

# 2007 Cape Charles Population Study



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# Study Background

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Cape Charles' population has seen changed dramatically in recent years. Until now, Census data collected in 1999 has provided the most recent population information for the Town. However, many new residents have entered the Town, while other residents have left the area since 1999. The Town and its residents have often speculated about how the population of Cape Charles has changed as a result of migration patterns, but no data has been available to support assertions.

The 2007 Cape Charles Population Study was undertaken by the Planning Commission in order to better understand the Town's changing population characteristics. Each household within the Town boundaries was asked a series of questions to gather demographic, housing, and economic data. The study was conducted with the intention of including the data in the Town's Comprehensive Plan.

Population characteristics are an important part of the data inventory used as a reference in the planning process. The overall goal of the 2007 Cape Charles Population Study is to provide necessary population and housing data for making well-informed planning decisions.

## Planning Commission Members

Tom Bonadeo, Chair	
Joan Natali, Vice-Chair	Cela Burge
Eileen Cobb	Karen Davis
Bruce Evans	Ken Kuttler

## Planning Department Staff

Jason Pruitt, Town Planner

Sheila Sheppard, Planning Intern

# Methodology

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At the November 1, 2005 regular session, the Planning Commission decided to conduct a population study as a part of the Comprehensive Plan process. Desired data was discussed, and a survey questionnaire was designed to gather the data (see Appendix). The Planning Commission began the survey process upon completion of the questionnaire in late 2005.

The data collection process was conducted by Planning Commission members and the Planning Intern, who collected data by going door-to-door and administering the questionnaire. Data for households that could not be contacted was gathered through visual observations and by talking to neighboring households. Census block geography was used to organize the data. After completing the data collection process, the raw information was compiled into spreadsheets (see Appendix).

The only households that were not contacted by going door-to-door were those in the Bay Creek development. These household were contacted through email. Bay Creek households were asked to return questionnaire responses through email or fax. Census block geography was not used to categorize Bay Creek data, because Bay Creek did not exist when the 2000 Census was conducted.

The following sections contain summaries of the raw data. While attempts were made to contact every household in Cape Charles, the Population Study data is not precise and should be considered well-informed estimates. In cases where some households could not be contacted and data could not be gathered through other means, projections based on data from responding households were used to estimate totals.

# Population Data

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This chapter contains population data for both full time and part time households. A household is considered "full time" if the household's primary residence is located in Cape Charles. A "part time" household spends some time in Cape Charles, but has its primary residence elsewhere. Census data from 2000 has also been included as a point of comparison for the full time population. Data for the part time population is not available through the U.S. Census Bureau or other sources.

All Population Study statistics in this chapter are projections and are not the actual numbers counted. Please refer to the detailed tables in the Appendix for actual numbers counted. The only population data in the detailed tables not discussed in this chapter is income data. The study's income question received a very low response rate, and was eliminated from the questionnaire before the survey process was completed.

## Total Population

Population Study projections indicate the Town's full time population is about 972. This is a decrease of about 14% since 2000. The population decrease continues a trend which was also observed during the 1990's when the full time population decreased by 19%. Trends in total population are illustrated below in Table 1.

**Table 1 - Total Population and Households**

	Full Time Population				Part Time
	Projected 2007	Census 2000	% Change	Census 2005*	Projected 2007
Total Population	972	1,134	-14.3%	1,423	602
Total Households (HH)	502	536	-6.3%	*	239
Avg. HH size	1.93	2.11	-8.3%	*	2.52

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

*\* Note - 2005 Census data is estimated. Only Total Population is available for 2005*

The decrease in population among full time residents is due in large part to migration patterns. Many full time households have left Cape Charles during recent decades, while the number of full time residents entering the Town

has not been as significant. The total number of households occupied as permanent residences decreased from 536 in 2000 to 502 in 2000.

Additionally, average household size has decreased, resulting in a lower population. The decrease in average household size from 2.11 to 1.93 is a function of families leaving Cape Charles and smaller, older households of one or two people entering the Town. This trend is discussed in more detail in later sections.

As full time households have left Cape Charles, part time residents have entered the Town. Many part time households live in Town seasonally or on weekends. The population of part time residents is 602. While prior data for part time residents does not exist, the Town has observed a steady increase in the part time population over the past several decades.

## Age Distribution

Cape Charles has seen a decrease in its young population, and an increase in its older population. As shown below in Table 2, the three youngest age cohorts have decreased in size since 2000, while the three oldest age cohorts have increased in size or remained roughly the same. This is due to young families leaving the area and older retirees entering the Town.

**Table 2 - Age Distribution**

	Full Time Population				Part Time Population	
	Projected 2007	% Distribution	Census 2000	% Change	Projected 2007	% Distribution
Age less than 20	195	20.1%	274	-28.8%	138	23.0%
Age 20 - 34	114	11.7%	161	-29.1%	37	6.1%
Age 35 - 49	157	16.2%	220	-28.6%	130	21.6%
Age 50 - 64	225	23.1%	209	7.6%	244	40.5%
Age 65 - 79	190	19.6%	191	-0.5%	49	8.1%
Age 80 and greater	91	9.4%	79	15.1%	4	0.7%
Totals	972	100.0%	1,134	-14.3%	602	100.0%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

The age distribution of the part time population differs from that of the full time population. The Age 50-64 cohort is 40.5% of the total part time population. This figure is only 23.1% for the full time population. The age cohorts of people less than 20 years old and of people between the ages of 35 and 49 are also slightly larger in percentage share for the part time population. These differences indicate that the part time population has a slightly higher concentration of families. Since these families own a second

residence, in general it is likely they are well established in their careers and have teenage children. The two oldest age cohorts are a smaller percentage share of the part time population than of the full time population. While recent retirees may be present in the Age 50-64 cohort, it appears the part time population has a smaller percentage share of older retirees than the full time population.

