

# Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (DCHC MPO)

## Socioeconomic Data (SE Data)

TAC Meeting  
August 8, 2007

## Purpose

- Provide Background on SE Data
- Review SE Data
- Receive Comments
- Present Next Steps

## SE Data -- Background

- What is Data?
  - Where people live and work
  - By Traffic Analysis Zone (TAZ)
  - Years: 2005 Base Year, plus 2015, 2025 and 2035 forecasts
- Why Collect Data – Input into the Triangle Regional Model; which is major tool for:
  - 2035 Long Range Transportation Plan
  - Air Quality Conformity
  - Projects and Studies (e.g., Triangle Parkway, Chapel Hill Master Transit Plan; Transit Blueprint)

## SE Data – Background (cont.)

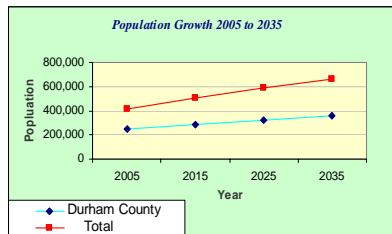
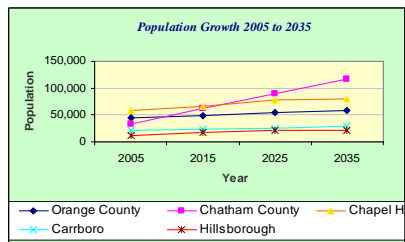
- How Collected Data
  - Local planning staff responsible
  - Started effort in mid-2006
  - Population
    - Baseline: 2000 Census data, then added new dwelling units (e.g., Certificates of Occupancy)
    - Forecast: Adopted land use plans and policies combined with undeveloped parcels
  - Employment:
    - Baseline: InfoUSA database modified by field checks and institutional information (e.g., Duke, UNC-CH, RTF)
    - Forecast: Adopted land use plans and policies combined with undeveloped parcels
  - Guidance Totals

# SE Data – Population Totals

	Total Population				Total Population % Growth			Population
	2005	2015	2025	2035	2005-2015	2015-2025	2025-2035	2005-2035 Annual Growth Rate
Durham	244,022	286,733	323,311	354,164	18%	13%	10%	1.2%
Orange (non-incorp.)	44,904	48,708	54,288	57,649	8%	11%	6%	0.8%
Chatham (eastern)	34,067	62,400	89,779	117,130	83%	44%	30%	4.2%
Chapel Hill - Orange County	53,963	60,764	72,351	74,222	13%	19%	3%	1.1%
Chapel Hill - Durham County	4,376	4,984	5,416	6,261	14%	9%	16%	1.2%
Carrboro	20,858	22,793	25,345	28,269	9%	11%	12%	1.0%
Hillsborough	12,438	17,640	21,806	22,380	42%	24%	3%	2.0%
<b>Total</b>	<b>414,628</b>	<b>504,022</b>	<b>592,296</b>	<b>660,075</b>	<b>22%</b>	<b>18%</b>	<b>11%</b>	<b>1.6%</b>

- Total population will increase 245,447 during the 30-year period.
- Durham County population increase (112,027) is largest among jurisdictions.
- Chatham County population increase (83,063) will easily outpace Orange County (50,357).
- Overall population growth rate will decrease over time.

# SE Data – Population Growth Rate



	Population	
	2005-2035 Growth	2005-2035 Growth Percent
Durham	112,027	45%
Orange	12,745	28%
Chatham (eastern)	83,063	244%
Chapel Hill	22,144	38%
Carrboro	7,411	36%
Hillsborough	9,942	80%
<b>Total</b>	<b>245,447</b>	<b>59%</b>

- Overall population will increase 59% over the 30-year period.
- Durham County and Orange County population will increase 45 percent and 38 percent, respectively.
- Chatham County population will increase 244 percent.

