



2016 POPULATION ESTIMATE FOR THE CITY OF HIGH POINT

April 11, 2016

The Planning and Development Department's population estimate for the City of High Point as of April 1, 2016 was developed using the six methodologies listed below and described on the following pages. These six methods produce population figures ranging from a high of 117,359 to a low of 110,322. The population figures derived from the methods employed in the 2016 estimate are listed below:

- **Method 1 ----- 111,182**
- **Method 2 ----- 110,322**
- **Method 3 ----- 111,277**
- **Method 4 ----- 110,432**
- **Method 5 ----- 111,231**
- **Method 6 ----- 117,359**

2016 POPULATION ESTIMATE – 111,967

The above estimate of 111,967 represents the average of the six methods used in this report. It suggests that High Point has been growing at an average annual rate of 1.2% since the 2010 Census was taken on April 1, 2010, at which time the City's population was reported to be 104,371. This year's estimate is an increase of approximately 1.2% over last year's estimate of 110,638.

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Method 1 - New Residences:

This method relies on residential building permits and demolition permits issued by the Inspection Services Division of the Planning and Development Department from April 1, 2010 through March 31, 2016 to provide the net number of new housing units (residences) and new group quarters facilities approved for construction within the city. The net number of single family housing units was reduced by the 3.1% homeowner vacancy rate reported in the 2010-14 American Community Survey (ACS) 5-year Estimate, and the net number of multi-family housing units was reduced by the 6.8% rental vacancy rate from the 2010-14 ACS 5-year Estimate. Both of these adjusted figures were then added to the existing occupied housing units in High Point as of April 1, 2010. This estimated number of housing units was then multiplied by the city's average household size of 2.53 persons per household, also from the 2010-14 ACS 5-year Estimate, to calculate the estimated population living in occupied housing units. This number was then added to the estimated population living in group quarters to calculate the total estimated population. Detailed residential building permit data and related population calculations for Method 1 are shown below.

							Total Occupied Housing Units	Total Group Quarters Population
2010 Census							40,912	3,577
Census Year (April 1st through March 31st)	New Single Family Units Approved	Single Family Units Demolished	Net Single Family Housing Units	New Multi-Family Units Approved	Multi-Family Units Demolished	Net Multi-Family Housing Units	Total Housing Units	Total Group Quarters Population
2010-11	134	-109	25	88	0	88	113	84
2011-12	190	-90	100	54	0	54	154	300
2012-13	182	-70	112	0	0	0	112	0
2013-14	320	-105	215	48	0	48	263	0
2014-15	250	-78	172	298	-24	274	446	0
2015-16	326	-63	263	78	-36	42	305	344
Totals 2010 through 2016	1,402	-515	887	566	-60	506	1,393	728
Grand Total (2010 Census + 2010 through 2016)							42,305	4,305

$$\begin{aligned}
 &\text{Total Housing Units Estimate} = \\
 &40,912 \text{ (2010 Census total occupied housing units)} \\
 &+ 860 \text{ [887 (Net single family housing units 2010-16) - 3.1\% (2010-14 ACS 5-yr. Homeowner vacancy rate)]} \\
 &+ 472 \text{ [506 (Net multi-family housing units 2010-16) - 6.8\% (2010-14 ACS 5-yr. Rental vacancy rate)]} \\
 &= 42,244 \\
 &\quad \times 2.53 \text{ (2010-14 ACS 5-yr. average household size)} \\
 &= 106,877 \\
 &+ 4,305 \text{ (Total Group Quarters Population)} \\
 &= 111,182
 \end{aligned}$$

Population Estimate (Method 1) – 111,182

Method 2 - State Estimate:

Based on the North Carolina Office of Budget and Management's most recent official estimate, High Point had a population of 108,552 as of July 1, 2014 (Source: [July 2014 Municipal Estimates by Municipality](http://www.osbm.nc.gov/demog/municipal-estimates) available at: <http://www.osbm.nc.gov/demog/municipal-estimates>). The state's procedure for estimating municipal population relies on annexation data obtained annually from each municipality. This information is used to calculate the population of each of the state's municipalities for the year preceding the one in which the annexation data is obtained, so the state's municipal population estimates are always one year behind the year the results are published (i.e. the most recent estimate published in 2015 was for 2014). Pursuant to state law, the resulting population estimates are used to determine how state-shared tax revenues are distributed among municipalities.

In estimating municipal populations, the state employs a constant proportion methodology, which assumes that the city grows at the same rate as the population of the county (or counties) in which they are located, in combination with a partitioned change method, which assumes that areas more recently annexed into a municipality grow at a different rate than the rest of the city. To help determine their population estimate, the state uses housing unit totals produced by the U.S. Census Bureau.