## Race

The racial composition of Cape Charles has changed considerably during the current decade. Although some migration may be occurring among the white population, major out-migration has occurred among the black population. The sizes of the white population and the population of other races have remained roughly the same, but the black population has decreased from 486 to 281 since 2000. This is a 42.2% decrease. Approximately two-thirds of the full time population is white. The racial composition of the part time population is significantly different. About 95% of the part time population is white. The study did not find any part time residents who are black. Details of the Town's racial composition can be viewed below in Table 3.

**Table 3 - Racial Composition**

	Full Time Population				Part Time Population	
	Projected 2007	% Distribution	Census 2000	% Change	Projected 2007	% Distribution
White	650	66.9%	610	6.6%	573	95.2%
Black	281	28.9%	486	-42.2%	0	0.0%
Other	41	4.2%	38	7.0%	29	4.8%
Totals	972	100.0%	1,134	-14.3%	602	100.0%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

## Education

As shown in Table 4, the educational attainment of the Town's full time population has improved in recent years. An 85% decrease in people with no high school diploma was observed. Other educational categories all experienced increases. Particularly sharp increases were found in the categories of people with Bachelors degrees and Graduate degrees, which saw increases of 233.9% and 125.9% respectively. It is likely these changes are a result of more educated people entering the area as less educated people have left the area, rather than an increase in educational attainment among residents already living in Cape Charles.

Similarly, the relatively high concentration of educated people in the part time population is likely a result of educated people entering the area. More than three-fourths of the part time population has a Bachelors degree or a Graduate degree, and no members of the part time population lack a high school diploma.

**Table 4 - Educational Attainment**

	Full Time Population				Part Time Population	
	Projected 2007	% Distribution	Census 2000	% Change	Projected 2007	% Distribution
No high school diploma	39	5.0%	264	-85.1%	0	0.0%
High school diploma	243	31.2%	233	4.1%	44	9.5%
Some college	115	14.8%	106	8.7%	44	9.5%
Associates degree	34	4.4%	31	10.7%	20	4.2%
Bachelors degree	230	29.7%	69	233.9%	229	49.5%
Graduate degree	115	14.8%	51	125.9%	127	27.4%
Totals	777	100.0%	754	3.1%	464	100.0%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

The attendance location for school-age children was also surveyed. Among children living in Cape Charles on a full time basis, 69.2% attend Northampton County public schools and 17.3% attend Broadwater Academy. It was also found that 13.5% of the Town's children attend school elsewhere. It is likely the parents of these children have chosen to enroll them in schools located in Hampton Roads. Most children in the part time population are enrolled elsewhere, since their primary residence is not located in Cape Charles. Table 5 provides an overview of school attendance statistics.

**Table 5 - School Attendance**

	Full Time Population				Part Time Population	
	Projected 2007	% Distribution	Census 2000	% Change	Projected 2007	% Distribution
Attending Northampton schools	106	69.2%	*	*	0	0.0%
Attending Broadwater	27	17.3%	*	*	8	8.3%
Home schooled	0	0.0%	*	*	4	4.2%
Attending other school	21	13.5%	*	*	82	87.5%
Totals	154	100.0%	*	*	94	100.0%

*Data Sources - Cape Charles Population Study*

*\* Note - Census data for school attendance does not exist*

## Employment

The Town's unemployment rate decreased from 5.9% in 2000 to 2.6% in 2007. The unemployment rate is calculated by dividing the number of unemployed workers who are seeking employment by the total labor force, which consists of employed workers and unemployed workers actively seeking employment. The unemployment rate's decrease is probably a result of increased employment opportunities and out-migration of unemployed workers.

The labor force participation rate is calculated by dividing the labor force size by the population that is 16 years and older. Those who are not working or actively seeking work, and thus not participating in the labor force, may be disabled, they may be students, they may be homemakers, they may be retired, or they may be capable of working but discouraged from seeking work by poor employment prospects. Cape Charles has a relatively low labor force participation rate of 46.3%. However, when the population older than 64 is excluded from the calculation, the labor force participation rate is 69.8%. The large increase is due to a substantial number of the Town's full time residents being older and retired. Both methods of calculating the Town's labor force participation rate generate statistics lower than those from 2000. This is probably partially due to in-migration of younger retirees, who are not excluded from either calculation.

The part time population has a much higher labor force participation rate than the full time population. Age data indicates that a larger percentage of the part time population is of working age. The higher labor force participation rate indicates that many part time residents of working age have continued to work and have not yet retired. The part time population has an unemployment rate of 0.0%, signifying that the part time population participating in the labor force does not have difficulty finding employment. Details of employment data for the part time and full time populations can be found below in Table 6.

