

CENSUS 2000



**A COMPREHENSIVE PROFILE AND ANALYSIS OF
DEMOGRAPHIC AND SOCIOECONOMIC
INFORMATION REPORTED IN THE 2000 CENSUS**

Part One – Demographic Analysis

City of High Point, Department of Planning and Development

June 2002

This printed material will be provided in an alternate format upon request

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INTRODUCTION

The information contained in the **Census 2000** profile represents a compilation of 2000 census data as reported by the U.S. Bureau of the Census together with similar information gleaned from previous censuses, primarily those of 1980 and 1990.

Although the principal focus of this endeavor is the population living within High Point's city limits at the time the census was conducted on April 1, 2000 (see Map 1 on the following page), appropriate census data from other jurisdictions at the state and regional level are likewise used. This has been done for comparison purposes so as to enhance the usefulness of the study and obtain a clearer understanding of the changing demographic and socioeconomic trends that continue to impact High Point and its environs.

The first section of this profile, entitled "Part One – Demographic Analysis," contains the initial information released by the Census Bureau in 2001 including complete population counts within various geographic and political units. Racial and ethnic counts and certain household and housing related characteristics are also provided. As a final chapter, the profile contains a summation focusing upon significant conclusions, trends and inferences that may be drawn from the data, and attempts to answer the question, "what does all this really mean?"

Subsequent sections will contain an analysis of data to be released by the Census Bureau in 2002 and 2003. This information will include more detailed housing data and a variety of socioeconomic trends and characteristics.

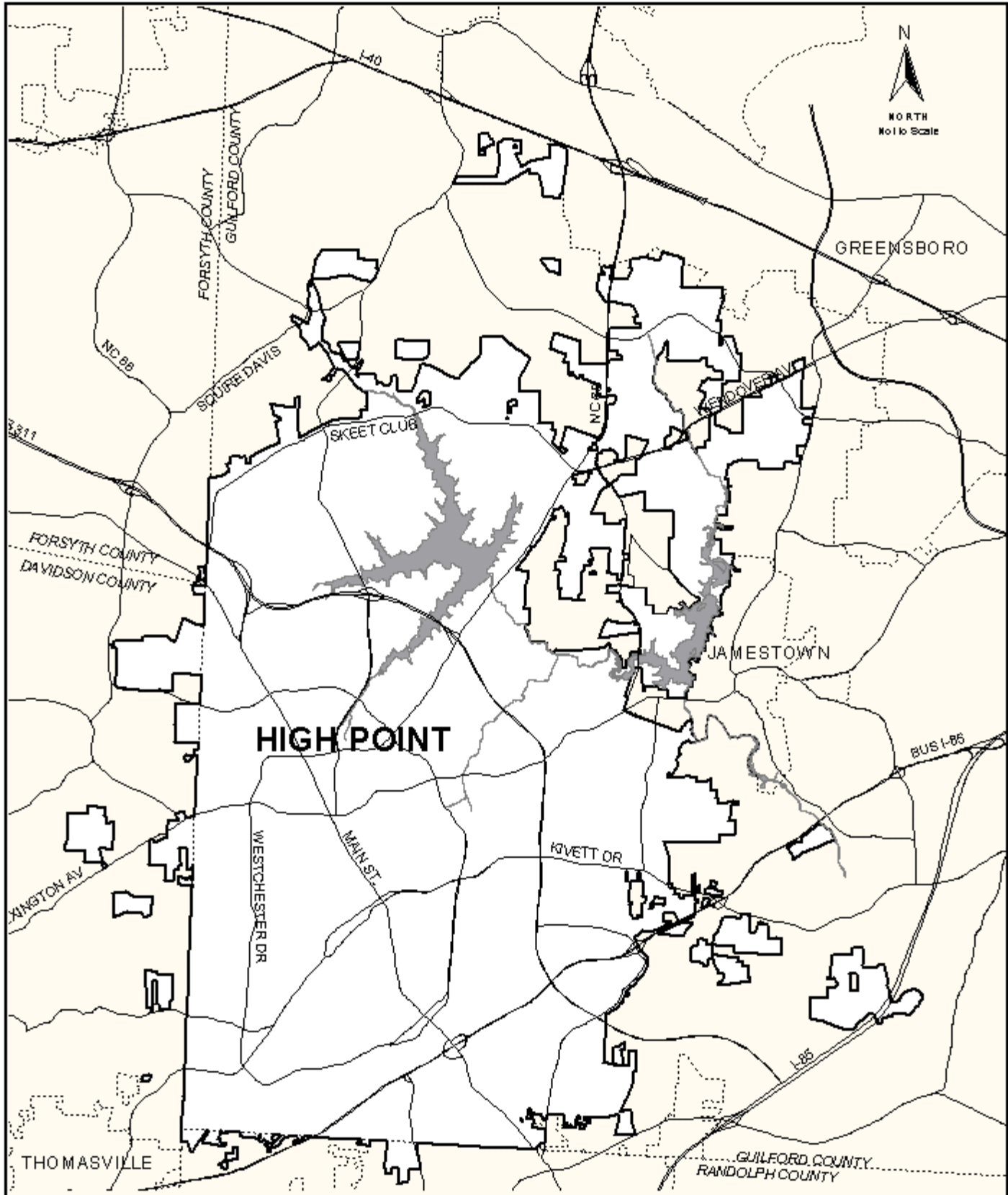
POPULATION TRENDS

Historic Population Growth

Table 1 appearing on page 3 indicates that, after 30 years of somewhat inconsequential population growth, High Point experienced an increase of 16,411, the city's highest 10-year gain since 1960, and the third highest decennial increase in its 143 year history. Over the 14 decades since High Point's incorporation on May 26, 1859, the city has grown from an initial estimate of 525 persons to an official resident count of 85,839 as reported by the U.S. Census Bureau in the 2000 Census. This represents a total population increase over the 143 year period of 85,314 for an average 10 year gain of 6,094 and a constant decennial growth rate of just over 43.9 percent.

Regional and Statewide Growth Trends

Statewide growth trends as reported by the U.S. Census Bureau since 1980 are illustrated in Table 2 on page 5. Also included are growth data for High Point and other comparable county and municipal jurisdictions within the State of North Carolina and its Piedmont Triad region. It is noteworthy that the city's growth rate between 1990 and 2000 of 23.6 percent exceeded that of the State as a whole (21.4 percent), and its growth between 1980



CITY OF HIGH POINT
APRIL 1, 2000

DEPARTMENT OF PLANNING AND DEVELOPMENT

MAP 1

City of High Point 4/1/00.apr

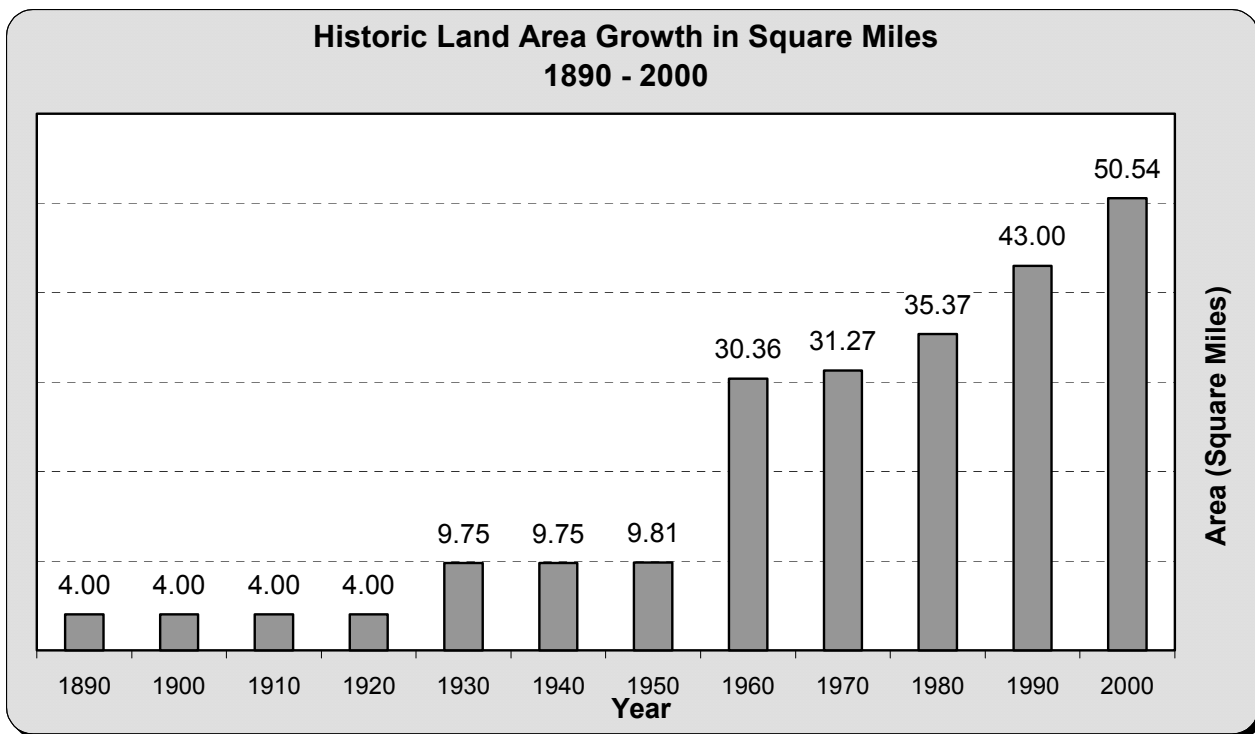
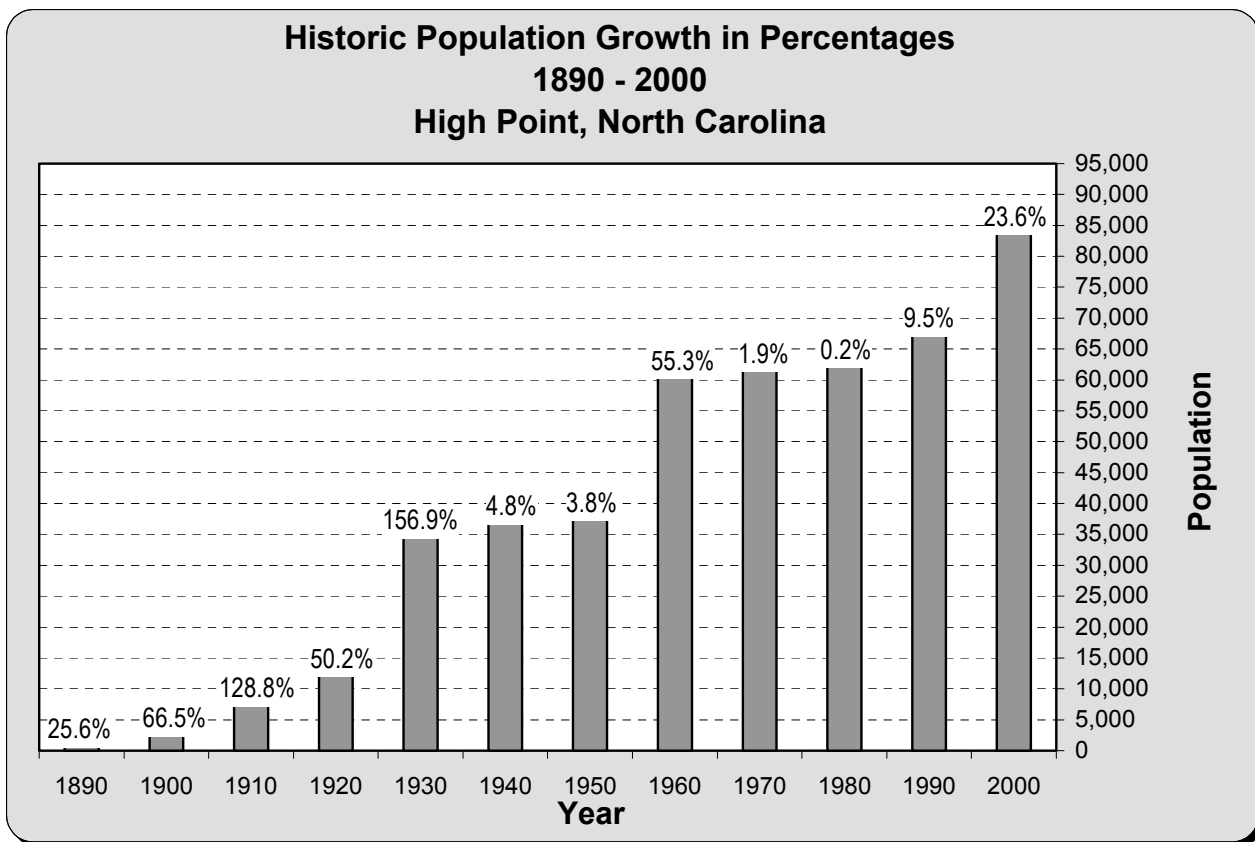
and 2000 (35.4 percent) was just below the State's twenty-year rate of 36.9 percent. Although High Point's growth over this same twenty year period is not as impressive when compared to the sixteen local jurisdictions enumerated in Table 2, its growth rate

