



# City of High Point

# **2010 Census Analysis**

An Analysis of Demographic and Socioeconomic  
Information and Trends from the 2010 Census  
and American Community Survey

prepared by the Planning & Development Dept.  
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## **Introduction**

The 2010 Census Analysis provides information reported by the U.S. Census Bureau for the 2010 Census, along with information from the Census Bureau's 2006-2010 American Community Survey (ACS) 5-year Estimates. The analysis looks at demographic and socioeconomic trends for the City of High Point since previous decennial censuses were taken in 2000 and 1990, and in many cases looks at how these trends compare to other jurisdictions in the Triad region and North Carolina or sometimes to the state or nation as a whole.

The report is broken into the following seven categories based on the type of information presented: population trends, housing characteristics, general social characteristics, employment characteristics, income characteristics, and special populations. The final section is a summary of the results and conclusions. In the past, the City's census analysis was split into two reports. The first would focus on demographic trends, including population and household characteristics, and the second would look at more detailed housing and socioeconomic categories. However, these two reports have been combined into a single report for 2010 primarily due to ACS data being available earlier than long form data from previous decennial censuses.

## **Methodology**

The ACS estimates used for many of the categories in this report replaced the "long form" that was administered as part of previous decennial censuses. This new method of obtaining information was started by the Census in 2005 and is conducted on an ongoing basis every year, not just on April 1 every ten years, which allows the data to be released throughout the decade. While this results in more timely information, the data is based on a sample of the population and includes margins of error. While these margins of error have not been reported throughout the analysis, it is important for the reader to be aware they exist. If necessary, margins of error for any of the data can be looked up on the Census Bureau's American Factfinder website at: <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>. ACS estimates are reported for 1-year, 3-year, or 5-year periods of time, not just for a particular point in time like is the case with the decennial census. This makes comparisons with decennial census data somewhat difficult, because they use different methods. However, in order to establish trends for many of the categories included in the analysis it was necessary to compare ACS data to earlier decennial data. The ACS data used in the analysis is from the 5-year period 2006 to 2010, because it has the largest sample sizes, thus reducing the margins of error, and also because it is the only ACS data available down to the census tract and block group levels.

## **Population Trends**

### **Historic Population Growth**

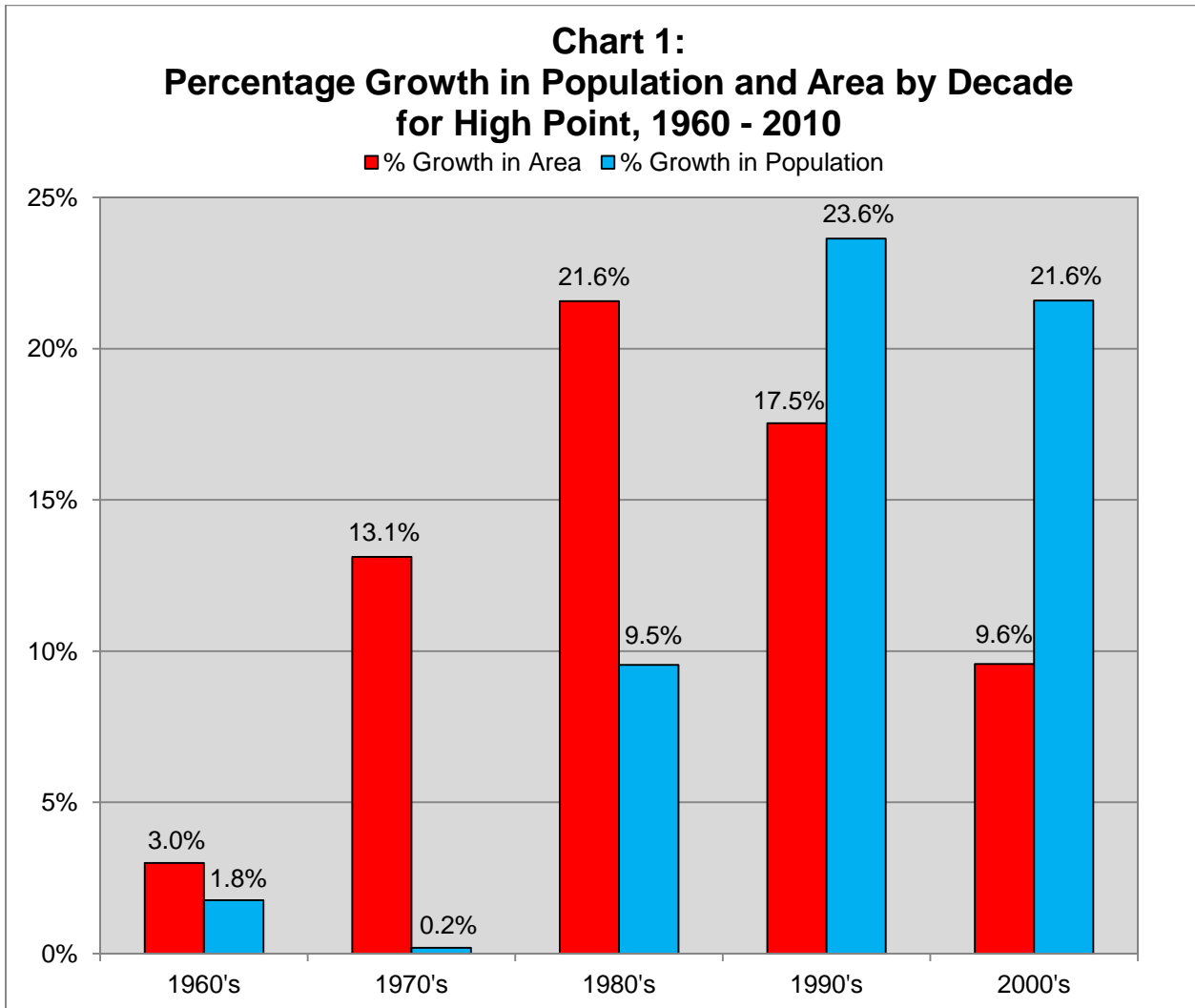
High Point had a population of 104,371 on April 1, 2010 according to the 2010 Census. This is the first decennial census in which the city's population topped 100,000. As shown in Table 1, High Point has grown in population, both in terms of total number and percentage, between every decennial census since its incorporation in 1859. The growth in land area has also grown steadily throughout its history, from four square miles as recently as 1920 to over 55 square miles in 2010. In particular, there were large annexations of land in 1960 and 1983 that significantly expanded the size of the city. This growth in area led to a drop in the city's density, which peaked in the 1950's at over 4,000 people per square mile, even as the population continued to increase. In the 1980's, City Council began a policy of only extending water and sewer service to properties located within the city. Since 1990, density has started to increase again. For example, the population density grew from 1,698 people per square mile in 2000 to 1,886 people per square mile in 2010, which is an 11.1% increase.

**Table 1: Historic Population Growth in High Point, 1860 - 2010**

<b>Year</b>	<b>Population</b>	<b>Population Change</b>	<b>Percent Change</b>	<b>Area (Square Miles)</b>	<b>People per Square Mile</b>
<b>2010</b>	104,371	18,532	21.6	55.38	1,884.6
<b>2000</b>	85,839	16,411	23.6	50.54	1,698.4
<b>1990</b>	69,428	6,048	9.5	43.00	1,614.6
<b>1980</b>	63,380	121	0.2	35.37	1,791.9
<b>1970</b>	63,259	1,096	1.8	31.27	2,023.0
<b>1960</b>	62,063	22,090	55.3	30.36	2,044.2
<b>1950</b>	39,973	1,478	3.8	9.81	4,074.7
<b>1940</b>	38,495	1,750	4.8	9.75	3,948.2
<b>1930</b>	36,745	22,443	156.9	9.75	3,768.7
<b>1920</b>	14,302	4,777	50.2	4.0	3,575.5
<b>1910</b>	9,525	5,362	128.8	4.0	2,381.3
<b>1900</b>	4,163	1,663	66.5	4.0	1,040.8
<b>1890</b>	2,500	509	25.6	4.0	625.0
<b>1880</b>	1,991	364	22.4	4.0	497.8
<b>1870</b>	1,627	1,102	209.9	4.0	406.8
<b>1860</b>	525	N/A	N/A	4.0	131.3

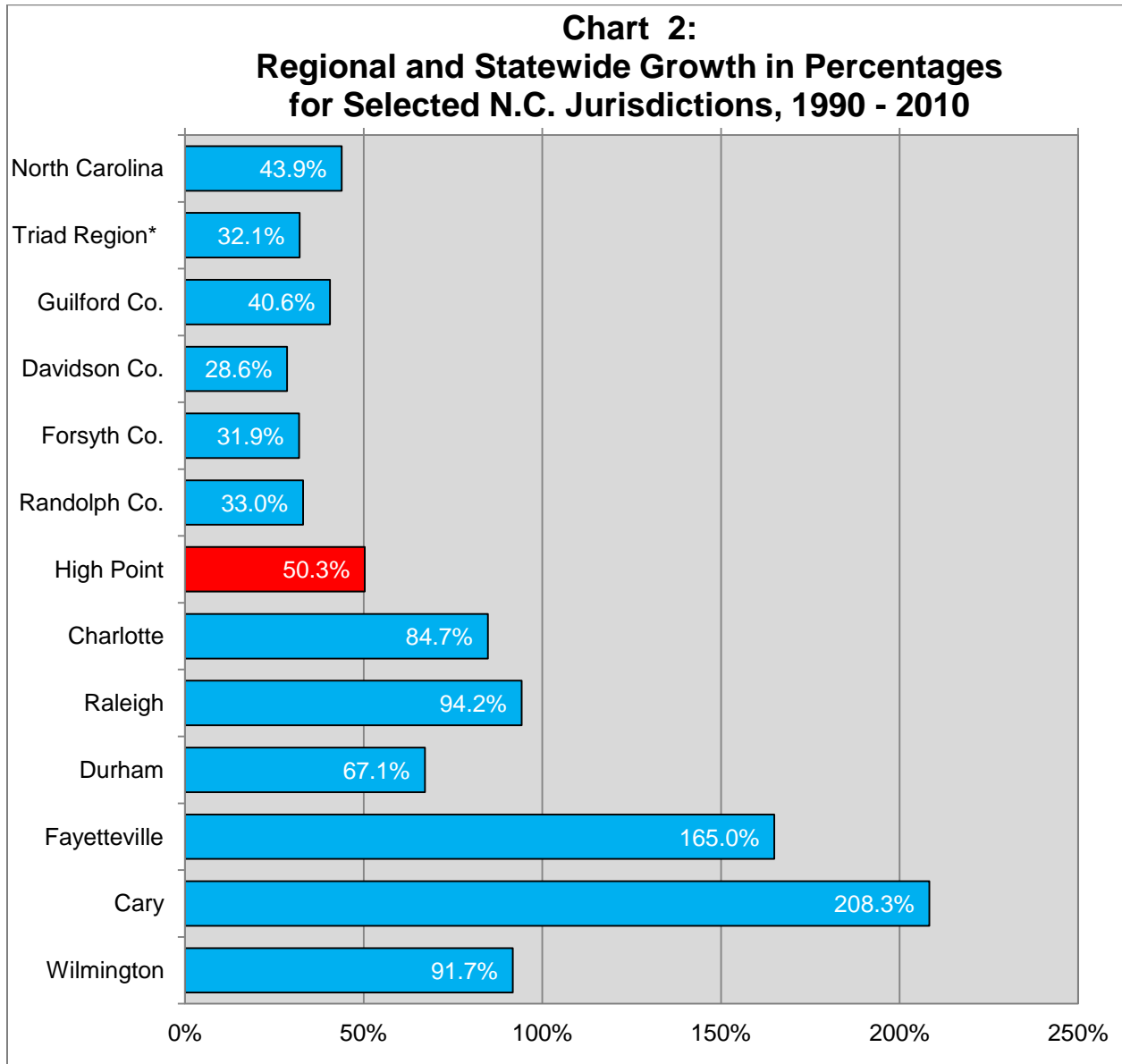


Chart 1 shows that although the rate of population growth dropped slightly from 23.6% in the 1990's to 21.6% in the 2000's, the percentage growth in land area was only 9.6% in the 2000's compared to a 17.5% increase in area during the 1990's. In the three decades prior to that (the 1960's through the 1980's) the percentage growth in land area was greater than the percentage growth in population. This indicates that starting in the 1990's and even more so in the past ten years, High Point's growth in population is due more to natural increase (more births than deaths) and net migration (more people moving here than are leaving) rather than simply an increase in the physical size of the city.



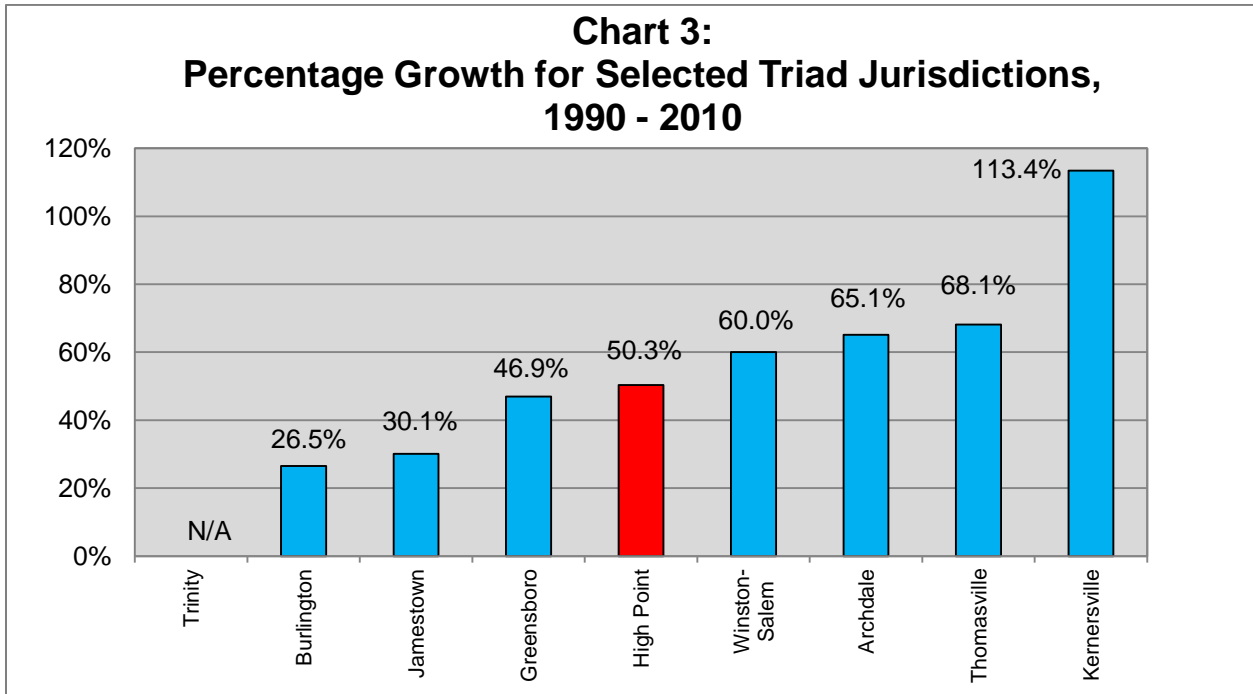
### Regional and Statewide Growth Trends

Looking at the past 20 years, from 1990 to 2010, High Point's population grew by 50.3%, from 69,428 in 1990 to 104,371 in 2010. As shown in Chart 2, this rate of growth was higher than the state of North Carolina as a whole over the same time period, and also higher than the 12-county Triad region, as well as the four counties in which the city is located. However, the city's growth rate was lower than other non-Triad cities in the state with populations over 100,000. This is consistent with a nationwide trend of urbanization, as people move in increasing numbers to urban areas.



\* Includes the following 12 counties: Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry, and Yadkin

Looking more specifically at the growth trends of nine cities and towns in the Triad region, High Point’s rate of population growth is right in the middle. As shown in Chart 3, High Point had a higher growth rate than Greensboro, Jamestown, and Burlington. Trinity was not incorporated until 1997, so the growth rate since 1990 cannot be calculated. The growth rates of Winston-Salem, Archdale, Thomasville, and Kernersville were all higher than High Point’s. However, in percentage terms, growth rates tend to be higher for smaller communities because even a relatively small increase in population can be a large percentage of the total population. For example, a 1,000-person increase in a town of 5,000 people is a 20% increase, but a 1,000-person increase in a city of 100,000 is only a 1% increase. Table 2 provides the total population and population change for each of these nine Triad communities since 1990.

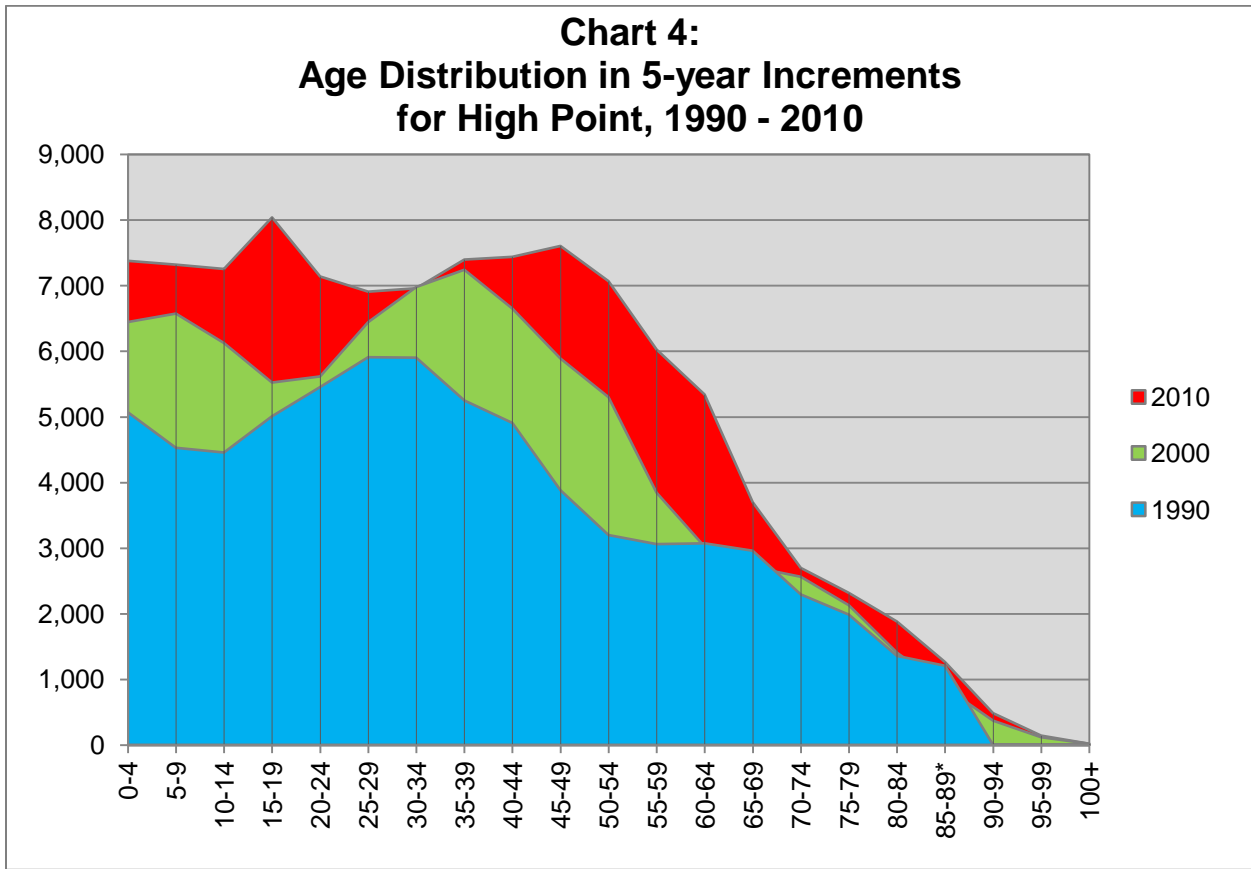


**Table 2: Population & Population Change for Selected Triad Jurisdictions, 1990 - 2010**

	1990	2000	Change 1990-2000	2010	Change 2000-2010	Change 1990-2010
<b>Greensboro</b>	183,521	223,891	40,370	269,666	45,775	86,145
<b>Winston-Salem</b>	143,485	185,776	42,291	229,617	43,841	86,132
<b>High Point</b>	69,428	85,839	16,411	104,371	18,532	34,943
<b>Burlington</b>	39,498	44,917	5,419	49,963	5,046	10,465
<b>Thomasville</b>	15,915	19,788	3,873	26,757	6,969	10,842
<b>Kernersville</b>	10,836	17,126	6,290	23,123	5,997	12,287
<b>Archdale</b>	6,913	9,014	2,101	11,415	2,401	4,502
<b>Trinity</b>	N/A	6,690	N/A	6,614	-76	N/A
<b>Jamestown</b>	2,600	3,088	488	3,382	294	782

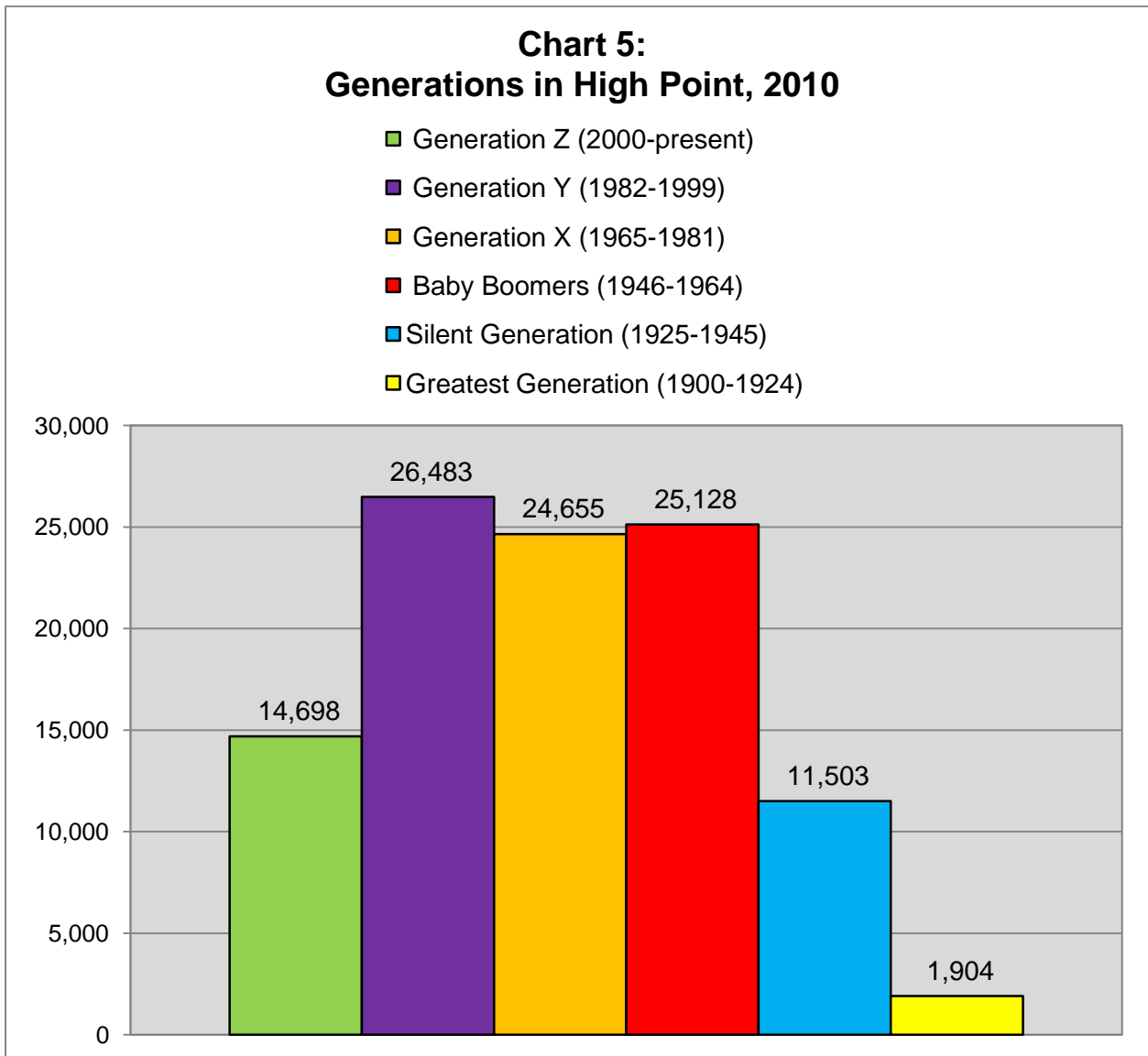
### Age and Sex Distribution

The distribution of High Point’s population in five-year age increments reveals some trends about how the city is changing. Chart 4 shows the city’s age distribution for the last three decennial censuses starting in 1990. Two immediately noticeable trends are the spike in the number of 15 to 19 year olds in 2010, and the wave of middle-aged adults, known as “the Baby Boomers,” that has been growing over the last several decades. As the Baby Boomers move out of mid-life they will contribute to the “graying” of the population, a trend that is being seen not only in High Point, but also across the nation. The dramatic peak in teenagers is due in part to High Point University’s significant growth over the past ten years, but is also caused by a larger than usual age group known as “Generation Y” who are the offspring of the baby boomers, which is sometimes referred to as “the echo boom.” The influx of university students drawn from this burgeoning generation probably explains why they were the largest five-year age group in the city in 2010. Both the cresting of the Baby Boomers and the rise of Generation Y are trends that may have implications for City policies, particularly as they relate to housing and economics.