**Table 6 – Labor Force Data**

	Full Time Population				Part Time Population	
	Projected 2007	% Distribution	Census 2000	% Change	Projected 2007	% Distribution
Employed full time	337	41.2%	*	*	350	68.9%
Employed part time	78	9.6%	*	*	47	9.2%
Not employed, seeking employment	11	1.4%	*	*	0	0.0%
Not employed, not seeking employment	391	47.8%	*	*	111	21.8%
Unemployment rate	2.6%	n/a	5.9%	-55.6%	0.0%	n/a
Labor force size	427	n/a	471	-9.4%	397	n/a
Labor force participation, pop > 16	46.3%	n/a	54.6%	-15.2%	74.4%	n/a
Labor force participation, pop 16 - 64	69.8%	n/a	79.4%	-12.1%	80.9%	n/a

Data Sources - Cape Charles Population Study, U.S. Census Bureau

\*Note – Census data for employment status does not exist.

A large portion of Cape Charles' labor force works in Town or nearby. More than half (54.6%) of the workers living in the Town also work in Cape Charles, while 27.1% work elsewhere in Northampton County. Some workers commute to Accomack County and Hampton Roads, and 10.6% are employed elsewhere. A possible explanation for the percentage working elsewhere is that these workers may be telecommuting or may not be required to be at their place of employment on a daily basis. This is a growing trend nationwide. A large portion of the part time population (84.3%) does not work on the Eastern Shore or in Hampton Roads, most likely because their full time residences are located outside of these areas. Data for employment locations is illustrated below in Table 7.

**Table 7 - Employment Location**

	Full Time Population				Part Time Population	
	Projected 2007	% Distribution	Census 2000	% Change	Projected 2007	% Distribution
Employed in Cape Charles	227	54.6%	*	*	22	5.6%
Employed elsewhere in Northampton	113	27.1%	*	*	4	1.1%
Employed in Accomack	19	4.6%	*	*	4	1.1%
Employed in Hampton Roads	13	3.2%	*	*	31	7.9%
Employed elsewhere	44	10.6%	*	*	335	84.3%
Totals	416	100.0%	*	*	397	100.0%

Data Sources - Cape Charles Population Study

\* Note - Census data for employment location does not exist

## Vehicles

The number of households in Cape Charles with no vehicles or one vehicle has decreased, and the number of households with two or three vehicles has increased. These changes show that the Town's residents are becoming more vehicle-dependent, although the percentage of households with no vehicles or one vehicle is still relatively low in comparison to other localities. The percentage of part time households with two or more vehicles (75.5%) is more than twice that of full time households (36.9%). This difference is due to a combination of higher vehicle dependence among the part time population and a smaller average household size for the full time population. Detailed vehicle statistics are displayed in Table 8.

**Table 8 - Household Vehicle Data**

	Full Time Population				Part Time Population	
	Projected 2007	% Distribution	Census 2000	% Change	Projected 2007	% Distribution
HHs w/ no vehicles	111	22.2%	159	-29.9%	0	0.0%
HHs w/ 1 vehicle	206	41.0%	214	-3.8%	58	24.5%
HHs w/ 2 vehicles	144	28.6%	118	21.6%	122	51.0%
HHs w/ 3 vehicles	32	6.4%	22	45.9%	49	20.4%
HHs w/ 4 or more vehicles	9	1.9%	21	-55.0%	10	4.1%
Totals	502	100.0%	534	-5.9%	239	100.0%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

# Housing Data

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This chapter contains housing data for both full time and part time households. As in the Population Characteristics chapter, a household is considered “full time” if the household’s primary residence is located in Cape Charles. A “part time” household spends some time in Cape Charles, but has its primary residence elsewhere. Census data from 2000 has also been included as a point of comparison for the full time households. Other than the total number of housing units occupied on a part time basis, data for the part time population is not available through the U.S. Census Bureau or other sources.

With the exception of housing unit types and the total number of housing units, all Population Study statistics in this chapter are projections and are not the actual numbers counted. Please refer to the detailed tables in the Appendix for actual numbers counted.

## Total Households

The Population Study found a total of 984 housing units in Cape Charles. This figure includes housing units that could not be contacted to gather other information. Between 2000 and 2007, the total number of housing units increased by 33.3%. Most of the new housing units are located in the Bay Creek development.

It appears most of the new units are either vacant or occupied on a part time basis. The number of units occupied on a full time basis decreased from 534 to 502 between 2000 and 2007. However, the number of units occupied on a part time basis increased from 82 to 239, and the number of vacant units increased from 122 to 243. These increases in part time units and vacant units were 191.3% and 99.0%, respectively. The large increase in part time units further illustrates a trend discussed in the Population Characteristics chapter. The characteristics of the vacant units are discussed in more detail in the Vacant Units section. Table 9 provides information regarding the types of households in Cape Charles.

**Table 9 - Total Households**

	Projected 2007	% Distribution	Census 2000	% Change
Total HHs occupied full time	502	51.1%	534	-5.9%
Total HHs occupied part time	239	24.3%	82	191.3%
Total vacant housing units	243	24.7%	122	99.0%
Total housing units	984	100.0%	738	33.3%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

## Housing Unit Types

Almost all housing unit types increased in number from 2000 to 2007. Most housing units in Cape Charles are single family dwellings. The majority of the 602 single family dwellings are located in the Historic District, but most newly constructed units are in the Bay Creek development. Similarly, duplex dwelling units are also present in the Historic District, but most new duplexes are located in Bay Creek's New Quarter subdivision. A large portion of the Town's multi-family rental housing is located at Seabreeze Apartments in the northwest section of the Historic District and Heritage Acres on Route 184. These apartment complexes account for 111 of the Town's multi-family dwelling units. The units in Seabreeze Apartments are restricted to low income households, and the units in Heritage Acres are restricted to the elderly population. Most new multifamily dwelling units are located in the Fairways Condominiums.

