

POPULATION PROJECTIONS FOR THE CITY OF HIGH POINT

2015 – 2035

Prepared by
The Planning and Development Department

February 29, 2016

The City of High Point Planning and Development Department produces periodic population projections to aid in future growth and long-term capital facilities planning. The development of these projections builds on figures from the 2010 Census and other more recent population information. Population projections for the City of High Point to the year 2035 were developed using the methods described on the following pages. Projections for the year 2020 range from 113,936 to 117,624 with an average of 115,499 and those for 2025 range from 117,092 to 124,687 with an average of 120,751. The projections for 2030 range from 119,701 to 132,173 with an average of 126,050, while the projections for 2035 range from 121,863 to 140,110 with an average of 131,444. The year 2035 average represents an overall increase of 18.8% over the City's April 1, 2015 population estimate of 110,638 and an average annual increase of 0.94%.

The population projections are shown below. The Department's official projections represent the unweighted average of the three methodologies described on the following pages.

	<u>2020</u> <u>Projections</u>	<u>2025</u> <u>Projections</u>	<u>2030</u> <u>Projections</u>	<u>2035</u> <u>Projections</u>
• Method 1 -	113,936	117,092	119,701	121,863
• Method 2 -	114,938	120,474	126,277	132,359
• Method 3 -	117,624	124,687	132,173	140,110

OFFICIAL DEPARTMENT OF PLANNING AND DEVELOPMENT POPULATION PROJECTIONS THROUGH 2035

2010 (U.S. Census) -	<u>104,371</u>
2015 (Dept. Estimate) -	<u>110,638</u>
2020 (Projection) -	<u>115,499</u>
2025 (Projection) -	<u>120,751</u> *
2030 (Projection) -	<u>126,050</u>
2035 (Projection) -	<u>131,444</u>

* Appendix A shows the anticipated growth by census tract from 2010 to 2025

Method 1 - 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. Listed on the following table are the population figures from the April 1, 2010 Census and the State's population projections for July 2020, 2025, 2030 and 2035 for Davidson, Forsyth, Guilford and Randolph Counties, along with the percentage of each counties' April 1, 2010 population that was located within High Point.

Method 1 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 2010 to 2035.

Jurisdiction	2010	2020	2025	2030	2035	% in High Point (2010)
Davidson	162,878	167,286	169,643	172,003	174,361	3.26011%
Forsyth	350,670	387,682	408,303	429,017	449,743	0.00228%
Guilford	488,406	534,859	550,038	562,524	572,801	20.27862%
Randolph	141,752	146,606	149,546	152,485	155,427	0.00776%
High Point	104,371	113,936	117,092	119,701	121,863	100.0%

Source: Population Overview, 2010-2035 available at: <http://www.osbm.nc.gov/demog/county-projections>

Population Projection (Method 1) –

2020: 113,936 2025: 117,092 2030: 119,701 2035: 121,863

Method 2 - 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 a number of statistical factors including local building permit data. The Census Bureau figures for High Point from April 2010 (104,371) to July 2014 (108,629) reflect an average annual increase in population of 0.96%. Method 2 applies this annual growth rate to High Point's April 1, 2010 Census figure of 104,371 to project the population as of July 1st for the years 2020, 2025, 2030 and 2035.

Population Projection (Method 2) –

2020: 114,938 2025: 120,474 2030: 126,277 2035: 132,359

Method 3 - Projection of High Point's 2015 Population Estimate:

The Department's official population estimate for the City of High Point as of April 1, 2015 was 110,638 representing a 6% increase since the 2010 Census and a 1.2% average annual increase. Method 3 applies this same annual growth rate to the City's 2015 population estimate to project the population as of July 1st for the years 2020, 2025, 2030 and 2035.

Population Projection (Method 3) –

2020: 117,624 2025: 124,687 2030: 132,173 2035: 140,110

Appendix A

Anticipated Growth by Census Tract, 2010 - 2025

The table on the following page shows the projected 2025 population for each 2010 Census tract in High Point. To calculate anticipated growth, first a projected growth rate from 2010 to 2025 was calculated for each tract using the growth rates from 2000 to 2010. This was used to estimate a base 2025 projected population for each tract. However, this figure did not exceed the city's projected 2025 population multiplied by a tract's percentage of the city's 2010 population. For example, the projected 2025 population for tract 162.03 using the 2000 to 2010 growth rates was 14,744, which would equal an unrealistic 12.2% of the city's projected 2025 total. Instead, the city's projected 2025 population of 120,751 was multiplied by 2.491%, which was this tract's share of the city's 2010 total population, to establish a base population of 3,008 in 2025. Because adding the base population figures for each tract resulted in an overall total that is less than the city's projected 2025 population, the difference was then allocated among several tracts in order to have the combined total of all the tracts equal the projected 2025 population for the city as a whole.

