

CHAPTER 4

POPULATION & DEMOGRAPHICS

This chapter of the Casco Comprehensive Plan is a portion of the Inventory and Analysis section of the plan. The purpose of this section is to provide a data snapshot about the population and demographics (including income and employment) of Casco. The information in this chapter should be considered against the information in the Housing Chapter, specifically costs of housing, unit types, and condition.

Population and Demographics

[STATE REQUIREMENT: “Is the rate of population change expected to continue as in the past, or to slow down or speed up? What are the implications of this change? What will be the likely demand for housing and municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups?”]

The rate of population change is unpredictable due to many factors including the continued effect of the COVID-19 pandemic, climate change and mitigation, the fluctuating regional and national. How and where the town chooses to invest tax dollars to support services that individual population cohorts need to maintain a good quality of life is another important factor in local population shifts. Finally, future community choices about land use and zoning policy could affect the rate of growth. If the trend of outward migration from Greater Portland continues as people seek more affordable housing choices, Casco’s 2 acre minimum lot zoning and affordable land could result in an influx of subdivision developments and thus, new population.

Because of proximity to Portland, increased trends to telecommute, and the attractiveness of Casco as a town that can support a recreation-based lifestyle, we surmise the population will not decline. Examining the makeup of Casco’s new residents can help reveal current trends in population growth and the potential makeup and needs of the future population of the town.

The following data from 2020 (unless otherwise stated) describe the population of residents that are new to Casco:

- 12.9% of the population was new residents.
- The vast majority of people moving to Casco (90%) were moving from another town within Cumberland County. Only 1% were from a different county within Maine, and 9% were moving from out of state.
- 25.8% of people moving to Casco had income below the poverty level. 27.3% of those moving to Casco from within the county were below poverty level while none of those moving from out of state were below the poverty level.
- The incomes of new residents tend to be higher than those already living in town. A higher portion of new residents earned \$75,000 or more in individual income than the portion of total town residents who earn \$75,000+ (15.6% of new residents vs. 11.6% of total Casco residents).
- The vast majority of new Casco residents (84.9%) live in owner-occupied housing. This is the highest proportion of new residents living in owner-occupied housing in the past decade. A larger proportion of those moving from out of state rent (25.7%) than those moving from within the county (14.2%).
- People moving from within the county (median age 25.4) are younger than the town median of 50.1. The median age of those moving from within the county has been decreasing in recent years.
- The median age of those moving from out of state (50.2) is older than those moving from within the county and has been increasing in recent years.

[STATE REQUIREMENT: “Does your community have a significant seasonal population, is the nature of that population changing? What is the community’s dependence on seasonal visitors?”]

Casco has a significant seasonal population that arrives in the late Spring/Summer and supports Casco’s local economy. For more information on how the community is affected by seasonal visitors, please see the Economy section.

[STATE REQUIREMENT: “If your community is a service center or has a major employer, are additional efforts required to serve a daytime population that is larger than its resident population?”]

Casco is not a service center. The largest service centers are Lewiston/Auburn to the North-East and Portland to the South-East. The closest service centers are Bridgton to the West, Oxford to the North, and Windham to the South-East.






DEMOGRAPHIC FACTS

Employed in Casco

 **579** employees work in Casco


 **83%** of those who work in Casco **reside in another town**

Top Residence Locations:

 Casco	96
 Naples	45
 Windham	38
 Bridgton	30
 Oxford	28

Reside in Casco

 **1652** workers reside in Casco

 **94%** of workers who reside in Casco **work in another town**

Top Work Locations:

 Portland	259
 Windham	129
 Naples	109
 Casco	96
 South Portland	92