Table 10 displays housing unit information. Unlike other data sets in the Population Study, no projections were used to arrive at the 2007 figures, because it was possible to count the total number of each type of housing unit in Cape Charles.

**Table 10 - Housing Unit Types**

	Actual 2007	% Distribution	Census 2000	% Change
Single family dwelling units	602	61.2%	487	23.6%
Duplex dwellings units	146	14.8%	87	67.8%
Multifamily dwelling units	229	23.3%	152	50.7%
Mobile homes	7	0.7%	10	-30.0%
Total housing units	984	100.0%	736	33.7%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

## Occupancy Characteristics

Cape Charles has experienced a decrease in housing units owned and occupied by the full time population. From 2000 to 2007, the number of units owned and occupied by full time households decreased by 14.2%. Many units previously occupied by full time households are now occupied by part time households or are vacant. The vast majority of the part time households (95.9%) own their housing units. Overall, most owner occupied housing units are single family dwellings.

The total number of rental units has remained roughly the same during the current decade. However, there has been a major increase in tenant occupied multifamily dwellings (102.1%), and a major decrease in tenant occupied single family dwellings (negative 50.3%). Very few part time households rent their dwelling units. Table 11 provides details of housing occupancy by tenure.

**Table 11 - Housing Occupancy by Tenure**

	Full Time Households				Part Time Households	
	Projected 2007	% Distribution	Census 2000	% Change	Projected 2007	% Distribution
Owner occupied single family dwelling	190	87.5%	236	-19.5%	183	80.0%
Owner occupied duplex	22	10.3%	0	n/a	29	12.9%
Owner occupied multifamily dwelling	3	1.5%	15	-78.7%	16	7.1%
Owner occupied mobile home	2	0.7%	2	-20.2%	0	0.0%
Tenant occupied single family dwelling	54	19.0%	109	-50.3%	3	33.3%
Tenant occupied duplex	27	9.5%	68	-60.2%	3	33.3%
Tenant occupied multifamily dwelling	196	68.7%	97	102.1%	3	33.3%
Tenant occupied mobile home	8	2.8%	8	-0.4%	0	0.0%
Total owner occupied HHs	217	43.2%	253	-14.2%	229	95.9%
Total tenant occupied HHs	285	56.8%	281	1.5%	10	4.1%
Total HHs	502	100.0%	534	-6.3%	239	100.0%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

As shown in Table 12, many households have only been in their current location for a short period of time. Eighty-five full time households and 46 part time households have been in their current residence for less than one year. Among full time households, 45.3% have been in their current residence for less than five years. This figure is 65.3% for part time households. While many households have recently moved to Cape Charles, there is still a significant portion of full time households (39.9%) that have been in their current residence ten or more years.

**Table 12 - Time in Current Residence**

	Full Time Households		Part Time Households	
	Projected 2007	% Distribution	Projected 2007	% Distribution
Less than 1 year in current residence	85	17.0%	46	19.4%
1 - 2.99 years in current residence	96	19.1%	70	29.2%
3 - 4.99 years in current residence	46	9.2%	40	16.7%
5 - 9.99 years in current residence	75	14.8%	50	20.8%
10 or more years in current residence	201	39.9%	33	13.9%
Total HHs	502	100.0%	239	100.0%

*Data Sources - Cape Charles Population Study*

*Note – Census data for time in current residence is not available.*

## Facilities

Statistics indicate housing facilities have improved substantially since 2000. According to the 2000 Census, forty housing units did not have complete kitchen facilities and 28 units did not have plumbing facilities. The Population Study found that all housing units in Cape Charles now have complete kitchen and plumbing facilities. This difference could be due to inaccuracy in the Census data. It is also possible some households that could not be contacted for the Population Study do not have complete kitchen or plumbing facilities. Table 13 illustrates housing unit facilities information.

**Table 13 - Housing Unit Facilities**

	Projected 2007	% Distribution	Census 2000	% Change
Kitchen facilities present	984	100.0%	698	41.0%
Kitchen facilities not present	0	0.0%	40	-100.0%
Plumbing facilities present	984	100.0%	710	38.6%
Plumbing facilities not present	0	0.0%	28	-100.0%
Total Housing Units	984	100.0%	738	33.3%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

## Vacant Units

Cape Charles has experienced a major increase in vacant housing units. The number of vacant housing units increased from 122 in 2000 to 243 in 2007. Many of the vacant units are newly constructed homes, but many others are vacant single family homes in the Historic District. The number of vacant

units for sale increased from 9 in 2000 to 56 in 2007. During this same time period, the number of units for rent increased from 22 to 47. Vacant housing unit statistics are provided in Table 14.

