

Land Use (Socioeconomic Data)

-- Adopted 2050 MTP

Background

The MPO forecasts socioeconomic data (SE Data), such as dwelling units, population and employment, to the year 2050 and uses that data as a key input into the travel demand model called the Triangle Regional Model, or TRM). The process starts with the 2050 guide totals, which are county- level population and employment projections for the year 2050, and proceeds to the Community Visualization (CommViz) model that distributes the dwelling units and employment to particular parcels based on land availability and suitability.

Maps

The interactive *Population and Employment* map at the top of the 2050 MTP – Adopted Web page shows the density distribution of population and employment that is assumed in the year 2050 for the Adopted 2050 MTP.

- <https://www.dchcmpo.org/what-we-do/programs-plans/transportation-plans/2050-metropolitan-transportation-plan>

Guide Totals

The MPO establishes the 2050 county-level population and employment to calculate the growth that the CommViz model process will distribute. The population is based on U.S. Census data from the 2020 census and projections from the N.C. Office of State Budget and Management, and the employment projection is based on a private service from Woods-and-Poole Economics. The current employment estimate is based on employer data from InfoUSA that is verified and updated by local planners.

- Simple table -- The table on the next page provides the county-level guide totals
- Detailed tables – The tables on the subsequent pages provides details for all the counties in the North Carolina Triangle region.

Population and Employment Estimates

Population				
County	2020	2050	2016-2050	% change
Chatham*	52,213	104,480	52,267	100%
Durham	324,784	463,368	138,584	43%
Orange	148,880	193,747	44,867	30%
<i>Total</i>	<i>525,877</i>	<i>761,595</i>	<i>235,718</i>	<i>45%</i>
Employment				
County	2020	2050	2016-2050	% change
Chatham*	12,272	24,426	12,154	99%
Durham	235,002	401,168	166,166	71%
Orange	74,721	116,769	42,048	56%
<i>Total</i>	<i>321,995</i>	<i>542,363</i>	<i>220,368</i>	<i>68%</i>

* Only includes portion of Chatham County in modeling area.

Land Use Assumptions

The Adopted 2050 MTP used a land use foundation that was called Opportunity Places during the development phase of the 2050 MTP that considered different future alternatives. This foundation assumes that many of the current land use plans and policies will continue in the future, however it makes four important land use changes, including:

- 20% more net growth asserted on Anchor Institution campuses – adding 5,000 jobs combined over and above existing plans
- Multi-family affordable housing asserted at publicly controlled sites that meet physical criteria: 10,000 units over 30 years
- Increased capacity for growth at 22 activity hubs
- Increased capacity for transit-oriented mixed-use development along frequent transit lines

Note that examples of Anchor Institutions include the major universities and medical campuses.

2050 MTP Guide Totals – Summary Tables

TRM Modeled Area p= partial county	2020 Base Year			Δ 2020-2050 Growth Allocation			2050 Guide Totals		
	Household Population	Households	Total Jobs	Household Population*	Households	Total Jobs	Household Population	Households	Total Jobs
Chatham County _p	51,625	21,995	12,272	52,267	21,614	12,154	103,892	43,609	24,426
Durham County	310,453	134,634	235,002	138,584	59,282	166,166	449,037	193,916	401,168
Franklin County _p	58,696	22,797	15,082	34,555	13,481	6,848	93,251	36,278	21,930
Granville County _p	33,693	12,981	13,203	29,935	11,573	9,186	63,628	24,554	22,389
Harnett County _p	38,122	14,823	9,832	25,183	8,907	7,999	63,305	23,730	17,831
Johnston County _p	184,418	67,509	54,923	184,421	65,469	35,798	368,839	132,978	90,721
Nash County _p	4,147	1,620	842	533	215	624	4,680	1,835	1,466
Orange County	137,483	57,150	74,721	44,867	18,530	42,048	182,350	75,680	116,769
Person County _p	31,371	13,110	10,361	5,015	2,047	1,291	36,386	15,157	11,652
Wake County	1,108,729	437,240	614,734	651,287	252,834	561,977	1,760,016	690,074	1,176,711
TOTAL	1,958,737	783,859	1,040,972	1,166,647	453,951	844,091	3,125,384	1,237,810	1,885,063
W-D-O	1,556,665	629,024	924,457	834,738	330,646	770,191	2,391,403	959,670	1,694,648

