%	706	2.1%	23316	1.8%
Median age (years)	44.6	NA	40.5	NA	38.6	NA

Source: 2000 Census

**HOUSEHOLD SIZE**

Nationwide, the average household size in the United States has declined over the last 50 years. This trend reflects a number of social and economic changes including smaller family size (e.g. fewer children per household), increased divorce rates, and declining numbers of multi-generational families living under the same roof. Lubec is no exception to the national trend. In Lubec, as in the county and state as a whole, average household size declined during the 1990s.

**Table C-6 AVERAGE HOUSEHOLD SIZE AND GROWTH RATE: 1990-2000**

	1990	2000	GPY 90-00	% growth
Dennysville	2.38	2.28	-0.42%	-4.20%
Eastport	2.42	2.14	-1.16%	-11.57%
<b>Lubec</b>	<b>2.29</b>	<b>2.14</b>	<b>-0.66%</b>	<b>-6.55%</b>
Pembroke	2.54	2.34	-0.78%	-7.87%
Perry	2.78	2.54	-0.86%	-8.63%
Pleasant Point	3.18	2.74	-1.38%	-13.84%
Robbinston	2.55	2.61	0.24%	2.35%
Washington County	2.55	2.34	-0.82%	-8.2%
State	2.56	2.39	-	-6.6%

Source: 1990 Census, 2000 Census

One result of the shrinking household size is that while the number of households in Lubec declined in the 1990s, the household (-4.19%) was significantly smaller than the decline in population over the same period (-10.85%)

**Table C-7 NUMBER OF HOUSEHOLDS**

	1990	2000	GPY 90-00	% growth
Dennysville	149	140	-0.6%	-6.04%
Eastport	797	750	-0.59%	-5.9%
<b>Lubec</b>	<b>788</b>	<b>755</b>	<b>-0.42%</b>	<b>-4.19%</b>
Pembroke	335	376	1.22%	12.24%
Perry	273	331	2.12%	21.25%
Pleasant Point	180	233	2.94%	29.44%
Robbinston	194	201	0.36%	3.61%
Whiting	153	181	1.83%	18.3%
Washington County	13418	14118	0.52%	5.22%
State	465312	518200	-	11.37%

Source: 1990 Census, 2000 Census

As with the total population, Lubec experienced a decline in the number of households between 1990 and 2000. However, the number single-person households increased by 12% from 255 in 1990 to 285 in 2000. Most of these households are made of single or widowed retirees. As the population ages, the number of single person households can be expected to continue to rise, increasing demands for home health care, transportation, and lawn and home maintenance services.

### HOUSEHOLD INCOME

Table C-8 shows the median household income for 1989 and 1999 for Lubec, surrounding communities, Washington County, and the State. Median household income in Lubec was lower in 1999 than in Washington County generally. It was lower than all but three surrounding towns (Dennysville, Pleasant Point and Robbinston). However, median household income in Lubec grew between 1989 and 1999 more quickly than the State and County average and more quickly than in all surrounding communities. Nonetheless, Lubec's median household income remains at only 79% of the Washington County level and 55% of the State level.

**Table C-8 MEDIAN HOUSEHOLD INCOME FOR LUBEC & SURROUNDING COMMUNITIES: 1989 & 1999**

	1989	1999	Growth per year 90-00		1989	1999	Growth per year 90-00
Dennysville	\$17,143	\$20,000	16.7%	Perry	\$25,893	\$27,788	7.3%
Eastport	\$17,282	\$23,488	35.9%	Pleasant Point	\$18,333	\$15,956	-13.0%
<b>Lubec</b>	<b>\$14,398</b>	<b>\$20,565</b>	<b>42.8%</b>	Robbinston	\$11,311	\$14,801	30.9%
Machias	\$19,406	\$24,318	25.3%	Whiting	\$21,731	\$28,304	3.0%
Pembroke	\$16,613	\$23,365	40.6%	Washington County	\$19,993	\$25,869	2.94%
Perry	\$25,893	\$27,788	7.3%	State	\$27,854	\$37,592	3.50%

Source: U. S. Bureau of Census

**IMPLICATIONS OF POPULATION CHANGE**

Over the next 15 to 20 years, changes in Lubec’s population will have numerous impacts on municipal service delivery and community life in general. Since the overall population (including both seasonal and year-round residents) is expected to remain stable or decline slightly, the Town anticipates that public facilities including public roads, sewer and water systems, and community recreation areas will continue to meet the needs of Lubec residents without any major expansions. At the same, maintaining existing facilities may become more difficult.

Within the overall picture of a stable or declining population, though, are three significant trends that may affect the delivery of municipal services:

- 1) the decline in Lubec school age population,
- 2) Lubec’s aging population, and
- 3) the growing number of seasonal residents.

The Town will continue to monitor these trends and make appropriate policy decisions. Specific policies recommendations, with regards to the delivery of public services and transportation, are addressed in relevant sections of this plan.

**FINDINGS OF PREVIOUS COMPREHENSIVE PLAN & EXISTING POLICIES**

Relative to population and demographics, the 1992 Comprehensive Plan found that Lubec’s population was in a period of decline. The 1992 Comprehensive Plan projected Lubec’s 2000 population at 1,805. It also projected a 5% increase in the number of households and a decrease in average household size from 2.26 to 2.14. Based on these findings, the Comprehensive Plan established policy recommendations as summarized in the table below along with notes on the status of the policy recommendations. A complete list of the policy recommendations from the previous Comprehensive Plan is included in *Appendix B: Executive Summary of the Town of Lubec Comprehensive Plan, 1992*. A full copy of the previous plan is on file in the Town Office.

**Table C-9 POPULATION POLICIES FROM THE 1992 COMP PLAN**

<b>Policies</b>	<b>Notes</b>
It is the policy of the Town of Lubec to monitor actively the size, characteristics and distribution of its population and incorporate such information into all relevant public policy decisions, including the remaining policies contained in this Comprehensive Plan and its periodic updates.	<i>This policy continues to align with municipal goals and should be continued.</i>
<b>Implementation Strategies</b>	<b>Notes</b>
All available population estimates and population characteristics from federal, state and regional agencies, will be collected, maintained in appropriate files, and made available for day to day policy making and planning decisions and use for future revisions of this Plan.	<i>This implementation strategy should be amended to be more specific and workable.</i>

Policies and implementation strategies to relative to population in Lubec are presented on the following page. They included revisions as noted above.

**POLICIES AND IMPLEMENTATION**

Given the importance of understanding, planning for and meeting the needs of current and future residents, the town has developed the following policies and implementation strategies to monitor its population.

<b>Goal: Lubec will use complete and current information about its population when making administrative and policy decisions for the town.</b>			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
It is the policy of the Town of Lubec to monitor actively the size, characteristics and distribution of its population and incorporate such information into all relevant public policy decisions, including the remaining policies contained in this Comprehensive Plan and its periodic updates.	In conjunction with the Washington County Council of Governments, the designated census information center for Washington County, the town will gather all available population estimates, census data and other information concerning the number and characteristics of the town's population.	Town Administrator; School Board	Ongoing