\* The final age group for the 1990 Census was “85 & over”

The previous chart also shows how age groups move together through time. For instance, generally speaking, the 5 to 9 year olds in 1990 are the same people as the 15 to 19 year olds in 2000, and the 25 to 29 year olds in 2010. Each time they were a smaller age group relative to the age groups immediately before and after them, creating a “valley” in the chart. Therefore, it is expected that 35 to 39 year olds will make up one of the smaller age groups in 2020. Understanding the unique generational identity formed by certain age groups, which sometimes earns them a nickname like “the Baby Boomers” or “Generation Y,” and how they will influence social and cultural norms as they move through history can be important for setting future policy. Chart 5 displays the population distribution of commonly recognized generations in High Point in 2010.



Looking at more traditional ways of grouping the population, the number of children under 18 years of age made up 25.2% of High Point’s population in 2010, which is down from 26.0% in 2000, but higher than the 24.1% in 1990. On the other hand, the percentage of the city’s population ages 18 to 64, typically considered the primary working age group, has been slowly rising from 61.8% in 1990 to 62.1% in 2000 and 62.8% in 2010. The percentage of the population 65 years and over stayed relatively the same over the last ten years, rising only slightly from 11.9% in 2000 to 12.0% in 2010 after dropping from 14.1% in 1990. However, the total number of people over age 65 increased by over 2,000 from 2000 to 2010. The increase in the city’s median age from 34.4 years in 2000 to 35.8 years in 2010 also reflects the aging of the city’s population over the last ten years.

**Chart 6:  
Age Distribution with Percentage  
of High Point Population  
Under 18 Years, 18 to 64 Years, and 65 Years & Over,  
1990 - 2010**

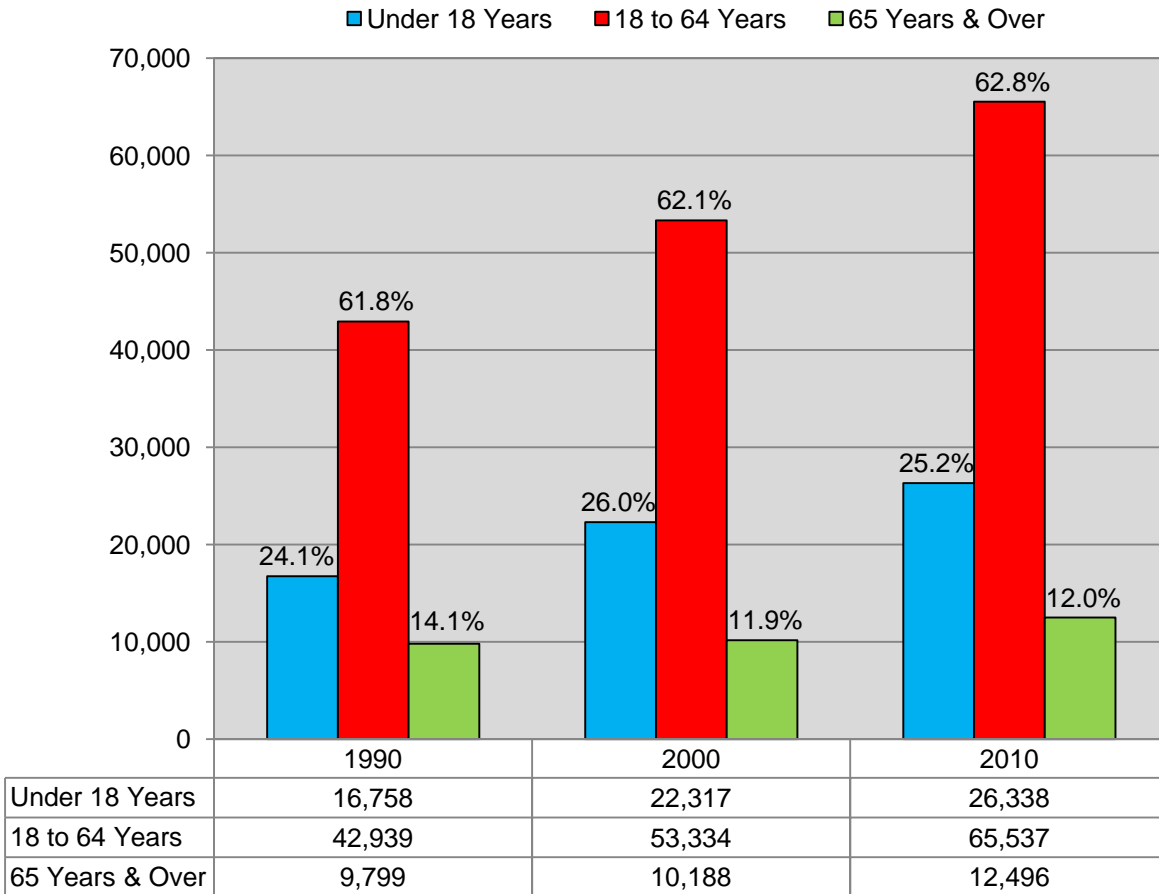


Chart 7 shows the age and sex distribution of the city’s population in 2010 using a more traditional population pyramid. In 2010 there were a total of 49,002 males, representing 46.9% of the population, and 55,369 females, representing 53.1% of the population. In fact, females outnumbered males in every 5-year age group except for the three youngest categories (0-4 years, 5-9 years, and 10-14 years). By comparison, males made up 49.2% of the population and females 50.8% nationwide, and in North Carolina males were 48.7% of the population and females 51.3%. This means a higher proportion of High Point’s population was female in 2010 than was the case for both the nation and state.

**Chart 7:  
Age & Sex Distribution  
in High Point, 2010**

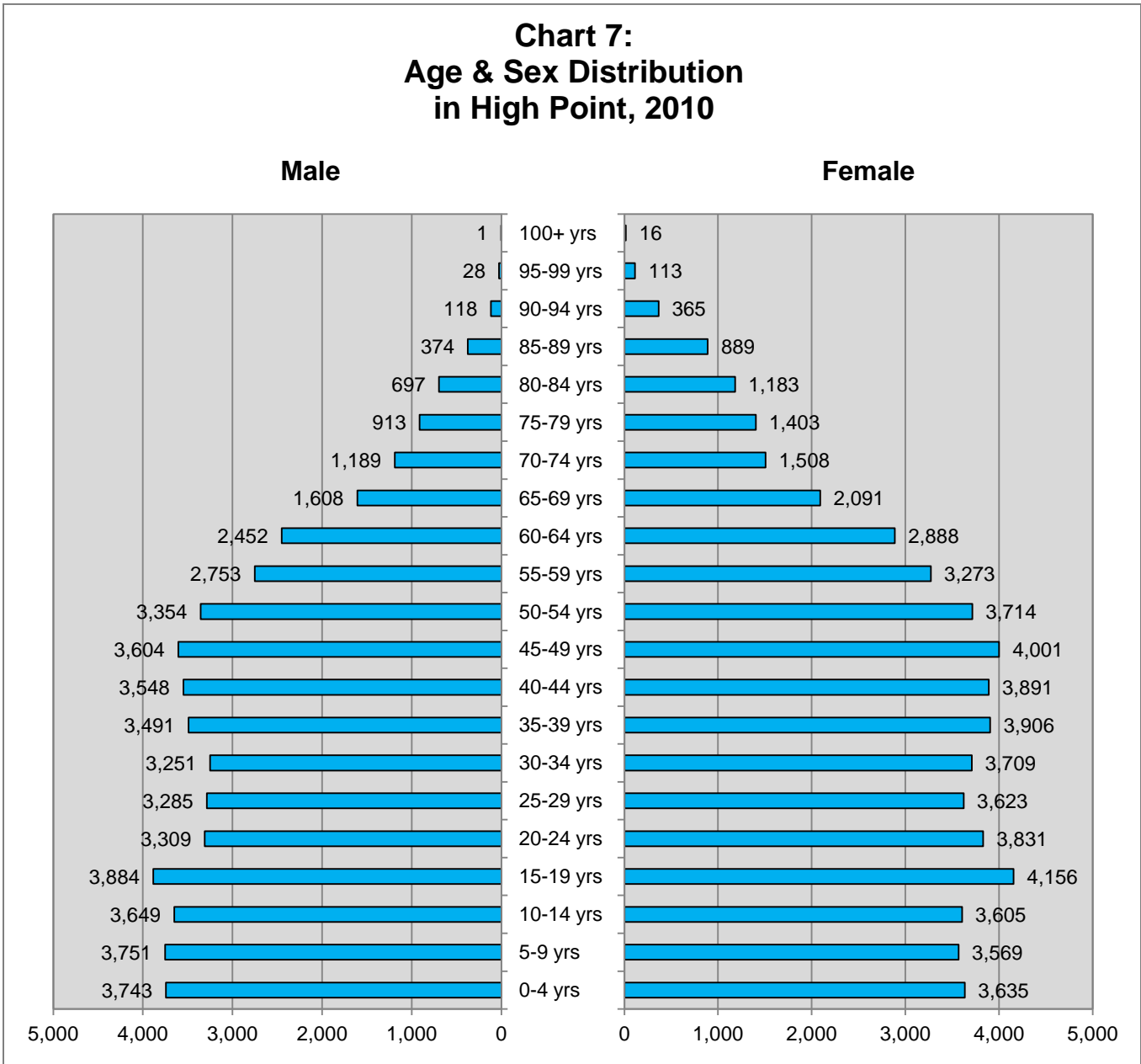
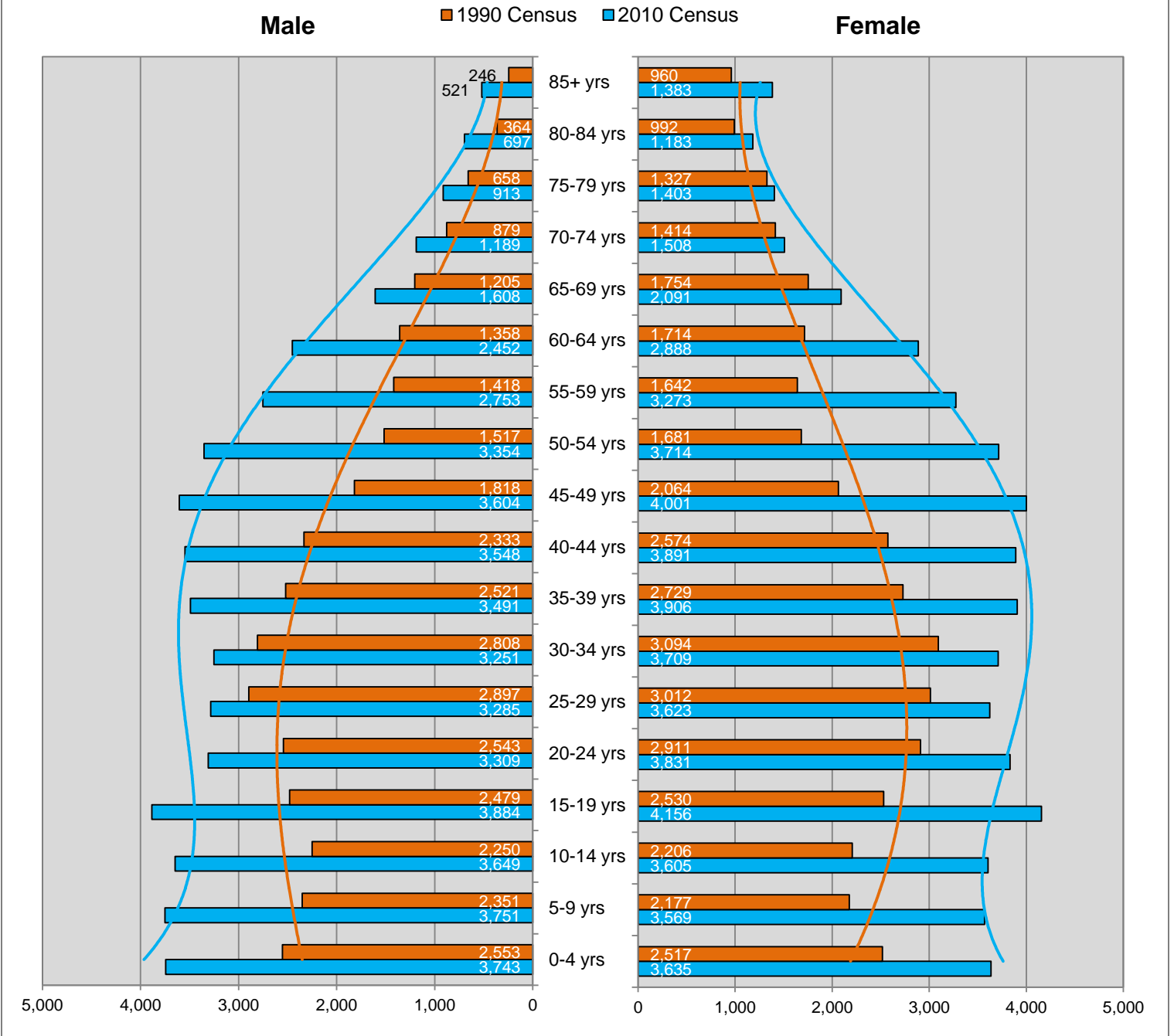


Chart 8 is another population pyramid that includes data from 1990. The shape of the trendlines indicate that there is a larger population base in 2010 than there was 20 years ago, which will help support the bulge of aging Baby Boomers in the future.

**Chart 8:  
Age & Sex Distribution  
in High Point, 1990 & 2010**





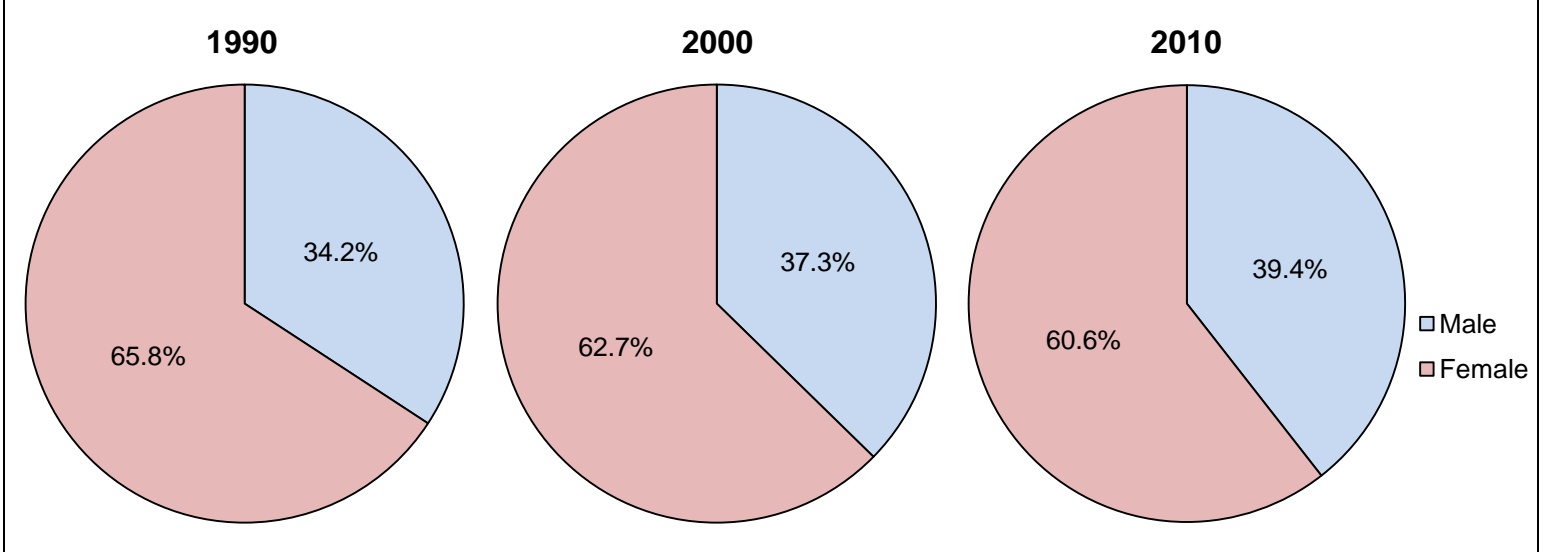
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Table 3 compares High Point’s number and percentage of males and females for each of the common age categories, and in total, over the last three decennial censuses. This shows that as age increases females make up a larger proportion of the city’s population. However, as shown in Chart 9 the percentage of males 65 years and over has been increasing steadily as men live longer due to advances in medical science. If this trend continues there will be an increase in two-person senior households in the future. Meanwhile, the percentage of women 18 to 64 years old increased from 2000 to 2010, and was the highest it has been in the last twenty years. In total, the city had a higher percentage of females in 2010 than it did in 2000, although it was still slightly lower than in 1990.

**Table 3: Total Number and Percentage of Males and Females in High Point by Age, 1990 - 2010**

	1990				2000				2010			
	Male	%	Female	%	Male	%	Female	%	Male	%	Female	%
<b>Under 18</b>	8,518	50.8	8,240	49.2	11,362	50.9	10,955	49.1	13,368	50.8	12,970	49.2
<b>18 to 64</b>	20,328	47.3	22,611	52.7	25,858	48.5	27,476	51.5	30,706	46.9	34,831	53.1
<b>65 &amp; over</b>	3,352	34.2	6,447	65.8	3,802	37.3	6,386	62.7	4,928	39.4	7,568	60.6
<b>Total</b>	32,198	46.3	37,298	53.7	41,022	47.8	44,817	52.2	49,002	46.9	55,369	53.1

**Chart 9:  
Percentage of Males and Females 65 Years and Over  
in High Point, 1990 - 2010**



The bottom line of High Point’s age and sex demographics is that while the population as a whole is aging, and will continue to age as the Baby Boomers become seniors, it will also be important to focus on the needs of the growing working age population that will help support them.

### Racial Composition

Charts 10 through 12 show the racial composition of High Point over the last three censuses. Although Whites and Blacks/African-Americans combined still made up the vast majority of the city's population in 2010 at 53.6% and 33.0% respectively, the trend over the past 20 years has clearly been towards greater racial diversity in High Point.

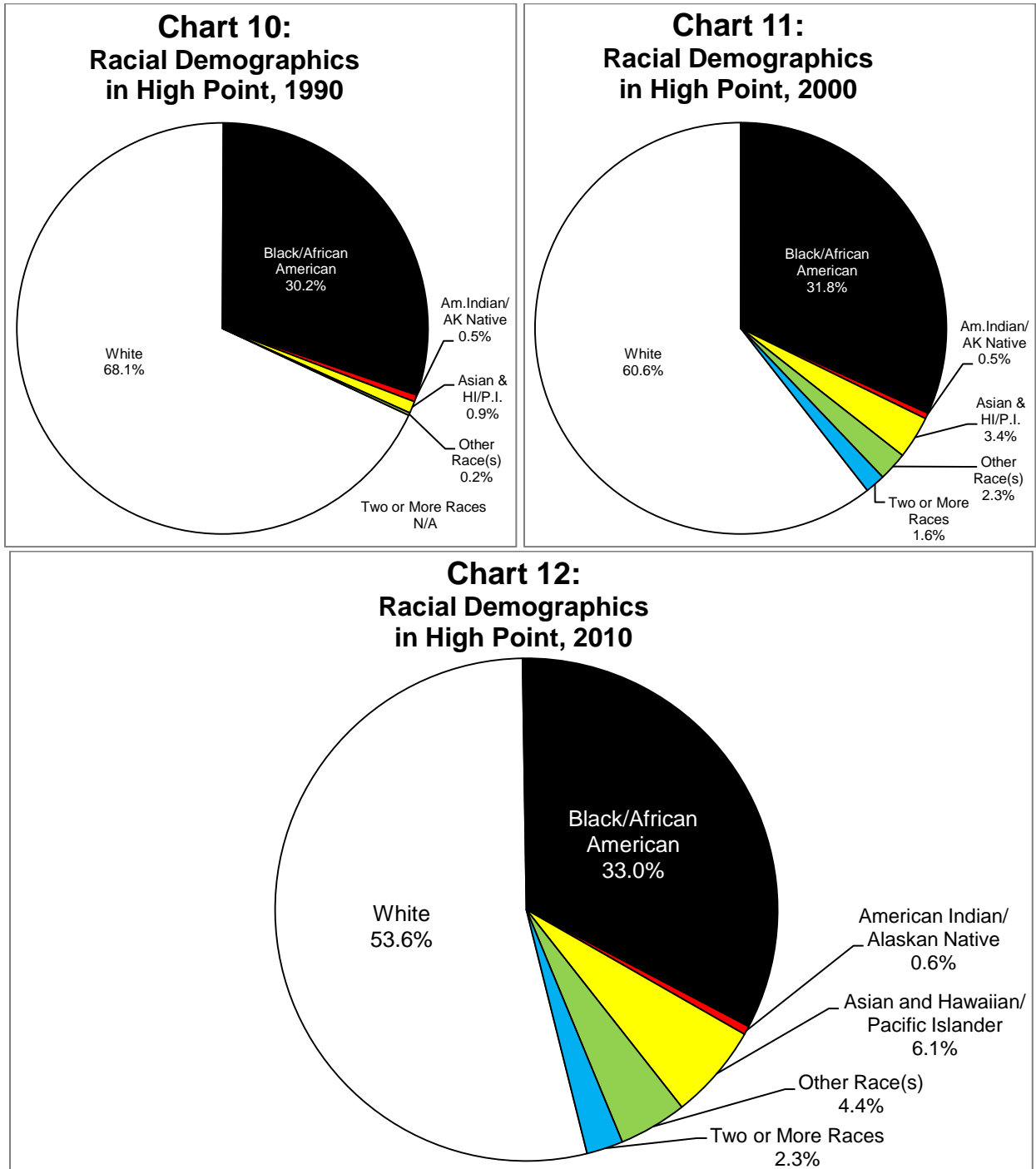


Table 4 shows the changes in the city’s racial composition over the last 20 years. In terms of the total number, African-Americans were the racial category with the greatest increase since 1990, while Whites were still the largest single racial category in the city. However, the largest percentage increase was in the Other Race(s) category, which grew by 3,143.3% since 1990.

While it is difficult to know for sure which races are included in the “other race” category, because census figures are based entirely on self reporting by individuals, census data suggests this primarily reflects an increase in Hispanics/Latinos, which is not considered a race by the Census Bureau but is viewed as one by some within this group. It may also include some people of Asian descent who do not consider themselves Asian, such as South Asians or Middle Easterners. This rise in “other races” is sometimes referred to as the “browning” of the population, and is a trend that is being seen across the entire nation and not just High Point.