# SE Data – Population

## Guidance Totals

2005 Population			
	SE Data	State Demographer Estimate	Difference
Durham County	248,398	242,207	3%
Orange County	132,163	121,992	8%

2035 Population			
	SE Data	State Demographer Estimate	Difference
Durham County	360,425	355,639	1%
Orange County	182,520	171,453	6%

- Compared SE Data to State Demographer estimates and forecasts.
- Baseline 2005 and 2035 Forecasts are all within at least 8 percent of the State Demographer data.
- The SE Data value is always higher than the State Demographer estimate.

**Notes:**

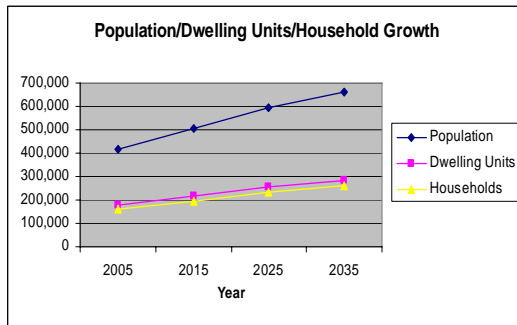
**2005** population estimate is from N.C. State Demographer.

**2035** population estimate uses N.C. State Demographer estimate for 2030 then assumes steady growth through 2035.

# SE Data – Population

## Population/Dwelling Units/Households

	2005	2015	2025	2035	2005-2035 Growth	Annual Rate
<b>Population</b>	414,628	504,022	592,296	660,075	245,447	1.6%
<b>Dwelling Units</b>	176,946	215,357	255,672	285,724	108,778	1.6%
<b>Households</b>	159,763	195,155	231,323	258,974	99,211	1.6%



- Dwelling Units and Households are the building blocks of population, and therefore they have the same growth trend.
- A Dwelling Unit means a single physical unit that provides an independent living facility for one or more persons.
- A Household includes all the persons who occupy a housing unit.