*2020-2050 Household Population Growth = 2020-2050 Total Population Growth

TRM Modeled Area p= partial county	Household Population			Households			Total Jobs		
	2020 Base	Δ 2020-50	2050 GT	2020 Base	Δ 2020-50	2050 GT	2020 Base	Δ 2020-50	2050 GT
Chatham County _p	51,625	52,267	103,892	21,995	21,614	43,609	12,272	12,154	24,426
Durham County	310,453	138,584	449,037	134,634	59,282	193,916	235,002	166,166	401,168
Franklin County _p	58,696	34,555	93,251	22,797	13,481	36,278	15,082	6,848	21,930
Granville County _p	33,693	29,935	63,628	12,981	11,573	24,554	13,203	9,186	22,389
Harnett County _p	38,122	25,183	63,305	14,823	8,907	23,730	9,832	7,999	17,831
Johnston County _p	184,418	184,421	368,839	67,509	65,469	132,978	54,923	35,798	90,721
Nash County _p	4,147	533	4,680	1,620	215	1,835	842	624	1,466
Orange County	137,483	44,867	182,350	57,150	18,530	75,680	74,721	42,048	116,769
Person County _p	31,371	5,015	36,386	13,110	2,047	15,157	10,361	1,291	11,652
Wake County	1,108,729	651,287	1,760,016	437,240	252,834	690,074	614,734	561,977	1,176,711
TOTAL	1,958,737	1,166,647	3,125,384	783,859	453,951	1,237,810	1,040,972	844,091	1,885,063
W-D-O	1,556,665	834,738	2,391,403	629,024	330,646	959,670	924,457	770,191	1,694,648

Population and Households Data for 2050 MTP

TRM Modeled Area	2016 Calibration Year (TRM)				2020 Base Year (2020 Census)				Δ 2020-2050 Growth Allocation				2050 Guide Totals			
	Total Pop	Total GQs	HH Pop	HHs	Total Pop	Total GQs	HH Pop	HHs	Total Pop	Total GQs*	HH Pop	HHs	Total Pop	Total GQs*	HH Pop	HHs
Chatham County	46,051	495	45,556	19,803	52,213	588	51,625	21,995	52,267	0	52,267	21,614	104,480	588	103,892	43,609
Durham County	300,939	12,089	288,850	124,050	324,784	14,331	310,450	134,634	138,584	0	138,584	59,282	463,368	14,331	449,034	193,916
Franklin County	56,375	1,573	54,802	21,442	60,260	1,564	58,696	22,797	34,555	0	34,555	13,481	94,815	1,564	93,251	36,278
Granville County	37,040	6,440	30,600	11,731	37,543	3,850	33,693	12,981	29,935	0	29,935	11,573	67,478	3,850	63,628	24,554
Harnett County	39,527	2,026	37,501	14,306	40,146	2,024	38,122	14,823	25,183	0	25,183	8,907	65,329	2,024	63,305	23,730
Johnston County	159,170	1,724	157,446	58,168	186,096	1,678	184,418	67,509	184,421	0	184,421	65,469	370,517	1,678	368,839	132,978
Nash County	4,272	37	4,235	1,599	4,170	23	4,147	1,620	533	0	533	215	4,703	23	4,680	1,835
Orange County	143,678	12,497	131,181	54,467	148,880	11,397	137,483	57,150	44,867	0	44,867	18,530	193,747	11,397	182,350	75,680
Person County	31,856	418	31,438	12,803	31,723	352	31,371	13,110	5,015	0	5,015	2,047	36,738	352	36,386	15,157
Wake County	1,030,631	24,486	1,006,145	398,103	1,129,865	21,136	1,108,729	437,240	651,287	0	651,287	252,834	1,781,152	21,136	1,760,016	690,074
TOTAL	1,849,539	61,785	1,787,754	716,472	2,015,680	56,943	1,958,737	783,859	1,166,647	0	1,166,647	453,951	3,182,327	56,943	3,125,384	1,237,810
W-D-O	1,475,248	49,072	1,426,176	576,620	1,603,529	46,864	1,556,665	629,024	834,738	0	834,738	330,646	2,438,267	46,864	2,391,403	959,670

*If committed or asserted projects in the CommunityViz data sheet include any group quarters construction, those projects would be reflected in these columns and the household population reduced accordingly