**Table 14 - Vacant Housing Units**

	<b>Projected 2007</b>	<b>% Distribution</b>	<b>Census 2000</b>	<b>% Change</b>
Vacant units for sale	56	23.0%	9	520.2%
Vacant units for rent	47	19.3%	22	112.4%
Vacant units, status unknown	140	57.8%	91	54.1%
Total vacant housing units	243	100.0%	122	99.2%

*Data Sources - Cape Charles Population Study, U.S. Census Bureau*

# Comparison of Data Sources

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Initial review of the Population Study data indicated that the data was in conflict with recent U.S. Census Bureau estimates. The discrepancies between the two data sources raised questions of data accuracy, particularly in regard to the number of full time residents. The U.S. Census Bureau estimates that the Town's full time population in 2005 was 1,423. The population study data indicates the Town's full time population is approximately 972.

Utility data has been used as a third data source for determining the distribution of full time, part time, and vacant households. Water usage from January 2006 through April 2007 has been analyzed. After analyzing trends in the utility data, the following general categories were established:

- *Full time household* – Water usage greater than 2,000 gallons per month. These households appear to be using the housing unit as their primary residence.
- *Part time household* – Water usage of 200 – 2,000 gallons per month. These households appear to be using the housing unit on a part-time or seasonal basis.
- *Vacant housing unit* – Water usage of 0 – 200 gallons per month. These households do not appear to be occupied at all.

Each residential water account was examined individually. The figures above were only used as rough guidelines. Average monthly water usage and changes in monthly usage, as well as commonly known information about individual households, were used to make judgments for each water account.

After categorizing households, population projects were performed. The Population Study found that the average full-time household size is 1.9, while the average part-time household size is 2.5. These figures were used to project full time and part time population for both the Population Study and the utility data.

It should be noted that all households not yet been counted for the Population Study are in Bay Creek, while all households that were not included in the utility data are in the Fairways condominiums. Including these households will result in changes to the percentage distributions. In particular, increased percentages for part-time and vacant households are expected.

A summary of the findings, along with data from the U.S. Census Bureau, has been provided in Table 15.

**Table 15 - Comparison of Data Sources**

	Census 2005 Estimates	Pop. Study 2007 Estimates	Utility Data 2007 Estimates
Full time households (FTHH) counted	unavailable	387	446
Part-time households (PTHH) counted	unavailable	184	260
Vacant housing units (VHU) counted	unavailable	187	261
Total households counted	unavailable	758	967
Uncounted households	unavailable	226	65
FTHHs % of total counted	unavailable	51.1%	46.1%
PTHHs % of total counted	unavailable	24.3%	26.9%
VHH % of total counted	unavailable	24.7%	27.0%
Projected FTHH	unavailable	502	476
Projected PTHH	unavailable	239	277
Projected VHU	unavailable	243	279
Total households	unavailable	984	1,032
Estimated full time population	1,423	972	921
Estimated part time population	unavailable	573	698

*Data Sources – U.S. Census Bureau, Cape Charles Population Study, Cape Charles Utility System*

The utility data and population study data are in rough agreement concerning the distribution of full time, part time, and vacant housing units. This supports the accuracy of the Population Study data. It appears the recent U.S. Census Bureau estimates are inaccurate.

The U.S. Census Bureau’s projection methods are the reasons for the differences between the data sets. The Census projections are based on past population trends, new construction trends, tax information, and USPS information. It is likely the Census projections assumed a large portion of the Town’s new residential units are occupied on a full time basis. This is in conflict with actual circumstances. Tax information and USPS information include data for surrounding areas in Northampton County with a Cape Charles mailing address, which could have further skewed the data. While these methods are appropriate for other areas, local data sources indicate the Census projection methods do not provide an accurate population projection for Cape Charles.

Comparison of data sources indicates the Population Study statistics are fairly accurate. Since the Population Study does not have a one hundred percent population sample, the data accuracy could be improved by surveying households that could not be contacted previously. Projections were used to estimate totals for each category studies, but projections are not as accurate as actual counts. Most of the households that could not be contacted were in Bay Creek. While assessment of the Population Study data indicates the statistics are fairly accurate, gathering information from the

households that could not be contacted could further improve the accuracy of the Population Study data.

# Conclusions

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The population of Cape Charles has changed significantly since 2000. Some observations had been made before the Population Study, but the extent of the population changes could not have been known without the study data. Some Population Study statistics conflict with other data sources, such as the U.S. Census Bureau. However, it appears the Population Study is the Town's most accurate data source for demographic and housing information.

Significant migration has occurred in recent years, but the net result is Cape Charles' total population of full time residents has decreased slightly since 2000. While many localities experience slight population decrease as a result of gradual out-migration, there have been substantial levels of both in- and out-migration in Cape Charles, as shown by the short period of time many of the Town's housing units have been occupied.

Particularly significant changes have been observed among certain demographic groups. The Town has seen major decreases among the young population, the black population, and the population with low educational attainment. Many of the new full time residents are older retirees with high levels of educational attainment. The average full time household size has decreased as families have left the area and smaller, older households have entered Cape Charles. The characteristics of the part time population are similar to those of the full time population, except the part time population has higher concentrations of families and recent retirees.

The Town's unemployment rate has decreased, which is probably due to improved economic opportunities and out-migration of some unemployed workers. Labor force data indicates the Town's retired population has increased in size. The part time population also includes a significant number of retirees, but a greater percentage of its members are employed. Many of the Town's full time residents are employed locally, which is probably one reason for the relatively low level of vehicular dependence.