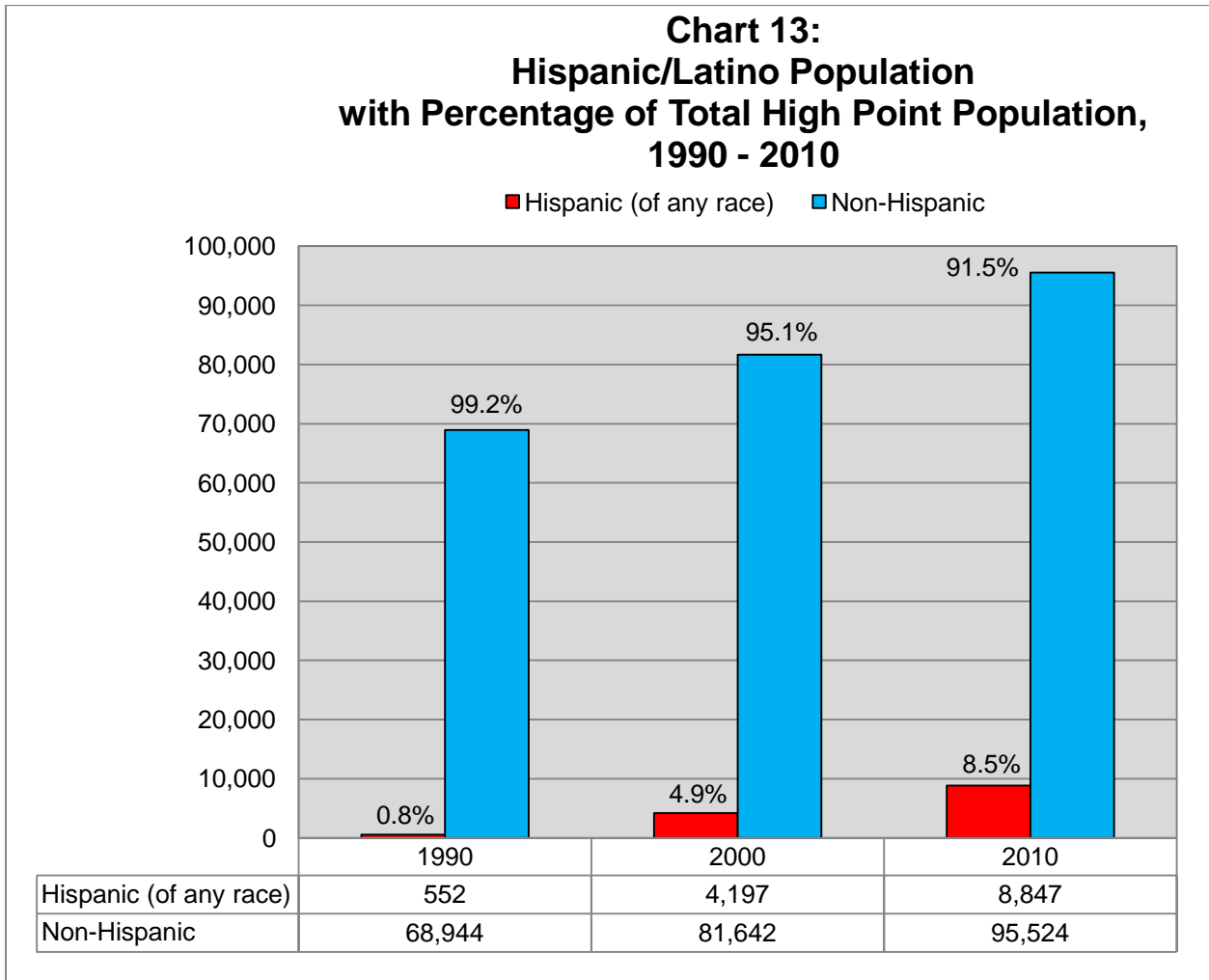
The Asian and Hawaiian/Pacific Islander category also grew significantly in High Point over this time period with an almost nine-fold increase. Although the census counts Asian and Hawaiian/Pacific Islander populations separately, they have been combined in this report because there were only 45 Hawaiian/Pacific Islanders living in High Point in 2010. It should also be noted that the category Two or More Races was introduced by the Census Bureau in 2000, and those who identify themselves as such has grown over the past ten years, once again a reflection of the increasing diversity of the city.

**Table 4: Racial Composition and Change in High Point, 1990 - 2010**

	1990	2000	2010	Change 1990-2010	% Change 1990-2010
<b>White</b>	47,347	51,985	55,989	8,642	18.3
<b>Black/African American</b>	20,980	27,275	34,394	13,414	63.9
<b>Asian and Hawaiian/ Pacific Islander</b>	653	2,889	6,390	5,737	878.6
<b>American Indian/ Alaskan Native</b>	375	392	579	204	54.4
<b>Other Race(s)</b>	141	1,950	4,573	4,432	3143.3
<b>Two or More Races</b>	N/A	1,348	2,446	N/A	N/A

**Hispanic/Latino Population**

Chart 13 shows the Hispanic/Latino population for High Point over the last three censuses, including the percentage of the total population. While Hispanics/Latinos are still a relatively small component of the overall population, totaling less than 10,000 people and 8.5% of the population, they have been growing at a faster rate than the non-Hispanic population. The growth rate for Hispanics/Latinos since 1990 was 1502.7% compared to a growth rate of 38.6% for the rest of the population. This increase in Hispanics/Latinos is a trend that is being seen in other communities. For example, the growth rates in Greensboro and Winston-Salem over the same time period were 1052.2% and 2630.8% respectively. This rapid growth is most likely a combination of a larger number of immigrants within this population and a higher birth rate, which was 100 births per 1,000 women for Hispanics/Latinas, compared to 58 births per 1,000 women for the population as a whole from 2006 through 2010 according to ACS 5-year estimates.



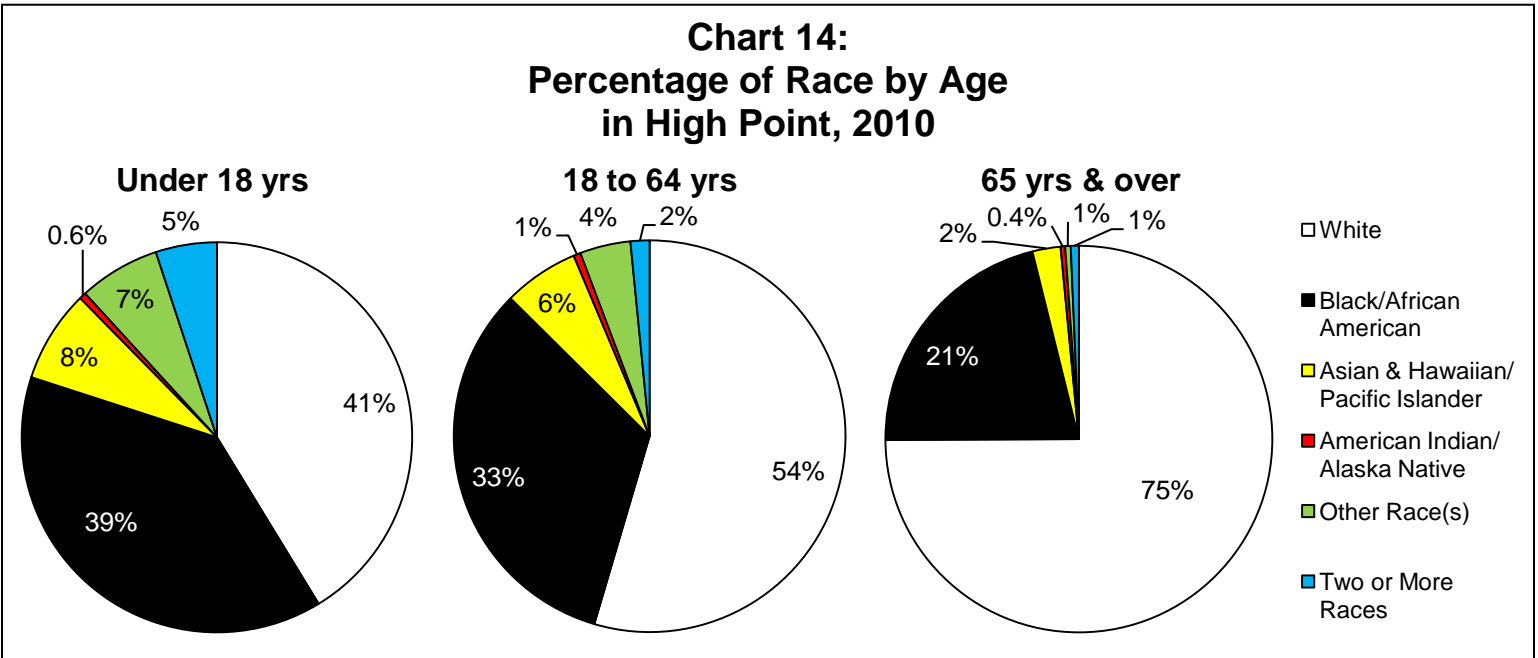
As explained in the previous section on racial composition, Hispanic/Latino is not considered a race, but rather an ethnicity. Therefore, Hispanics/Latinos also choose a race when completing the census. Out of the 8,847 Hispanics/Latinos in High Point in 2010, 3,377, or 38.2%, identified themselves as White, and 411, or 4.6% identified as Black/African-American. However, 4,294, or 48.5%, chose Some Other Race, which means Hispanics represented 96.9% of those who selected this racial category in the city. The remaining Hispanics were split between those who selected American Indian/Alaskan Native, Asian and Hawaiian/Pacific Islander, or Two or More Races.

Table 5 shows the city’s racial and ethnic breakdown by age groups in 2010. Although the population 18 and over is more representative of the city’s current demographics, the population under 18 years of age provides a glimpse of the future. It is already a “majority minority” age group, as shown in Chart 14, with non-Hispanic Whites only making up 36.4% of the population under 18.

**Table 5: Race and Ethnicity by Age in High Point, 2010**

	White	Black/ African Am.	Asian/Hawaii & Pacific Isle	Am. Indian/ AK Native	Other Race	Two or More Races	Hispanic /Latino
<b>Under 18</b>	10,871	10,196	2,015	148	1,772	1,336	3,434
<b>18 to 64</b>	35,755	21,548	4,081	384	2,743	1,026	5,190
<b>65 &amp; Over</b>	9,363	2,650	294	47	58	84	223

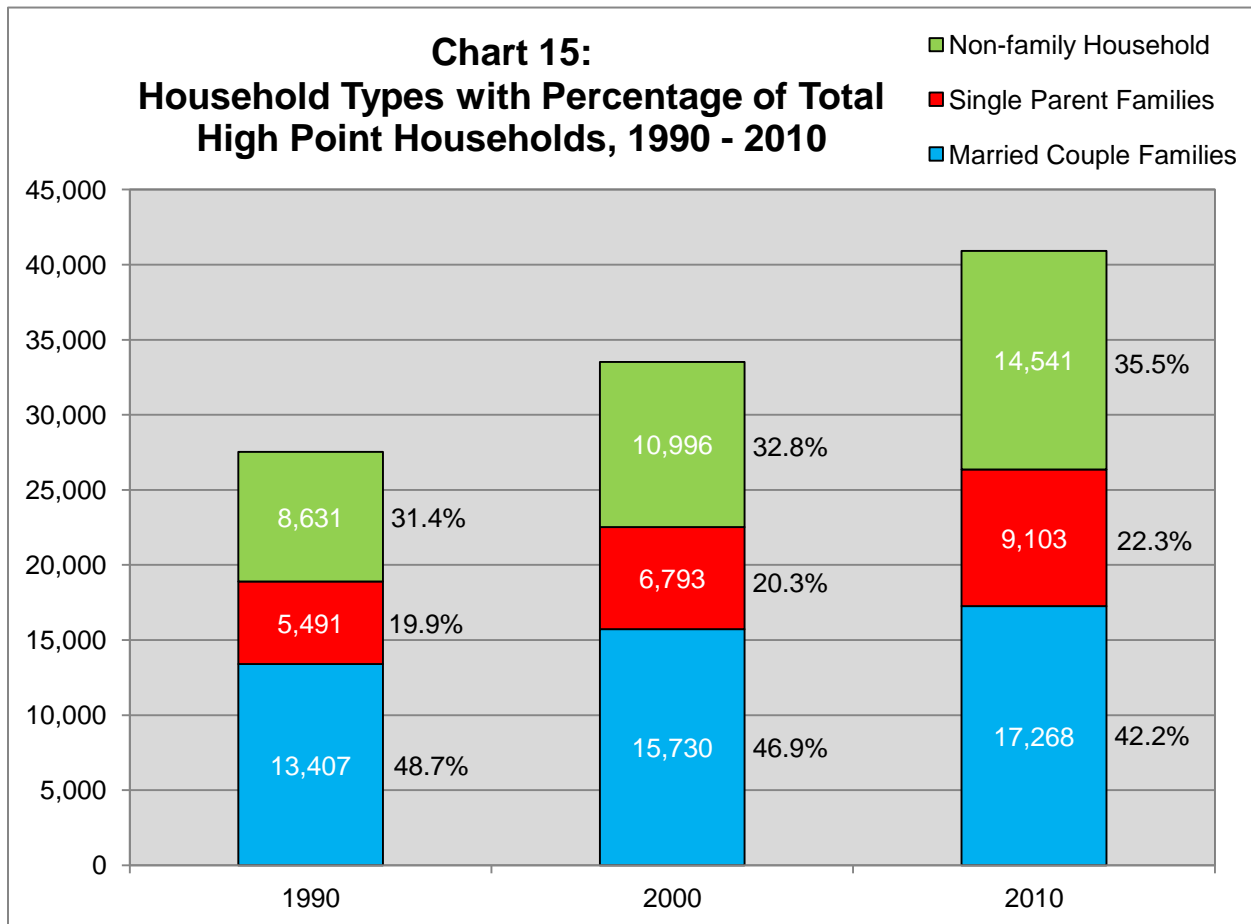
**Chart 14:  
Percentage of Race by Age  
in High Point, 2010**



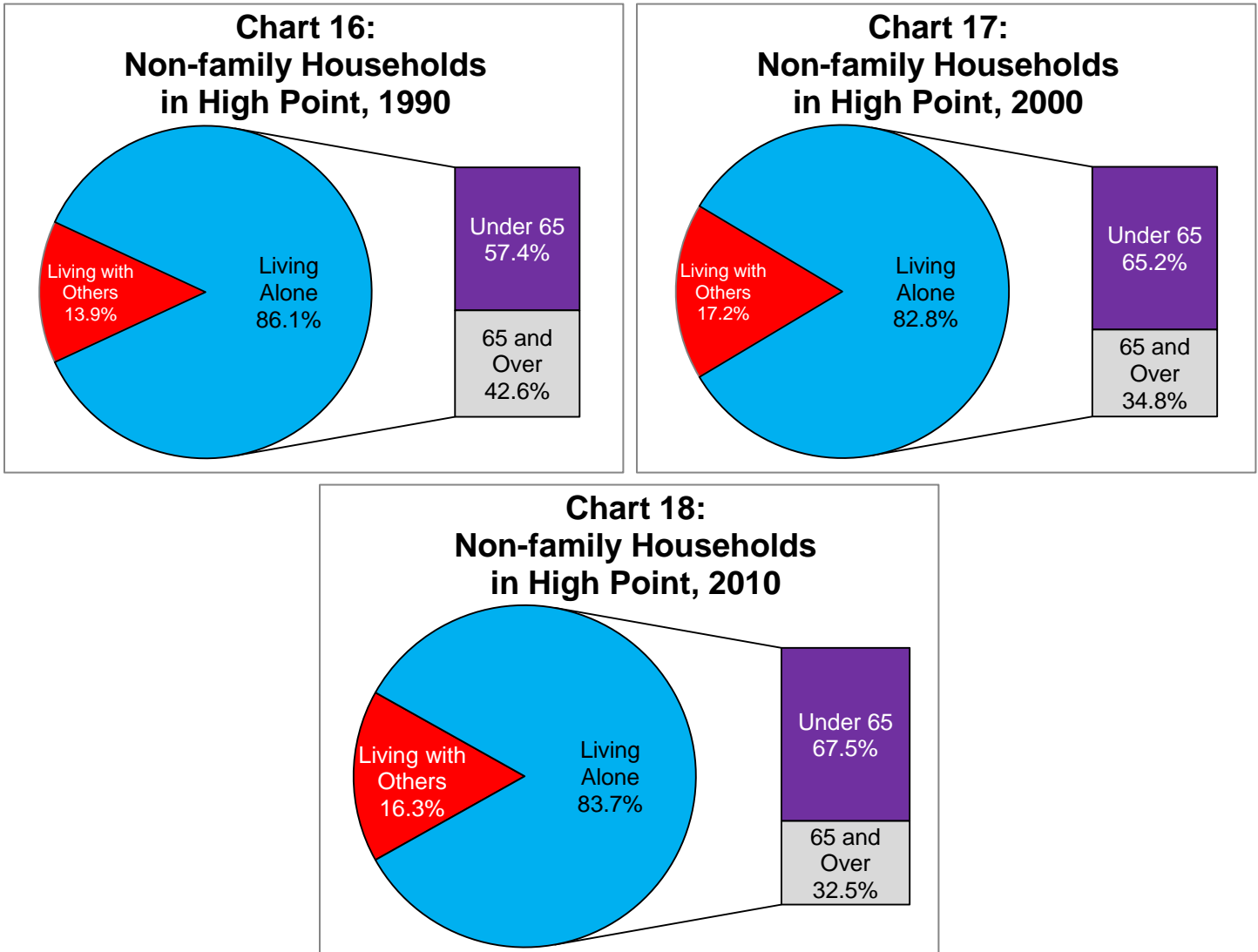
**Housing Characteristics**

**Household Characteristics**

Households, in terms of the census, are not the physical structures that people live in, but the group of people who live together in those structures. The only people residing in High Point who do not live in households are those who reside in group quarters, such as jails, nursing homes, and dormitories, or those counted as homeless. The census categorizes households as being either “family,” which includes two or more people related by birth, marriage or adoption; or “non-family,” which includes unrelated individuals living together or people living alone. The family category is further broken down into single parent or married couple families. As shown in Chart 15, High Point’s total number of households grew at a rate of 48.6% over the past 20 years, reaching a total of 40,912 in 2010. While all categories of households have grown, the non-family and single parent families have grown at a much faster rate, 68.5% and 65.8% respectively, than married couple families, which grew at a rate of 28.8%.



Charts 16 through 18 show a more detailed breakdown of the non-family households. In 2010, 83.7% were people living alone and the remaining 16.3% were living with others. This is an increase from 2000 when 82.8% of non-family households were people living alone, but less than in 1990, when the figure was 86.1%. Of the non-family households who were people living alone, the percentage that were age 65 and over has been dropping over the past 20 years, from 42.6% in 1990, to 34.8% in 2000 and 32.5% in 2010. This indicates that younger people are increasingly living alone, whether by choice or out of economic necessity. This may reflect a trend of younger people deciding to delay marriage and family, and also an increase in divorces.



The average household size in 2010 was 2.46 persons per household, which is a slight decrease from 2000, when the average household size was 2.49 persons per household. However, the 2010 average household size is the same as found during the 1990 Census.

**Occupancy and Tenure**

The 2010 Census also collected data about the number of housing units, or the actual structures in which people live, along with their characteristics. The total number of housing units in the city by occupancy and tenure in 2010 is shown in Table 6. Occupancy refers to whether a house is occupied or vacant. Tenure refers to whether an occupied housing unit is owner or renter occupied. Also shown in the table is the reason why a housing unit is vacant, if known.

**Table 6: Occupancy and Tenure of Housing Units in High Point  
with Reason for Vacancy, 2010**

<b>Total Housing Units:</b>	<b>46,677</b>		
<b>Occupied:</b>	<b>40,912</b>	<b>Vacant:</b>	<b>5,765</b>
Owned with a mortgage or loan	18,499	For rent	2,422
Owned free and clear	4,864	Rented, not occupied	108
Renter occupied	17,549	For sale	972
		Sold, not occupied	163
		Seasonal, recreational, or occasional use	260
		For migrant workers	1
		Other vacant	1,839

Table 7 shows the number of housing units by occupancy and tenure for the last three censuses. The total number of housing units increased by 58.7% over the last 20 years. However, the vacancy rate in High Point in 2010 was 12.4%, which is almost double the vacancy rate in 1990 and 2000. This is not too surprising given the housing crash and foreclosure crisis seen nationwide starting in 2008. By comparison the vacancy rate nationally was 11.4% in 2010, and in North Carolina it was 13.5%. Looking only at those housing units that were occupied, the percentage of owner-occupied homes dipped slightly to 57.1% in 2010 compared to 59.0% in 2000, but was actually an increase over the 54.4% seen in 1990. Statewide the percentage of owner-occupied housing units was 66.7% in 2010, and nationally the percentage was 65.1%.

**Table 7: Occupancy and Tenure of Housing Units in High Point, 1990 - 2010**

	1990		2000		2010		% Change 1990-2010
	Total	%	Total	%	Total	%	
<b>Housing Units</b>	29,408	100	35,952	100	46,677	100	58.7
<b>Occupied</b>	27,529	93.6	33,519	93.2	40,912	87.6	48.6
<b>Vacant</b>	1,879	6.4	2,433	6.8	5,765	12.4	206.8
<b>Owner-occupied</b>	14,989	54.4	19,780	59.0	23,363	57.1	55.9
<b>Renter-occupied</b>	12,540	45.6	13,739	41.0	17,549	42.9	39.9

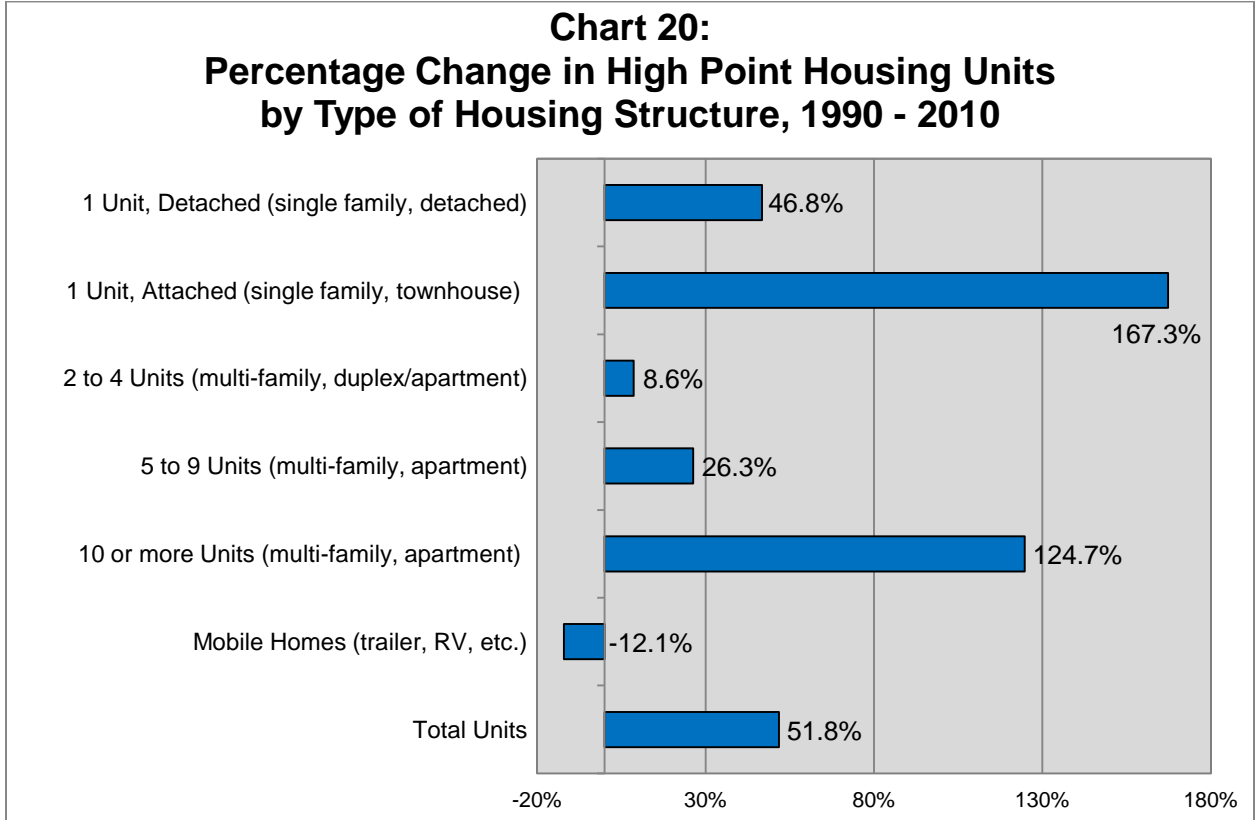
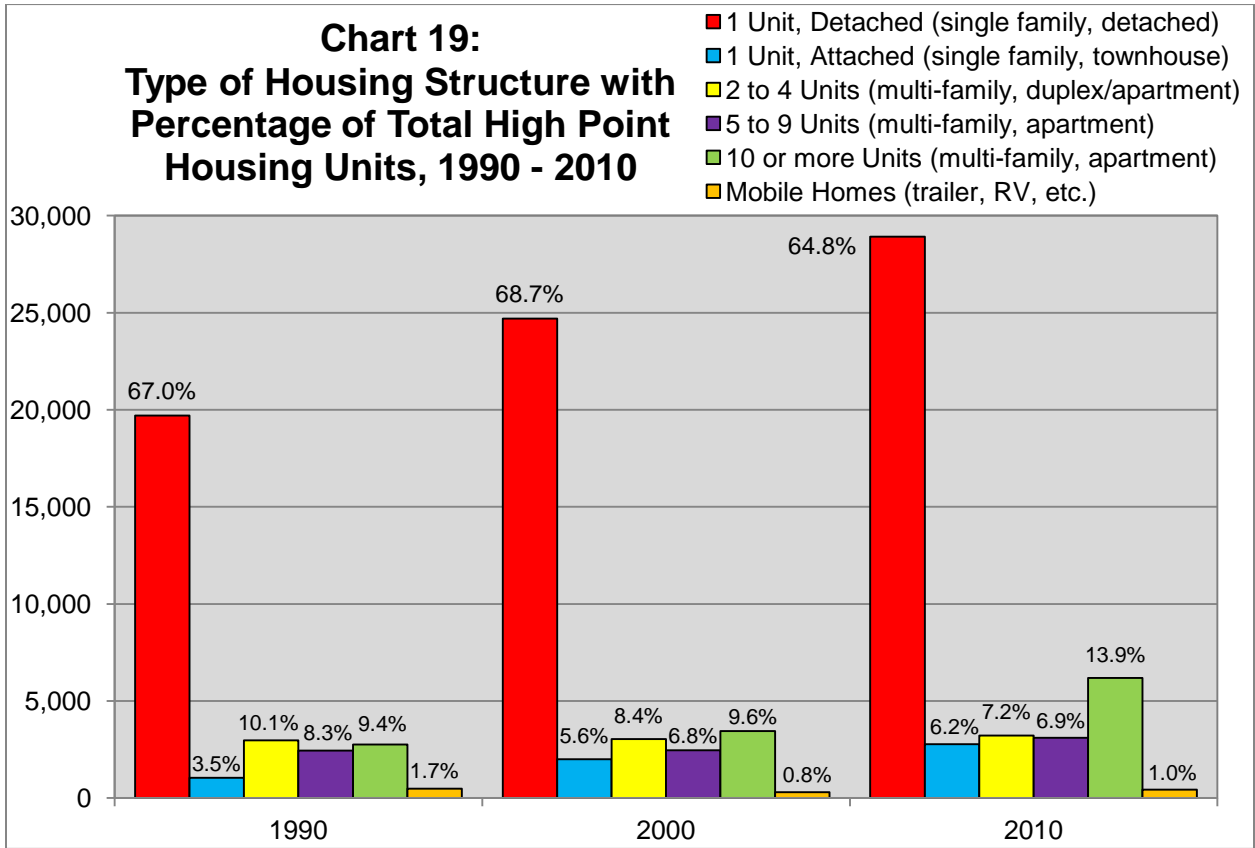


