



2010 POPULATION ESTIMATE FOR THE CITY OF HIGH POINT

April 7, 2010

The Planning and Development Department's population estimate for the City of High Point as of April 1, 2010 was developed using five methodologies listed below and described on the following pages. These methods produce population figures ranging from a high of 105,594 to a low of 98,500. The population figures derived from the five methods employed in the 2010 estimate are listed below:

- **Method 1 ----- 103,708**
- **Method 2 ----- 104,100**
- **Method 3 ----- 98,500**
- **Method 4 ----- 105,594**
- **Method 5 ----- 98,902**

2010 POPULATION ESTIMATE – 102,161

The above estimate of 102,161 represents the average of the five methods used in this report. It suggests that High Point has been growing at an average annual rate of 1.9% since the U.S. Census was last taken on April 1, 2000, at which time the City's population was reported to be 85,839. This year's estimate is an increase of approximately 1.71% over last year's estimate of 100,442.

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Method 1 - New Residences:

This method relies on residential building permits and demolition permits issued by the Inspection Services Division of the Planning and Development Department from April 1, 2000 through March 31, 2010 to provide the net number of new housing units (residences) and new group quarters facilities approved for construction within the city since the 2000 Census. The number of new housing units was then reduced by the 14.0% vacancy rate reported by the U.S. Census Bureau in the 2006-08 American Community Survey (ACS) 3-year estimate for all housing units (both single family and multi-family units) and added to the city's existing housing stock as of April 1, 2000. This estimated number of housing units in High Point was then multiplied by the average household size of 2.42 persons per household from the 2006-08 ACS 3-year estimate to calculate the estimated population living in occupied housing units. This number was then added to the estimated population living in group quarters to calculate the total estimated population. It should be noted that the 2006-08 ACS 3-year estimate is the most recent data available, but it uses data sampling which results in a margin of error of approximately +/- 1.8% for the vacancy rate and +/- 0.06 for the persons per household figure. Detailed residential building permit data and related population calculations for Method 1 can be found in Attachment #1 at the end of this report.

Population Estimate (Method 1) – 103,708

Method 2 - State Estimate:

Based on the North Carolina Office of Budget and Management's most recent official estimate, High Point had a population of 100,645 as of July 1, 2008 (Source: Municipal Populations, 2008 available at: http://www.osbm.state.nc.us/ncosbm/facts_and_figures/socioeconomic_data/population_estimates.shtm).

The state's procedure for estimating municipal population relies on annexation data obtained annually from each municipality. Pursuant to state law, this information is used to calculate the population of each of the state's municipalities for the year preceding the one in which the annexation data is obtained, so the state's municipal population estimates are always one year behind the year the results are published (i.e. the most recent estimate published in 2009 was for 2008). The resulting population estimates are used to determine how state-shared tax revenues are distributed among municipalities.

In estimating municipal populations, the state employs a constant proportion methodology, which assumes that the city grows at the same rate as the population of the county (or counties) in which they are located, in combination with a partitioned change method, which assumes that areas more recently annexed into a municipality grow at a different rate than the rest of the city. To help determine their population estimate, the state uses housing unit totals produced by the U.S. Census Bureau. In the past, the state used less reliable information, such as automobile registration, to estimate population, resulting in generally lower state municipal population estimates.

The Office of Budget and Management's 2008 population estimate of 100,645 for High Point reflects an overall increase of approximately 17.25% between April 1, 2000 and July 1, 2008 (99 months) or an average annual growth rate of 2.09% (per twelve months). This represents a constant monthly increase of 0.160858%. Assuming this monthly rate of increase has remained constant since July 1, 2008, High Point's April 1, 2010 population using the state estimate methodology is 104,100.

Population Estimate (Method 2) – 104,100

Method 3 - Natural Increase/Migration Method:

Estimates of High Point's natural population increase (live births minus deaths) and net migration were obtained from county population projections developed by the state's Office of Budget and Management (Source: County Population Growth 2000-2010 available at http://www.osbm.state.nc.us/ncosbm/facts_and_figures/socioeconomic_data/population_estimates.shtm). Information about the natural population increase was previously obtained from the North Carolina State Center for Health Statistics. However, for the past two years the natural growth figures were determined using the state Office of Budget and Management projections, because this information is more readily available, unlike the method used in previous years. This also allowed the natural increase figure to be determined using the same source and method used to determine the net migration figure calculated for this method.

The most recent data available from the Office of Budget and Management indicates that the portion of Guilford County's projected population increase between April 1, 2000 and July 1, 2010 attributable to natural growth is 25,044. The projected population increases over the same time period attributable to natural growth for the other three counties containing portions of the City of High Point are estimated to be 5,204 for Davidson County; 19,950 for Forsyth County; and 6,307 for Randolph County. Using a constant proportion method, High Point, which represented 20.10602% of Guilford County's 2000 population, 0.78983% of Davidson County's 2000 population, 0.00196% of Forsyth County's 2000 population, and 0.01073% of Randolph County's 2000 population, would receive the same proportional share of each county's population increase attributable to natural growth. The resulting figures are prorated for the last nine months of 2000, all of 2001-2009, and the first three months of 2010, and amount to an increase of approximately 4,913 for Guilford County, 40 for Davidson County, 0 for Forsyth County, and 1 for Randolph County, for a total of 4,954.

