



## 2023 POPULATION ESTIMATE FOR THE CITY OF HIGH POINT

April 10, 2023

The Planning and Development Department's population estimate for the City of High Point as of April 1, 2023 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 121,106 to a low of 114,124. The population figures derived from the methods employed in the 2023 estimate are listed below:

- **Method 1 ----- 121,106**
- **Method 2 ----- 115,347**
- **Method 3 ----- 114,795 (Not applicable)**
- **Method 4 ----- 114,124 (Not applicable)**
- **Method 5 ----- 115,525**
- **Method 6 ----- 117,137**

### 2023 POPULATION ESTIMATE – 117,279

As explained in the descriptions on the following pages, Methods 3 and 4 were determined to be unreliable due to being based on pre-2020 Census data, which was delayed in being collected and processed due to the COVID-19 pandemic, resulting in lower-than-expected figures. The above estimate of 117,279 represents the average of the four applicable methods used in this report. It suggests that High Point has been growing at an average annual rate of approximately 0.94% since the 2020 Census was taken on April 1, 2020, at which time the city's population was reported to be 114,059. This year's estimate is an increase of approximately 0.87% over last year's estimate of 116,270.

**Method 1 - New Residences:**

This method relies on the number of certificates of occupancy/compliance issued by the City for new residential units, residential demolitions, and new group quarters facilities from April 1, 2020 through March 31, 2023 to provide the net total housing units added within the city since the last decennial census. This net number of new housing units is reduced by the 9.4% vacancy rate reported in the 2017-21 American Community Survey (ACS) 5-year Estimate and then added to the existing occupied housing units in High Point as of April 1, 2020. This estimated number of housing units is multiplied by the city’s average household size of 2.53 persons per household, also from the 2017-21 ACS 5-year Estimate, to calculate the estimated population living in occupied housing units. Lastly, this number is 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
<b>2020 Census</b>							<b>44,382</b>	<b>5,958</b>
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	Net Total Housing Units	Total New Group Quarters Population
2020-21	378	-54	324	124	-30	94	418	0
2021-22	399	-68	331	80	-128	-48	283	0
2022-23	612	-58	554	44	-94	-50	504	99
<b>Total 2020-2023</b>	<b>1,389</b>	<b>-180</b>	<b>1,209</b>	<b>248</b>	<b>-252</b>	<b>-4</b>	<b>1,205</b>	<b>99</b>
<b>Grand Total (2020 Census + 2020 through 2023)</b>							<b>45,587</b>	<b>0</b>

Total Housing Units Estimate =  
 1,205 (Net total housing units 2020-23)  
 - 113 (9.4% vacancy rate from 2017-21 ACS 5-yr.)  
 = 1,092  
 + 44,382 (2020 Census total occupied housing units)  
 = 45,474  
 x 2.53 (2017-21 ACS 5-yr. average household size)  
 = 115,049  
 + 6,057 (Total Group Quarters Population)  
 = 121,106

**Population Estimate (Method 1) – 121,106**

**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 114,594 as of July 1, 2021 (Source: *2021 Certified Population*)

*Estimates* available at: <https://www.osbm.nc.gov/facts-figures/population-demographics/state-demographer/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 2022 was for 2021). 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 2021 population estimate of 114,594 for High Point reflects an overall increase of approximately 0.47% between April 1, 2020 and July 1, 2021 (15 months) or a prorated annual growth rate of 0.38% (per twelve months). This represents a constant monthly increase of 0.0312%. Assuming this monthly rate of increase has remained the same since July 1, 2021, High Point's April 1, 2023 population using the state estimate methodology is 115,347.

### **Population Estimate (Method 2) – 115,347**

#### **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: *2021 Certified County Population Estimates* available at: <https://www.osbm.nc.gov/facts-figures/population-demographics/state-demographer/county-population-estimates>). The state's county population estimates are based primarily on natural increase (births minus deaths) and net migration and are used to calculate an overall growth figure for each county since the last decennial census.

The most recent data available from the Office of Budget and Management indicates that Guilford County's estimated population increase between April 1, 2020 and July 1, 2021 was 1,152. The estimated population increases over the same time period for the other three counties containing portions of High Point were 1,977 for Davidson County; 1,473 for Forsyth County; and 873 for Randolph County. Using a constant proportion method, High Point, which represented 19.83% of Guilford County's 2020 Census population, and 3.93% of Davidson County's, 0.02% of Forsyth County's, and 0.01% of Randolph County's 2020 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 three years since the 2020 Census was taken, amounting to an increase of approximately 548 for Guilford County, 187 for Davidson County, 1 for Forsyth County, and 0 for Randolph County, for a total of 736. Therefore, High Point's estimated April 1, 2023 population based on the county growth method includes the sum of its 2020 population

(114,059) and the combined total of the estimated growth in each county since 2020 (736) for a total of 114,795.

However, the state's county population estimates used vintage 2021 county population estimates from the U.S. Census Bureau as a baseline for calculating its estimates, and due to delays in collecting and processing data caused by the COVID-19 pandemic, the 2020 Census results were not yet available when these census estimates were calculated. As a result, the figures were much lower than expected when compared to the 2020 Census counts eventually released. Therefore, this method has been determined to be not applicable and is not being used in the overall calculation for this year's estimate.

**Population Estimate (Method 3) – 114,795 (Not applicable)**

**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/tables/time-series/demo/popest/2020s-total-cities-and-towns.html>. The most recent municipal estimate for the City of High Point is 114,086 as of July 1, 2021. This represents an average annual increase of approximately 0.02% since April 2010 and a constant monthly increase of 0.0016%. Assuming the monthly rate of increase has remained the same since July 1, 2021, High Point's April 1, 2023 population using the U.S. Census Bureau municipal estimate method is 114,124.

However, due to delays in collecting and processing data caused by the COVID-19 pandemic, the 2020 Census results were not yet available when the most recent Census municipal estimate was calculated. As a result, it used a 2020 baseline figure lower than the one eventually released as the 2020 Census count for the city. Therefore, this method has been determined to be not applicable and is not being used in the overall calculation for this year's estimate.

**Population Estimate (Method 4) – 114,124 (Not applicable)**

**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: <https://www.census.gov/data/tables/time-series/demo/popest/2020s-counties-total.html>. The most recent figures indicate that Guilford County's population was estimated to be 546,101 as of July 1, 2022, representing an approximately 0.89% increase since April 1, 2020 and a monthly growth rate of 0.0327%. Assuming this monthly growth rate has remained the same since July 1, 2022, Guilford County's April 1, 2023 population would be 547,711. Using the constant proportion method, High Point, representing 19.83% of Guilford County's 2020 Census population, would also represent 19.83% of the county's April 1, 2023 population, or 108,592. Similarly, High Point represented 3.93% of Davidson County's, 0.02%

of Forsyth County's, and 0.01% of Randolph County's 2020 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 2022, High Point's share of the estimated April 1, 2023 population is 6,838 for Davidson County; 86 for Forsyth County; and 8 for Randolph County, resulting in a total population of 115,525 for High Point as of April 1, 2023.

**Population Estimate (Method 5) – 115,525**

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

This method examines the percentage of population growth between 2010 and 2020 as reported by the U.S. Census Bureau in the last two censuses and extends that same growth rate to April 1, 2023. High Point's 2020 population of 114,059 represented a growth rate of 9.3% since 2010 or a constant annual increase of 0.8916%. Applying this rate for the period from April 1, 2020 to April 1, 2023 increases the city's population by 3,078 for a total of 117,137.

**Population Estimate (Method 6) – 117,137**