So far, all the information in this report has come from the 2010 Census. The remainder of the information in this report comes from the 2006-2010 American Community Survey (ACS) 5-year Estimate, unless otherwise noted. As stated in the introduction, the ACS has replaced the long form data collected during previous censuses, and uses sampling of the population throughout the year, every year. The ACS is done for 1-year and 3-year time periods, but the 5-year ACS was chosen because it collects samples for a larger number of people over a longer time period, resulting in lower margins of error, and is also the only one that provides data down to the census tract and block group level. Caution should be taken when comparing ACS data to data from previous decennial censuses because they use different methods that may end up with different results. For example, in the following section, if you compare the total number of housing units in the type of structure category from the ACS (44,646) it is different from the total number of housing units reported in the occupancy and tenure categories from the 2010 Census (46,677). However, it was necessary to compare ACS data to earlier census data in this report in order to establish trends for certain types of data. The comparisons still have merit, because the long form data from these decennial censuses were also based on samples, just for a larger number of people and only on a specific date. For ease of reference, when the 5-year ACS data is used in this report, it is referred to as year 2010 data, but in actuality it represents the period 2006 through 2010.

## Housing Type

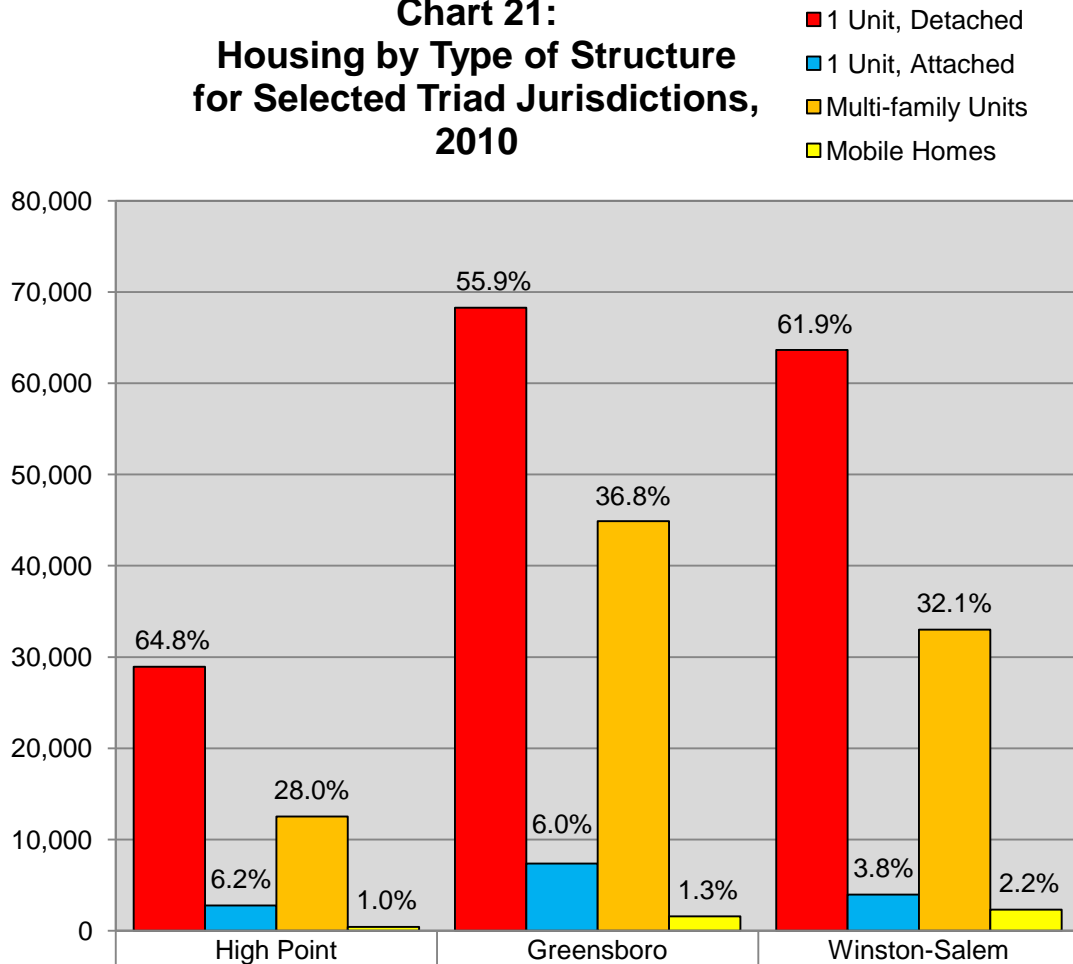
Chart 19 on the next page shows the total number of each type of housing structure in High Point, along with the percentage of the total, for the last three censuses. While the number of units increased for every category over the past ten years, and in all but the mobile home category over the past 20 years, the percentage of the total has changed significantly for many categories.

In 2010 (or more accurately on average over the five-year period from 2006 through 2010), although single family detached homes were still the most common type of housing structure by far, they made up a smaller percentage of the total number of housing structures, at 64.8%, than they did in 1990 or 2000, when they made up 67.0% and 68.7% of the total respectively. At the same time, single family attached townhouses and multi-family apartments with 10 or more units made up a larger share of the total. This trend is reflected in Chart 20, which shows the percentage change in each housing type over the past 20 years. This may be an indication of changing tastes in the type of home people want to live in, which in turn could be a result of changing demographics as older “empty-nesters,” single parent households, and younger “twenty-somethings” make up a larger share of the adult home buying population.



In comparison to the other two cities that make up the Triad, single family detached housing is still a higher percentage of High Point’s total housing in 2010 than both Greensboro and Winston-Salem. As shown in Chart 21, single family detached housing makes up 55.9% of Greensboro’s total housing, and 61.9% of Winston-Salem’s housing, compared to High Point’s 64.8%. Single family attached housing is also a higher percentage of High Point’s total housing than either of its Triad neighbors. The biggest difference is in the percentage of total housing that is multi-family, with Greensboro at 36.8% and Winston-Salem at 32.1%, while High Point is at 28.0%. This shows that even though the city’s housing options are becoming increasingly diverse, particularly in terms of having higher density building forms, High Point still does not have as many of these types of options available as its more urban neighbors.

**Chart 21:  
Housing by Type of Structure  
for Selected Triad Jurisdictions,  
2010**



	High Point	Greensboro	Winston-Salem
1 Unit, Detached	28,920	68,299	63,645
1 Unit, Attached	2,783	7,362	3,947
Multi-family Units	12,513	44,899	32,985
Mobile Homes	430	1,564	2,305

## Housing Values and Rents

In addition to data about the types of structures, the ACS also provides information about the value of owner-occupied housing. Table 8 shows the number of owner-occupied dwellings by where they fall within a series of dollar figure ranges. It also shows that in 2010 the median value of an owner-occupied dwelling in High Point was \$143,500, which represents an 8.8% increase since 2000 and a 31.9% increase since 1990 after converting to 2010 dollars to control for inflation.

**Table 8: Value of Owner-occupied Housing Units  
in High Point, 2010**

	<b>Housing Units</b>	<b>%</b>
<b>Less than \$50,000</b>	631	2.8%
<b>\$50,000 - \$99,999</b>	5,359	23.5%
<b>\$100,000 - \$149,999</b>	6,270	27.5%
<b>\$150,000 - \$199,999</b>	4,737	20.7%
<b>\$200,000 - \$249,999</b>	2,492	10.9%
<b>\$250,000 - \$299,999</b>	1,173	5.1%
<b>\$300,000 - \$399,999</b>	1,480	6.5%
<b>\$400,000 - \$499,999</b>	392	1.7%
<b>\$500,000 or more</b>	305	1.3%
<b>Median Value</b>	\$143,500	

The ACS also provides information about monthly contract rents (rents not including utilities) for renter-occupied units. Table 9 shows the number of rental units by the dollar value of rent, as well as the median rent in 2010, which was \$557. This median rent figure represents an 11.4% increase since 2000 and an 18.5% increase since 1990 after converting to 2010 dollars.

**Table 9: Contract Rent for Renter-occupied Housing  
Units in High Point, 2010**

	<b>Housing Units</b>	<b>%</b>
<b>Less than \$250</b>	1,693	11.0
<b>\$250 - \$499</b>	4,524	29.5
<b>\$500 - \$749</b>	6,544	42.7
<b>\$750 - \$999</b>	1,683	11.0
<b>\$1,000 or more</b>	894	5.8
<b>Median Rent</b>	\$557	

Chart 22 shows the percentage change in the number of owner-occupied housing units within each dollar value range over the past 20 years for each of the primary Triad jurisdictions. Although the number of housing units that were valued at less than \$100,000 shrunk in every city, in all other categories High Point has been growing at a faster rate than Greensboro; and it is also growing faster than Winston-Salem in every category except for those units valued between \$100,000 and \$199,999 and those valued \$500,000 or more. High Point saw its largest percentage increase in those units valued \$300,000 to \$399,999, while Greensboro had its largest increase in the \$400,000 to \$499,999 range, and Winston-Salem had the greatest increase in units valued \$500,000 or more.

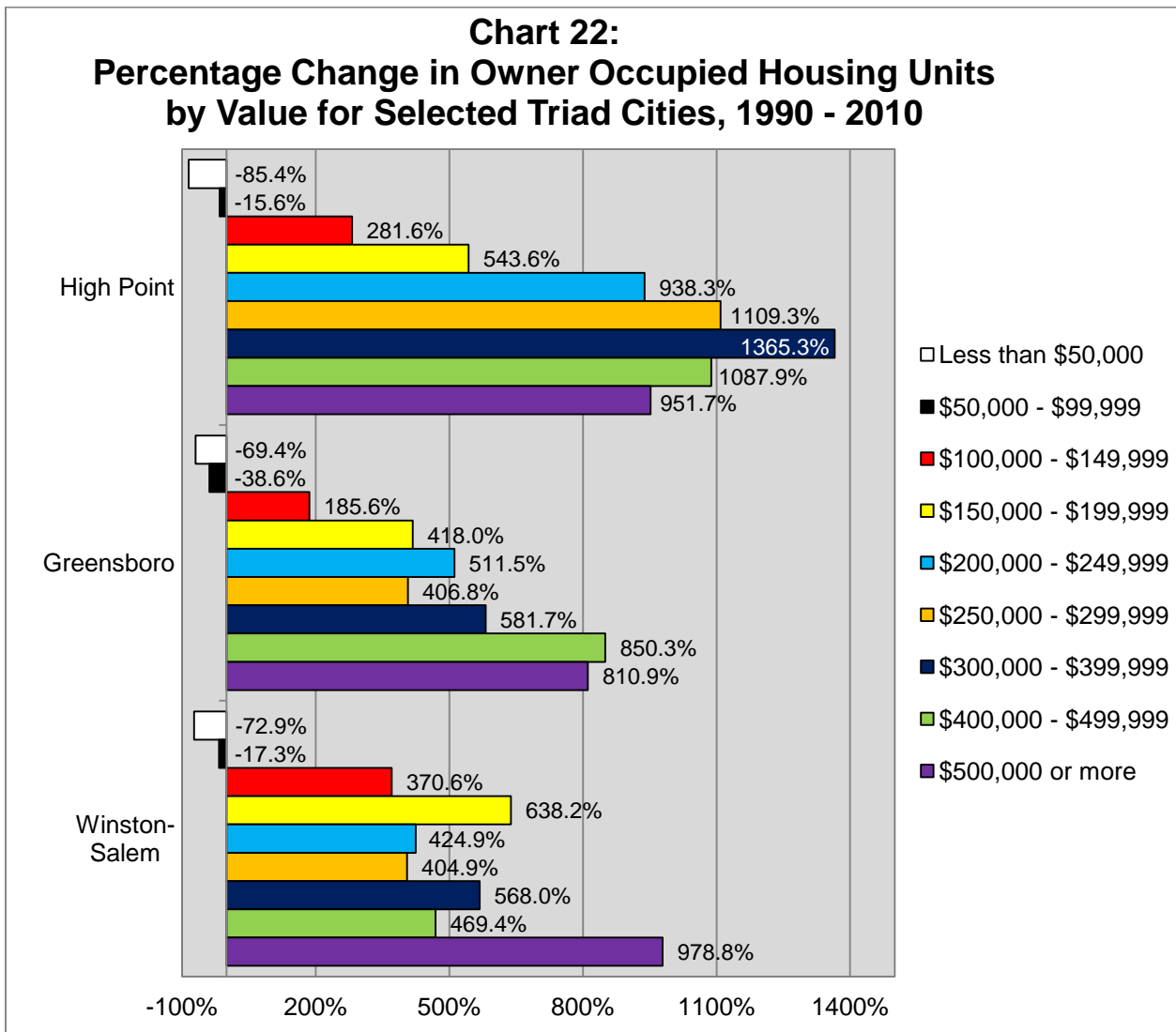
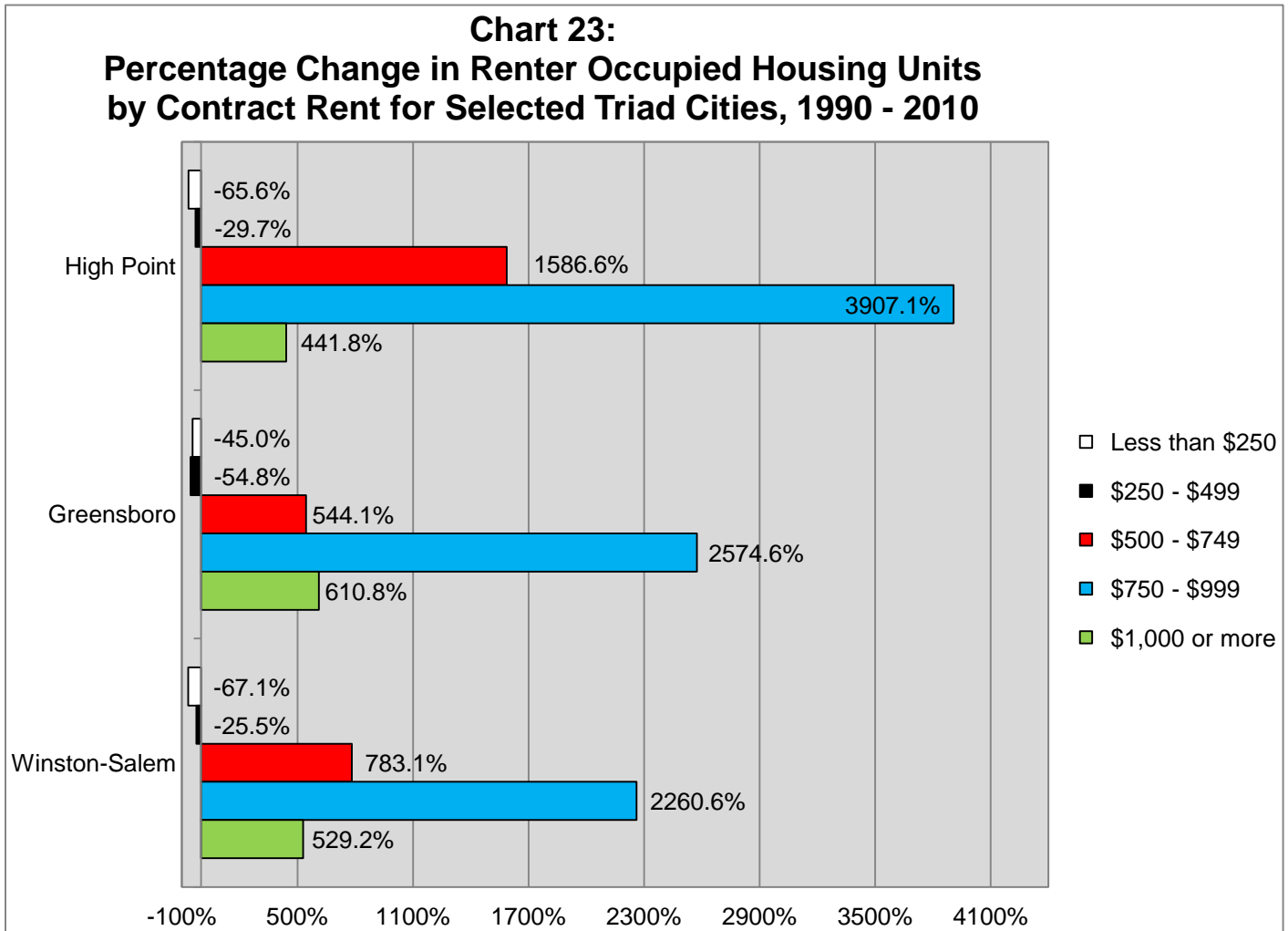


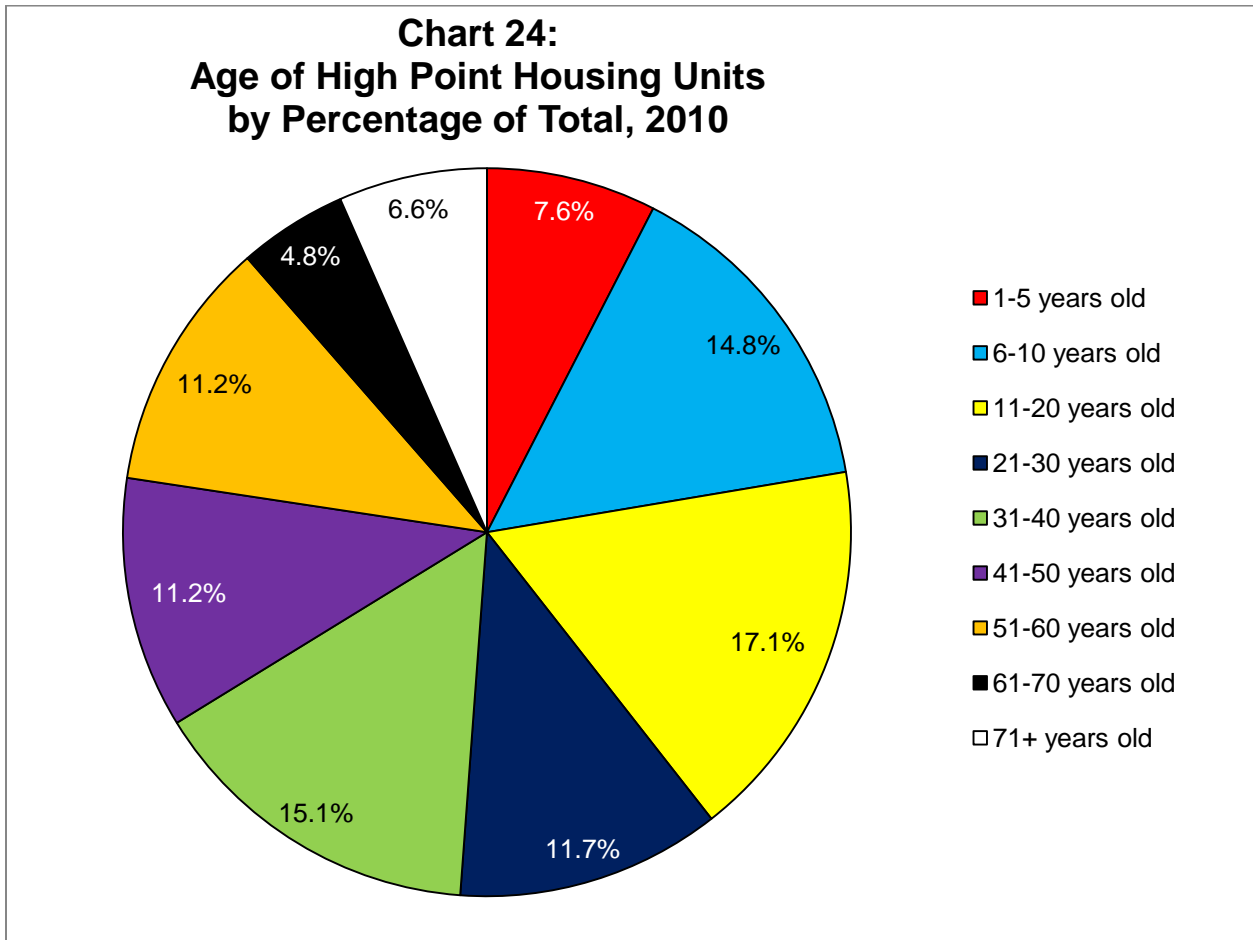
Chart 23 shows the percentage change in the number of renter-occupied housing units by contract rent for each of the Triad cities from 1990 to 2010. All three cities saw a decrease in the number of units with rents under \$500 over the 20-year period. All three also had the largest increase in the number of units with a rent between \$750 and \$999 per month, but of the three, High Point had the largest percentage increase in this category. High Point also had the greatest percentage increase in the number of units rented for \$500 to \$749 a month, while it had the smallest increase in the number of units rented for \$1,000 or more a month.



The pattern that emerges from the housing value and rent figures is that High Point has been growing both its owner-occupied and renter-occupied housing stock at a faster rate than the other Triad cities over the past 20 years. At the same time, the cost of housing is relatively less expensive than its neighbors, as this growth has been occurring mostly in lower dollar figure ranges compared to Greensboro and Winston-Salem.