Table 1
Historic Population Growth, 1860 – 2000
High Point, North Carolina

<u>Year</u>	<u>Population</u>	<u>Population Change</u>	<u>Percent of Change</u>	<u>Area (Square Miles)</u>	<u>Persons/ Square Mile</u>
2000	85,839	16,411	23.6	50.54	1,698.4
1990	69,428	6,048	9.5	43.00	1,614.6
1980	63,380	121	0.2	35.37	1,791.9
1970	63,259	1,096	1.9	31.27	2,023.0
1960	62,063	22,090	55.3	30.36	2,044.2
1950	39,973	1,478	3.8	9.81	4,074.7
1940	38,495	1,750	4.8	9.75	3,948.2
1930	36,745	22,443	156.9	9.75	3,768.7
1920	14,302	4,777	50.2	4.0	3,575.5
1910	9,525	5,362	128.8	4.0	2,381.3
1900	4,163	1,663	66.5	4.0	1,040.8
1890	2,500	509	25.6	4.0	625.0
1880	1,991	364	22.4	4.0	497.8
1870	1,627	1,102	209.9	4.0	406.8
1860	525	N/A	N/A	4.0	131.3

Sources: 1900 through 2000 population, U.S. Bureau of the Census.
1890 population, Morris Knowles, Inc., Engineers, Pittsburgh, PA, Report upon Certain Phases of a City Plan, City of High Point, N.C., July 1928.
1860 through 1880 population, City of High Point, Department of Planning and Development, High Point Information and Demographics, 1988.

Chart 1



Sources: 1900 through 2000 population, U.S. Bureau of the Census.
 1890 population, Morris Knowles, Inc., Engineers, Pittsburgh, PA, Report upon Certain Phases of a City Plan, City of High Point, N.C., July 1928.

Table 2
Regional and Statewide Growth Trends
High Point and Comparable North Carolina Jurisdictions, 1980 – 2000

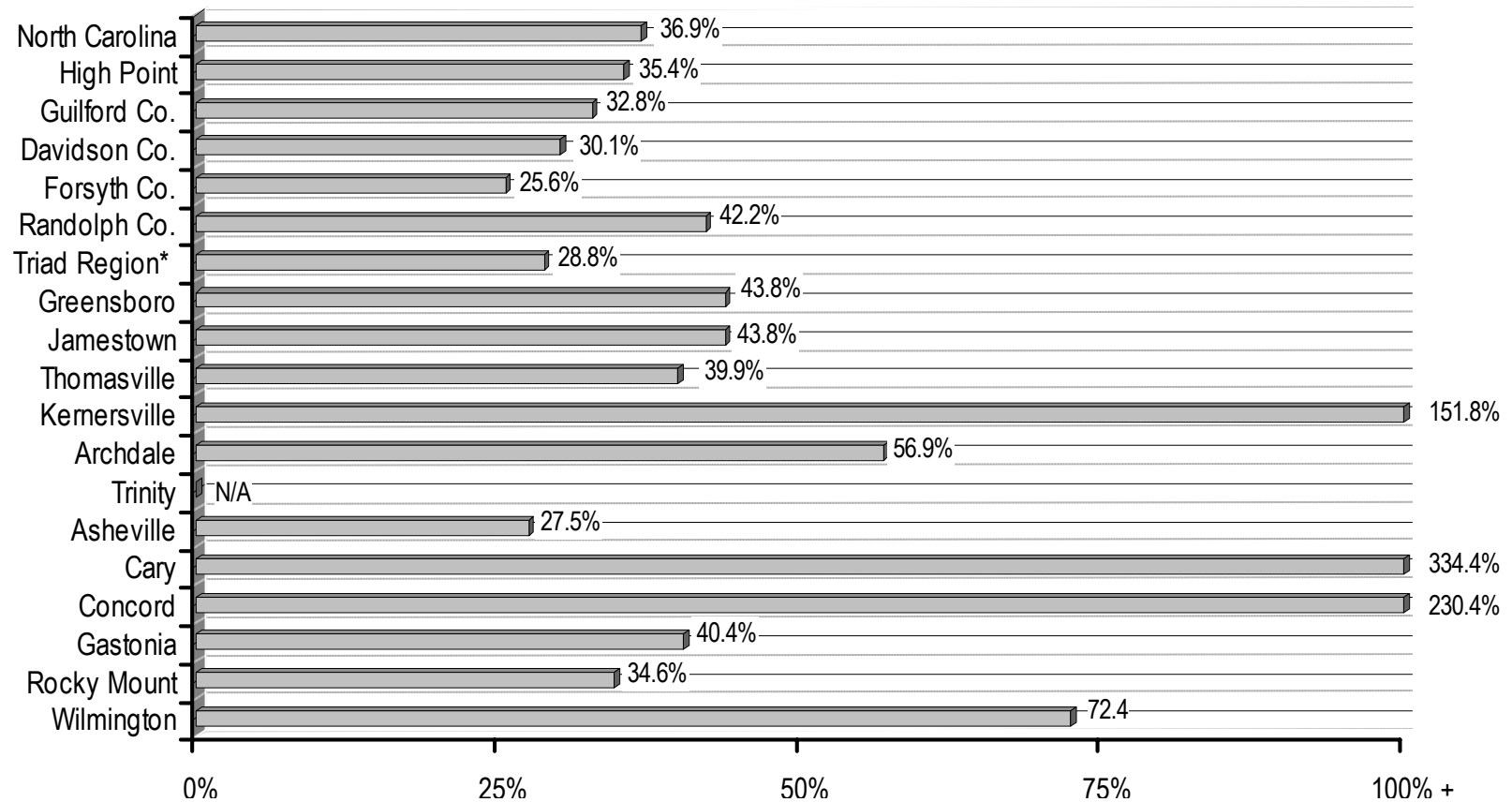
<u>Jurisdiction</u>	<u>1980 Population</u>	<u>1990 Population</u>	<u>Percent Change 1980 – 1990</u>	<u>2000 Population</u>	<u>Percent Change 1990 – 2000</u>	<u>Percent Change 1980 – 2000</u>
North Carolina	5,880,095	6,628,637	12.7	8,049,313	21.4	36.9
High Point	63,380	69,428	9.5	85,839	23.6	35.4
Guilford Co.	317,154	347,420	9.5	421,048	21.2	32.8
Davidson Co.	113,162	126,677	11.9	147,246	16.2	30.1
Forsyth Co.	243,683	265,878	9.1	306,067	15.1	25.6
Randolph Co.	91,728	106,546	16.2	130,454	22.4	42.2
Triad Region*	1,137,219	1,242,111	9.2	1,464,979	17.9	28.8
Greensboro	155,642	183,521	17.9	223,891	22.0	43.8
Jamestown	2,148	2,600	21.0	3,088	18.8	43.8
Thomasville	14,144	15,915	12.5	19,788	24.3	39.9
Kernersville	6,802	10,836	59.3	17,126	58.0	151.8
Archdale	5,745	6,913	20.3	9,014	30.4	56.9
Trinity	N/A	N/A	--	6,690	--	--
Asheville	54,022	61,607	14.0	68,889	11.8	27.5
Cary	21,763	43,858	101.5	94,536	115.6	334.4
Concord	16,942	27,347	61.4	55,977	104.7	230.4
Gastonia	47,218	54,732	15.9	66,277	21.1	40.4
Rocky Mount	41,526	48,997	18.0	55,893	14.1	34.6
Wilmington	44,000	55,530	26.2	75,838	36.6	72.4

Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

*** Includes:** Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry and Yadkin counties.

Chart 2

**Regional and Statewide Growth Trends in Percentages
for High Point and Comparable North Carolina Jurisdictions
1980 - 2000**



Sources: U.S. Bureau of the Census, 1980 and 2000.