The Office of Budget and Management's July 2014 population estimate of 108,552 for High Point reflects an overall increase of approximately 4.01% between April 1, 2010 and July 1, 2014 (51 months) or an average annual growth rate of 0.94% (per twelve months). This represents a constant monthly increase of 0.07704%. Assuming this monthly rate of increase has remained constant since July 1, 2014, High Point's April 1, 2016 population using the state estimate methodology is 110,322.

Population Estimate (Method 2) – 110,322

Method 3 – County Growth Method:

Estimates of High Point's growth by county were obtained from certified county population estimates developed by the state's Office of Budget and Management (Source: [2014 Certified County Population Estimates](http://www.osbm.nc.gov/demog/county-estimates) available at: <http://www.osbm.nc.gov/demog/county-estimates>). The state's county population estimates include a breakdown of the amount of growth due to natural increase (births minus deaths) and in migration, resulting in a single overall growth figure based on these two categories that is used to calculate this method.

The most recent data available from the Office of Budget and Management indicates that Guilford County's estimated population increase between April 1, 2010 and July 1, 2014 was 23,867. The estimated population increases over the same time period for the other three counties containing portions of the City of High Point were 1,576 for Davidson County; 13,578 for Forsyth County; and 1,327 for Randolph County. Using a constant proportion method, High Point, which represented 20.27862% of Guilford County's 2010 Census population, and 3.26011% of Davidson County's, 0.00228% of Forsyth County's, and 0.00776% of Randolph County's 2010 Census populations, would receive the same proportional share of each county's population increase. The resulting average monthly growth rate is then projected over the six years since the 2010 Census was taken, amounting to an increase of approximately 6,833 for Guilford County, 73 for Davidson County, 0 for Forsyth County, and 0 for Randolph County, for a total of 6,906.

Therefore, High Point's estimated April 1, 2016 population based on the county growth method includes the sum of its 2010 population (104,371) and the combined total of the estimated growth in each county since 2010 (6,906) for a total of 111,277.

Population Estimate (Method 3) – 111,277

Method 4 - U.S. Census Bureau Municipal Estimates:

The U.S. Census Bureau prepares annual population estimates for municipal jurisdictions using housing unit estimates to distribute the county population to municipalities within each county. These housing unit estimates rely primarily on building permit data to update housing unit changes since the last census. The municipal estimates can be found at: <http://www.census.gov/popest/data/index.html>. The Census Bureau's most recent municipal estimate for the City of High Point is 108,629 as of July 1, 2014. This represents an average annual increase of approximately 0.96% since April 2010 and a constant monthly increase of 0.07843%. Assuming the monthly rate of increase has remained constant since July 1, 2014, High Point's April 1, 2016 population using the U.S. Census Bureau municipal estimate method is 110,432.

Population Estimate (Method 4) – 110,432

Method 5 - U.S. Census Bureau County Estimates:

The U.S. Census Bureau also prepares annual population estimates for each county. These estimates can be found at <http://www.census.gov/popest/index.html>. The most recent figures indicate that Guilford County's population was estimated to be 517,600 as of July 1, 2015, representing an approximately 5.98% increase since April 1, 2010 and a monthly growth rate of 0.092194%. Assuming this monthly growth rate has remained constant since July 1, 2015, Guilford County's April 1, 2016 population would be 521,911. Using the constant proportion method, High Point, representing 20.27862% of Guilford County's 2010 Census population, would also represent 20.27862% of the county's April 1, 2016 population, or 105,836. Similarly, High Point represented 3.26011% of Davidson County's, 0.00228% of Forsyth County's, and 0.00776% of Randolph County's 2010 Census populations. After calculating the monthly growth rates for each of these counties, and assuming the monthly growth rates and proportions of total population have remained constant since July 2015, High Point's share of the estimated April 1, 2016 population is 5,375 for Davidson County; 8 for Forsyth County; and 11 for Randolph County, resulting in a total population of 111,231 for High Point as of April 1, 2016.

Population Estimate (Method 5) – 111,231

Method 6 – U.S. Census Straight-Line Projection:

This method examines the percentage of population growth between 2000 and 2010 as reported by the U.S. Census Bureau in the last two censuses and extends that same growth rate to April 1, 2016. High Point's 2010 population of 104,371 represents a growth rate of 21.59% since 2000 or a constant annual increase of 1.97401%. Applying this rate for the period from April 1, 2010 to April 1, 2016 increases the City's population by 12,988 for a total of 117,359.

Population Estimate (Method 6) – 117,359