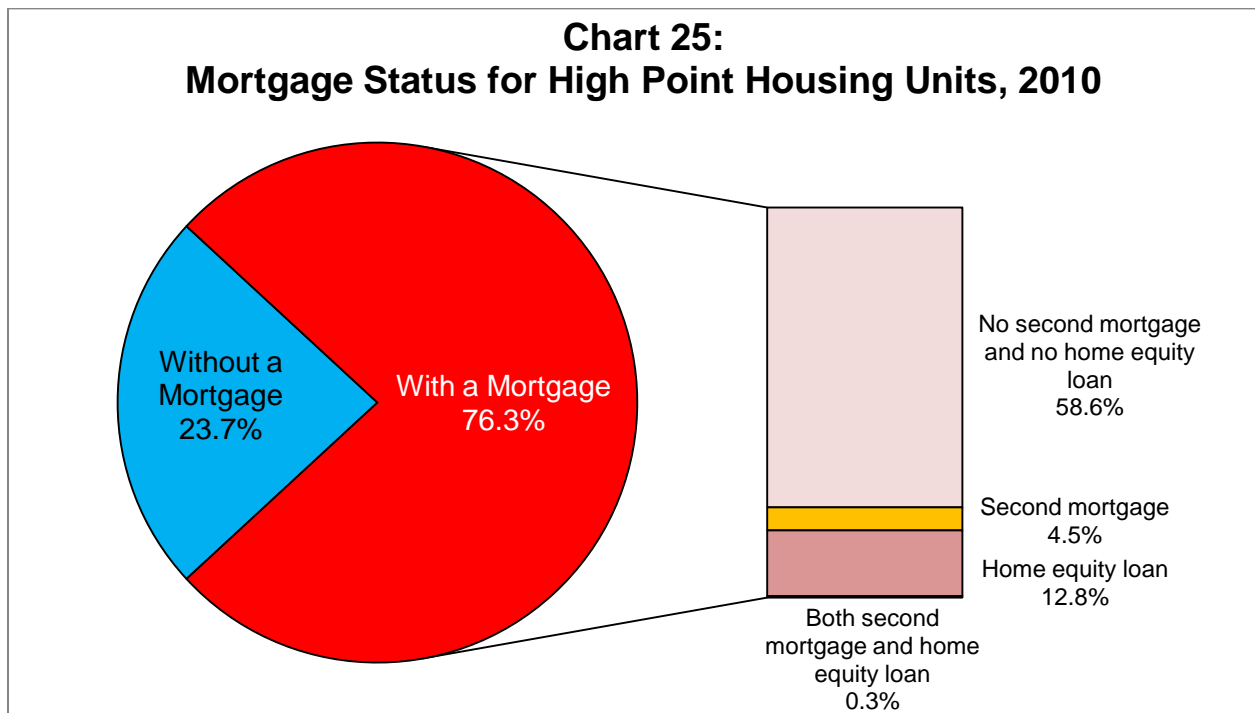
### Age of Housing

Chart 24 shows the age of housing units in High Point, regardless of whether they are owner or renter-occupied. Although the majority of houses have been built in the past 30 years, High Point still has a significant number of older homes. There is approximately the same number of homes over 50 years old in High Point as there are those built in the past 10 years. While the largest category of homes are those 11-20 years old, the second largest category are 31-40 years old, which are homes that were built from 1970 to March 1980. The aging of the housing stock may have implications for City policy, particularly in regard to enforcing minimum housing codes. The median year for a housing structure built in High Point is 1981. For comparison, the median year for a house in North Carolina is 1984, and the median year in the United States as a whole is 1975.



## Mortgage Status

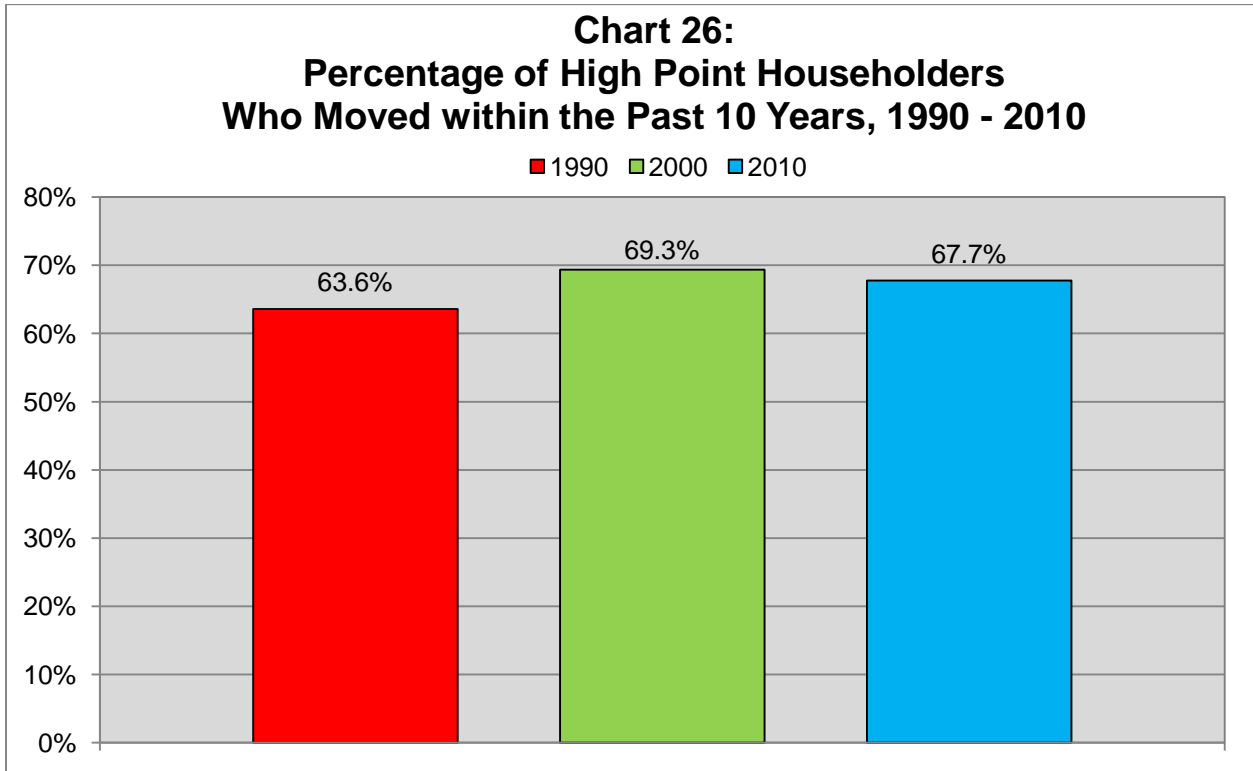
The main reason there have been so few houses built within the past five years by historical standards is the effect of the 2007 to 2009 financial crisis. Chart 25 shows the mortgage status for owner-occupied housing units within High Point in 2010. Over three quarters of homeowners in High Point have some type of mortgage. This is an increase since 2000 when 72.9% had a mortgage. Although it is hard to know the cause of this trend, it could mean more homeowners were able to get a mortgage, especially prior to the housing crash, but it might also mean that fewer people have been able to pay off their mortgage. On the other hand, there was a decrease in second mortgages since 2000, when 8.6% of homeowners had one, compared to 2010 when only 4.5% did. Again, this could be seen as either positive or negative, because while a second mortgage is typically seen as a sign of financial stress, the fact they have dropped may be because people now have less equity to borrow against or are unable to qualify for a second mortgage. It may also reflect the increase in foreclosures over the last several years, which likely hit homeowners with second mortgages harder than those with a traditional mortgage. Somewhat surprisingly, the percentage with a home equity loan actually went up slightly from 12.0% in 2000 to 12.8% in 2010. This may be the result of home equity loans that were issued prior to the collapse in housing values, or an indication that people are choosing to improve their existing home rather than building or moving into a new home. Only 0.3% of homeowners had both a second mortgage and home equity loan in 2010, which was similar to the percentage found in 2000.





### Year Householder Moved into Unit

Another characteristic related to housing is how often people move. Chart 26 shows the percentage of High Point householders who moved at some point during the ten years prior to taking the census. Householder is a term that refers to the person in whose name the house is owned or rented, or if not applicable then the person who filled out the census form. Although the percentages have stayed fairly consistent, there was an increase from 1990 to 2000, and then householders in High Point seemed to somewhat settle down during the 2000's. However, the percentage that moved from 2000 to 2010 was still higher than from 1980 to 1990. This might be due to High Point attracting new residents over the last 20 years. However, the economic slowdown over the past several years may have caused more people to stay in place for the time being.

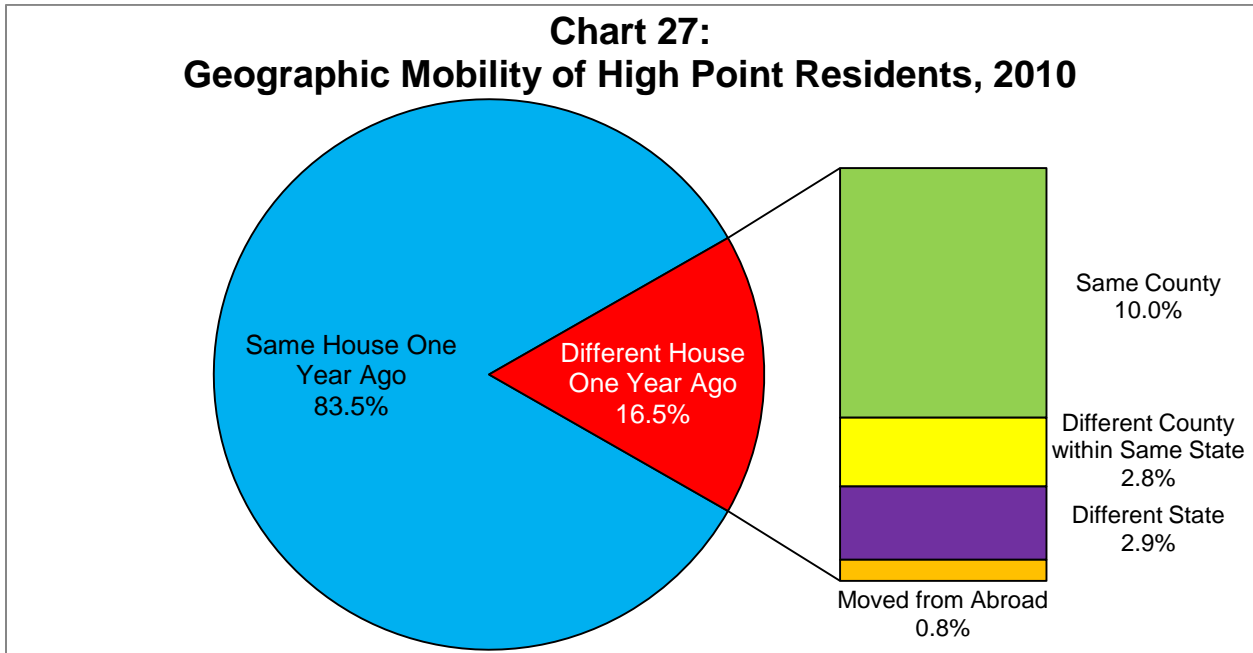


For comparison, High Point had a higher percentage of people who moved in the last ten years than either the state or nation in 2010. North Carolina only had 58.8% move since 2000, and the United States as a whole only had 58.0%. High Point also had slightly higher percentages move than either Greensboro, at 67.6%, or Winston-Salem, at 64.6%. However, High Point was below the percentages of the state's two largest cities Charlotte and Raleigh, which had 71.6% and 76.2% of householders move within the past ten years respectively, an indication of the nationwide trend towards urbanization as more people are choosing to move to larger urban areas.

**General Social Characteristics**

**Geographic Mobility**

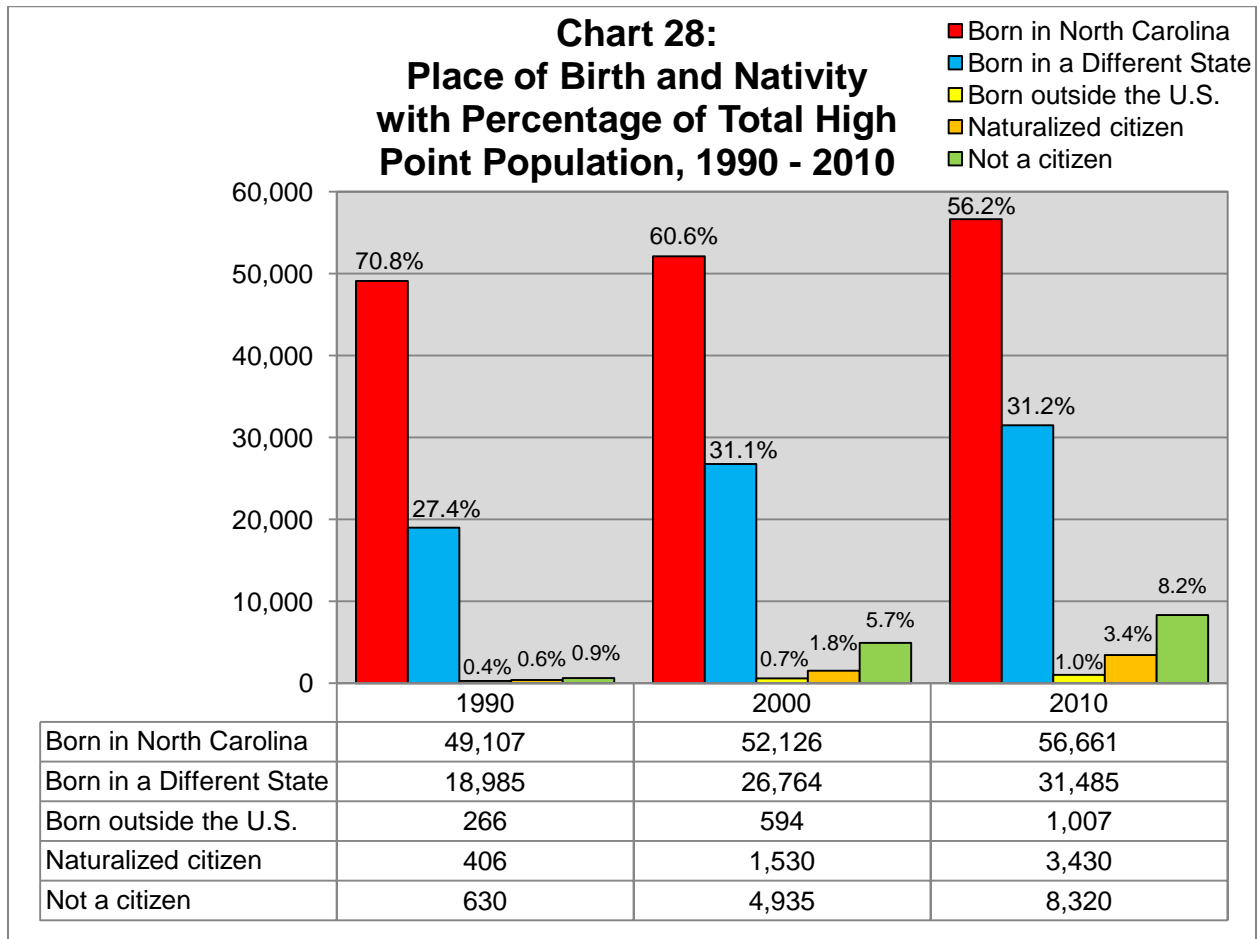
Another way the ACS measures how the city is changing is the geographic mobility of High Point residents, which shows where people were living one year ago. As shown in Chart 27, the vast majority of people, 83.5%, were living in the same house as they were one year ago. Of the remaining 16.5%, 10.0% lived in the same county, which was the largest category of those who moved in the past year, while 2.8% of the city’s residents moved from somewhere else within North Carolina and 2.9% moved from a different state. The remaining 0.8% of the population moved from abroad during the previous year.



Although it is difficult to compare these percentages to earlier decennial censuses that asked where residents lived five years ago, the annual average of 2000 Census figures was 1.9% for those moving to High Point from somewhere within the state and 2.3% for those moving from a different state. In comparison to the state as a whole in 2010, a lower percentage of North Carolina’s population lived in a different house a year ago (15.4%), but slightly higher percentages of people moved from a different county within the state (2.9%) or from a different state (3.1%). This seems to indicate that while High Point has a relatively mobile citizenry, they are generally moving from somewhere close by. This may be another indication of the previously mentioned nationwide trend of people moving to urban areas to avoid long commutes and due to limited employment opportunities outside urban areas in the current economy. It may also reflect the previously discussed preference for urban housing among younger generations.

**Place of Birth and Citizenship**

Another characteristic of the city’s population that has changed over the past 20 years is where people were born. As shown in Chart 28, over 70% of High Point’s population was born in North Carolina in 1990. That percentage dropped to 56.2% in 2010. The percentage of residents who were born in a different state has gone up since 1990, but only by 3.8%, and it remained virtually unchanged from 2000 to 2010 at just over 31%. Clearly, the greatest rate of increase in both number and percentage has been in the foreign born population. It should be noted that the category “born outside the U.S.” refers to American citizens who were born outside the country, but had a parent or parents who were U.S. citizens living abroad at the time of their birth, for example at a military installation. Those who are naturalized citizens were born outside the United States but have since become citizens; a group that has grown almost six-fold over the past 20 years, from a total of 0.6% of High Point’s population in 1990 to 3.4% of the city’s population in 2010. The number and percentage of High Point residents who are not citizens has grown the most significantly, from less than 1% of the High Point population in 1990 to over 8% in 2010.



However, it is important to note that the category “not a citizen” does not necessarily mean the person is in the country illegally, because many non-citizens are resident aliens with permission to live and work in the country. This group may also include students who are studying at a college or university. The rise in foreign born residents again underscores the increasing diversity of the city.

**Language**

Another social characteristic that is related to place of birth is the language spoken at home. Not surprisingly, as the percentage of the city’s foreign born population increased, so has the percentage that speaks a language other than English. Chart 29 shows the number and percentage of High Point residents five years of age and over who speak English only and those who speak a language other than English. Non-English speakers have increased by 436% since 1990.

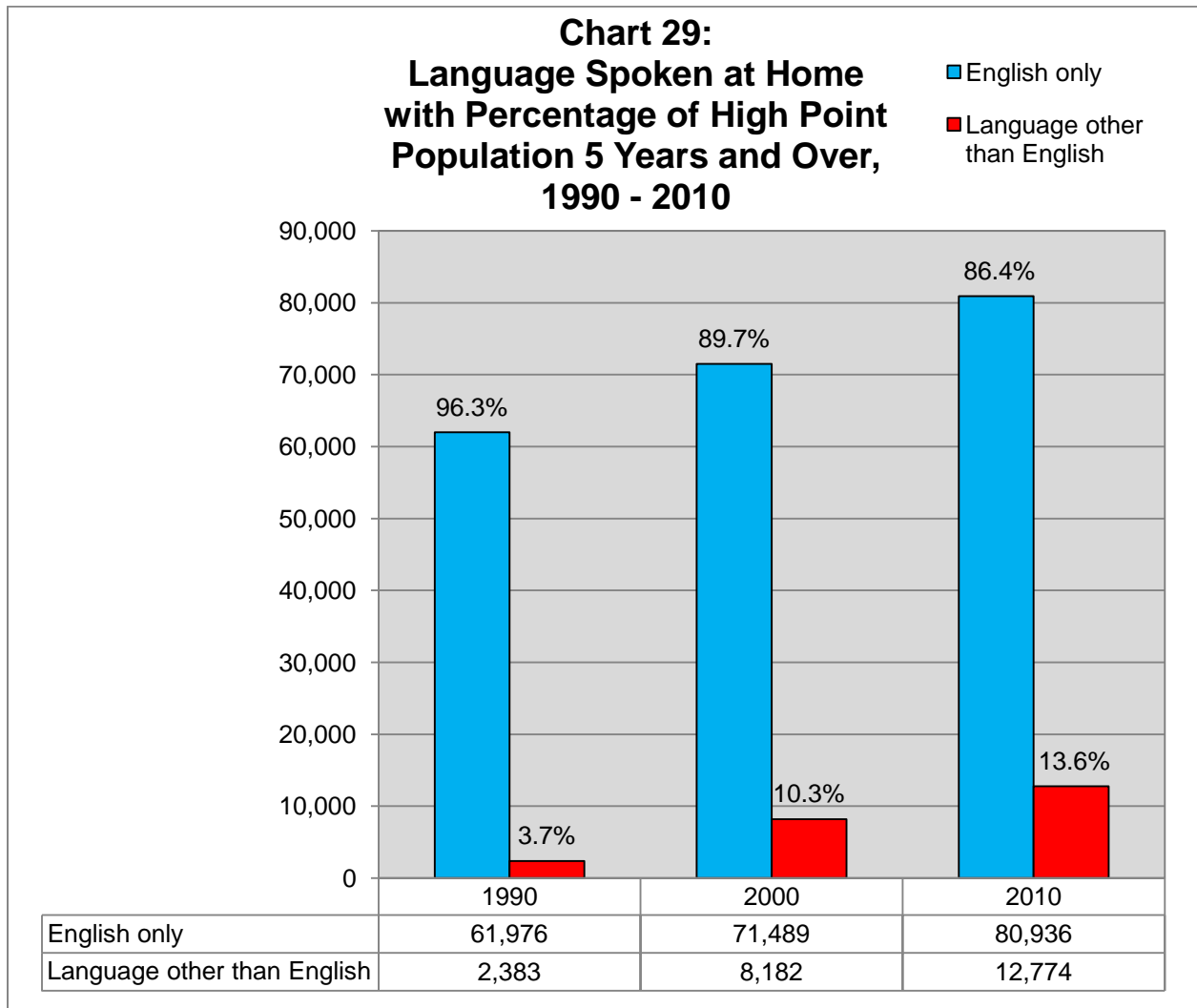
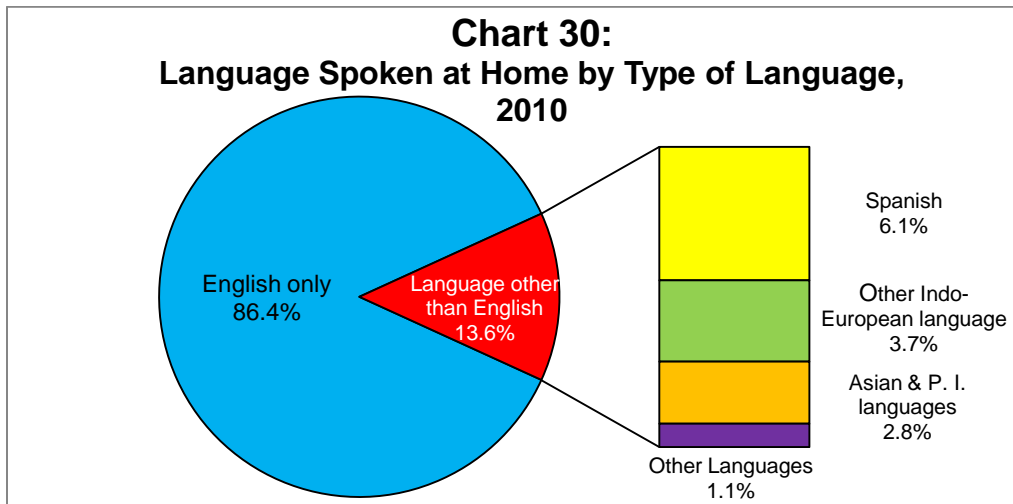


Chart 30 shows a breakdown of the languages spoken at home by individuals in High Point in 2010. Of the languages other than English, Spanish is the most common, accounting for close to half of the “other” languages at 6.1% of the total population. The second most common at 3.7% is “other Indo-European” languages, which includes all other European languages except English and Spanish, as well as those common in South Asia. Asian and Pacific Island languages are the next most common at 2.8%. The remaining languages other than English fall into the “other language” category, which includes, for instance, Arabic, Native American languages, and African dialects.



Another aspect of language is linguistic isolation. This is a term for whether at least one person in a household age 14 or over speaks English only or speaks English “very well.” Table 10 provides the number and percentage of households in 2010 by language spoken and whether someone speaks English. A total of 4% of High Point’s households would be considered linguistically isolated.