Some tracts' base 2025 projected populations were adjusted based on known residential development that has occurred since 2010 or that can reasonably be expected in the near future. For example, tract 162.03 had the highest projected growth in terms of numeric increase due in large part to approximately 600 lots that either have been built out or that remain undeveloped and could be built out in the near future, which would add an estimated 1,500 people to the area assuming 2.5 persons per household. After allocating population based on other known factors, such as Core City revitalization efforts and the impact of High Point University's expansion, any remaining amount was split proportionally among those tracts that had a greater than 20% difference between their projected populations as a share of the city's 2010 population versus their projected populations using the projected growth rate. For example, tract 136.02 had a projected 2025 population of 3,489 using the 2000 to 2010 growth rate, and a projected 2025 population of 4,787 based on its 3.964% share of the 2010 population. Even though the lower figure calculated from the growth rate was used as the base 2025 population, the approximately 37% difference between the two figures qualified the tract to receive a proportional share of the remaining population that had yet to be allocated. Based on the relative size of its base 2025 population compared to the other qualifying tracts, this resulted in an additional 282 people being added to its total.

With the final adjusted 2025 population projections determined, the numeric change and anticipated growth rate was calculated for each tract, and the map on the last page was created to show where growth is generally expected to occur. It should be noted that the colors on the map represent the anticipated numeric increase, not the percentage increase, in population. Therefore, a tract in a lower category may have a larger percentage increase compared to a tract in the highest category (for example, tract 33.13 has a much higher percentage than tract 162.03), because there were fewer people living in that tract to begin with.

Anticipated Growth by Census Tract, 2010 - 2025

Census Tract	2010 Population	2025 Projected Population	Numeric Change	Anticipated Growth Rate
136.01	3,092	4,432	1,340	43.3%
136.02	4,138	3,771	-367	-8.9%
137	4,141	4,159	18	0.4%
138	4,685	4,084	-601	-12.8%
139	4,509	4,116	-393	-8.7%
140	3,079	3,364	285	9.3%
142	3,503	3,491	-12	-0.3%
143	3,045	3,049	4	0.1%
144.06	2,191	2,762	571	26.0%
144.07	5,635	6,200	565	10.0%
144.08	2,326	2,691	365	15.7%
144.09	2,893	3,020	127	4.4%
144.10	3,591	3,846	255	7.1%
144.11	4,806	4,823	17	0.4%
144.12	2,559	3,171	612	23.9%
145.01	1,300	1,281	-19	-1.4%
145.02	3,989	4,265	276	6.9%
145.03	3,468	3,453	-15	-0.4%
162.03	2,600	4,483	1,883	72.4%
162.04	2,176	3,768	1,592	73.1%
162.05	3,811	4,764	953	25.0%
163.03	3,314	3,834	520	15.7%
163.04	3,758	4,348	590	15.7%
163.05	3,538	4,017	479	13.5%
163.06	4,085	5,401	1,316	32.2%
164.05	0	0	0	0.0%
164.06	3,162	4,933	1,771	56.0%
164.07	4,274	4,734	460	10.8%
164.08	248	269	21	8.5%
164.09	428	445	17	4.0%
164.10	4,324	5,003	679	15.7%
166	374	433	59	15.7%
316.01	11	8	-3	-26.7%
316.02	0	0	0	0.0%
33.13	8	684	676	8453.2%
601.01	4,807	6,433	1,626	33.8%
606.02	503	1,217	714	141.9%
Total	104,371	120,751	16,380	15.7%

Anticipated Population Growth by Census Tract for High Point, 2010 – 2025

Legend

Anticipated Increase in Population

- < 0 - 0 people
- 1 - 100 people
- 101 - 500 people
- 501 - 1000 people
- > 1000 people



High Point
City Limits



Census Bureau
2010 Tract Boundaries



NORTH CAROLINA'S INTERNATIONAL CITY™
City of High Point
Planning & Development Dept
211 S Hamilton St
High Point NC, 27261
336-883-3328

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Scale = Miles

Map Date: February 29, 2016
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