There has been a major increase in the Town's number of housing units. There have been increases in most types of housing units, with most new units being constructed in the Bay Creek development. Many of the new units appear to be vacant or occupied by part time residents. A large number of the vacant units are for sale or rent.

As the Cape Charles' population continues to change, the Town will experience new demands for facilities and services. By using the Population Study data as a part of the local data inventory, the Town will be able to make informed decisions when planning for the future of Cape Charles.

# Aggregated Tables

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This chapter provides a tabular overview of all Population Study data. The data has been divided into tables for full time and part time households. In addition to data summarized in earlier sections, these tables provide the actual numbers counted for each category and sample size percentages. These figures can be used to understand the projection methods used to reach the estimates provided in earlier chapters.

**Table 16 - Full Time Household Demographic Data**

Type	Sub Type	Category	Counted	% Distribution within Sub Type	Sub Type % Sample of Counted Total Pop or HH	Sub Type % Sample of Projected Total Pop or HH	Projected 2007	Census 2000	% Change
		Total Population	625	n/a	100.0%	64.3%	972	1134	-14.3%
		Total Households (HH)	323	n/a	100.0%	64.3%	502	536	-6.3%
		Avg. HH size	1.93	n/a	100.0%	64.3%	1.93	2.11	-8.3%
Age	a	Age less than 20	118	20.1%	94.1%	60.5%	195	274	-28.8%
	a	Age 20 - 34	69	11.7%	94.1%	60.5%	114	161	-29.1%
	a	Age 35 - 49	95	16.2%	94.1%	60.5%	157	220	-28.6%
	a	Age 50 - 64	136	23.1%	94.1%	60.5%	225	209	7.6%
	a	Age 65 - 79	115	19.6%	94.1%	60.5%	190	191	-0.5%
	a	Age 80 and greater	55	9.4%	94.1%	60.5%	91	79	15.1%
	a	Age 16 and greater	495	84.2%	94.1%	60.5%	818	863	-5.2%
	a	Age 16 - 64	328	55.8%	94.1%	60.5%	542	593	-8.6%
	b	HHs with children less than age 16	66	21.0%	97.5%	62.7%	105	unavailable	unavailable
	b	HHs without children	249	79.0%	97.5%	62.7%	397	unavailable	unavailable
Race	c	White population	368	66.9%	88.0%	56.6%	650	610	6.6%
	c	Black population	159	28.9%	88.0%	56.6%	281	486	-42.2%
	c	Other race population	23	4.2%	88.0%	56.6%	41	38	7.0%
	c	Other race population	23	4.2%	88.0%	56.6%	41	38	7.0%
Education	d	No high school diploma	16	5.0%	63.5%	40.8%	39	264	-85.1%
	d	High school diploma	99	31.2%	63.5%	40.8%	243	233	4.1%
	d	Some college	47	14.8%	63.5%	40.8%	115	106	8.7%
	d	Associates degree	14	4.4%	63.5%	40.8%	34	31	10.7%
	d	Bachelors degree	94	29.7%	63.5%	40.8%	230	69	233.9%
	d	Graduate degree	47	14.8%	63.5%	40.8%	115	51	125.9%
	e	Children attending Northampton schools	36	69.2%	52.6%	33.8%	106	unavailable	unavailable
	e	Children attending Broadwater	9	17.3%	52.6%	33.8%	27	unavailable	unavailable
	e	Children home schooled	0	0.0%	52.6%	33.8%	0	unavailable	unavailable
	e	Children attending other school	7	13.5%	52.6%	33.8%	21	unavailable	unavailable
Employment	f	Employed full time	181	41.2%	83.4%	53.6%	337	unavailable	unavailable
	f	Employed part time	42	9.6%	83.4%	53.6%	78	unavailable	unavailable
	f	Not employed, seeking employment	6	1.4%	83.4%	53.6%	11	unavailable	unavailable
	f	Not employed, not seeking employment	210	47.8%	83.4%	53.6%	391	unavailable	unavailable
	g	Employed in Cape Charles	119	54.6%	81.6%	52.4%	227	unavailable	unavailable
	g	Employed elsewhere in Northampton	59	27.1%	81.6%	52.4%	113	unavailable	unavailable
	g	Employed in Accomack	10	4.6%	81.6%	52.4%	19	unavailable	unavailable
	g	Employed in Hampton Roads	7	3.2%	81.6%	52.4%	13	unavailable	unavailable
	g	Employed elsewhere	23	10.6%	81.6%	52.4%	44	unavailable	unavailable
	h	Unemployment rate	2.6%	n/a	83.4%	53.6%	2.6%	5.9%	-55.6%
	i	Labor force size	229	n/a	83.4%	53.6%	427	471	-9.4%
	i	Labor force participation, pop > 16	46.3%	n/a	83.4%	53.6%	46.3%	54.6%	-15.2%
	i	Labor force participation, pop 16 - 64	69.8%	n/a	83.4%	53.6%	69.8%	79.4%	-12.1%
Vehicles	j	HHs w/ no vehicles	59	22.2%	82.4%	52.9%	111	159	-29.9%
	j	HHs w/ 1 vehicle	109	41.0%	82.4%	52.9%	206	214	-3.8%
	j	HHs w/ 2 vehicles	76	28.6%	82.4%	52.9%	144	118	21.6%
	j	HHs w/ 3 vehicles	17	6.4%	82.4%	52.9%	32	22	45.9%
	j	HHs w/ 4 or more vehicles	5	1.9%	82.4%	52.9%	9	21	-55.0%