**Table 10: Linguistic Isolation of Households in High Point, 2010**

	Households	%
<b>Total Households</b>	<b>38,788</b>	<b>100%</b>
English Only	33,874	87.3%
Spanish:	2,285	5.9%
No one 14 & over speaks English only or speaks English "very well"	838	2.2%
At least one person 14 & over speaks English only or speaks English "very well"	1,447	3.7%
Other Indo-European languages:	1,262	3.3%
No one 14 & over speaks English only or speaks English "very well"	240	0.6%
At least one person 14 & over speaks English only or speaks English "very well"	1,022	2.6%
Asian and Pacific Island languages:	937	2.4%
No one 14 & over speaks English only or speaks English "very well"	306	0.8%
At least one person 14 & over speaks English only or speaks English "very well"	631	1.6%
Other languages:	430	1.1%
No one 14 & over speaks English only or speaks English "very well"	141	0.4%
At least one person 14 & over speaks English only or speaks English "very well"	289	0.7%

## Education

The ACS provides information on two measures of education – school enrollment and educational attainment. Chart 31 shows the school enrollment since 1990 for High Point’s population three years of age and over that were enrolled in school. In general, the number of students increased as the population of the city as a whole increased. The largest rise has been in elementary and high school enrollment. There has also been an increase in the number of students enrolled in college and graduate school, particularly from 2000 to 2010, which is likely due to the growth of High Point University over the same time period as it drew students from the large age group known as Generation Y. However, there was a slight decrease in the number of preschool and kindergarten students over the last ten years, which may be a precursor to a relative drop in the number of elementary and high school students over the next ten years. This drop may be due to the smaller size of Generation Z born in the last decade, or families may not be able to afford preschool due to the economy. It might also be a reflection of the diversity of this youngest generation, whose families may not place as much value in preschool, perhaps because it doesn’t suit their needs or they have an extended family that serves the same role that preschools have traditionally played.

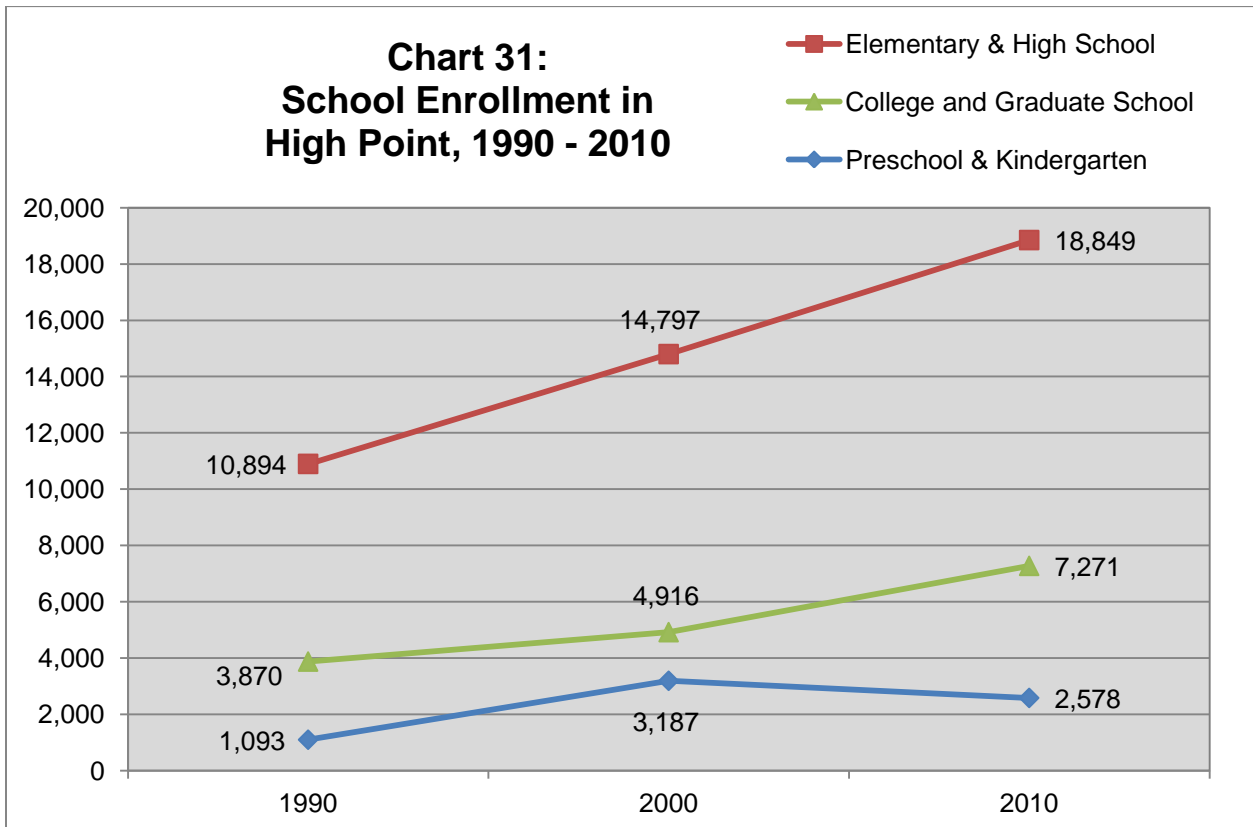


Chart 32 shows the educational attainment, or highest level of education completed, of High Point residents since 1990 both in terms of number and percentage of the population 25 years and over. Education levels have clearly been improving over the past 20 years. The number and percentage of people with less than a high school diploma was cut by more than half, from 31.8% of the population in 1990 to 15% in 2010, while every other category increased. The greatest increase was in the percentage of the population with a bachelor’s degree, which went from 13.7% in 1990 to 21.0% in 2010. This resulted in a 121.4% increase in the total number of High Point residents with a bachelor’s degree. There was also a 163.8% increase in the number of High Point residents with a graduate or professional degree.

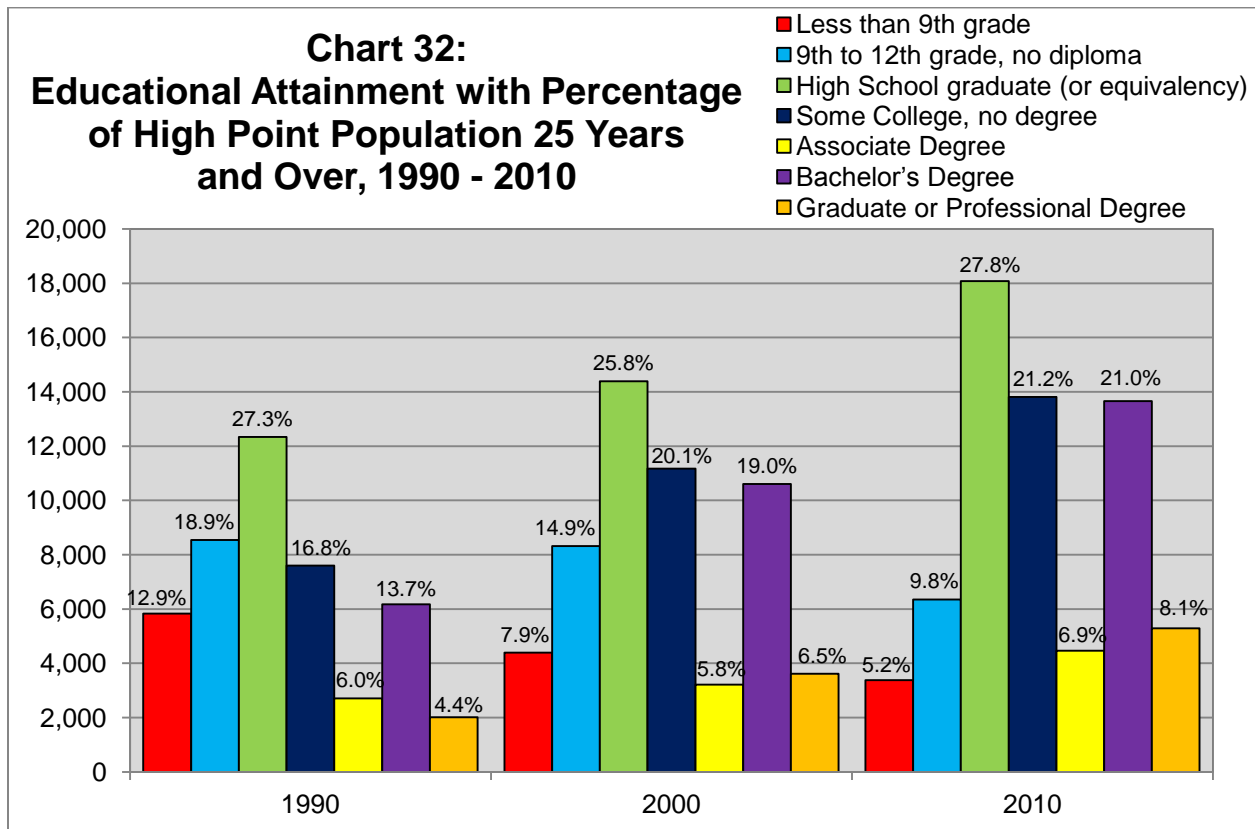


Table 11 shows how the city compared to the state and nation in terms of the percentage of the population 25 years and over who were high school graduates or higher, and also the percentage who had a bachelor’s degree or higher in 2010. High Point had an equal or higher percentage than North Carolina and the United States in both categories.

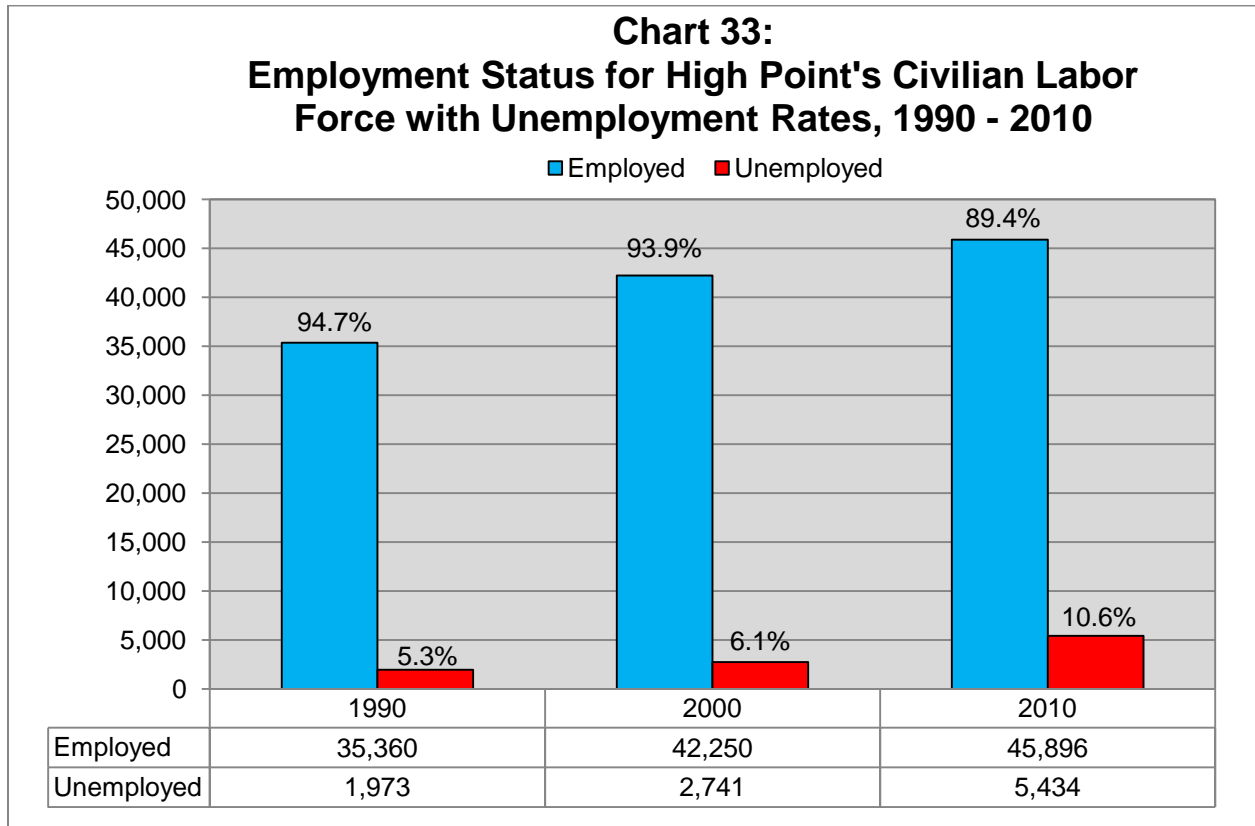
**Table 11: Percent High School Graduate or Higher and Bachelor’s Degree or Higher, 2010**

	High Point	North Carolina	United States
<b>% High School Graduate or Higher</b>	85.0%	83.6%	85.0%
<b>% Bachelor’s Degree or Higher</b>	29.1%	26.1%	27.9%

**Employment Characteristics**

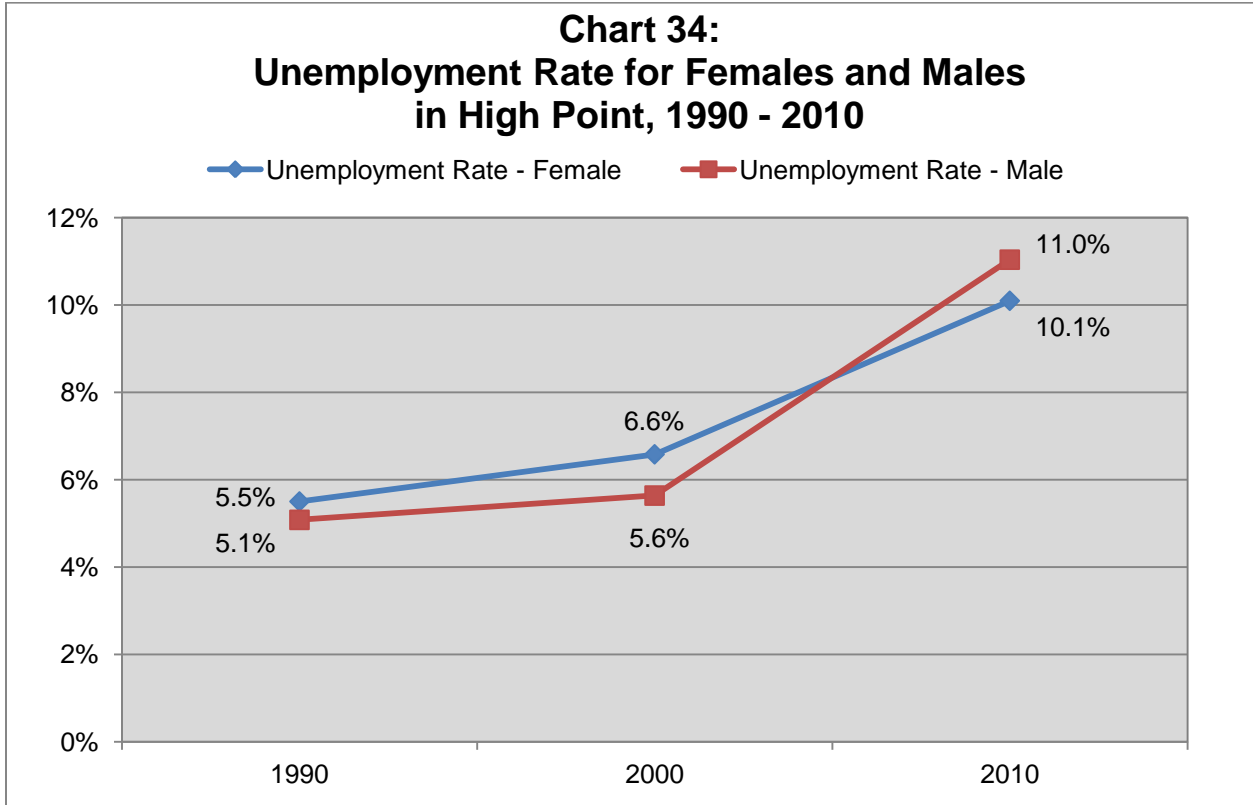
**Employment Status**

One of the most discussed items since the onset of “the Great Recession” has been the unemployment rate. Chart 33 shows the number of employed and unemployed High Point residents, along with the unemployment rate, at the time of the last three censuses. Not surprisingly, given the state of the economy, the total number and percentage of unemployed individuals in the labor force was higher in 2010 compared to 2000 and 1990. The unemployment rate of 10.6% in 2010 was double the rate of 1990 when it was only 5.3%. Although more recent data from other sources shows that the unemployment rate has improved somewhat since 2010, unemployment is still at historically high levels. However, it would be incorrect to read these numbers as meaning there has been a steadily upward trend in unemployment in the city. First of all, the rise in the city’s unemployment is more a reflection of the larger national economy than it is a sign of problems with High Point’s economy in particular. Also, it only reflects the respondent’s employment status at a specific moment in time and does not show the ups and downs in between the decennial years. So, for example, it should not be expected that the city’s unemployment rate will double again by the year 2030.



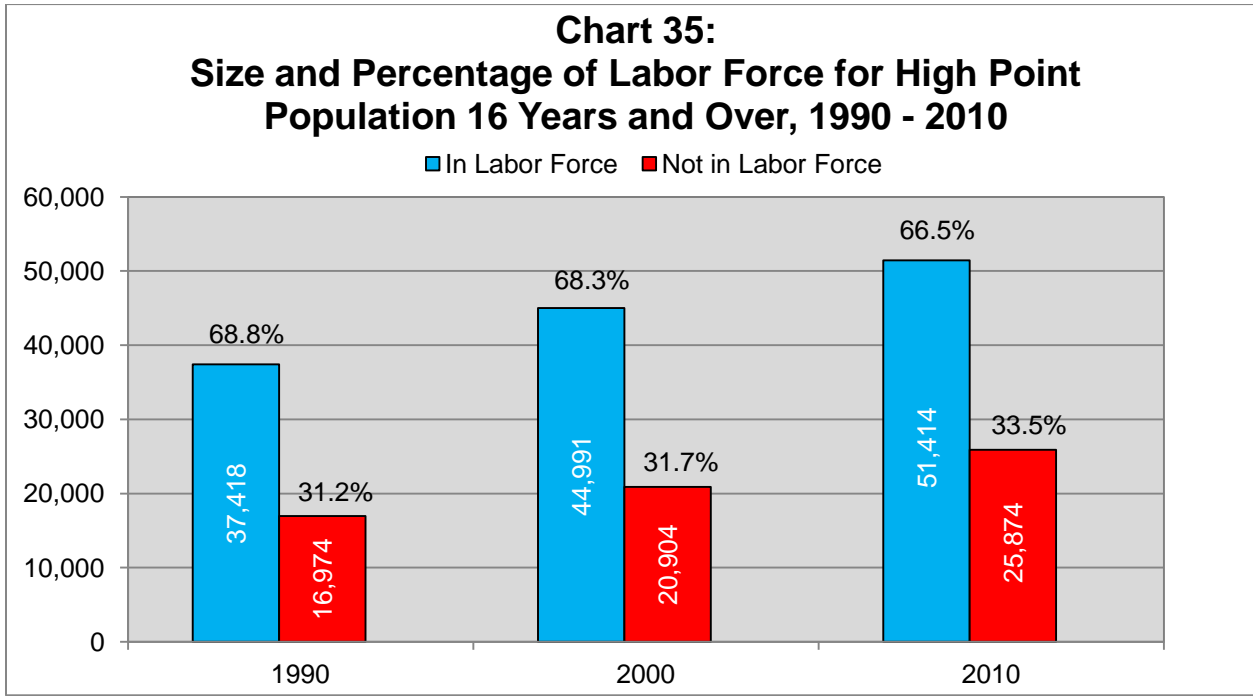


As shown in Chart 34, the unemployment rate for men has surpassed the unemployment rate of women for the first time since 1990. This may be due in part to the fact that a higher proportion of High Point's working age population is female, but is also likely due to changes in occupational characteristics of the city's, and the nation's, economy. The move away from a manufacturing based economy towards a service based economy is probably disproportionately affecting male workers. In addition, jobs typically held by male workers are more prone to layoffs during economic recessions.



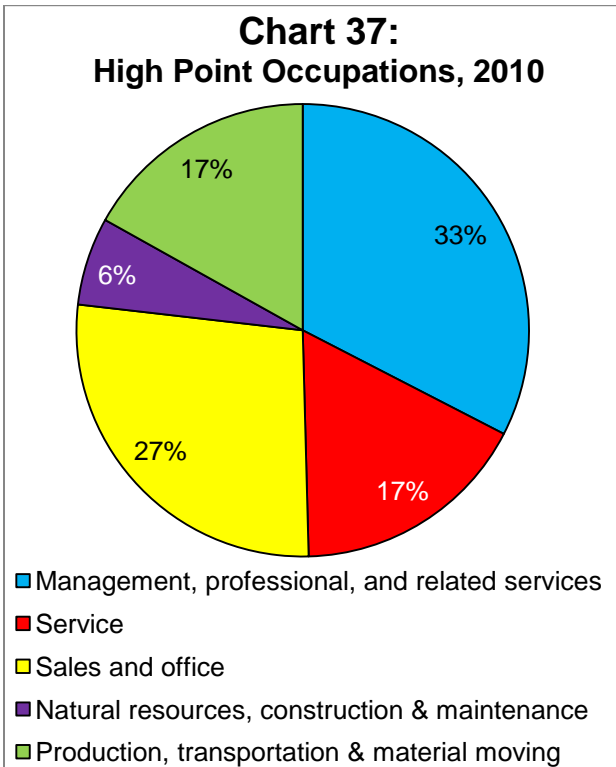
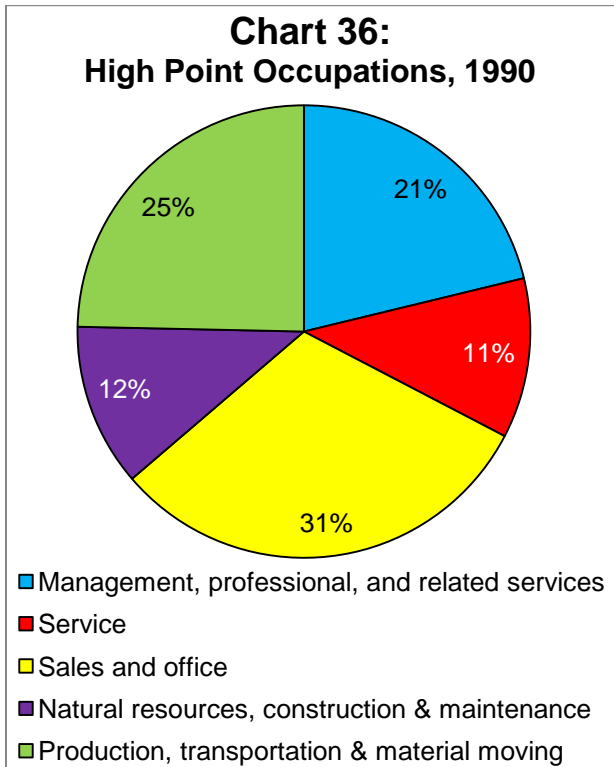
### Labor Force

Another important characteristic of employment is the size of the labor force, which includes the total number of people who are working, or are of working age but not currently working. Those not in the labor force include children under age 16, students, retirees, stay-at-home parents, people in jail or similar institutions, and discouraged workers who have given up looking for work. Chart 35 on the next page shows that while the number of people in the labor force has risen since 1990, along with the overall population, the percentage of the total population in the labor force has gone down by 2.2% over the last ten years. This might again be due to the economy, which likely increased the number of discouraged workers, but is also due in part to an increase in the number of people of retirement age.