*Includes: Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry and Yadkin counties.

over the last ten years of 23.6 percent out-distanced most of the jurisdictions included in Table 2, and all those within the Triad Region with the exception of Archdale, Kernersville and Thomasville.

Age and Sex Distribution

A comprehensive breakdown of High Point's population by standard age brackets is provided in Table 3, **Age Distribution, 1980 – 2000, High Point, North Carolina**, which appears on the following page. Critical age brackets appear to be quite healthy over the twenty year period covered. The age 18 to 64 bracket containing the city's working age population, including those age groups of peak earning potential (ages 40 to 59), experienced robust growth between 1980 and 2000. The total 18 to 64 age category, accounting for 58.9 percent of High Point's total population in 1980, grew by 42.9 percent over the twenty period, and by 2000, accounted for 62.1 percent of its population. Even more impressive was the 40 to 59 age group which increased by 67.4 percent over the twenty year period, and elevated its ratio to total city population from 20.4 percent to 25.3 percent.

Not as encouraging was the growth of the city's younger school age population encompassing ages 5 to 17 or kindergarten through high school. This group grew by 16.3 percent over twenty years with its ratio to total population decreasing from 21.5 percent in 1980 to 18.5 percent in 2000. Compensating somewhat for this less positive growth picture was the fact that the pre-school population (under age 5) increased by 35.4 percent during the last twenty years lifting its ratio to total city population from 6.5 percent in 1980 to 7.5 percent in 2000.

High Point's senior population (age 65 and over), although it increased in total numbers by 23.3 percent during the twenty year period, declined as a portion of the city's total population between 1980 and 2000 slipping from 13.0 percent to 11.9 within the twenty year period. Notwithstanding the apparent downturn in the senior citizen population, the median age of High Point's population advanced from 30.9 years in 1980 to 34.4 years in 2000, an increase of 11.3 percent.

An analysis of the population breakdowns reported in the 1990 Census is noteworthy in that almost any trends that might have been discerned from these figures are more or less overturned by the 2000 Census results. Although the 1990 figures certainly influenced the overall results of the age distribution analysis, they were not of a magnitude to reverse the generally positive trends which led to the statement in the opening paragraph of this section of the report that the "...critical age brackets appear to be quite healthy over the twenty year period covered." Had the 2000 Census figures mirrored the 1990 trends, the resulting age distribution pattern could not have been described as "healthy" in that there would have been very significant losses among the school age and preschool age brackets, little or no growth in the all important working age brackets, and substantial increases in the senior citizen population.

Table 3
Age Distribution, 1980 – 2000
High Point, North Carolina

<u>Age Category</u>	<u>1980</u>	<u>Percent of Total</u>	<u>1990</u>	<u>Percent of Total</u>	<u>2000</u>	<u>Percent of Total</u>	<u>Percent Change 1980 – 2000</u>
Total persons	63,380	100.0	*69,496	100.0	85,839	100.0	35.4
Under 5 Yrs.	4,156	6.5	5,070	7.3	6,445	7.5	55.1
5 Yrs.	871	1.4	897	1.3	1,253	1.5	43.9
6 Yrs.	857	1.3	867	1.2	1,319	1.5	53.9
7 Yrs.	960	1.5	940	1.4	1,378	1.6	43.5
8 Yrs.	974	1.5	890	1.3	1,293	1.5	32.8
9 Yrs.	1,106	1.7	934	1.3	1,331	1.6	20.3
10 Yrs.	1,079	1.7	923	1.3	1,348	1.6	24.9
5 – 10 Yrs.	5,847	9.2	5,451	7.8	7,922	9.2	35.5
11 Yrs.	1,127	1.8	892	1.3	1,225	1.4	8.7
12 Yrs.	1,057	1.7	946	1.4	1,203	1.4	13.8
13 Yrs.	1,034	1.6	884	1.3	1,188	1.4	14.9
11 – 13 Yrs.	3,218	5.1	2,722	3.9	3,616	4.2	12.4
14 Yrs.	1,087	1.7	811	1.2	1,161	1.4	6.8
15 Yrs.	1,202	1.9	898	1.3	1,046	1.2	-13.0
16 Yrs.	1,138	1.8	874	1.3	1,087	1.3	-4.5
17 Yrs.	1,157	1.8	932	1.3	1,040	1.2	-10.1
14 – 17 Yrs.	4,584	7.2	3,515	5.1	4,334	5.0	-5.5
18 Yrs.	1,117	1.8	1,074	1.5	1,164	1.4	4.2
19 Yrs.	1,116	1.8	1,231	1.8	1,186	1.4	6.3
20 Yrs.	1,147	1.8	1,181	1.7	1,136	1.3	-1.0
21 Yrs.	1,217	1.9	1,132	1.6	1,110	1.3	-8.8
18 – 21 Yrs.	4,597	7.2	4,618	6.6	4,596	5.4	-0.02
20 – 24 Yrs.	5,735	9.0	5,454	7.8	5,616	6.5	-2.1
25 – 29 Yrs.	5,078	8.0	5,909	8.5	6,443	7.5	26.9
30 – 34 Yrs.	4,833	7.6	5,902	8.5	6,979	8.1	44.4
35 – 39 Yrs.	3,657	5.8	5,250	7.6	7,242	8.4	98.0
40 – 44 Yrs.	3,162	5.0	4,907	7.1	6,650	7.7	110.3
45 – 49 Yrs.	3,102	4.9	3,882	5.6	5,889	6.9	89.8
50 – 54 Yrs.	3,341	5.3	3,198	4.6	5,300	6.2	58.6
55 – 59 Yrs.	3,345	5.3	3,060	4.4	3,844	4.5	14.9
60 – 64 Yrs.	2,826	4.4	3,072	4.4	3,021	3.5	6.9
65 – 69 Yrs.	2,703	4.3	2,959	4.3	2,711	3.2	0.3
70 – 74 Yrs.	2,286	3.6	2,293	3.3	2,562	3.0	12.1
75 – 79 Yrs.	1,598	2.5	1,985	2.9	2,128	2.5	33.2
80 – 84 Yrs.	955	1.5	1,356	2.0	1,406	1.6	47.2
85 Yrs. & over	721	1.1	1,206	1.7	1,381	1.6	91.5
Under 18 Yrs.	17,805	28.1	16,758	24.1	22,317	26.0	25.3
18 – 64 Yrs.	37,312	58.9	42,939	61.8	53,334	62.1	42.9
65 Yrs. & over	8,263	13.0	9,799	14.1	10,188	11.9	23.3
Percent of Total	---	100.0	---	100.0	---	100.0	---
Median age	30.9	---	33.7	---	34.4	---	---

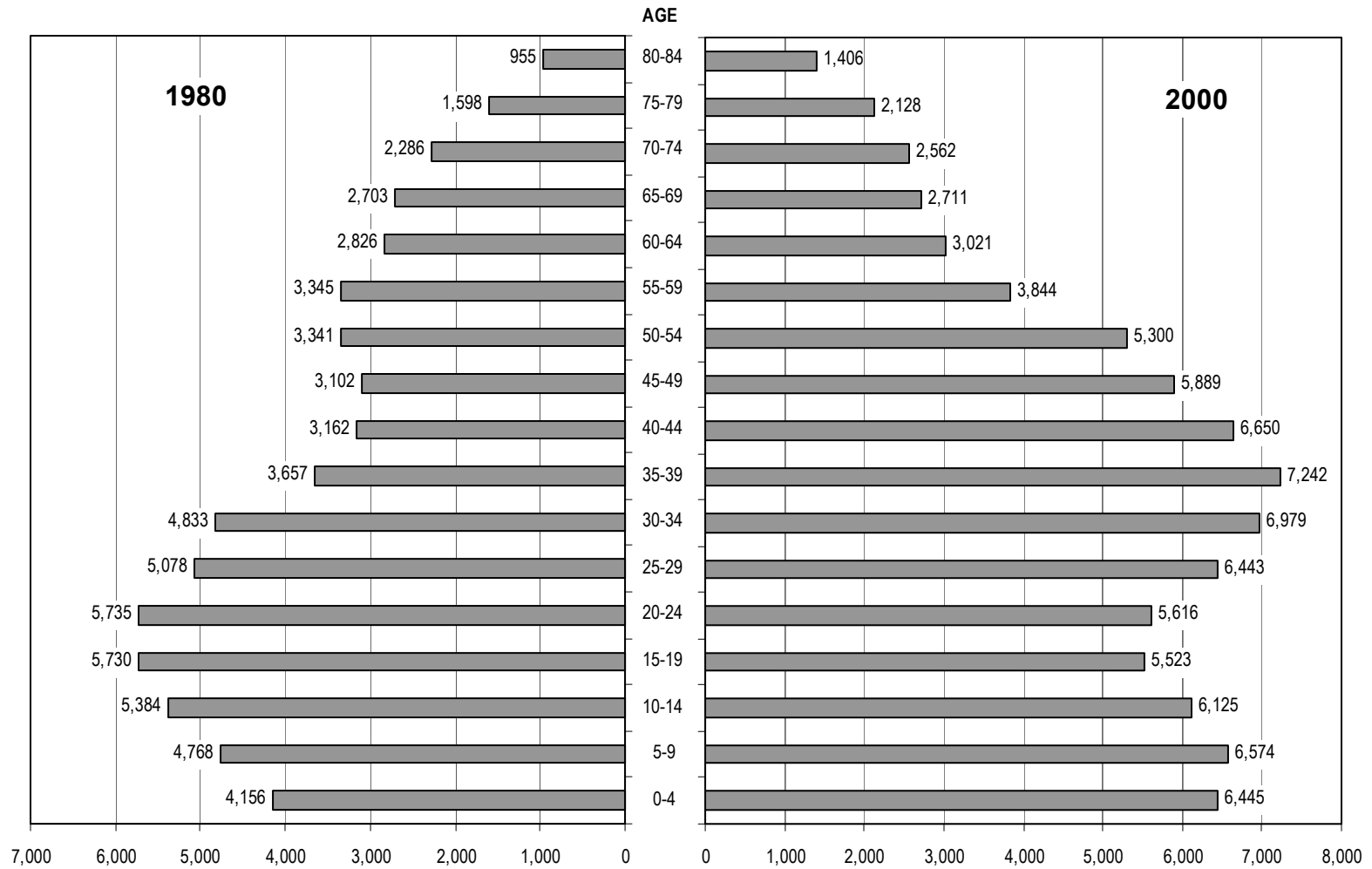
Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

*The Bureau of the Census officially notified the city of revised final count of 69,428.