## SE Data – Population Student Households

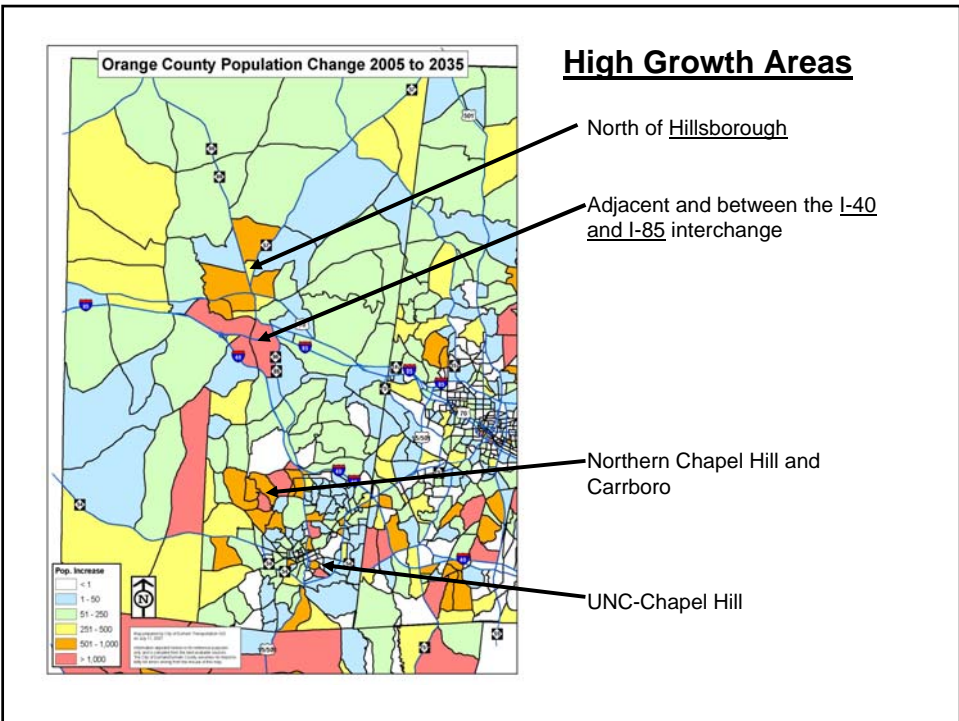
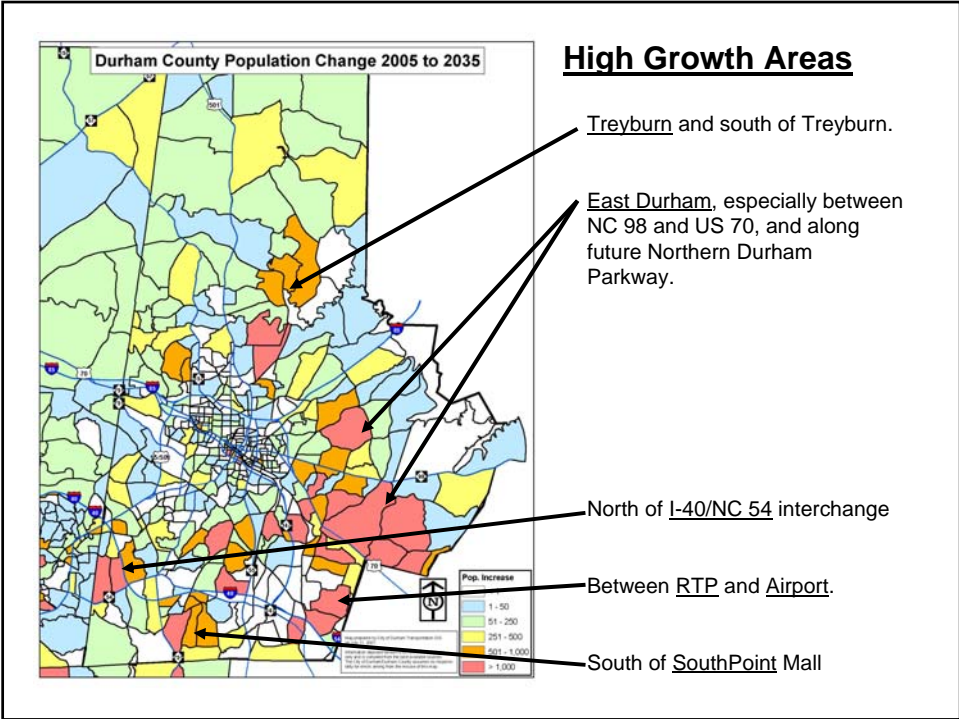
	Total Student Households				Total Student Household % Growth			Student Households
	2005	2015	2025	2035	2005-2015	2015-2025	2025-2035	2005-2035 Annual Growth Rate
Durham	8,511	9,218	9,892	10,285	8%	7%	4%	0.6%
Orange	513	533	562	588	4%	5%	5%	0.5%
Chatham (eastern)	417	435	458	480	4%	5%	5%	0.5%
Chapel Hill - Orange County	6,982	7,418	8,495	8,875	6%	15%	4%	0.8%
Chapel Hill - Durham County	711	715	788	823	1%	10%	4%	0.5%
Carrboro	2,620	2,749	2,884	3,014	5%	5%	5%	0.5%
Hillsborough	94	98	104	107	4%	6%	3%	0.4%
<b>Total</b>	<b>19,848</b>	<b>21,166</b>	<b>23,183</b>	<b>24,172</b>	<b>7%</b>	<b>10%</b>	<b>4%</b>	<b>0.7%</b>

