



2019 POPULATION ESTIMATE FOR THE CITY OF HIGH POINT

April 2, 2019

The Planning and Development Department's population estimate for the City of High Point as of April 1, 2019 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 124,447 to a low of 113,235. The population figures derived from the methods employed in the 2019 estimate are listed below:

- **Method 1 ----- 115,626**
- **Method 2 ----- 113,235**
- **Method 3 ----- 114,474**
- **Method 4 ----- 113,309**
- **Method 5 ----- 114,271**
- **Method 6 ----- 124,447 (Not Applicable)**

2019 POPULATION ESTIMATE – 114,183

The above estimate of 114,183 represents the average of the five applicable methods used in this report. It suggests that High Point has been growing at an average annual rate of approximately 1.04% 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 0.94% over last year's estimate of 113,125. As with last year's estimate, Method 6 was not included in the calculation, because it was so much higher than all the other methods and was considered unreliable.

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Method 1 - New Residences:

This method relies on residential building permits and demolition permits issued by the City from April 1, 2010 through March 31, 2019 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 2.0% homeowner vacancy rate reported in the 2013-17 American Community Survey (ACS) 5-year Estimate, and the net number of multi-family housing units was reduced by the 5.3% rental vacancy rate from the 2013-17 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 2.59 persons per household, also from the 2013-17 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
2016-17	269	-41	228	120	0	120	348	0
2017-18	223	-96	127	84	0	84	211	311
2018-19	195	-82	33	36	-90	26	59	0
Totals 2010 through 2019	2,089	-734	1,355	806	-150	656	2,011	1,039
Grand Total (2010 Census + 2010 through 2019)							42,923	4,616

Total Housing Units Estimate =
 40,912 (2010 Census total occupied housing units)
 + 1,328 [1,355 (Net single-family housing units 2010-19) – 2.0% (2013-17 ACS 5-yr. Homeowner vacancy rate)]
 + 621 [656 (Net multi-family housing units 2010-19) – 5.3% (2013-17 ACS 5-yr. Rental vacancy rate)]
 = 42,861
 x 2.59 (2013-17 ACS 5-yr. average household size)
 = 111,010
 + 4,616 (Total Group Quarters Population)
 = 115,626

Population Estimate (Method 1) – 115,626

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 111,454 as of July 1, 2017 (Source: Estimates of the Total Population of North Carolina Municipalities for July 1, 2017 by Municipality Name – Standard Population Estimates available at: <https://www.osbm.nc.gov/demog/municipal-population-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. Therefore, 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 2018 was for 2017). 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 2017 population estimate of 111,454 for High Point reflects an overall increase of approximately 6.79% between April 1, 2010 and July 1, 2017 (87 months) or an average annual growth rate of 0.94% (per twelve months). This represents a constant monthly increase of 0.0755%. Assuming this monthly rate of increase has remained the same since July 1, 2017, High Point's April 1, 2019 population using the state estimate methodology is 113,235.

Population Estimate (Method 2) – 113,235

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: 2017 Certified County Population Estimates available at: <https://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, 2017 was 39,504. The estimated population increases over the same time period for the other three counties containing portions of the City of High Point were 3,883 for Davidson County; 22,951 for Forsyth County; and 1,889 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 eight years since the 2010 Census was taken, amounting to an increase of approximately 9,945 for Guilford County, 157 for Davidson County, 1 for Forsyth County, and 0 for Randolph County, for a total of 10,103.

Therefore, High Point's estimated April 1, 2019 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 (10,103) for a total of 114,474.

Population Estimate (Method 3) – 114,474

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: <https://www.census.gov/data/datasets/2017/demo/popest/total-cities-and-towns.html>. The Census Bureau's most recent municipal estimate for the City of High Point is 111,513 as of July 1, 2017. This represents an average annual increase of approximately 0.94% since April 2010 and a constant monthly increase of 0.07611%. Assuming the monthly rate of increase has remained the same since July 1, 2017, High Point's April 1, 2019 population using the U.S. Census Bureau municipal estimate method is 113,309.

Population Estimate (Method 4) – 113,309

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

The U.S. Census Bureau also prepares annual population estimates for each county, but the release of the July 1, 2018 county estimates has been delayed. Therefore, the estimates from July 1, 2017 are being used this year to get the City's estimate out in a timely fashion. This does not significantly change the overall estimate and still results in a valid estimate for this method. These estimates can be found at: <https://www.census.gov/data/datasets/2017/demo/popest/counties-total.html>. The figures indicate that Guilford County's population was estimated to be 526,953 as of July 1, 2017, representing an approximately 7.89% increase since April 1, 2010 and a monthly growth rate of 0.087353%. Assuming this monthly growth rate has remained the same since July 1, 2017, Guilford County's April 1, 2019 population would be 536,704. 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, 2019 population, or 108,836. 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 the same since July 2017, High Point's share of the estimated April 1, 2019 population is 5,415 for Davidson County; 9 for Forsyth County; and 11 for Randolph County, resulting in a total population of 114,271 for High Point as of April 1, 2019.

Population Estimate (Method 5) – 114,271

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, 2019. 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, 2019 increases the city's population by 20,076 for a total of 124,447. However, as with last year's estimate, this figure is not considered appropriate for estimating High Point's population in 2019, because it is so much higher than all the other methods.

Population Estimate (Method 6) – 124,447 (Not Applicable)