*High Point's original total population count of 69,496 was cited in all published census reports.

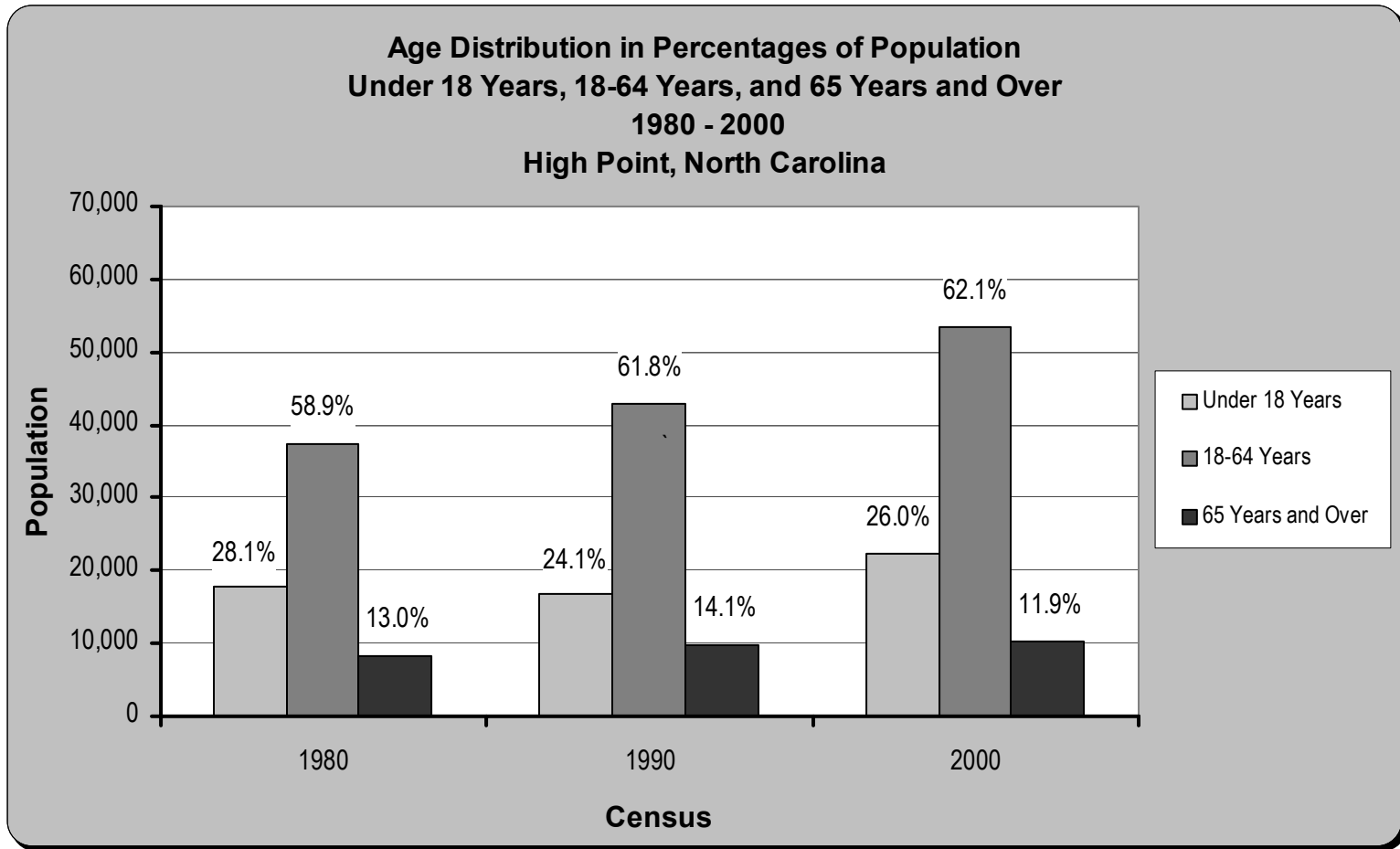
Chart 3

**Age Distribution, 1980 and 2000
High Point, North Carolina**



Sources: U.S. Bureau of the Census, 1980 and 2000.

Chart 4



Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

Finally, the rather modest population counts and contrary trends reflected in the 1990 Census appear to strengthen a perception that there was a significant undercount in the 1990 results. This perception seems even more credible in light of the surprisingly high growth in High Point's population between 1990 and 2000 as reported by the Census Bureau, especially within inner city census tracts which for many decades had been losing population and had not experienced any new development or an increase in housing units.

Table 4 below, **Sex Distribution, 1980 – 2000, High Point, North Carolina**, provides a brief analysis as to the breakdown of High Point's male and female inhabitants since the 1980 Census both with regard to the city's total population and in terms of certain specific age brackets:

Table 4

**Sex Distribution, 1980 – 2000
High Point, North Carolina**

<u>Age Category</u>	<u>Male Population</u>					<u>Female Population</u>				
	<u>1980</u>	<u>Percent of Total</u>	<u>2000</u>	<u>Percent of Total</u>	<u>Percent +/- 1980-2000</u>	<u>1980</u>	<u>Percent of Total</u>	<u>2000</u>	<u>Percent of Total</u>	<u>Percent +/- 1980-2000</u>
Total Persons	29,306	100.0	41,022	100.0	40.0	34,074	100.0	44,817	100.0	31.5
Under 5 Yrs.	2,061	7.0	3,316	8.1	60.9	2,095	6.1	3,129	7.0	49.3
5 – 10 Yrs	2,959	10.1	4,064	9.9	37.3	2,888	8.5	3,858	8.6	33.6
11 – 13 Yrs.	1,677	5.7	1,772	4.3	5.7	1,541	4.5	1,844	4.1	19.7
14 – 17 Yrs.	2,317	7.9	2,210	5.4	-4.6	2,267	6.6	2,124	4.7	-6.3
Under 18 Yrs.	9,014	30.8	11,362	27.7	26.0	8,791	25.8	10,955	24.4	24.6
18 – 64 Yrs.	17,400	59.4	25,858	63.0	48.6	19,912	58.4	27,476	61.3	38.0
65 Yrs. & over	2,892	9.8	3,802	9.3	31.5	5,371	15.8	6,386	14.3	18.9
Percent of Total	---	100.0	---	100.0	---	---	100.0	---	100.0	---
Median Age	28.9	---	33.1	---	14.9	32.5	---	35.7	---	9.8

Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

An examination of the above information indicates that, while High Point's female population in 2000 of 44,817 continues to exceed the male population of 41,022, the male population is increasing as a percentage of the city's total population. Also, the disparity between the total females and males has declined from 4,768 in 1980 to 3,795 in 2000 representing a net gain in the city's male population of 973 or 3.3 percent over the past twenty years. This appears to suggest that an increase in life expectancy among the male population or some other undetermined factor is gradually bringing about equilibrium among the sexes. The data above on median age appears to reinforce this observation. The median age of the male population in 2000, while approximately 2.5 years younger than the female median age, increased by 14.9 percent since 1980, while the median age of women grew by 9.8 percent. Assuming that these trends would remain constant, the

median age of both the city's male and female population would be approximately equal in just under 40 years.

Changes in the male and female population within specific age brackets do not necessarily mirror the above trends. Among inhabitants under the age of 18 comprising the pre-school and school age populations, the male population exceeded the female population in both 1980 and 2000. Also, as a percentage of the city's total population within this age bracket, male inhabitants increased from 50.6 percent in 1980 to 50.9 percent in 2000, a growth rate of 0.6 percent. Finally, unlike what occurred with regard to High Point's total population, the disparity between the male and female populations within this age bracket is increasing. Males outnumbered females in 1980 by 223, and in 2000, by 407 representing a net increase in the male population of 184 or 82.5 percent.

Finally, among the city's senior citizen population or those 65 years and over, female inhabitants continue to dominate their male counterparts, representing 52.2 percent of this age bracket in 2000. However, the percentage of the city's female senior citizen population to the total number of residents 65 years and over is down slightly from the 53.8 percent reported in 1980. This may suggest, as was seen above with respect to High Point's total population, that the disparity between the number of female and male senior citizens is starting to level off.