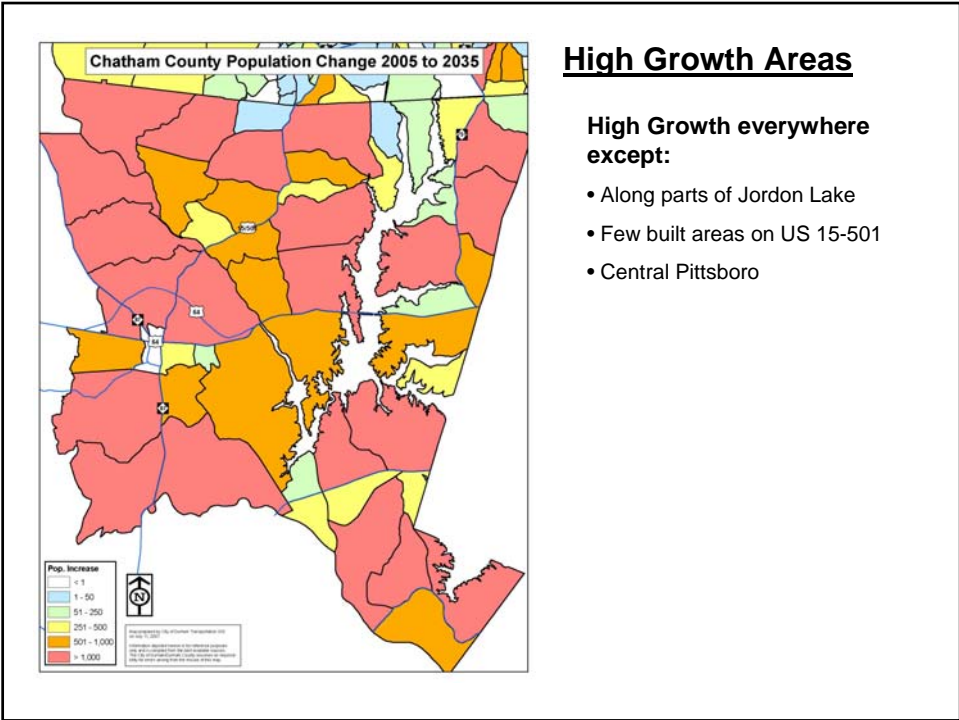
- Student Households are the number of full-time students attending post secondary education programs, and each student is considered a household.
- The overall annual growth rate for Student Households is 0.7 percent, which is less than one-half the annual rate for population, i.e., 1.6 percent.
- Most jurisdictions forecast an annual growth rate between 0.4 to 0.6 percent, except Chapel Hill which has an annual rate of 0.8 percent.
- These figures include Duke and UNC-Chapel Hill; staff is working on NCCU figures.

## SE Data – Population University Beds

	Total University Beds				University Beds % Growth			University Beds
	2005	2015	2025	2035	2005-2015	2015-2025	2025-2035	2005-2035 Annual Rate
Durham	7,746	8,376	8,947	9,527	8%	7%	6%	0.7%
Orange	0	0	0	0	0%	0%	0%	0.0%
Chatham (eastern)	0	0	0	0	0%	0%	0%	0.0%
Chapel Hill - Orange County	9,734	12,543	12,543	12,543	29%	0%	0%	0.8%
Chapel Hill - Durham County	0	0	0	0	0%	0%	0%	0.0%
Carrboro	0	0	0	0	0%	0%	0%	0.0%
Hillsborough	0	0	0	0	0%	0%	0%	0.0%
<b>Total</b>	<b>17,480</b>	<b>20,919</b>	<b>21,490</b>	<b>22,070</b>	<b>20%</b>	<b>3%</b>	<b>3%</b>	<b>0.8%</b>

- University Beds are the number of post secondary students that reside in dormitory-style housing
- The overall annual growth rate for University Beds is 0.8 percent, which is one-half the annual rate for population, i.e., 1.6 percent.
- Overall annual growth rates for Student Households and University Beds are very similar, 0.7 and 0.8 percent, respectively.





**High Growth Areas**

**High Growth everywhere except:**

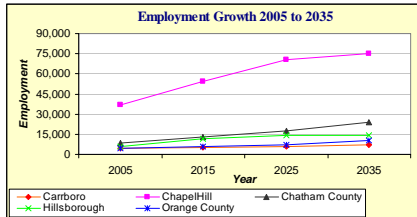
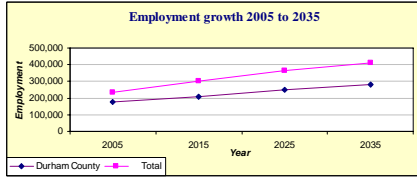
- Along parts of Jordan Lake
- Few built areas on US 15-501
- Central Pittsboro