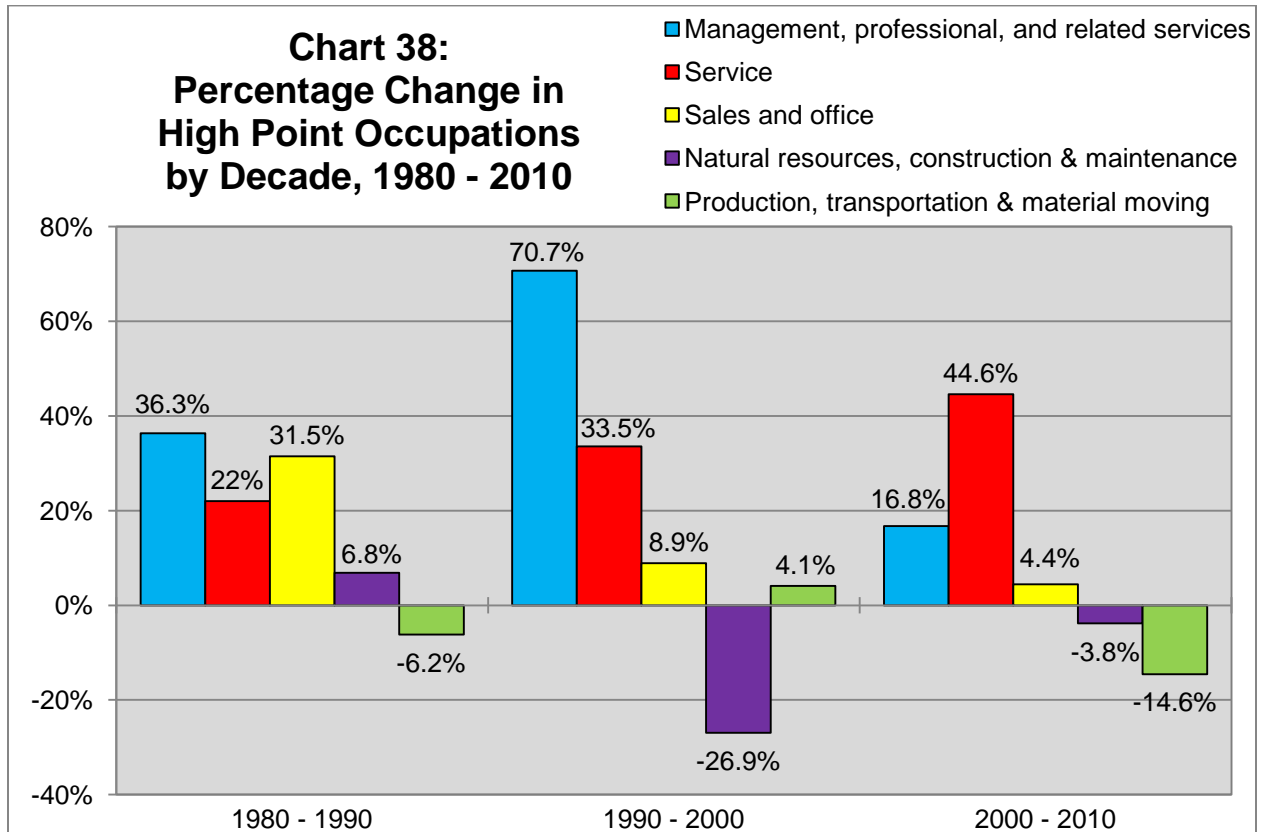
**Occupations and Industries**

Charts 36 and 37 show the percentage of the city's occupations in 1990 and 2010.

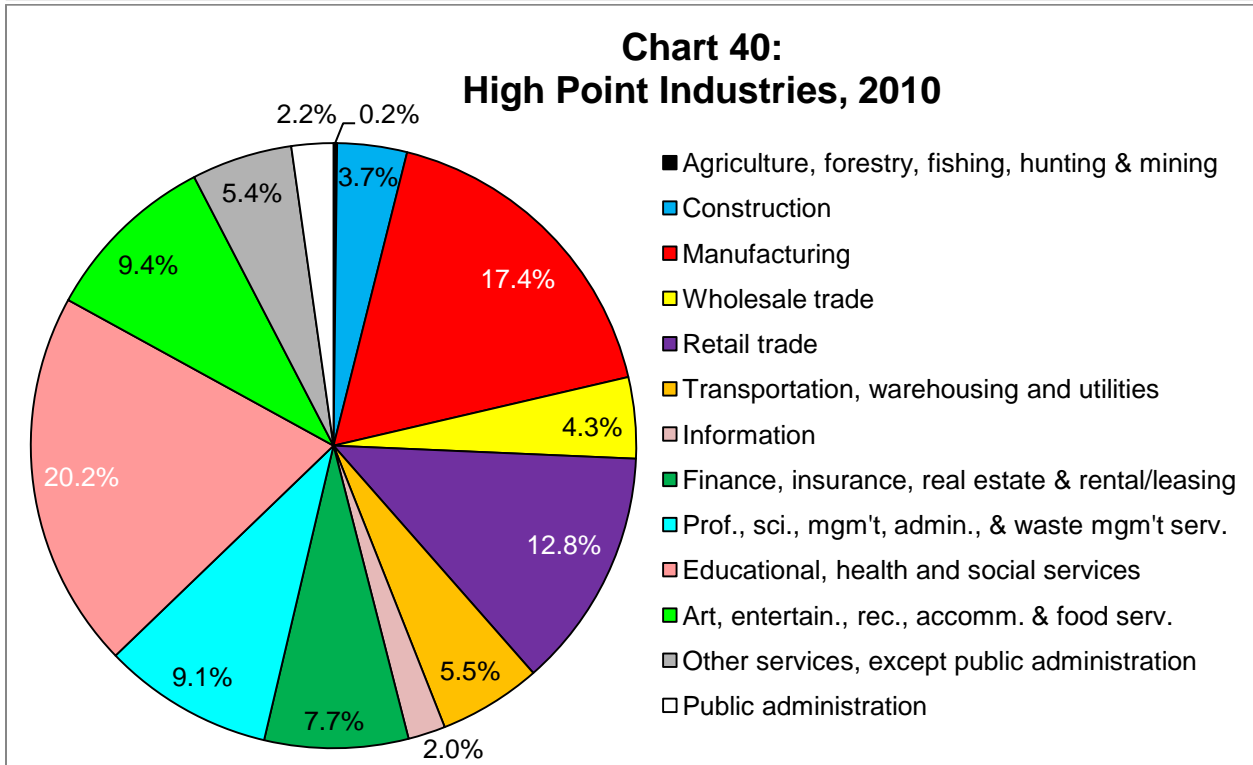
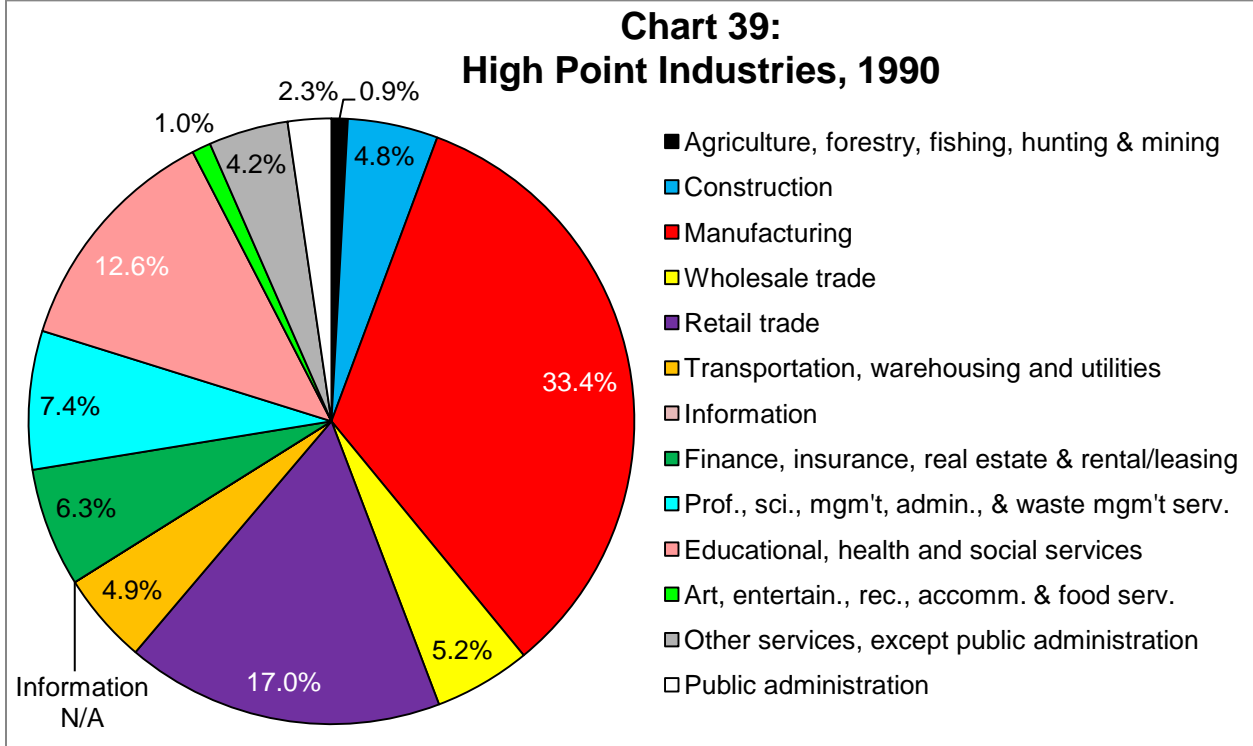


Over the past 20 years what can be seen is the previously mentioned shift from a manufacturing to a service based economy. In 1990, 37% of the city's jobs were in the natural resources, construction and maintenance or production, transportation and material moving occupations. Throughout the 1990's and 2000's many of these jobs were lost and by 2010 that percentage had shrunk to 23%. At the same time, the management, professional and related services; services; and sales and office jobs went from less than two thirds to over three quarters of the city's occupations.

Chart 38 shows the percentage change in each of the occupations during the last three decades. This reinforces the trend toward management and service jobs in High Point since 1980. Management, professional, and related services grew the most of any occupation, particularly from 1980 to 2000 when it more than doubled. Service jobs have also been steadily climbing over the past 30 years. On the other hand, sales and office occupations have been growing at an increasingly slower rate, even though they still made up over a quarter of the total occupations in 2010. Even more significantly, natural resources, construction, and maintenance related jobs decreased over the last 20 years, particularly during the 1990's; and production, transportation, and material moving occupations decreased during both the 1980's and 2000's after making a small recovery during the 1990's.



While “occupation” refers to the kind of work a person does on the job, “industry” refers to the kind of business conducted by a person’s employing organization. Charts 39 and 40 show the percentage of jobs in High Point by industry in 1990 and 2010.



What is clear is the large decrease in the number of people employed in the manufacturing industry over the last 20 years. In 1990, the manufacturing industry accounted for 33.4%, or just over one third, of all jobs in the city, but in 2010 that percentage dropped almost in half to 17.4%. Another notable change was the decrease in retail trade, which fell from 17.0% of jobs in 1990 to 12.8% in 2010. On the other hand, the percentage of jobs in the education, health and social services industry increased from 12.6% in 1990 to 20.2% in 2010; and the art, entertainment, recreation, accommodation and food services industry went from 1.0% of jobs in 1990 to 9.4% in 2010. This again underscores the shift from a manufacturing to a service based economy, a trend that was seen nationally and not just in High Point.

### Commuting

Another topic related to employment is commuting. Chart 41 shows the percentages of each of the various methods of getting to work since 1990. Driving alone was the most popular means of commuting to work during each of the last three censuses, rising steadily from 74.9% of the total in 1990 to 82.9% of the total in 2010. Carpooling was the second most popular method of commuting, although its popularity has been decreasing over the last 30 years. The remaining commuting methods make up a smaller percentage of the total. While walking decreased each decade, those who used public transit increased somewhat in 2010 after dropping in 2000, and “other means,” which includes bicycling, has increased since 1990, along with working at home.

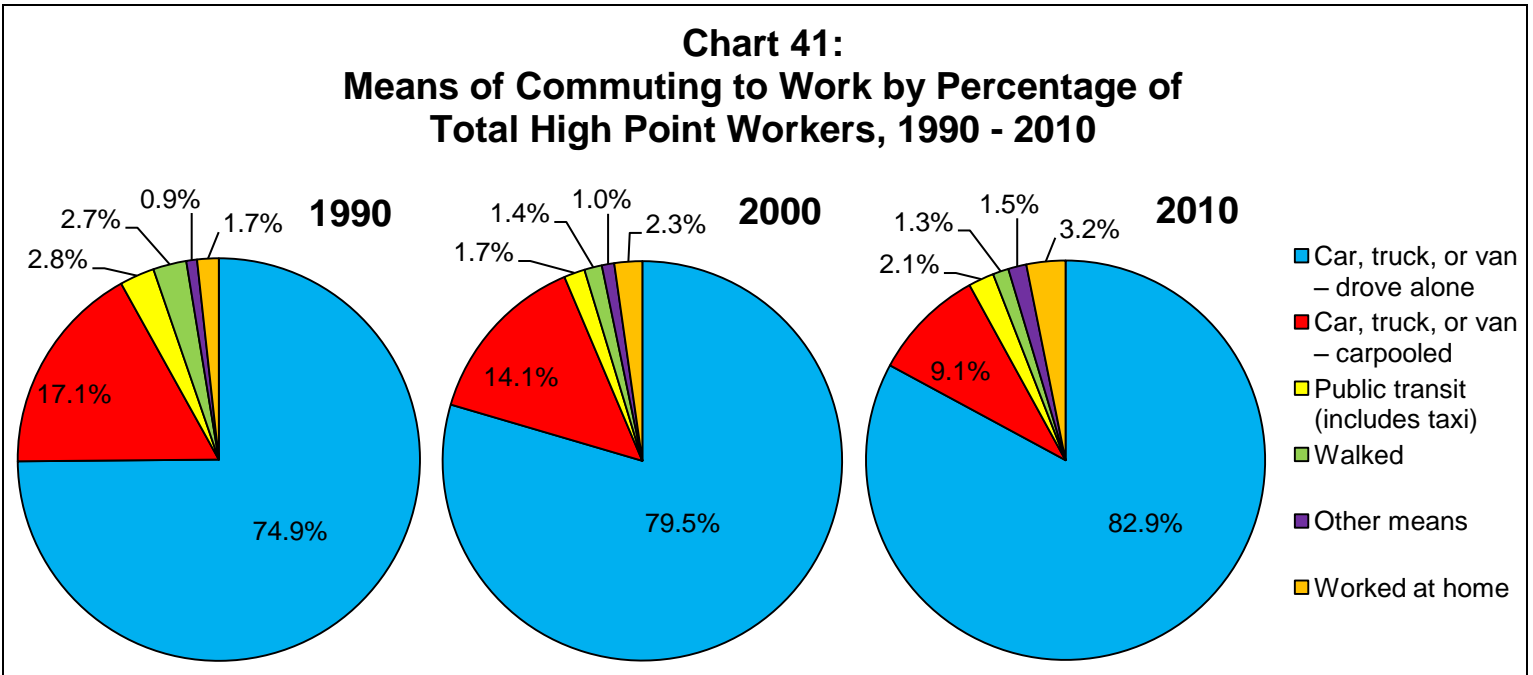


Chart 42 looks at the percentage change in each of the commuting methods over the last three decades. Those who drove alone increased each of the last three decades as the city’s population grew, which is not surprising as this still remains the most popular means of commuting by far. However, the rate of increase slowed from 26.1% during the 1990’s to 12.6% during the 2000’s. Carpooling decreased most significantly in the last decade when it dropped by 29.9%. Although public transportation increased in the 2000’s, only a relatively small number of people used this method to get to work in 2010. Walking decreased the most in the 1990’s, but there was an almost equal increase in “other means,” including bicycling. The increase in those working at home more than doubled in the 1980’s then has leveled off since 1990, but it is still a growing option.

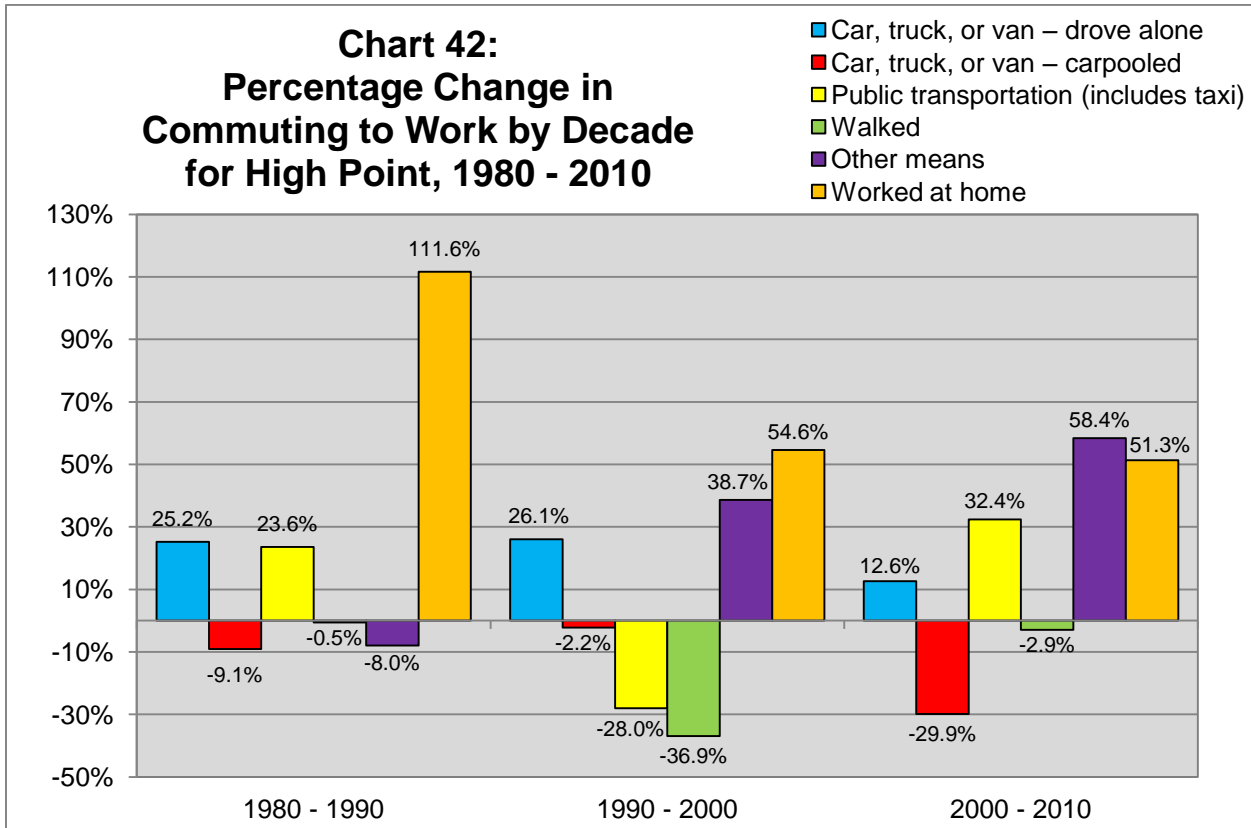
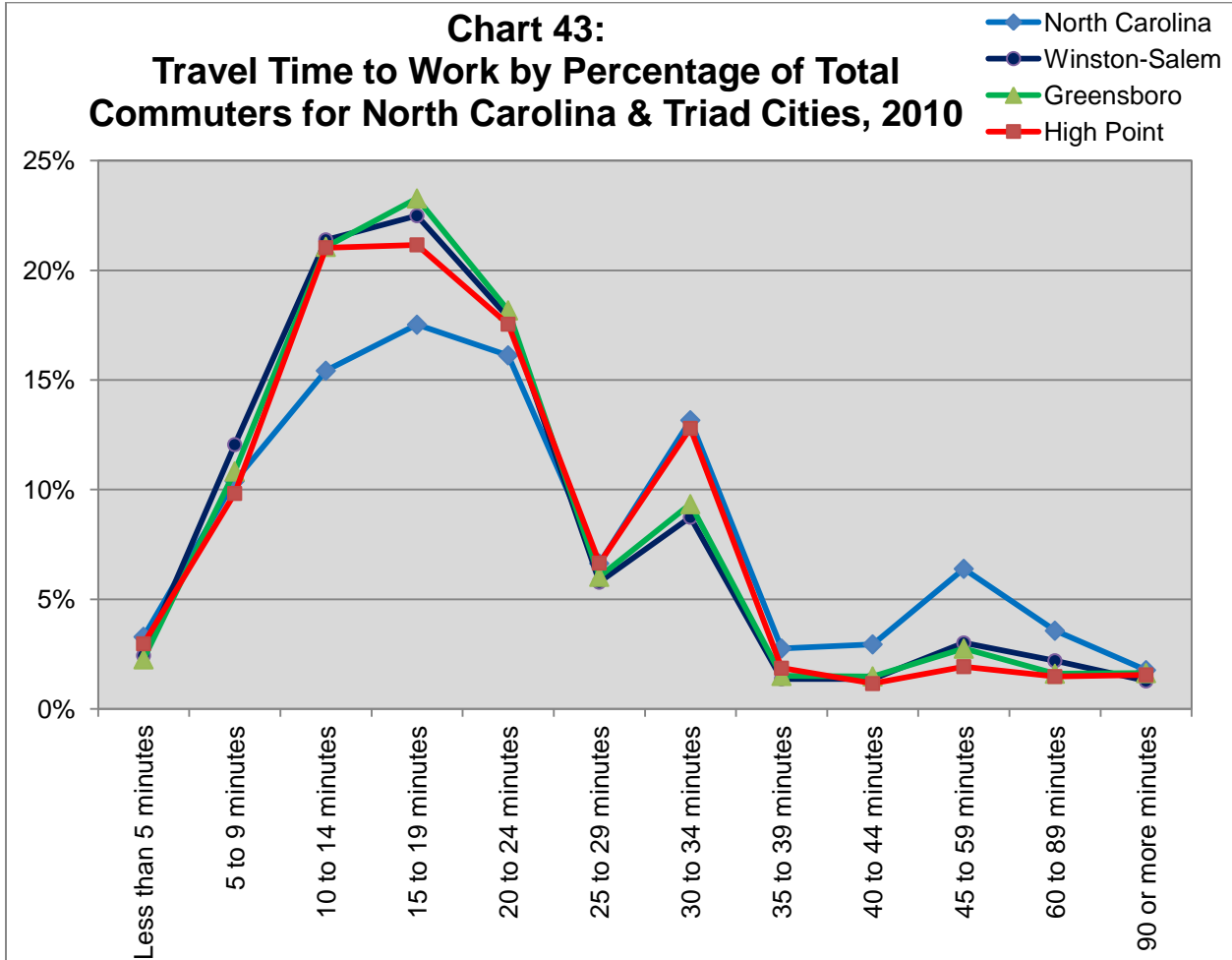


Chart 43 on the next page shows a graph of the percentage of total trips to work by commuting times for High Point compared to the state and other Triad cities. High Point has a higher percentage of commuters that travel ten to 24 minutes compared to North Carolina as a whole, but a lower percentage than either Greensboro or Winston-Salem. However, the percentage of commuters that travel 25 to 39 minutes in High Point is higher than either of its Triad neighbors, and is more in line with the state as a whole. For longer commutes of over 40 minutes, all three Triad cities compare favorably to the

state as a whole, but High Point has a lower percentage of commutes 40 to 89 minutes than either Greensboro or Winston-Salem. The percentage of commutes longer than 90 minutes is comparable for all jurisdictions.