TRM Modeled Area	Total Population				Total Group Quarters				Household Population				Households			
	2016 TRM	2020 Base	Δ 2020-50	2050 GT	2016 TRM	2020 Base	Δ 2020-50*	2050 GT*	2016 TRM	2020 Base	Δ 2020-50	2050 GT	2016 TRM	2020 Base	Δ 2020-50	2050 GT
Chatham County	46,051	52,213	52,267	104,480	495	588	0	588	45,556	51,625	52,267	103,892	19,803	21,995	21,614	43,609
Durham County	300,939	324,784	138,584	463,368	12,089	14,331	0	14,331	288,850	310,450	138,584	449,034	124,050	134,634	59,282	193,916
Franklin County	56,375	60,260	34,555	94,815	1,573	1,564	0	1,564	54,802	58,696	34,555	93,251	21,442	22,797	13,481	36,278
Granville County	37,040	37,543	29,935	67,478	6,440	3,850	0	3,850	30,600	33,693	29,935	63,628	11,731	12,981	11,573	24,554
Harnett County	39,527	40,146	25,183	65,329	2,026	2,024	0	2,024	37,501	38,122	25,183	63,305	14,306	14,823	8,907	23,730
Johnston County	159,170	186,096	184,421	370,517	1,724	1,678	0	1,678	157,446	184,418	184,421	368,839	58,168	67,509	65,469	132,978
Nash County	4,272	4,170	533	4,703	37	23	0	23	4,235	4,147	533	4,680	1,599	1,620	215	1,835
Orange County	143,678	148,880	44,867	193,747	12,497	11,397	0	11,397	131,181	137,483	44,867	182,350	54,467	57,150	18,530	75,680
Person County	31,856	31,723	5,015	36,738	418	352	0	352	31,438	31,371	5,015	36,386	12,803	13,110	2,047	15,157
Wake County	1,030,631	1,129,865	651,287	1,781,152	24,486	21,136	0	21,136	1,006,145	1,108,729	651,287	1,760,016	398,103	437,240	252,834	690,074
TOTAL	1,849,539	2,015,680	1,166,647	3,182,327	61,785	56,943	0	56,943	1,787,754	1,958,737	1,166,647	3,125,384	716,472	783,859	453,951	1,237,810
W-D-O	1,475,248	1,603,529	834,738	2,438,267	49,072	46,864	0	46,864	1,426,176	1,556,665	834,738	2,391,403	576,620	629,024	330,646	959,670

Employment Data for 2050 MTP

TRM Modeled Area	2016 TRM Calibration Year						2020 Base Year						Δ 2020-2050 Growth Allocation						2050 Guide Totals					
	IND	OFF	RET	SVC-Lo	SVC-Hi	Total	IND	OFF	RET	SVC-Lo	SVC-Hi	Total	IND	OFF	RET	SVC-Lo	SVC-Hi	Total	IND	OFF	RET	SVC-Lo	SVC-Hi	Total
Chatham	2,458	2,510	1,915	3,864	611	11,358	2,350	2,754	2,142	4,320	706	12,272	571	2,499	2,527	5,499	1,058	12,154	2,921	5,253	4,669	9,819	1,764	24,426
Durham	24,484	84,700	27,208	69,392	11,330	217,114	25,842	91,855	28,167	76,743	12,395	235,002	4,461	77,894	13,849	57,756	12,206	166,166	30,303	169,749	42,016	134,499	24,601	401,168
Franklin	3,878	4,023	2,066	3,726	569	14,262	4,040	4,278	2,160	3,993	611	15,082	1,114	2,433	749	2,216	336	6,848	5,154	6,711	2,909	6,209	947	21,930
Granville	2,730	1,543	1,069	7,310	343	12,995	2,715	1,713	1,095	7,307	373	13,203	1,458	2,250	549	4,459	470	9,186	4,173	3,963	1,644	11,766	843	22,389
Harnett	1,569	1,918	1,333	2,486	1,721	9,027	1,617	2,036	1,551	2,698	1,930	9,832	726	1,742	1,609	2,538	1,384	7,999	2,343	3,778	3,160	5,236	3,314	17,831
Johnston	11,319	10,940	10,883	13,711	3,204	50,057	12,058	12,240	11,797	15,256	3,572	54,923	4,379	8,430	5,208	14,156	3,625	35,798	16,437	20,670	17,005	29,412	7,197	90,721
Nash	523	113	42	91	7	776	559	132	46	97	8	842	321	131	45	118	9	624	880	263	91	215	17	1,466
Orange	7,093	21,922	11,012	27,548	3,941	71,516	7,405	22,781	11,348	29,023	4,164	74,721	2,741	13,163	4,243	19,683	2,218	42,048	10,146	35,944	15,591	48,706	6,382	116,769
Person	2,392	2,111	2,242	3,198	836	10,779	2,220	1,992	2,220	3,105	824	10,361	0	221	41	925	104	1,291	2,220	2,213	2,261	4,030	928	11,652
Wake	72,981	187,793	101,563	165,699	33,958	561,994	80,972	201,630	109,104	184,842	38,186	614,734	38,002	163,449	81,950	226,457	52,119	561,977	118,974	365,079	191,054	411,299	90,305	1,176,711
TOTAL	129,427	317,573	159,333	297,025	56,520	959,878	139,778	341,411	169,630	327,384	62,769	1,040,972	53,773	272,212	110,770	333,807	73,529	844,091	193,551	613,623	280,400	661,191	136,298	1,885,063
W-D-O	104,558	294,415	139,783	262,639	49,229	850,624	114,219	316,266	148,619	290,608	54,745	924,457	45,204	254,506	100,042	303,896	66,543	770,191	159,423	570,772	248,661	594,504	121,288	1,694,648