**SE Data – Employment Totals**

	Total Employment				Total Employment Percent Growth			Employment
	2005	2015	2025	2035	2005-2015	2015-2025	2025-2035	2005-2035 Rate
Durham	175,487	210,895	247,835	282,571	20%	18%	14%	1.6%
Orange (non-incorporated)	4,290	5,797	7,311	10,087	35%	26%	38%	2.9%
Chatham (eastern)	8,199	12,883	17,580	23,863	57%	36%	36%	3.6%
Chapel Hill - Orange County	36,190	52,428	66,609	70,727	45%	27%	6%	2.3%
Chapel Hill - Durham County	512	1,758	4,103	4,148	243%	133%	1%	7.2%
Carrboro	4,390	5,244	6,122	6,857	19%	17%	12%	1.5%
Hillsborough	5,679	11,484	13,954	14,453	102%	22%	4%	3.2%
<b>Total</b>	<b>234,747</b>	<b>300,489</b>	<b>363,514</b>	<b>412,706</b>	<b>28%</b>	<b>21%</b>	<b>14%</b>	<b>1.9%</b>

- Total employment will increase 177,959 during the 30-year period.
- Durham County employment increase (110,720) is largest among jurisdictions.
- Overall employment growth rate will decrease over time, and will decrease for all jurisdictions except for Orange County.

## SE Data – Employment Growth Rate



	Employment	
	2005-2035 Growth	2005-2035 Growth Percent
Durham	110,720	63%
Orange	5,797	135%
Chatham	15,664	191%
Chapel Hill	38,173	104%
Carrboro	2,467	56%
Hillsborough	8,774	154%
<b>Total</b>	<b>177,959</b>	<b>76%</b>

- Overall employment will increase 76 percent over the 30-year period.
- All jurisdictions except Durham and Carrboro will at least double their employment.

## SE Data – Employment Employment Categories

	Total			Percent Change		
	2005	2035	2005 to 2035 Difference	2005 to 2035 % Change	2005 to 2035 Annual Rate	
Industrial	34,480	54,595	20,115	58%	1.5%	
Highway Retail	12,800	22,477	9,677	76%	1.9%	
Services	77,636	127,440	49,804	64%	1.7%	
Retail	20,488	37,119	16,631	81%	2.0%	
Office	36,733	90,637	53,904	147%	3.1%	
Special Generators	52,610	80,438	27,828	53%	1.4%	
<b>Total</b>	<b>234,747</b>	<b>412,706</b>	<b>177,959</b>	<b>76%</b>	<b>1.9%</b>	

- Employment is broken into five categories and special generators (which are large retail centers, airports, hospitals and universities).
- The rate of Office and Retail growth will exceed the overall rate.
- The jobs added by Office or Services is more than double that of any other category.



# SE Data – Employment

## Guidance Totals

	2005 Employment		
	SE Data	ESC Estimate	Difference
Durham County	175,999	184,130	-4%
Orange County	50,549	68,680	-26%

	2035 Employment		
	SE Data	ESC Estimate	Difference
Durham County	286,719	285,761	0%
Orange County	102,124	116,669	-12%

**Notes:**

2005 employment is based on N.C. Employment Security Commission (ESC) estimate and related studies.

2035 employment is based on relationship between ESC and Woods and Poole forecasts.

- Compared SE Data to Employment Security Commission (ESC) and private forecasts.
- Durham County Baseline 2005 and 2035 Forecasts are all within at least 4 percent of the ESC estimate.
- Orange County difference may be caused by missing student employment.
- Assuming student employment, reduces 2035 Orange County Difference to 6 percent.
- The SE Data value is always lower than the ESC estimate.