Similarly, the projected county population increases from April 2000 to July 2010 attributable to net migration were estimated to be 38,848 for Guilford County; 11,047 for Davidson County; 29,091 for Forsyth County; and 7,986 for Randolph County. Again using the constant proportion method and prorating the figures to April 1, 2010, High Point's population increase due to net migration was approximately 7,620 for Guilford County, 85 for Davidson County, 1 for Forsyth County, and 1 for Randolph County for a total of 7,707. Therefore, High Point's estimated April 1, 2010 population based on the natural increase/migration method includes the sum of its 2000 population (85,839), its estimated natural population growth since 2000 (4,954), and its estimated growth due to net migration since 2000 (7,707) for a total of 98,500.

Population Estimate (Method 3) – 98,500

Method 4 - U.S. Census Bureau Municipal Estimates:

The U.S. Census Bureau prepares annual population estimates for municipal jurisdictions by using housing unit estimates to distribute the county population to municipalities within each county. These housing unit estimates rely primarily on building permit data to update housing unit changes since the last census. The municipal estimates can be found at: <http://www.census.gov/popest/cities/cities.html>. The Census Bureau's most recent municipal estimate for the City of High Point is 101,835 as of July 1, 2008. This represents an average annual increase of approximately 2.26% since April 2000 and a constant monthly increase of 0.172752%. Assuming the monthly rate of increase has remained constant since July 1, 2008, High Point's April 1, 2010 population using the U.S. Census Bureau municipal estimate method is 105,594.

Population Estimate (Method 4) – 105,594

Method 5 - U.S Census Bureau County Estimates:

The U.S. Census Bureau also prepares annual population estimates for each state and county. These estimates can be found at <http://www.census.gov/popest/estimates.html>. The most recent figures indicate that Guilford County's population was estimated to be 480,362 as of July 1, 2009, representing an approximately 14.09% increase since April 1, 2000 and a monthly growth rate of 0.118803%. Assuming this monthly growth rate has remained constant since July 1, 2009, Guilford County's April 1, 2010 population would be 485,523. Using the constant proportion method, High Point, representing 20.10602% of Guilford County's 2000 population, would represent 20.10602% of the county's April 1, 2010 population, or 97,619. Similarly, High Point represented 0.78983% of Davidson County's 2000 population, 0.00196% of Forsyth County's 2000 population, and 0.01073% of Randolph County's 2000 population. After calculating the monthly growth rates for each of these counties, and assuming the monthly growth rates and proportions of total population have remained constant since 2000, High Point's share of the estimated April 1, 2010 population is 1,260 for Davidson County; 7 for Forsyth County; and 15 for Randolph County, resulting in a total population of 98,902 for High Point as of April 1, 2010.

Population Estimate (Method 5) – 98,902

Attachment #1:

2010 POPULATION ESTIMATES BASED ON BUILDING PERMITS

			Occupied Single Family Units			Occupied Multi- Family Units	Total Occupied Housing Units	Total Population Within Group Quarters
2000 Census			25,527			7,971	33,498	2,303
Census Year (April 1st thru March 31st)	New Single Family Units Approved	Single Family Units Demolished	Net Single Family Housing Units	New Multi- Family Units Approved	Multi- Family Units Demolished	Net Multi- Family Housing Units	Total Housing Units	Total Population Within Group Quarters
2000-01	755	-66	689	70	-4	66	755	N/A
2001-02	926	-60	866	603	0	603	1,469	115
2002-03	891	-52	839	266	0	266	1,105	213
2003-04	817	-50	767	392	0	392	1,159	0
2004-05	892	-61	831	861	0	861	1,692	0
2005-06	1,044	-120	924	214	-140	74	998	418
2006-07	835	-104	731	72	0	72	803	0
2007-08	433	-82	351	361	0	361	712	508
2008-09	229	-90	139	120	0	120	259	16
2009-10	204	-73	131	80	0	80	211	0
Totals 2001 thru 2010	7,026	-758	6,268	3,039	-144	2,895	9,163	1,270
Grand Total (2001 thru 2010 + 2000 Census)	N/A	N/A	31,795	N/A	N/A	10,866	42,661	3,573

NET SINGLE FAMILY (DETACHED & ATTACHED) UNITS (2001 thru 2010):	6,268	68.4%
NET MULTI-FAMILY (APARTMENT) UNITS (2001 thru 2010):	<u>2,895</u>	<u>31.6%</u>
TOTALS:	9,163	100.0%
OCCUPIED SINGLE FAMILY UNITS (2000 CENSUS):	25,527	76.2%
OCCUPIED MULTI-FAMILY UNITS (2000 CENSUS):	<u>7,971</u>	<u>23.8%</u>
TOTALS:	33,498	100.0%

2009-10 Total Housing Units Estimate = 33,498 + [9,163 – 14.0% (2006-08 ACS 3-yr. est. vacancy rate)]
x 2.42 (2006-08 ACS 3-yr. est. average household size) = **100,135**

April 2010 Total Estimated Population = **100,135** + **3,573** (Estimated Group Quarters) = **103,708**