TRM Modeled Area	Industrial Jobs				Office Jobs				Retail Jobs				Service Low-Rate Jobs				Service High-Rate Jobs				Total Jobs			
	2016 TRM	2020 Base	2020-50	2050 GT	2016 TRM	2020 Base	2020-50	2050 GT	2016 TRM	2020 Base	2020-50	2050 GT	2016 TRM	2020 Base	2020-50	2050 GT	2016 TRM	2020 Base	2020-50	2050 GT	2016 TRM	2020 Base	2020-50	2050 GT
Chatham	2,458	2,350	571	2,921	2,510	2,754	2,499	5,253	1,915	2,142	2,527	4,669	3,864	4,320	5,499	9,819	611	706	1,058	1,764	11,358	12,272	12,154	24,426
Durham	24,484	25,842	4,461	30,303	84,700	91,855	77,894	169,749	27,208	28,167	13,849	42,016	69,392	76,743	57,756	134,499	11,330	12,395	12,206	24,601	217,114	235,002	166,166	401,168
Franklin	3,878	4,040	1,114	5,154	4,023	4,278	2,433	6,711	2,066	2,160	749	2,909	3,726	3,993	2,216	6,209	569	611	336	947	14,262	15,082	6,848	21,930
Granville	2,730	2,715	1,458	4,173	1,543	1,713	2,250	3,963	1,069	1,095	549	1,644	7,310	7,307	4,459	11,766	343	373	470	843	12,995	13,203	9,186	22,389
Harnett	1,569	1,617	726	2,343	1,918	2,036	1,742	3,778	1,333	1,551	1,609	3,160	2,486	2,698	2,538	5,236	1,721	1,930	1,384	3,314	9,027	9,832	7,999	17,831
Johnston	11,319	12,058	4,379	16,437	10,940	12,240	8,430	20,670	10,883	11,797	5,208	17,005	13,711	15,256	14,156	29,412	3,204	3,572	3,625	7,197	50,057	54,923	35,798	90,721
Nash	523	559	321	880	113	132	131	263	42	46	45	91	91	97	118	215	7	8	9	17	776	842	624	1,466
Orange	7,093	7,405	2,741	10,146	21,922	22,781	13,163	35,944	11,012	11,348	4,243	15,591	27,548	29,023	19,683	48,706	3,941	4,164	2,218	6,382	71,516	74,721	42,048	116,769
Person	2,392	2,220	0	2,220	2,111	1,992	221	2,213	2,242	2,220	41	2,261	3,198	3,105	925	4,030	836	824	104	928	10,779	10,361	1,291	11,652
Wake	72,981	80,972	38,002	118,974	187,793	201,630	163,449	365,079	101,563	109,104	81,950	191,054	165,699	184,842	226,457	411,299	33,958	38,186	52,119	90,305	561,994	614,734	561,977	1,176,711
TOTAL	129,427	139,778	53,773	193,551	317,573	341,411	272,212	613,623	159,333	169,630	110,770	280,400	297,025	327,384	333,807	661,191	56,520	62,769	73,529	136,298	959,878	1,040,972	844,091	1,885,063
W-D-O	104,558	114,219	45,204	159,423	294,415	316,266	254,506	570,772	139,783	148,619	100,042	248,661	262,639	290,608	303,896	594,504	49,229	54,745	66,543	121,288	850,624	924,457	770,191	1,694,648