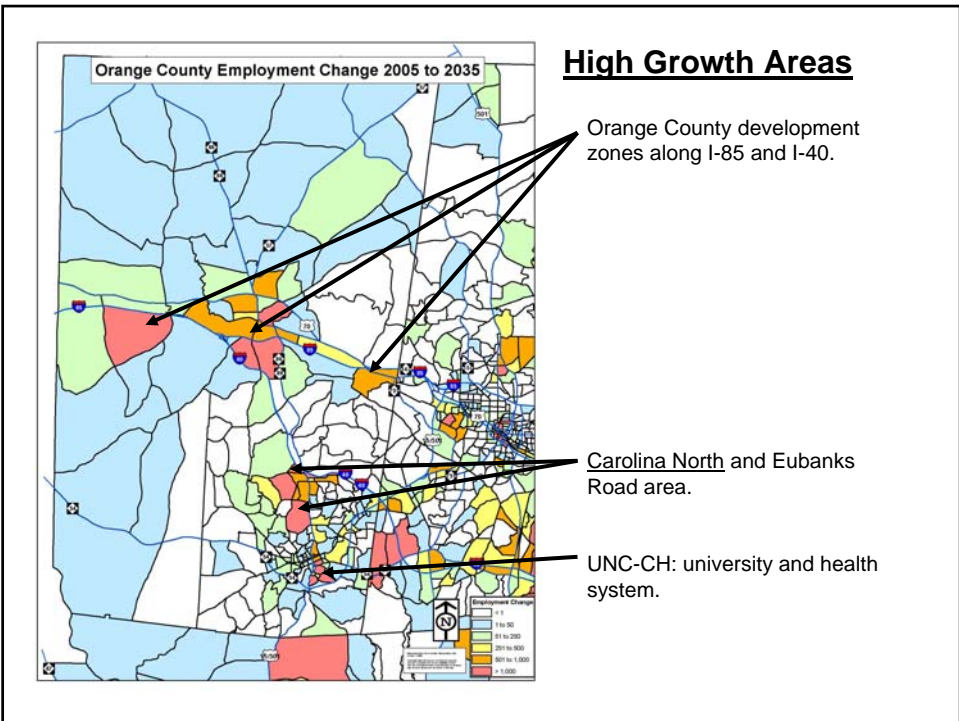
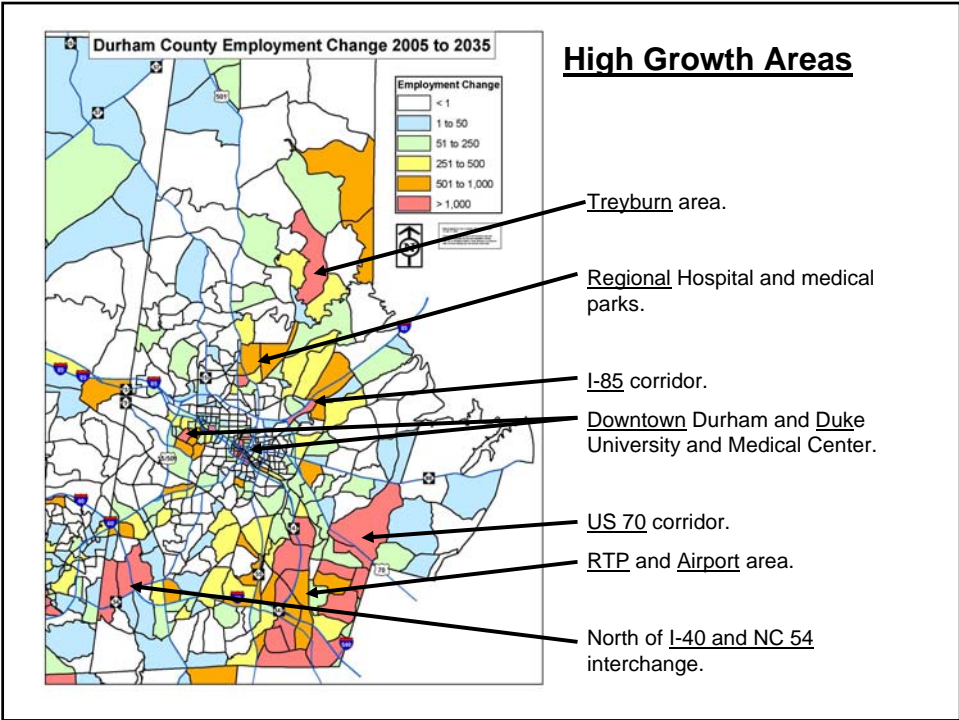
# SE Data – Population

