

POPULATION PROJECTIONS FOR THE CITY OF HIGH POINT

2020 – 2045

Prepared by
City of High Point Planning and Development Department

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The City of High Point Planning and Development Department produces periodic population projections to prepare for future growth and aid in long-term planning. The development of these projections builds on figures from the 2020 Census and other recent population information. Population projections for the City of High Point from July 1, 2025 to July 1, 2045 at five-year increments were developed using the five methods described in this report.

A summary of the population projections is shown below. The City’s official projections represent the average of the four applicable methodologies detailed on the following pages, after Method 3 was determined to be not applicable due to an unrealistically low result.

Projections for the year 2025 range from 116,884 to 119,955 with an average of 118,662 and those for 2030 range from 121,681 to 125,853 with an average of 123,704. The projections for 2035 range from 126,405 to 132,041 with an average of 129,008, while the projections for 2040 range from 130,453 to 138,533 with an average of 134,486, and the projections for 2045 range from 134,501 to 145,344 with an average of 140,118. The year 2045 average represents an overall increase of 22.8% over the city’s April 1, 2020 Census population of 114,059 and an average annual increase of 0.9%.

	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>
Method 1 -	118,309	122,357	126,405	130,453	134,501
Method 2 -	116,884	121,681	126,995	132,436	137,910
Method 3 -	114,172	114,281	114,389	114,497	114,606 – Not Applicable
Method 4 -	119,955	125,853	132,041	138,533	145,344
Method 5 -	119,501	124,924	130,593	136,520	142,715

OFFICIAL CITY OF HIGH POINT POPULATION PROJECTIONS FROM JULY 1, 2025 TO JULY 1, 2045

2020 (U.S. Census) -	<u>114,059</u>
2022 (Dept. Estimate) -	<u>116,270</u>
2025 (Projection) -	<u>118,662</u>
2030 (Projection) -	<u>123,704</u>
2035 (Projection) -	<u>129,008</u>
2040 (Projection) -	<u>134,486</u>
2045 (Projection) -	<u>140,118</u>

Method 1 – New Residential Dwelling Units:

This method uses residential certificates of occupancy and demolition permits issued by the City’s Inspection Services Division from April 1, 2020 through November 30, 2022 to provide the net total of dwelling units added within the city since the latest census. The net total of dwelling units was adjusted for vacancies using the 7.4% vacancy rate for High Point from the 2020 Census, and then divided by 2 years and 8 months to determine the average annual increase in occupied dwelling units from April 1, 2020 to November 30, 2022. The estimated population increase from April 1, 2020 to July 1, 2025 was then calculated by multiplying the average annual increase in occupied dwelling units by five years and three months and then by the average household size of 2.53 for High Point from the 2017-2021 American Community Survey (ACS). Likewise, the increase in population for the remaining five-year time periods was estimated by multiplying the average annual increase in occupied dwelling units by five years and then by the same 2.53 average household size. The cumulative increase in population for each time period was then added to the city’s 2020 Census population of 114,059 to produce population projections as of July 1 for the years 2025, 2030, 2035, 2040 and 2045.

Occupied Dwelling Units Added from April 1, 2020 to November 30, 2022	
Total number of residential certificates of occupancy issued	1,371
Total number of residential demolition permits issued	(450)
Net total of dwelling units added	921
Number of occupied dwelling units (adjusted for 7.4% vacancy rate)	853
Average annual increase in occupied dwelling units	320

	Increase in Population	Total Population
High Point’s April 1, 2020 population	N/A	114,059
Estimated Population Added 2020-2025 (320 x 5.25 x 2.53)	4,250	118,309
Estimated Population Added 2025-2030 (320 x 5 x 2.53)	4,048	122,357
Estimated Population Added 2030-2035 (320 x 5 x 2.53)	4,048	126,405
Estimated Population Added 2035-2040 (320 x 5 x 2.53)	4,048	130,453
Estimated Population Added 2040-2045 (320 x 5 x 2.53)	4,048	134,501

Population Projection (Method 1) –

2025: 118,309 2030: 122,357 2035: 126,405 2040: 130,453 2045: 134,501

Method 2 - State Projections:

The North Carolina Office of State Budget and Management only prepares long-range projections for the state's counties, not for its municipalities. The population figures from the April 1, 2020 Census and the State's population projections for July 2025, 2030, 2035, 2040 and 2045 for Davidson, Forsyth, Guilford and Randolph Counties are listed in the following table, along with the percentage of each county's April 1, 2020 population that was located within High Point.

This method employs a constant proportion methodology, which assumes that High Point will grow at the same rate as the estimated population of the counties in which it is located, and that the city's percentage of the total population within each county will remain the same from 2020 to 2045. This results in the July 1 population projections for High Point at five-year increments shown on the last row in the following table.

Jurisdiction	2020	2025	2030	2035	2040	2045	High Point % (2020)
Davidson	168,930	176,800	184,106	191,413	198,719	206,025	3.93%
Forsyth	382,590	393,717	409,296	426,056	443,136	460,305	0.02%
Guilford	541,299	553,974	576,697	602,030	628,007	654,146	19.83%
Randolph	144,171	147,820	151,192	154,566	157,940	161,313	0.01%
High Point	114,059	116,884	121,681	126,995	132,436	137,910	100.0%

Source: [Population Overview](#) available at: [County/State Population Projections | NC OSBM](#)

Population Projection (Method 2) –

2025: 116,884 2030: 121,681 2035: 126,995 2040: 132,436 2045: 137,910

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

Annually between the decennial censuses, the U.S. Census Bureau prepares population estimates for municipal jurisdictions based on several statistical factors including local building permit data. The Census Bureau figures for High Point from the April 1, 2020 Census (114,059) and the July 1, 2021 Population Estimate (114,086) reflect an average annual increase in population of 0.02%. Method 3 applies this annual growth rate to High Point's April 1, 2020 Census figure to project the population as of July 1 for the years 2025, 2030, 2035, 2040 and 2045.

However, this results in an unrealistically low number, primarily because the Census Bureau's population estimates for 2021 were based on pre-2020 Census data when the results were delayed by complications due to the COVID-19 pandemic. Therefore, this method is deemed to be unreliable and is not being used in the overall projection calculations.

Population Projection (Method 3) – Not Applicable

2025: 114,172 2030: 114,281 2035: 114,389 2040: 114,497 2045: 114,606

Method 4 - Projection of High Point’s Population Estimates:

The Planning and Development Department’s official population estimate for the City of High Point as of April 1, 2022 was 116,270 representing a 1.94% increase since the 2020 Census and an average annual increase of 0.97%. Method 4 applies this same annual growth rate to the City’s 2020 Census figure of 114,059 to project the July 1 population for the years 2025, 2030, 2035, 2040 and 2045 as shown below.

Population Projection (Method 4) –

2025: 119,955 2030: 125,853 2035: 132,041 2040: 138,533 2045: 145,344

Method 5 – U.S. Decennial Census Straight-Line Projection:

This method examines the percentage of population growth between 2010 and 2020 as reported by the U.S. Census Bureau in the last two decennial censuses and extends that same growth rate to 2045. High Point’s 2020 population of 114,059 represented a growth rate of 9.3% since 2010 or a constant annual increase of 0.89%. Applying this rate for the period from April 1, 2020 to July 1, 2025 increases the city’s population to 119,501. Likewise, applying the same rate results in the projected July 1 populations shown below for the years 2030, 2035, 2040 and 2045.

Population Estimate (Method 5) –

2025: 119,501 2030: 124,924 2035: 130,593 2040: 136,520 2045: 142,715