Data Sources - Cape Charles Population Study, U.S. Census Bureau

**Table 17 - Part Time Household Demographic Data**

Type	Sub Type	Category	Counted	% Distribution within Sub Type	Sub Type % Sample of Counted Total Pop or HH	Sub Type % Sample of Projected Total Pop or HH	Projected 2007
		Total Population	184	n/a	100.0%	30.6%	602
		Total Households (HH)	73	n/a	100.0%	30.6%	239
		Avg. HH size	2.52	n/a	100.0%	30.6%	2.52
Age	a	Age less than 20	34	23.0%	80.4%	24.6%	138
	a	Age 20 - 34	9	6.1%	80.4%	24.6%	37
	a	Age 35 - 49	32	21.6%	80.4%	24.6%	130
	a	Age 50 - 64	60	40.5%	80.4%	24.6%	244
	a	Age 65 - 79	12	8.1%	80.4%	24.6%	49
	a	Age 80 and greater	1	0.7%	80.4%	24.6%	4
	a	Age 16 and greater	125	84.5%	80.4%	24.6%	508
	a	Age 16 - 64	115	77.7%	80.4%	24.6%	468
	b	HHs with children less than age 16	19	30.6%	84.9%	26.0%	73
	b	HHs without children	43	69.4%	84.9%	26.0%	166
Race	c	White population	158	95.2%	90.2%	27.6%	573
	c	Black population	0	0.0%	90.2%	27.6%	0
	c	Other race population	8	4.8%	90.2%	27.6%	29
Education	d	No high school diploma	0	0.0%	67.0%	20.5%	0
	d	High school diploma	9	9.5%	67.0%	20.5%	44
	d	Some college	9	9.5%	67.0%	20.5%	44
	d	Associates degree	4	4.2%	67.0%	20.5%	20
	d	Bachelors degree	47	49.5%	67.0%	20.5%	229
	d	Graduate degree	26	27.4%	67.0%	20.5%	127
	e	Children attending Northampton schools	0	0.0%	83.9%	25.7%	0
	e	Children attending Broadwater	2	8.3%	83.9%	25.7%	8
	e	Children home schooled	1	4.2%	83.9%	25.7%	4
e	Children attending other school	21	87.5%	83.9%	25.7%	82	
Employment	f	Employed full time	82	68.9%	76.6%	23.4%	350
	f	Employed part time	11	9.2%	76.6%	23.4%	47
	f	Not employed, seeking employment	0	0.0%	76.6%	23.4%	0
	f	Not employed, not seeking employment	26	21.8%	76.6%	23.4%	111
	g	Employed in Cape Charles	5	5.6%	73.3%	22.4%	22
	g	Employed elsewhere in Northampton	1	1.1%	73.3%	22.4%	4
	g	Employed in Accomack	1	1.1%	73.3%	22.4%	4
	g	Employed in Hampton Roads	7	7.9%	73.3%	22.4%	31
	g	Employed elsewhere	75	84.3%	73.3%	22.4%	335
	h	Unemployment rate	0.0%	n/a	76.6%	23.4%	0.0%
	i	Labor force size	93	n/a	76.6%	23.4%	397
	i	Labor force participation, pop > 16	74.4%	n/a	76.6%	23.4%	74.4%
i	Labor force participation, pop 16 - 64	80.9%	n/a	76.6%	23.4%	80.9%	
Vehicles	j	HHs w/ no vehicles	0	0.0%	67.1%	20.5%	0
	j	HHs w/ 1 vehicle	12	24.5%	67.1%	20.5%	58
	j	HHs w/ 2 vehicles	25	51.0%	67.1%	20.5%	122
	j	HHs w/ 3 vehicles	10	20.4%	67.1%	20.5%	49
	j	HHs w/ 4 or more vehicles	2	4.1%	67.1%	20.5%	10

Data Sources - Cape Charles Population Study, U.S. Census Bureau

**Table 18 - Full Time Household Occupancy Data**

Type	Sub Type	Category	Counted	% Distribution within Sub Type	Sub Type % Sample of Counted Total HH	Sub Type % Sample of Projected Total HH	Projected 2007	Census 2000	% Change
Occupancy Characteristics		Total Households (HH)	323	n/a	100.0%	64.3%	502	536	-6.3%
	a	Owner occupied	137	43.2%	98.1%	63.1%	217	253	-14.2%
	a	Tenant occupied	180	56.8%	98.1%	63.1%	285	281	1.5%
	b	Owner occupied single family dwelling	119	87.5%	97.4%	62.6%	190	236	-19.5%
	b	Owner occupied duplex	14	10.3%	97.4%	62.6%	22	0	n/a
	b	Owner occupied multifamily dwelling	2	1.5%	97.4%	62.6%	3	15	-78.7%
	b	Owner occupied mobile home	1	0.7%	97.4%	62.6%	2	2	-20.2%
	c	Tenant occupied single family dwelling	34	19.0%	97.6%	62.7%	54	109	-50.3%
	c	Tenant occupied duplex	17	9.5%	97.6%	62.7%	27	68	-60.2%
	c	Tenant occupied multifamily dwelling	123	68.7%	97.6%	62.7%	196	97	102.1%
	c	Tenant occupied mobile home	5	2.8%	97.6%	62.7%	8	8	-0.4%
Time	d	Less than 1 year in current residence	48	17.0%	87.6%	56.3%	85	unavailable	unavailable
	d	1 - 2.99 years in current residence	54	19.1%	87.6%	56.3%	96	unavailable	unavailable
	d	3 - 4.99 years in current residence	26	9.2%	87.6%	56.3%	46	unavailable	unavailable
	d	5 - 9.99 years in current residence	42	14.8%	87.6%	56.3%	75	unavailable	unavailable
	d	10 or more years in current residence	113	39.9%	87.6%	56.3%	201	unavailable	unavailable