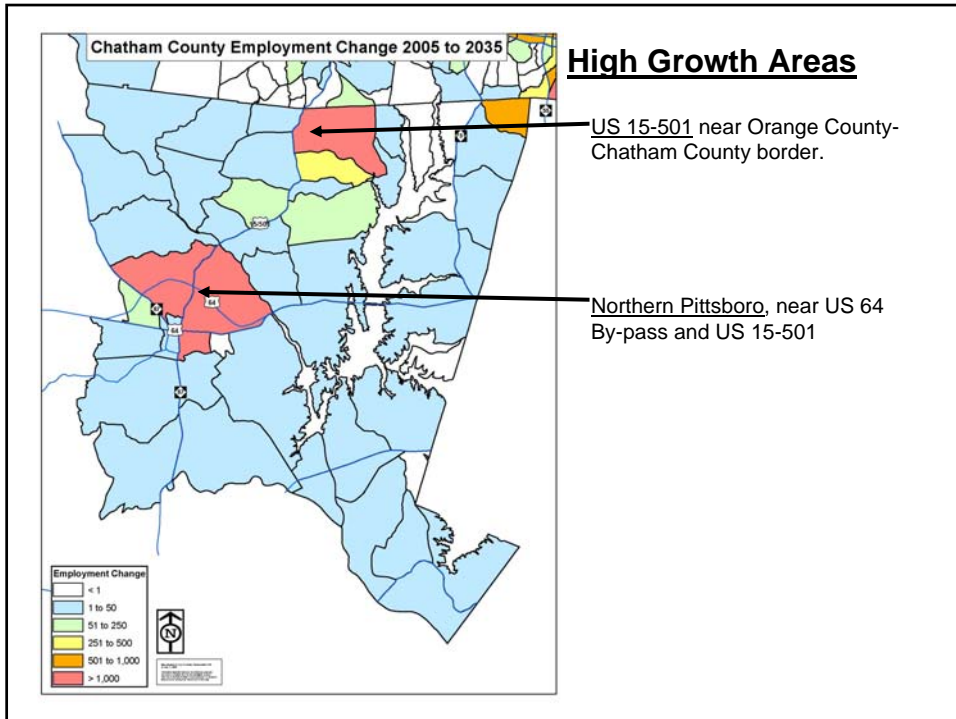
## Population v. Employment

	Growth 2005 - 2035	
	Population	Employment
Durham	112,027	110,720
Orange	12,745	5,797
Chatham	83,063	15,664
Chapel Hill	22,144	38,173
Carrboro	7,411	2,467
Hillsborough	9,942	8,774
<b>Total</b>	<b>245,447</b>	<b>177,959</b>

	Annual Growth Rate 2005 - 2035	
	Population	Employment
Durham	1.2%	1.6%
Orange	0.8%	2.9%
Chatham	4.2%	3.6%
Chapel Hill	1.1%	2.3%
Carrboro	1.0%	1.5%
Hillsborough	2.0%	3.2%
<b>Total</b>	<b>1.6%</b>	<b>1.9%</b>

- In terms of numbers, population growth will exceed employment growth in all jurisdictions except Chapel Hill.
- In terms of growth rate, the employment annual growth rate will exceed the population growth rate, 1.9 percent versus 1.6 percent.
- The employment annual growth rate will exceed the population growth rate in all jurisdictions except Chatham County.
- Chatham County and Hillsborough population growth rates, 4.2 percent and 2.0 percent, will exceed the 1.6 percent overall rate.
- The Chapel Hill and Orange County employment annual growth rates exceeds the population growth rates by more than 2 to 1.





## Comments?

- Comments on data?
- Clarify points or definitions?
- Want additional summary item?
- Question on process?

## Next Steps

- TAC Receive at August 8, 2007 Meeting.
- Make changes based on comments.
- TAC Adopt at September 12, 2007 meeting.
- Implement administrative changes as Travel Demand Model process identifies minor errors.