Racial Composition:

The racial composition of High Point's population since 1980 is presented in Table 5, below, **Racial Composition, 1980 – 2000, High Point, North Carolina:**

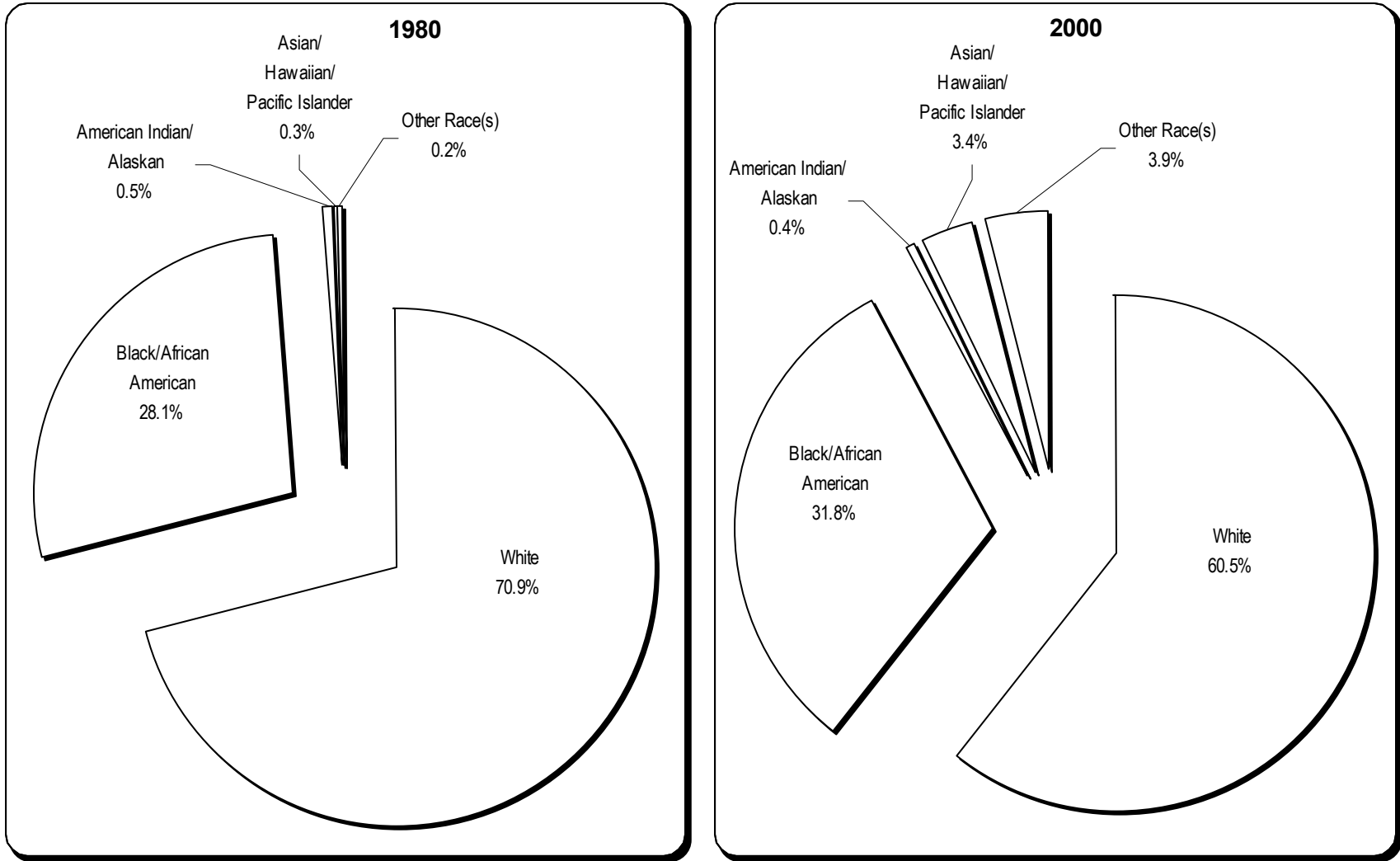
Table 5

**Racial Composition, 1980 – 2000
High Point, North Carolina**

<u>Race</u>	<u>1980</u>	<u>Percent of Total</u>	<u>1990</u>	<u>Percent of Total</u>	<u>2000</u>	<u>Percent of Total</u>	<u>Percent Change 1980 – 2000</u>
Total Population	63,380	100.0	69,496	100.0	85,839	100.0	35.4
One Race	63,380	100.0	69,496	100.0	84,491	98.4	33.3
Two or More Races	N/A	---	N/A	---	1,348	1.6	---
White	44,919	70.9	47,347	68.1	51,985	60.5	15.7
Black/African American	17,840	28.1	20,980	30.2	27,275	31.8	52.9
Other	621	1.0	1,169	1.7	6,579	7.7	959.4
American Indian/Alaskan	320	0.5	375	0.5	392	0.4	22.5
Asian	187	0.3	633	0.9	2,872	3.3	1,435.8
Hawaiian/Pacific Islander	9	0.0	20	0.1	17	0.1	88.9
Some Other Race	105	0.2	141	0.2	1,950	2.3	1,757.1
Two or More Races	N/A	---	N/A	---	1,348	1.6	---

Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

Chart 5
Racial Composition in Percentages
1980 and 2000
High Point, North Carolina



Sources: U.S. Bureau of the Census, 1980 and 2000.

The above data indicates that, although the “Other” classification represents just 7.7 percent of High Point’s total population in 2000, it is by far the fastest growing of the three primary racial categories increasing by 959.4 percent since 1980. Even more impressive are the “Asian” and “Some Other Race” sub-classifications which grew by 1,435.8 and 1,757.1 percent respectively during the same period.

It should be pointed out that the Census Bureau’s practice of offering Census respondents such generalized and open-ended replies to questions concerning race, such as “some other race” and “two or more races,” fails to provide citizens and local governments with much needed racially oriented data. In the 2000 Census, for instance, the opportunity to characterize a respondent’s race as “two or more races” was added to the Census form without requiring any specific racial identification that could be included in the official Census reports. A similar response, “some other race,” has appeared in previous Censuses again causing confusion in determining specific racial information. The magnitude of this problem is obvious from Table 4 where a total of 3,298 individuals, or 3.8 percent of all the city’s 2000 Census respondents, selected either “some other race” or “two or more races.” This form of generalized information is simply not helpful in analyzing local racial composition, and makes it more difficult to comply with such federal legislation as the Voting Rights Act.

Hispanic Composition

Growth and racial composition of the city’s Hispanic population since 1980 are presented in Table 6, below, **Hispanic Composition, 1980 – 2000, High Point, North Carolina:**

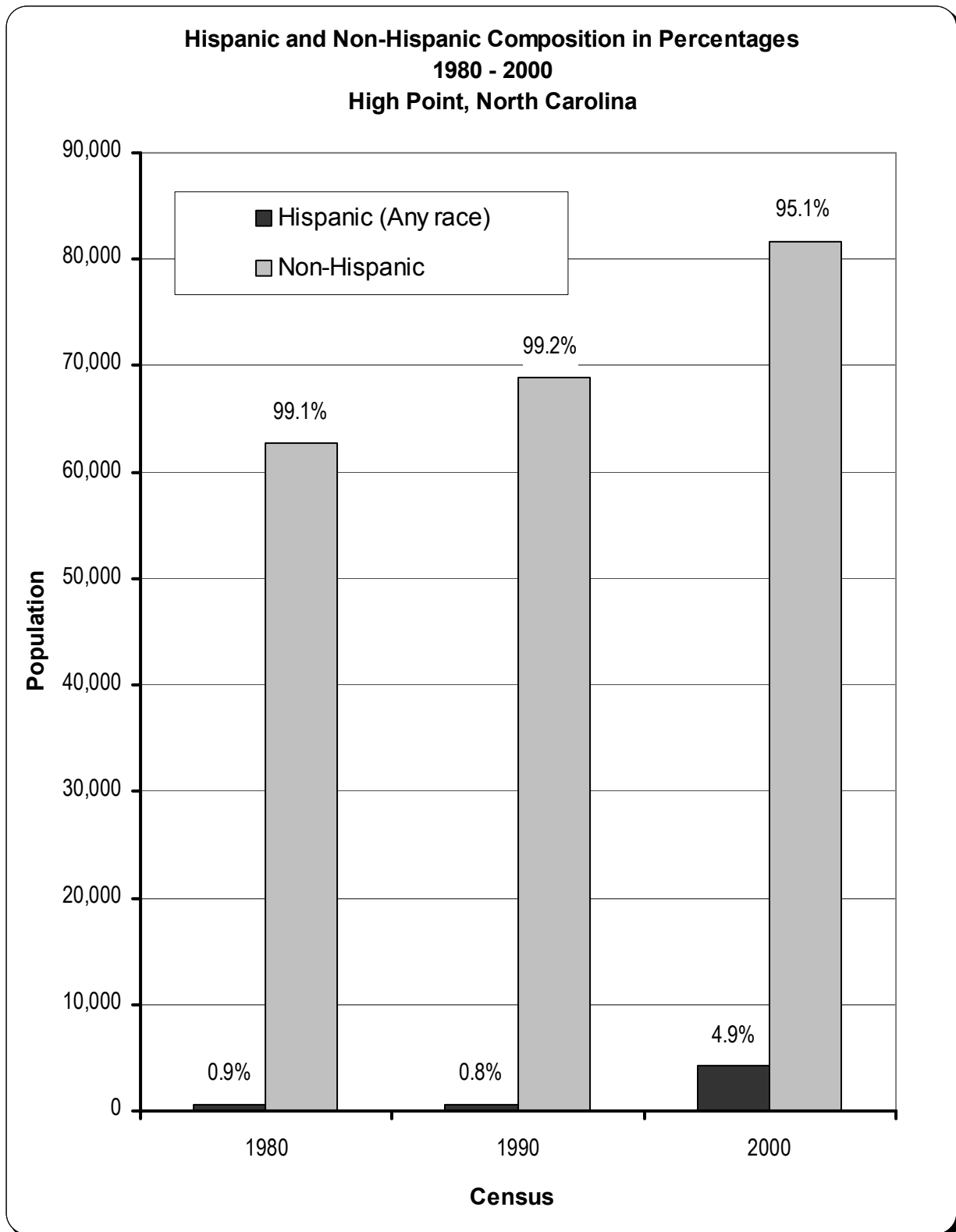
Table 6

Hispanic Composition, 1980 – 2000 High Point, North Carolina

<u>Hispanic and Race</u>	<u>1980</u>	<u>Percent of Total</u>	<u>1990</u>	<u>Percent of Total</u>	<u>2000</u>	<u>Percent of Total</u>	<u>Percent Change 1980 – 2000</u>
Total Population	63,380	100.0	69,496	100.0	85,839	100.0	35.4
Hispanic (of any race)	572	0.9	552	0.8	4,197	4.9	633.7
Not Hispanic	62,808	99.1	68,944	99.2	81,642	95.1	30.0
Hispanic (One Race)	572	0.9	552	0.8	3,903	4.5	582.3
Hispanic (White)	308	0.5	308	0.4	1,809	2.1	487.3
Hispanic (Black)	207	0.3	61	0.1	211	0.3	1.9
Hispanic (Other)	57	0.1	183	0.3	2,177	2.5	3,719.3
American Indian/Alaskan	0	---	11	0.0	43	0.1	---
Asian	0	---	0	---	25	0.0	---
Hawaiian/Pacific Islander	18	0.0	43	0.1	4	0.0	-77.8
Some Other Race	39	0.0	129	0.2	1,811	2.1	4,543.6
Two or More Races	N/A	---	N/A	---	294	0.3	---

Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

Chart 6



Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

The information in the Table on the preceding page indicates that the city's Hispanic population actually decreased by 20 individuals between 1980 and 1990 representing a loss -3.5 percent. This trend was abruptly reversed between 1990 and 2000 during which time High Point's Hispanic population increased from 552 to 4,197 for a growth rate of 660.3 percent. As in the previous discussion on Racial Composition, the Census Bureau's practice of asking Census respondents generalized or open-ended questions with respect to racial characterization, including such references as "some other race," and "two or more races," continues to cause confusion in obtaining accurate racial data for the Hispanic population. The scale of this problem can be seen from Table 6 above showing that in 2000 there were a total of 2,105 individuals in 2000 (50.2 percent of the city's entire Hispanic population) for whom racial identification is unknown because of the manner in which Census questions were phrased. This situation is compounded by the fact that the above group of Hispanic individuals has grown by 5,297.4 percent since 1980.

Since 1990, in High Point, Guilford County, and throughout the State of North Carolina, the growth of the Hispanic population has been dramatic. This situation is pointed out quite vividly in Table 7, below, **Hispanic Population Growth within North Carolina, Guilford County and Its Local Jurisdictions, 1990 – 2000:**

Table 7

**Hispanic Population Growth within North Carolina,
Guilford County and Its Local Jurisdictions, 1990 – 2000**

<u>Guilford County Jurisdictions</u>	<u>1990 Hispanic Population</u>	<u>Percent of Total</u>	<u>2000 Hispanic Population</u>	<u>Percent of Total</u>	<u>Percent Change 1990 – 2000</u>
North Carolina	76,726	1.2	378,963	4.7	339.9
Guilford County	2,887	0.8	15,985	3.8	453.7
High Point	552	0.8	4,197	4.9	660.3
Gibsonville	16	0.5	119	2.7	643.8
Greensboro	1,765	1.0	9,742	4.4	452.0
Jamestown	21	0.8	63	2.0	200.0
Oak Ridge	*N/A	---	52	1.3	N/A
Pleasant Garden	**11	0.5	77	1.6	600.0
Sedalia	*N/A	---	2	0.3	N/A
Stokesdale	31	1.5	63	1.9	103.2
Summerfield	**17	0.8	100	1.4	488.2
Whitsett	*N/A	---	5	0.7	N/A

Sources: U.S. Bureau of the Census, 1990 and 2000.

*Unincorporated **Unincorporated/Census Designated Places (CDP)

While the Hispanic population within North Carolina as a whole grew by more than 300,000 during the ten year period representing an increase of 339.9 percent and accounting for 4.7 percent of the state's total population, the Hispanic population growth rate within High Point during this timeframe was considerably higher. Also, the city lead

Guilford County and all of its municipalities in 2000 with respect to Hispanic population growth (660.3 percent) and the ratio of Hispanics inhabitants to its total population (4.7 percent).

HOUSEHOLD AND HOUSING CHARACTERISTICS

Household Characteristics and Composition

The general characteristics of High Point's households are examined in Table 8, below, **Household Characteristics, 1980 – 2000, High Point, North Carolina**. Also considered are the characteristics of householders and other household inhabitants, and the makeup of the city's group quarter population.

Table 8

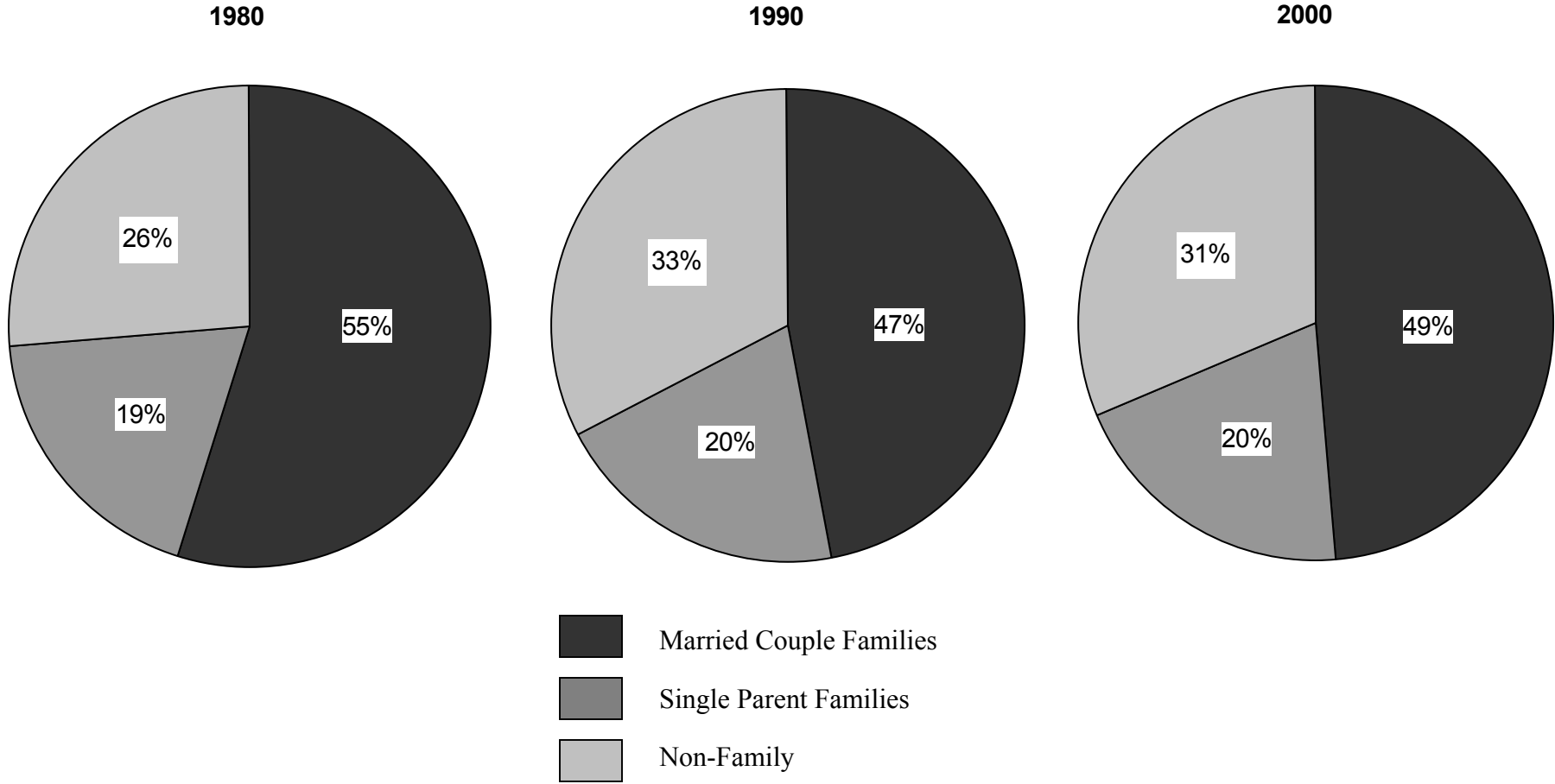
Household Characteristics, 1980 – 2000 High Point, North Carolina

	<u>1980 Totals</u>	<u>Percent of Total</u>	<u>1990 Totals</u>	<u>Percent of Total</u>	<u>2000 Totals</u>	<u>Percent of Total</u>	<u>Percent Change 1980 – 2000</u>
<u>Total Households</u>	<u>23,095</u>	<u>100.0</u>	<u>27,529</u>	<u>100.0</u>	<u>33,519</u>	<u>100.0</u>	<u>45.1</u>
Household Population	61,609	N/A	67,640	N/A	83,536	N/A	35.6
Persons/Household	2.67	N/A	2.46	N/A	2.49	N/A	-6.7
<u>Group Quarters</u>	<u>1,771</u>	<u>100.0</u>	<u>1,856</u>	<u>100.0</u>	<u>2,303</u>	<u>100.0</u>	<u>30.0</u>
Inmates of Institutions	1,007	56.9	921	49.6	949	41.2	-5.8
Others Individuals	764	43.1	935	50.4	1,354	58.8	77.2
<u>Total Households</u>	<u>23,095</u>	<u>100.0</u>	<u>27,529</u>	<u>100.0</u>	<u>33,519</u>	<u>100.0</u>	<u>45.1</u>
Family Households	16,988	73.6	18,898	68.6	22,523	67.2	32.6
Non-family Households	6,107	26.4	8,631	31.4	10,996	32.8	80.1
<u>Total Household Population</u>	<u>61,609</u>	<u>100.0</u>	<u>67,640</u>	<u>100.0</u>	<u>83,536</u>	<u>100.0</u>	<u>35.6</u>
Family Households	54,651	88.7	57,476	85.0	68,340	81.8	25.0
Non-family Households	6,958	11.3	10,164	15.0	15,196	18.2	118.4
<u>Total Family Households</u>	<u>16,988</u>	<u>100.0</u>	<u>18,898</u>	<u>100.0</u>	<u>22,523</u>	<u>100.0</u>	<u>32.6</u>
Married Couple Families	12,620	74.3	13,407	70.9	15,730	69.8	24.6
Single Parent Families	4,368	25.7	5,491	29.1	6,793	30.2	55.5
<u>Total Non-family Households</u>	<u>6,107</u>	<u>100.0</u>	<u>8,631</u>	<u>100.0</u>	<u>10,996</u>	<u>100.0</u>	<u>80.1</u>
Householders Living Alone	5,443	89.1	7,435	86.1	9,109	82.8	67.4
Householders Living with Others	664	10.9	1,196	13.9	1,887	17.2	184.2
<u>Householders Living Alone</u>	<u>5,443</u>	<u>100.0</u>	<u>7,435</u>	<u>100.0</u>	<u>9,109</u>	<u>100.0</u>	<u>67.4</u>
Under Age 65	3,172	58.3	4,264	57.4	5,935	65.2	87.1
Age 65 and Over	2,271	41.7	3,171	42.6	3,174	34.8	39.8

Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

Chart 7

**Household Characteristics, 1980 – 2000
High Point, North Carolina**



Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

As shown in Table 8 above, total households within the city grew by 45.1 percent between 1980 and 2000 while household population increased by 32.6 percent reflecting a decrease in the average household size (persons/household) of -6.7 percent. The balance of High Point's population, designated by the Census Bureau as the "Group Quarters" population, increased by 30.0 percent. However, the portion of this group characterized as inmates of institutions including correctional facilities and nursing homes decreased by -5.8 percent, while the remainder of the Group Quarters population classified as "Other Individuals" including those living in college dormitories, military quarters and homeless shelters increased by 77.2 percent. In examining households, the Census Bureau differentiates between "Family" and "Non-family" households. Family households are composed of a householder (formerly referred to by the Census Bureau as "head of household") and one or more persons related to the householder by birth, marriage or adoption, whereas Non-family households are composed of a householder either living alone or with one or more non-related persons. Although between 1980 and 2000 the growth rate of Non-family households was two and a half times that of Family households, total Family households outnumbered Non-family households within the city by more than two to one. However, total population within Non-family households over the twenty year period grew by a rate nearly five times as great as Family households, and as a percentage of total household population, Non-family population increased from 11.3 percent to 18.2 percent.

With regard to Family households, Married Couple families increased by 24.6 percent between 1980 and 2000 representing 69.8 percent of all Family households while Single Parent households grew by 55.5 percent over this period. Furthermore, as a percentage of total Family Households, Single Parent households increased from 25.7 percent in 1980 to 30.2 percent in 2000, while Married Couple families decreased from 74.3 percent to 69.8 percent. Among Non-family households, 82.8 percent of the householders in 2000 lived alone, but among those householders age 65 and older, only 34.8 percent lived alone. Also, total householders living alone under age 65 between 1980 and 2000 increased by 87.1 percent while those age 65 and over grew by only 39.8 percent. The decreasing growth rate of those age 65 and older living alone in Non-family households may be attributable to the growing utilization of a variety of retirement centers and assisted living facilities by the city's senior citizen population.

In Table 9 on the following page entitled, **Local and Statewide Household Composition, High Point and Comparable North Carolina Jurisdictions, 1980 – 2000**, the composition of the city's households and the growth rates of its household types are compared to those of the state as a whole, Triad area counties, and comparable municipalities within the Triad region and throughout North Carolina. Total households in High Point increased by 45.1 percent between 1980 and 2000 representing a slightly lower growth rate than the average for all jurisdictions included in the Table 9, and considerably lower than the 53.3 percent rate for the state of North Carolina as a whole.

An examination of the growth rates of the three household subcategories included in the table, i.e., married couple, single parent and non-family households, suggests a

Table 9

**Local and Statewide Household Composition
High Point and Comparable North Carolina Jurisdictions, 1980 – 2000**

<u>Jurisdiction</u>	<u>1980 Households</u>							<u>2000 Households</u>										
	<u>Total Hsehlds</u>	<u>Married Couple Hsehlds</u>	<u>Prcnt of Total</u>	<u>Single Parent Hsehlds</u>	<u>Prcnt of Total</u>	<u>Non - Family Hsehlds</u>	<u>Prcnt of Total</u>	<u>Total Hsehlds</u>	<u>Prcnt + 1980 - 2000</u>	<u>Married Couple Hsehlds</u>	<u>Prcnt of Total</u>	<u>Prcnt + 1980 - 2000</u>	<u>Single Parent Hsehlds</u>	<u>Prcnt of Total</u>	<u>Prcnt + 1980 - 2000</u>	<u>Non - Family Hsehlds</u>	<u>Prcnt of Total</u>	<u>Prcnt + 1980 - 2000</u>
North Carolina	2,043,291	1,287,933	63.0	288,689	14.1	466,669	22.9	3,132,013	53.3	1,645,346	52.5	27.8	513,523	16.4	77.9	973,144	31.1	108.5
High Point	23,095	12,620	54.7	4,368	18.9	6,107	26.4	33,519	45.1	15,730	46.9	24.6	6,793	20.3	55.5	10,996	32.8	80.1
Guilford Co.	114,084	67,207	58.9	16,940	14.8	29,937	26.3	168,667	47.8	80,910	48.0	20.4	28,909	17.1	70.7	58,848	34.9	96.6
Davidson Co.	40,010	27,562	68.9	4,891	12.2	7,557	18.9	58,156	45.4	33,713	58.0	22.3	8,822	15.1	80.4	15,621	26.9	106.7
Forsyth Co.	90,146	52,699	58.4	13,418	14.9	24,029	26.7	123,851	37.4	60,569	48.9	14.9	21,124	17.1	57.4	42,158	34.0	75.4
Randolph Co.	32,917	22,975	69.8	3,655	11.1	6,287	19.1	50,659	53.9	29,956	59.1	30.4	7,392	14.6	102.2	13,311	26.3	111.7
Triad Region*	408,315	258,363	63.3	56,072	13.7	93,880	23.0	582,666	42.7	306,480	52.6	18.6	94,596	16.2	68.7	181,590	31.2	93.4
Greensboro	56,702	29,983	52.9	9,150	16.1	17,569	31.0	92,394	62.9	36,802	39.8	22.7	17,128	18.5	87.2	38,464	41.7	118.9
Winston-Salem	50,338	23,608	46.9	9,720	19.3	17,010	33.8	76,247	51.5	30,615	40.2	29.7	15,591	20.4	60.4	30,041	39.4	76.6
Asheville	21,821	10,890	49.9	3,483	16.0	7,448	34.1	30,690	40.6	11,692	38.1	7.4	5,045	16.4	44.8	13,953	45.5	87.3
Gastonia	17,195	9,939	57.8	3,141	18.3	4,115	23.9	25,945	50.9	12,278	47.3	23.5	5,431	20.9	72.9	8,236	31.8	100.1
Rocky Mount	15,138	8,289	54.8	2,936	19.4	3,913	25.8	21,435	41.6	9,288	43.4	12.1	5,394	25.1	83.7	6,753	31.5	72.6
Wilmington	17,418	7,586	43.6	3,633	20.8	6,199	35.6	34,359	97.3	11,494	33.4	51.4	5,866	17.1	61.5	16,999	49.5	174.2

Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

* Includes: Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry and Yadkin counties.

rather balanced and healthy household composition within the City of High Point as compared to many of the other listed jurisdictions. While the married couple household, often referred to as the traditional “nuclear family,” declined throughout the state and nation between 1980 and 2000 as a percentage of total households, married couple households in High Point maintained a ratio to total households of 46.9 percent, a figure higher than any of the seven municipalities in the above table with the exception of Gastonia at 47.3 percent. Furthermore, High Point’s growth rate of 24.6 percent over the past twenty years with respect to married couple households exceeded all jurisdictions in the table except the state of North Carolina as a whole, Randolph County, and the cities of Wilmington and Winston-Salem.

Another subcategory pointing to High Point’s comparatively healthy household composition is the growth rate of its single parent households, often an indicator of poverty and other socioeconomic issues. The above table indicates that the city’s ratio of single parent to total households in 2000 was 20.3 percent, and that ratio remains among the highest of the listed jurisdictions, exceeded only by the cities of Winston-Salem, Gastonia and Rocky Mount. However, High Point’s growth rate of 55.5 percent with respect to such households during the twenty year period was the second lowest of all jurisdictions. Only Asheville at 44.8 percent ranked below High Point with respect to the rate of growth of single parent households.

The final household subcategory examined in Table 9, the non-family household, is not necessarily cause for social concern. However, a significant increase in the ratio of such households to the total households may be indicative of a shrinking school age population, falling school enrollment figures and concurrently a rise in the senior citizen population which frequently lives alone in one-person households. As of the year 2000, High Point’s ratio of non-family households to total households was 32.8 percent which is about average among the thirteen jurisdictions listed. With regard to the growth rate of non-family households between 1980 and 2000, High Point at 80.1 percent had the fourth lowest increase with only Forsyth County (75.4 percent), Winston-Salem (76.6 percent), and Rocky Mount (72.6 percent) trailing the city’s figures.

Housing Occupancy and Tenure

In Table 10 on the following page, **Housing Occupancy and Tenure, 1980 – 2000, High Point, North Carolina**, High Point’s housing characteristics between 1980 and 2000 are examined in terms of whether housing units within the city are occupied or vacant (occupancy), and whether they are owned by their occupants or rented (tenure). While High Point’s total housing stock was experiencing a net increase of 11,632 units between 1980 and 2000, for a growth rate of 47.8 percent, occupied housing units within the city increased at a slightly lesser rate of 45.1 percent, for a net gain of 10,424 units. The chief difference was a 102.4 percent in the number of vacant units which had grown from 1,202 dwellings in 1980 to 2,433 by 2000. This resulted in the city’s housing vacancy rate increasing from 4.9 percent in 1980 to 6.8 percent twenty years later.

