



**CITY OF HIGH POINT**  
NORTH CAROLINA  
PLANNING AND DEVELOPMENT DEPARTMENT

"SHAPING A MORE LIVABLE HIGH POINT"

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**POPULATION PROJECTIONS FOR THE CITY OF HIGH POINT**

**2000 - 2020**

Prepared by

**The Department of Planning and Development**

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The City of High Point's Planning and Development Department produces periodic population projections to aid in future growth and long-term capital facilities planning. The development of these projections coincides with the release of decennial population numbers from the U.S. Census Bureau and mid-decade population estimates. Population projections for the City of High Point to the year 2020 were developed using the four Methods described on the following pages. Projections for the year 2010 range from 99,180 to 107,790, with an average of 103,483 and those for 2015 range from 107,022 to 122,676, with an average of 114,207. The projections for 2020 range from 115,466 to 137,442, with an average of 125,544. The year 2020 average of 125,544 represents an overall increase of 46.3 percent since April 1, 2000 and an average annual increase of 2.32 percent.

The population projections from the four Methods used herein are enumerated below. The Department's official projections represent the unweighted averages of these four methodologies.

	<u>2010</u> <u>Projections</u>	<u>2015</u> <u>Projections</u>	<u>2020</u> <u>Projections</u>
• Method 1 -	107,790	122,676	137,442
• Method 2 -	99,180	107,022	115,466
• Method 3 -	105,150	116,091	128,170
• Method 4 -	101,811	111,037	121,099

**OFFICIAL DEPARTMENT OF PLANNING AND DEVELOPMENT POPULATION  
PROJECTIONS THROUGH 2020**

<b>2000 (U.S. Census) -</b>	<b><u>85,839</u></b>
<b>2005 (Dept. Estimate) -</b>	<b><u>93,352</u></b>
<b>2010 (Projection) -</b>	<b><u>103,483</u></b>
<b>2015 (Projection) -</b>	<b><u>114,207</u></b>
<b>2020 (Projection) -</b>	<b><u>125,544</u></b>

**Method 1 - New Residences:**

This method uses residential building and demolition permits issued by the City’s Inspection Services Division from April 1, 2000 through May 31, 2005 to provide the net number of new dwelling units (residences) approved for construction within the City since the 2000 Census. The net increase in dwelling units is adjusted for vacancies (the identified vacancy rate for High Point in the 2000 Census was 6.8%), and then divided by 5.166 to determine the average annual increase in dwelling units since April 1, 2000. The average household size for High Point of 2.49 from the 2000 Census is used for projections between 2005-2010. An anticipated household size of 2.48 persons is used between 2010 and 2015 and an anticipated household size of 2.46 persons is used between 2015 and 2020. The resultant increase in population is then added to the City’s 2005 estimated population of 93,352 to produce projections for 2010, 2015 and 2020. Calculations are as follows:

- High Point’s April 1, 2005 estimated population - 93,352
- Total number of new residential permits (4/1/00 through 5/31/05) - 6,972
- Total residential demolition permits over same time frame - (317)
- Net total of new dwelling units since 2000 Census - 6,655
- New occupied dwelling units since 2000 (6.8% vacancy rate) - 6,202
- Average annual increase in occupied dwelling units since 2000 - 1,200.5
- Added population 2005-2010 (1,200.5 x 4.83 x 2.49) - 14,438
- “ “ 2010-2015 (1,200.5 x 5 x 2.48) - 14,886
- “ “ 2015-2020 (1,200.5 x 5 x 2.46) - 14,766

**Population Projection (Method 1) - 2010: 107,790 2015: 122,676 2020: 137,442**

**Method 2 - State Projections:**

The North Carolina Office of State Planning does not prepare long-range projections for the State’s municipalities but only for its counties. Listed below are the State’s projections for the years 2010, 2015, and 2020 for Davidson, Forsyth, Guilford and Randolph Counties and the percentage of each of these counties’ 2000 population located within the city of High Point.

<u>Jurisdiction</u>	<u>% in High Point</u>	<u>2000</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
Davidson	0.78983%	147,246	166,163	175,658	186,022
Forsyth	0.00196%	306,067	348,288	368,868	392,295
Guilford	20.10602%	421,048	486,643	525,267	566,846
<u>Randolph</u>	<u>0.01073%</u>	<u>130,454</u>	<u>153,261</u>	<u>165,562</u>	<u>179,375</u>
<u>High Point</u>	<u>100.00%</u>	<u>85,839</u>	<u>99,180</u>	<u>107,022</u>	<u>115,466</u>

Source: State Demographics Unit of the Office of State Planning, Projected Annual County Population Totals 2010-2029, (<http://demog.state.nc.us/demog/cpa2010p.html>) and ([...../cpa2020p.html](http://demog.state.nc.us/demog/cpa2020p.html))

In estimating current municipal population, the State employs a Constant Proportion methodology, which assumes that a municipality grows at the same rate as the population of the county(ies) in which it is located. Method 2 employs this same rationale in projecting High Point's population for the years 2010, 2015 and 2020. In doing so, this method assumes that the City's proportion of the total population of the four counties in which it is located remains constant from 2000 through 2020.

**Population Projections (Method 2) - 2010: 99,180 2015: 107,022 2020: 115,466**

### **Method 3 - Projection of U.S. Census Bureau Estimates:**

Periodically between the decennial census, the U.S. Census Bureau prepares interim census population estimates for municipal jurisdictions based upon a number of statistical factors including local building permits and income tax returns. Census Bureau interim population estimates for the City of High Point are shown in the table below:

#### U.S. Census Bureau Interim Population Estimates, July 1, 2000-2003

<u>Year</u>	<u>Population Estimate</u>	<u>Percent Increase from Previous Year</u>	<u>Percent Increase from 4/1/00</u>
4/1/00	85,839 (2000 Census)		
7/1/00	86,462 (Interim Estimate)	0.72	0.72
7/1/01	88,384	2.22	2.96
7/1/02	90,383	2.26	5.29
7/1/03	91,543	1.28	6.64 (1.99/year avg.)

The Census Bureau figures for High Point from April of 2000 through July of 2003 reflect an average annual increase in population of 1.99%, yielding a monthly increase of .16511%. Method 3 applies this monthly increase to High Point's July 1, 2003 Census Bureau estimate of 91,543 to project population to years 2010, 2015 and 2020.

**Population Projection (Method 3) - 2010: 105,150 2015: 116,091 2020: 128,170**

**Method 4 - Projection of High Point's 2005 Population Estimate:**

The Department's official population estimate for the City of High Point as of April 1, 2005 was 93,352, representing an 8.75% increase since the 2000 Census and a 1.75% average annual increase. Method 4 applies this same annual growth rate to the City's 2005 population estimate and projects that population to years 2010, 2015 and 2020.

**Population Projection (Method 4) - 2010: 101,811 2015: 111,037 2020: 121,099**