Data Sources - Cape Charles Population Study, U.S. Census Bureau

**Table 19 - Part Time Household Occupancy Data**

Type	Sub Type	Category	Counted	% Distribution within Sub Type	Sub Type % Sample of Counted Total HH	Sub Type % Sample of Projected Total HH	Projected 2007
		Total Households (HH)	73	n/a	100.0%	30.6%	239
Occupancy Characteristics	a	Owner occupied	70	95.9%	100.0%	30.6%	229
	a	Tenant occupied	3	4.1%	100.0%	30.6%	10
	b	Owner occupied single family dwelling	56	80.0%	100.0%	30.6%	183
	b	Owner occupied duplex	9	12.9%	100.0%	30.6%	29
	b	Owner occupied multifamily dwelling	5	7.1%	100.0%	30.6%	16
	b	Owner occupied mobile home	0	0.0%	100.0%	30.6%	0
	c	Tenant occupied single family dwelling	1	33.3%	100.0%	30.6%	3
	c	Tenant occupied duplex	1	33.3%	100.0%	30.6%	3
	c	Tenant occupied multifamily dwelling	1	33.3%	100.0%	30.6%	3
	c	Tenant occupied mobile home	0	0.0%	100.0%	30.6%	0
Time	d	Less than 1 year in current residence	14	19.4%	98.6%	30.1%	46
	d	1 - 2.99 years in current residence	21	29.2%	98.6%	30.1%	70
	d	3 - 4.99 years in current residence	12	16.7%	98.6%	30.1%	40
	d	5 - 9.99 years in current residence	15	20.8%	98.6%	30.1%	50
	d	10 or more years in current residence	10	13.9%	98.6%	30.1%	33

Data Sources - Cape Charles Population Study, U.S. Census Bureau

**Table 20 - Housing Unit Data**

Type	Sub Type	Category	Counted	% Distribution within Sub Type	Sub Type % Sample of Counted Total HH	Sub Type % Sample of Projected Total HH	Projected 2007	Census 2000	% Change
		Total Households (HH)	758	100.0%	100.0%	77.0%	984	738	33.3%
Occ.	a	Total HHs occupied full time	387	51.1%	100.0%	77.0%	502	534	-5.9%
	a	Total HHs occupied part time	184	24.3%	100.0%	77.0%	239	82	191.3%
	a	Total vacant HHs	187	24.7%	100.0%	77.0%	243	122	99.0%
Facilities	b	Kitchen facilities present	538	100.0%	71.0%	54.7%	984	698	41.0%
	b	Kitchen facilities not present	0	0.0%	71.0%	54.7%	0	40	-100.0%
	c	Plumbing facilities present	538	100.0%	71.0%	54.7%	984	710	38.6%
	c	Plumbing facilities not present	0	0.0%	71.0%	54.7%	0	28	-100.0%
Unit Types*	d	Single family dwellings *	602	61.2%	*	100.0%	602	487	23.6%
	d	Duplex dwellings (total units) *	146	14.8%	*	100.0%	146	87	67.8%
	d	Multi-family dwellings (total units) *	229	23.3%	*	100.0%	229	152	50.7%
	d	Mobile homes *	7	0.7%	*	100.0%	7	10	-30.0%
Vacant Units	e	Vacant single family dwellings	133	71.1%	100.0%	77.0%	173	142	21.6%
	e	Vacant duplex dwellings (total units)	29	15.5%	100.0%	77.0%	38	19	98.1%
	e	Vacant multi-family dwellings (total units)	24	12.8%	100.0%	77.0%	31	41	-24.0%
	e	Vacant mobile homes	1	0.5%	100.0%	77.0%	1	0	n/a
	f	Vacant units for sale	43	23.0%	100.0%	77.0%	56	9	520.2%
	f	Vacant units for rent	36	19.3%	100.0%	77.0%	47	22	112.4%
	f	Vacant units, for sale or rent status unknown	108	57.8%	100.0%	77.0%	140	91	54.1%

Data Sources - Cape Charles Population Study, U.S. Census Bureau

\* Note - Unit Types includes all housing units in Cape Charles. Some of these units could not be contacted, and were not included in the Total Households Counted category. This gives the sub type a percent sample of counted households greater than 100%.

# Appendix

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The Appendix contains the following items:

- Questionnaire used by survey administrators
- Data Dictionary for use in interpreting codes in Detailed Spreadsheets
- Map showing block locations
- Detailed Spreadsheets showing all data collected on a block-by-block basis