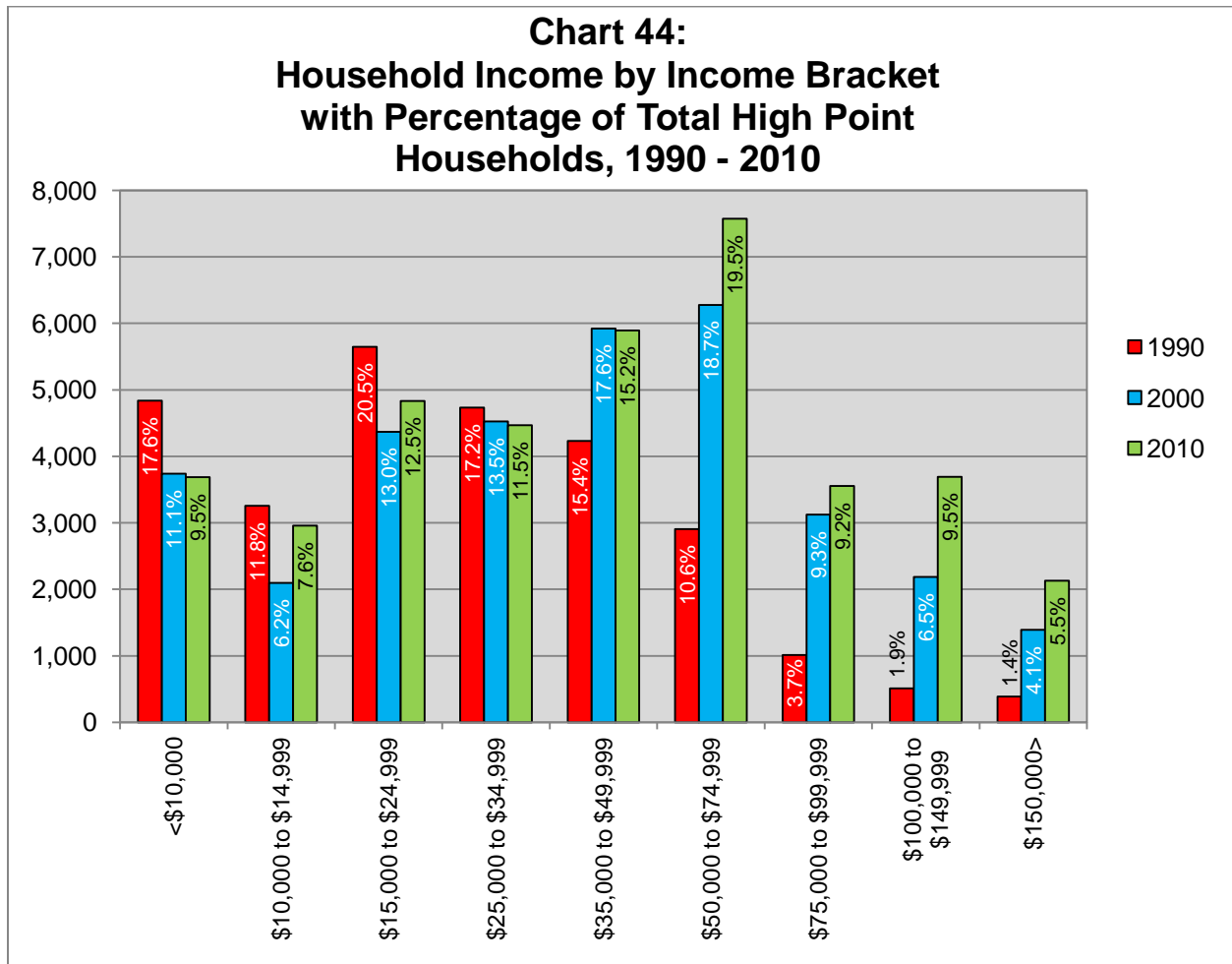


The average travel time to work for High Point residents is 20.0 minutes, slightly higher than in Greensboro (19.7 minutes) and Winston-Salem (19.3 minutes), but lower than the state average of 23.4 minutes.

**Income Characteristics**

**Household Income**

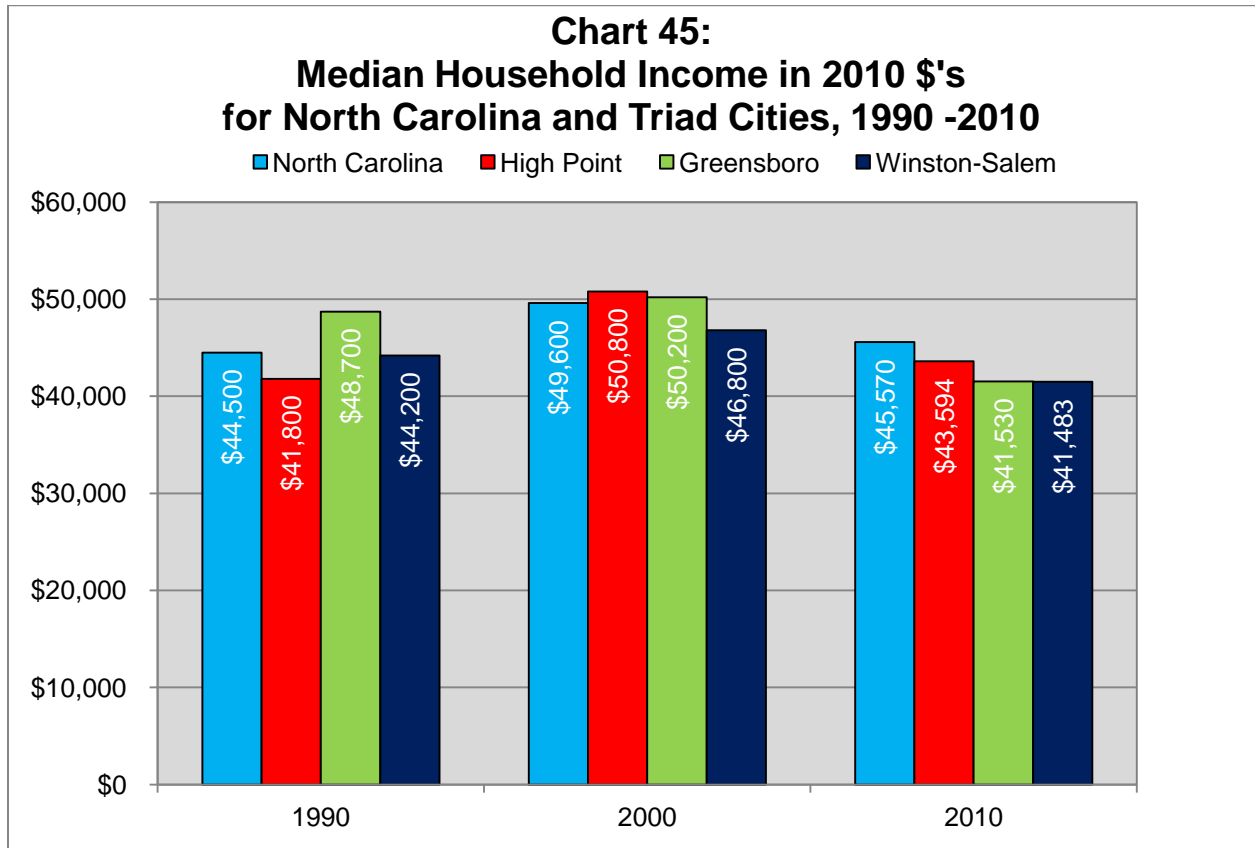
When providing information about the income levels in a city, household income is typically used. Chart 44 shows the number of High Point households within standard income brackets since 1990, along with the percentage of the total for each category. While it is expected that there would be growth in the top income brackets due to the effects of inflation, what is somewhat surprising is the growth in lower income brackets since 2000. In particular, there was only a small decrease in the number of households making less than \$10,000, and there was a fairly significant increase in those households making \$10,000 to \$14,999 and \$15,000 to \$24,999. From 1990 to 2000 the number of households within these lower income categories actually decreased, so this was a reversal of that trend. In terms of number and percentage, the \$50,000 to \$74,999 category was the largest in both 2010 and 2000, while in 1990 it was the \$15,000 to \$24,999 category.





### Median Household Income

The median household income, which is the income level that creates an equal distribution above and below it, was \$43,594 for High Point in 2010. This was less than the median income level for the state in 2010, which was \$45,570, but higher than both Greensboro and Winston-Salem. As shown on Chart 45, High Point had the lowest median income in 1990 compared to the state and other Triad jurisdictions after converting to 2010 dollars to adjust for inflation, but the highest in 2000 when it was \$50,800. The city's 2010 median household income was an approximately 14.2% drop from 2000. This probably reflects the increase in lower income brackets seen in the previous chart, and the impact of "the Great Recession" on household incomes in general.



### Per Capita Income

Per capita income is a measure of average earnings that is calculated by dividing the aggregate income of everyone in the city over the previous 12 months by the total population. Table 12 shows High Point's per capita income since 1990 after converting to 2010 dollars to account for inflation.

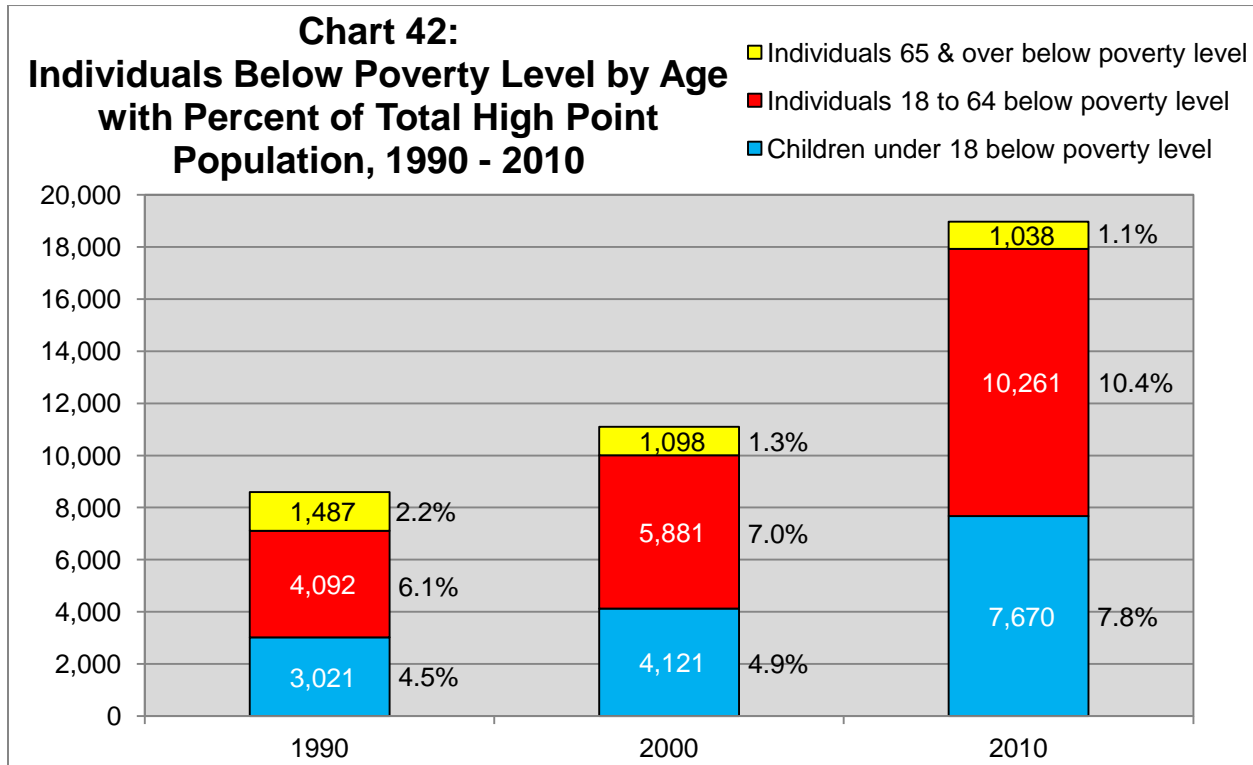
The per capita income of the city’s residents dropped to a point below not only the 2000 figure, but was also 3.6% below the adjusted income in 1990. By comparison, Greensboro’s and Winston-Salem’s per capita income (in 2010 dollars) also dropped from 1990 to 2010 by 6.5% and 11.3% respectively, but the state’s per capita income (in 2010 dollars) actually went up by 9.3% from 1990 to 2010.

**Table 12: High Point’s Per Capita Income in 2010 \$’s, 1990 - 2010**

	1990	2000	2010
<b>Per Capita Income</b>	\$23,400	\$27,900	\$22,567

**Poverty**

The picture that emerges from the previous household and per capita income information is an increasing disparity between higher and lower income households in High Point. While there has been a definite increase in the number of households with incomes over \$50,000 over the last ten years, there has also been an increase in the number of households making between \$10,000 and \$24,999. This disparity is also reflected in the number of High Point residents living below the poverty level. Poverty level thresholds are determined based on income and the number of people living in a household. Chart 42 shows the number of individuals in High Point living below the poverty level by age group since 1990, along with the percentage of the total population.



The increase in the total number of individuals living below the poverty level would be expected to go up along with the growth in total population. However, the 70.9% increase in the number of individuals below the poverty level since 2000 is more than triple the 21.6% increase in the total population over the same time. This increase in poverty resulted in 19.3% of the total population living below the poverty level for all age groups in 2010, compared to just 13.2% in 2000 and 12.7% in 1990. The only positive is that the number and percentage of seniors below the poverty level has steadily decreased since 1990. However, the number and percentage of adults ages 18 to 64 in poverty has increased significantly, along with an increase in children under 18 living below the poverty level. In fact, of all the age groups, children under 18 had the greatest percentage increase over the last 20 years in the number of individuals living below the poverty level at 153.9%.

In addition to collecting information about the number of individuals below the poverty level, the ACS also reports on the number of families living in poverty. Table 13 shows the poverty level of various family types since 1990. This again reinforces the growing poverty levels in the city over the past 20 years, particularly families with children and those with female householders. The data shows that almost 50% of families with a female householder and children under 18 were living in poverty in 2010.

**Table 13: Poverty Level by Family Type in High Point, 1990 - 2010**

	1990		2000		2010	
	Total	%	Total	%	Total	%
<b>Total families below poverty</b>	1,882	9.9	2,382	10.5	3,898	15.3
<b>Total families with children &lt; 18</b>	9,706	51.2	12,218	54.1	14,277	56.1
<b>Families with children &lt; 18 below poverty</b>	1,525	8.0	1,973	8.7	3,255	12.8
<b>% of families with children &lt; 18 below poverty</b>	--	15.7	--	16.1	--	22.8
<b>Total families with female householder</b>	4,758	25.1	5,199	23.0	6,820	26.8
<b>Families with female householder below poverty</b>	1,263	6.7	1,575	7.0	2,562	10.1
<b>% of families with female householder below poverty</b>	--	26.5	--	30.3	--	37.6
<b>Total families with female householder and children &lt; 18</b>	3,312	17.5	3,805	16.8	5,017	19.7
<b>Families w/ female householder &amp; children &lt; 18 below poverty</b>	1,180	6.2	1,448	6.4	2,416	9.5
<b>% of families w/ female householder &amp; children &lt; 18 below poverty</b>	--	35.6	--	38.1	--	48.2

**Special Populations**

**Group Quarters Population**

As mentioned at the beginning of housing section, those who do not live in households are counted in the group quarters population. Group quarters include a variety of living situations that are categorized as either institutional or non-institutional, such as jails, nursing homes, and dormitories. Assisted living facilities that are designed to maintain the independence of their residents who do not require skilled medical care are generally not considered group quarters, but rather are classified as housing units. However, this depended on a self-identifying response from a representative of the facility.

Table 14 shows the total number of High Point individuals living in group quarters in 2000 and 2010, along with the number and percentage of the total for each category. A little over one quarter of the group quarters population in 2010 lived in institutional facilities, primarily in nursing homes. The remaining group quarters population lived in noninstitutionalized settings, including the largest category, university students living in dormitories.

**Table 14: Group Quarters Population in High Point, 2000 & 2010**

<b>Total Group Quarters Population:</b>	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>% (of total population)</b>						
	<b>2,303</b>	<b>2.7</b>	<b>3,577</b>	<b>3.4</b>						
<b>Institutionalized population:</b>	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>						
	<b>949</b>	<b>41.2</b>	<b>940</b>	<b>26.3</b>	<b>Noninstitutionalized population:</b>		<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>
<b>Correctional facilities for adults:</b>	<b>341</b>	<b>14.8</b>	<b>315</b>	<b>8.8</b>	<b>College/University student housing:</b>	<b>867</b>	<b>37.6</b>	<b>2,123</b>	<b>59.4</b>	
<b>Juvenile facilities:</b>	<b>0</b>	<b>0.0</b>	<b>12</b>	<b>0.3</b>	<b>Other noninstitutional facilities:</b>	<b>487</b>	<b>21.1</b>	<b>514</b>	<b>14.4</b>	
Group homes for juveniles	0	0.0	9	0.2	Emergency and transitional shelters for homeless*	N/A	N/A	121	3.4	
Residential treatment centers for juveniles	0	0.0	3	0.1	Group homes for adults	17	0.7	181	5.1	
<b>Nursing facilities:</b>	<b>608</b>	<b>26.4</b>	<b>599</b>	<b>16.7</b>	Residential treatment centers for adults	26	1.1	70	2.0	
<b>In-patient hospice facilities:</b>	<b>0</b>	<b>0.0</b>	<b>14</b>	<b>0.4</b>	Workers' group living quarters/Job Corps centers	0	0.0	10	0.3	
					Other noninstitutional facilities	444	19.3	132	3.7	

\* Emergency and transitional shelters for homeless were included in the "other noninstitutional facility" category in 2000.

## Veterans

The ACS provides information about the veteran status of those within the civilian population 18 years and over. Table 15 shows the number and percentage of veterans living in High Point in 2010, along with how many of those veterans served during recognized war-time eras. The latter category does not include all veterans, as some served during non-war periods.

**Table 15: Veterans in High Point with Percentage of Civilian Population  
in 2010 and by War-time Era**

	Total	%
<b>Veterans</b>	7,181	9.7 (of civilian population)
Gulf War II (9/2001 or later)	697	4.8 (of veteran population)
Gulf War I (8/1990 – 8/2001)	1,328	18.5
Vietnam War	1,925	26.8
Korean War	804	11.2
World War II	790	11.0

The ACS also shows that veterans in the city are more likely to be high school graduates compared to the rest of nonveteran civilian population 25 years and over, at 31.2% to 27.4% respectively. They also have a higher median income of \$30,761 compared to \$22,928 for the rest of the population, and a lower unemployment rate of 10.2% compared to 10.8% for nonveterans. From 2006 to 2010, the ACS estimates that at any one time High Point had 84 residents actively serving in the armed forces.

## Disability Characteristics

Information about the number of people with disabilities and the type of difficulty they experience is available as part of the ACS. However, unlike the rest of the ACS information in this report, it is not included as part of the 5-year estimates, so the 2008 to 2010 3-year estimates were used instead. Table 16 shows the disability characteristics for identified age groups by the type of difficulty in 2010. Please note that a person can have more than one type of difficulty, so the numbers and percentages add up to more than the total within each age group. Also, the percentage on the first line of each age group refers to the percentage of the city's population within each age group, not the percentage of the total population of the city. Therefore, adding the percentage of each age group does not equal the percentage of the city's total population with a disability, which is shown on the first line of the table.

**Table 16: Disability Characteristics by Age Group and Type of Difficulty  
in High Point, 2010**

	<b>Total</b>	<b>%</b>
<b>Total population with a disability</b>	11,518	11.5
<b>Population under 5 years with a disability</b>	50	0.7
with a hearing difficulty	25	0.3
with a vision difficulty	50	0.7
<b>Population 5 to 17 years with a disability</b>	868	4.5
with a hearing difficulty	33	0.2
with a vision difficulty	61	0.3
with a cognitive difficulty	640	3.3
with an ambulatory difficulty	208	1.1
with a self-care difficulty	193	1.0
<b>Population 18 to 64 years with a disability</b>	6,140	9.9
with a hearing difficulty	811	1.3
with a vision difficulty	1,036	1.7
with a cognitive difficulty	2,621	4.2
with an ambulatory difficulty	3,158	5.1
with a self-care difficulty	955	1.5
with an independent living difficulty	2,109	3.4
<b>Population 65 years and over with a disability</b>	4,460	39.6
with a hearing difficulty	1,680	14.9
with a vision difficulty	1,003	8.9
with a cognitive difficulty	1,236	11.0
with an ambulatory difficulty	2,889	25.6
with a self-care difficulty	906	8.0
with an independent living difficulty	1,990	17.7

## **Results and Conclusions**

Based on all of the previous census information, the following are results and conclusions that can be drawn from the demographic and socioeconomic trends affecting High Point.

### **High Point continues to grow in population:**

- The city's population has continued to grow at a pace greater than its growth in physical size, indicating that this growth is due to natural increase (more births than deaths) and net migration (more people moving to the city than leaving), rather than simply the addition of more square mileage.
- Compared to the growth rate of other cities in the state and region, High Point is somewhere in the middle. It has not grown as fast as some of the state's largest cities, such as Charlotte and Raleigh, but faster than many of its Triad neighbors, including Greensboro, and the state as a whole.

### **The age and sex distribution shows some clear demographic trends, including a pending wave of seniors, a spike in young adults, and an increasing share of women:**

- There is a large wave of Baby Boomers that will soon be reaching retirement age, which will contribute to the "graying" of the city's population.
- Also of note is a spike in 15 to 19 year olds, making them the largest age group in 2010, which reflects the growth of High Point University drawing from the city's largest generation, known as Generation Y.
- In terms of the distribution of males and females, High Point has a higher percentage of women than either the state or the nation, a trend that has increased over the past ten years.

### **The city has become more racially and ethnically diverse over the past several decades:**

- While whites still make up a majority of the city's population, other races, including African-Americans are growing at a faster rate. The Asian population and those who selected "other race," which primarily includes Hispanics, grew the fastest of any racial category, contributing to the "browning" of the city's population.

- Hispanics/Latinos continue to become a greater share of the city's population, growing at close to three times the rate of the population as a whole over the last 20 years.

**The types of housing that people want is changing based in part on demographics:**

- Non-family and single parent family households have grown at a much faster rate than married couple family households, which grew at less than half the rate of the other two categories.
- Single family detached housing now makes up a smaller percentage of the total housing stock in the city, while attached single family townhomes and apartment units grew in popularity. However, High Point still has a higher percentage of single family detached housing than its more urban neighbors Greensboro and Winston-Salem.

**The economic conditions at the end of the 2000's impacted housing, but High Point fared better than other Triad cities in many aspects:**

- The vacancy rates for housing were almost double what was found during the previous two censuses and was higher than the national average. However, it was lower than the state as a whole. Owner occupancy rates were only down slightly despite the housing crash, although they were lower than the rates for the nation and state.
- Home values and rents have actually gone up over the past ten years, and High Point added housing units at a faster rate than the other primary Triad cities. The units added were at relatively lower price ranges than its larger urban neighbors.
- The number of new homes built over the past five years was low by historical standards, leaving High Point with a relatively older housing stock, including as many homes built before 1960 as were built since 2000.
- There was a small increase in the percentage of homeowners with a mortgage since 2000, but a drop in second mortgages.
- There was an increase in the percentage of people who are living in the same house as ten years ago. However, when compared to the state as a whole, High Point had



a higher percentage of people who lived in a different house a year ago, although a higher percentage of those people moved from somewhere within the same county. This may reflect a nationwide trend of urbanization as people move to cities from nearby rural areas, or the increasing popularity of urban housing types.

**Adding to High Point’s increasing diversity is a higher number of foreign born individuals, many of whom speak a language other than English:**

- The majority of people in High Point were born in North Carolina, although the percentage has been dropping. The greatest increase in place of birth has been those who are foreign born, especially noncitizens.
- There has also been an increase in the number of people who speak a language other than English. Spanish makes up the largest percentage of non-English languages, but it is less than half of the total. Four percent of non-English speaking households have no one living in the house over 14 years old who can speak English “very well.”

**Over the past several decades the city’s education levels have increased:**

- Except for preschools and kindergartens, school enrollment has been increasing, especially college and graduate school enrollment, which has increased at a faster rate due to the growth of High Point University students from Generation Y.
- Over the last 20 years, a greater percentage of the city’s population has a high school diploma, and the percentage with a bachelor’s degree or higher is above the state and national average.

**The unemployment rate is at historically high levels and there has been a shift over the past 20 years from a manufacturing to a service based economy:**

- The unemployment rate topped 10% and is higher for males than females for the first time in at least the past twenty years. The percentage of the city’s population no longer in the labor force has also been increasing over the past several decades.
- Management, professional, service, and sales and office jobs went from less than two thirds of occupations in 1990 to over three quarters of the city’s occupations in 2010. Meanwhile, the manufacturing industry shrunk almost in half, from one third of the total to approximately 17 percent.

**Driving alone still remains the most popular commuting option by far:**

- Carpooling decreased over the last 20 years, but public transportation increased over the last ten years. Other commuting options are a much smaller percentage of the total, although “other means,” which includes bicycling, and working from home have grown in popularity.
- Average travel times to work in High Point are slightly higher than Greensboro and Winston-Salem, but lower than the state average

**Lower income individuals and households have been struggling over the past ten years:**

- While the top income brackets have grown, there was also an increase in the number and percentage of people making between \$10,000 and \$24,999, an income bracket which had previously dropped in 2000.
- The city’s median household income and per capita income dropped to below the state average, but was still higher than Greensboro and Winston-Salem.
- Poverty rates have gone up significantly over the past ten years. The increase in the number of individuals living below the poverty level is more than triple the increase in the total population. Families with a female head of household and children below 18 years of age were particularly affected, with close to half living in poverty.

**Special populations should be considered for what they contribute to the city:**

- Special populations in the city include those living in group quarters, veterans, and those with disabilities. Each has their own ways of adding to the fabric of the community, including the 11.5% of the population with a disability.