Table 10
Housing Occupancy and Tenure, 1980 – 2000
High Point, North Carolina

	<u>1980</u>	<u>Percent of Total</u>	<u>1990</u>	<u>Percent of Total</u>	<u>Percent Increase 1980 – 1990</u>	<u>2000</u>	<u>Percent of Total</u>	<u>Percent Increase 1990 - 2000</u>	<u>Percent Increase 1980 – 2000</u>
HOUSING OCCUPANCY:									
<u>Total Housing Units</u>	<u>24,320</u>	<u>100.0</u>	<u>29,408</u>	<u>100.0</u>	20.9	<u>35,952</u>	<u>100.0</u>	22.3	47.8
Year-Round Housing Units	24,297	99.9	29,408	100.0	21.0	35,761	99.5	21.6	47.2
Seasonal Housing Units	23	0.1	N/A	N/A	---	191	0.5	N/A	730.4
Occupied Housing Units	23,095	95.1	27,529	93.6	19.2	33,519	93.2	21.8	45.1
Vacant Housing Units	1,202	4.9	1,879	6.4	56.3	2,433	6.8	29.5	102.4
HOUSING TENURE:									
<u>Total Occupied Units</u>	<u>23,095</u>	<u>100.0</u>	<u>27,529</u>	<u>100.0</u>	19.2	<u>33,519</u>	<u>100.0</u>	21.8	45.1
Owner-occupied Units	12,719	55.1	14,989	54.4	17.8	19,780	59.0	32.0	55.5
Renter-occupied Units	10,376	44.9	12,540	45.6	20.9	13,739	41.0	9.6	32.4
Homeowner Vacancy Rate	---	1.9	---	2.4	26.3	---	2.2	-8.3	15.8
Rental Vacancy Rate	---	5.3	---	7.2	35.8	---	7.0	-2.8	32.1
Average Household Size of Owner-occupied Units	N/A	---	2.52	55.8*	N/A	2.53	60.0*	0.4	N/A
Average Household Size of Renter-occupied Units	N/A	---	2.38	44.2*	N/A	2.44	40.0*	2.5	N/A

Sources: U.S. Bureau of the Census, 1980, 1990 and 2000.

* Percentage of Persons in Occupied Units

Of perhaps more significance over the twenty year period is the trend with respect to housing tenure within the city. In 1980, 12,719 units or approximately 55 percent of High Point's housing stock were owner-occupied, whereas by 2000, 19,780 units or 59 percent of all housing units were owner-occupied representing a gain in owner-occupied housing of 7,061 units or 55.5 percent. During the same period, renter-occupied dwellings which in 1980 numbered 10,376 units accounting for 44.9 percent of the city's housing stock, increased by only 3,363 units or 32.4 percent accounting for 41 percent of High Point's housing. Even more telling is the past ten year period where owner-occupied housing grew by 4,791 units or 32.0 percent while renter-occupied housing increased by just 1,199 units or 9.6 percent. Vacancy rates likewise increased proportionately, with homeowner vacancy rates growing by 15.8 percent from 1.9 percent in 1980 to 2.2 percent in 2000, and renter vacancy rates increasing by 32.1 percent from 5.3 percent to 7.0 percent.

Finally, it should be noted that between 1990 and 2000, contrary to the national trends, average household size in High Point actually increased, both for owner-occupied and renter-occupied units. Most places throughout the country have seen a gradual reduction in household size for many decades. Over the past ten years, the city's average household size with respect to owner-occupied dwellings grew from 2.52 persons per household in 1990 to 2.53 percent in 2000, and from 2.38 persons per household to 4.4 with regard to renter-occupied dwellings representing gains of 0.4 and 2.5 percent respectively. Census data showing the average household size split between owner and renter-occupied units in High Point does not appear to be available in 1980. As previously indicated, High Point's overall average household size irrespective of tenure increased during the past decade from 2.46 to 2.49 for a 1.2 percent gain. Few communities in North Carolina experienced any increase in household size during the 1990's including the State as a whole, the Triad counties or the City of Greensboro. Among major Triad municipalities, only Winston-Salem and Burlington mirrored High Point's record in this area.

RESULTS AND CONCLUSIONS

The following is a summary of the previous sections of the report containing a series of conclusions, trends and inferences concerning High Point which have been pulled from the preceding data. The 2000 Census information released thus far places the city in a very positive light. From almost every census related parameter, the community appears to be one that is demographically healthy, and growing stronger from a socioeconomic standpoint. Itemized below are some factual statements gleaned from the preceding report which attempt to lend credence to this optimistic viewpoint:

❖ High Point has experienced significant population growth since 1990:

- Third highest numerical increase (16,411) in its 140 year history.
- Highest percentage increase (23.6 percent) since 1960 and second highest since 1930.
- At 50.54 square miles, city has grown by 17.5 percent since 1990 and by 1,164 percent since its incorporation in 1859.
- Second lowest urban density (1,698 persons/square mile) since 1900; city's lowest urban density since 1900 (1,615 persons/square mile) occurred just ten years before in 1990.

❖ City has out-paced the State and most Triad jurisdictions in population growth since 1990:

- At 23.6 percent, city out-paced State of North Carolina (21.4 percent) in the rate of population growth between 1990 and 2000;

- During same period, city also exceeded the growth rates of Guilford County (21.2 percent), Davidson County (16.2 percent), Forsyth County (15.1 percent), Randolph (22.4 percent) Counties, Greensboro (22.0 percent), Jamestown (18.8 percent), and the combined average of all Triad county jurisdictions (17.9 percent).

❖ **Over the past twenty years, and especially since 1990, the city has achieved a healthy and economically productive age distribution:**

- School age population (under age 18), after declining slightly as percentage of the total population in 1990 (28.1 percent in '80 vs. 24.1 percent in '90), increased to 26.0 percent in 2000 for an overall numerical gain of 25.3 percent since 1980.
- Working age population (age 18 to 64) increased from 58.9 percent of the total population in 1980, to 61.8 percent in 1990, and to 62.1 percent in 2000 for an overall numerical gain of 42.9 percent since 1980.
- The senior citizen population (age 65 and over) increased numerically by 23.3 percent since 1980, and as a proportion of the city's total population, declined from 13.0 percent in 1980 to 11.9 percent in 2000.

❖ **High Point is becoming more racially diverse:**

- The white population over the past twenty years grew by just 15.7 percent and as a proportion of total population, declined from 70.9 percent in 1980 to 60.5 percent in 2000.
- The city's black population over the same period grew by 52.9 percent, but as a percentage of total population increased only slightly from 28.1 percent in 1980 to 31.8 percent in 2000.
- The "other" racial group including American Indians, Asians, Pacific Islanders and other unspecified races (by far the largest group) grew by 959.4 percent since 1980, and as a proportion of total population, grew from 1.0 percent in 1980 to 7.7 percent in 2000.
- Of particular note is the fact that the "other" racial group grew by only 88.2 percent between 1980 and 1990, and then by a surprising 462.8 percent since 1990.

- ❖ **Since 1990, the city has out-paced the State, Guilford County and the remaining nine municipalities therein in the growth of its Hispanic population:**
 - With a ten-year increase in its Hispanic population of 660.3 percent, High Point significantly out-distanced the State of North Carolina as a whole (339.9 percent), Guilford County (453.7 percent), and Greensboro (452.0 percent). The only jurisdictions even close to the city's Hispanic growth rate were Gibsonville (643.8 percent) and Pleasant Garden (600.0 percent).
 - As a proportion of total population in 2000, the Hispanic population remains relatively small with High Point's percentage being 4.9 percent, the State as a whole (4.7 percent), Guilford County (3.8 percent), Greensboro (4.4 percent) and none of the remaining Guilford County municipalities over 2.7 percent.

- ❖ **The city's household composition since 1980 has maintained a more traditional makeup than that of other Triad jurisdictions or the State of North Carolina as a whole:**
 - High Point's married couple households increased by 24.6 percent over the twenty-year period compared to 22.7 percent for Greensboro, 20.4 percent for Guilford County and 18.6 percent for the twelve county Triad region. The State's married couple growth rate of 27.8 percent was somewhat higher. While it is difficult to draw definitive conclusions until additional relevant census data becomes available, a relatively strong growth rate with respect to married couple households would normally suggest a continuing healthy demand for single family dwellings.
 - The growth rate since 1980 of single parent households within the city of 55.5 percent has been significantly lower than those for the State as a whole - 77.9 percent, the Triad region - 68.7 percent, Guilford County - 70.7 percent, and especially for the City of Greensboro - 87.2 percent, Davidson County - 80.4 percent, and Randolph County - 102.2 percent. Again, additional census data is needed to fully interpret such statistics, but in past decades, there has been a strong link between the growth of single parent households and increases in the rate of poverty.
 - Over the past two decades, the growth of non-family households has been far less dramatic in High Point than in the other jurisdictions considered. The city's rate of increase in this area was 80.1 percent as compared to 108.5 percent for North Carolina, 93.3 percent for the Triad region, 96.6 percent for Guilford County, and 118.9 percent for the City of Greensboro. In past censuses, a high percentage of non-family households has been composed of senior citizens (age 65 or over) who are living alone. Increasing growth rates with respect to such solitary householders may suggest safety and security

concerns as well as housing maintenance difficulties as these individuals advance in age.

❖ **Contrary to trends within the State as a whole, the Triad Region and nearly every area jurisdiction, the average household size within the City of High Point actually increased between 1990 and 2000:**

- The city's overall average household size grew from 2.46 to 2.49 persons per household over the ten year period representing a 1.2 percent gain.
- The average household size for owner-occupied housing within the city grew by 0.4 percent increasing from 2.52 to 2.53 persons per household between 1990 and 2000. During the same period, the average household size for renter-occupied housing grew by 2.5 percent increasing from 2.38 to 2.44 persons per household.
- Over the same ten-year period, average household size for the State of North Carolina dropped from 2.54 to 2.49 persons per household representing a loss of 2.0 percent. Losses in average household size of 1.2 percent were experienced in both the twelve county Triad region (2.48 to 2.45 persons per household) and Guilford County (2.44 to 2.41 persons per household), while a 1.3 percent decline was felt by the City of Greensboro (2.33 to 2.30 persons per household).