

Draft 2045 MTP Guide Totals

Edited: November 15, 2017

These are the preliminary 2045 MTP guide totals, using the same analysis process as was used in Imagine 2040. Using the 2013 estimates from the N.C. Office of State Budget and Management and their projections out to 2037, projected growth was extrapolated out to 2045. For counties that are partially in the modeled area, the proportion of the 2025 and 2045 population that is in the modeled area was calculated using a linear trend method based on proportions from the 1990, 2000, and 2010 Census. The net households added to the region between 2013 and 2045 were calculated using the county population numbers, the average household size for each from the 2010-2014 American Community Survey, and the single-family/multi-family splits from ACS for partial counties rounded up to the nearest 0.05, or Imagine 2040 for full counties. Employment growth rates were calculated from Woods & Poole's employment projections, as they are the only data source that projects out to 2045. However, given concerns that their employment numbers tend to be high, the base 2013 data comes from InfoUSA data that has been cleaned and verified by local planners through Employment Analyst. The Woods & Poole growth rates were applied to the 2013 Employment Analyst base data to provide 2025 and 2045 employment estimates.

Population				
County	2013	2025	2045	2013-45
Chatham	41,484	55,172	84,066	42,582
Durham	286,239	343,487	446,074	159,835
Franklin	53,244	64,189	86,346	33,103
Granville	33,696	38,265	49,392	15,696
Harnett	39,499	47,982	65,434	25,935
Johnston	145,881	199,940	318,799	172,919
Nash*	3,946	4,593	5,497	1,551
Orange	139,103	154,394	187,059	47,956
Person	32,227	33,599	34,999	2,772
Wake	964,022	1,232,612	1,743,753	779,731
Total	1,739,340	2,174,233	3,021,420	1,282,080

Steps used:

- 1 - From NC OSBM projections dated 10-2-17, extrapolated to 2045
- 2 - For partial counties, proportion in TRM area from linear trend method applied to the added population growth for each time period (Method 3 on Population tab)

Employment				
County	2013	2025	2045	2013-45
Chatham	9,339	12,117	17,718	8,379
Durham	192,877	245,035	342,910	150,033
Franklin	12,993	16,399	22,416	9,423
Granville	8,373	9,888	12,034	3,661
Harnett	5,692	7,150	9,619	3,927
Johnston	40,797	51,051	67,126	26,329
Nash	335	386	444	109
Orange	64,212	80,903	107,791	43,579
Person	9,979	10,947	11,681	1,702
Wake	505,800	655,884	940,041	434,241
Total	850,397	1,089,760	1,531,781	681,384

Steps used:

- 1 2013 employment from Employment Analyst, 4-25-14 version
- 2 2025 and 2045 employment reached by applying Woods & Poole's rates of county-level total employment growth from their 2015 data book from 2013-25 and 2013-45
- 3 Net employment distributed across TRM v6 employment categories using the 2013 base year distribution

Net Households Added from 2013							
County	2025			2045			% MF
	Total	SF	MF	Total	SF	MF	
Chatham	5,473	4,926	547	17,026	15,323	1,703	0.10
Durham	22,280	14,482	7,798	62,205	40,433	21,772	0.35
Franklin	4,297	4,083	215	12,997	12,347	650	0.05
Granville	1,671	1,504	167	5,743	5,169	574	0.10
Harnett	3,008	2,708	301	9,197	8,277	920	0.10
Johnston	18,922	17,029	1,892	60,525	54,472	6,052	0.10
Nash*	242	242	-	640	640	-	0.00*
Orange	6,317	4,106	2,211	19,813	12,878	6,934	0.35
Person	528	475	53	1,066	959	107	0.10
Wake	100,407	70,285	30,122	291,488	204,042	87,446	0.30
Total	163,146	119,839	43,306	480,698	354,540	126,158	

Steps used:

- 1 - Used TRM area population numbers to determine net added population
- 2 - Applied SF/MF splits, using 2010-2014 ACS 5-Year estimates for partial counties rounded up to the nearest 0.05, and Imagine2040 splits for Durham, Orange, and Wake counties
- 3 - Applied average household size of SF/MF units, from 2010-2014 ACS 5-Year estimates
- 4 - Calculated net new occupied units (full calculations on "Households - Final Guide Totals" tab)

Distribution of 2013-45 Net Employment by Employment Category					
County	Industrial	Office	Service - Low	Service - High	Retail
Chatham	1,872	1,530	2,590	839	1,549
Durham	16,828	70,167	35,310	7,978	19,749
Franklin	2,616	2,102	2,533	766	1,407
Granville	891	505	1,601	156	509
Harnett	860	777	1,168	413	708
Johnston	5,705	4,881	7,839	1,631	6,273
Nash	70	25	9	-	4
Orange	4,820	13,124	16,159	2,484	6,992
Person	317	366	441	196	382
Wake	62,639	153,909	109,689	27,285	80,718
Total	96,617	247,387	177,341	41,747	118,292
Total %	14%	36%	26%	6%	17%

Annual Population Growth Rate, 2013-2045, from OSBM		
Forecast:	10/2/2017	7/27/2016
Chatham	1.8%	1.4%
Durham	1.4%	1.6%
Franklin	1.4%	0.9%
Granville	0.9%	0.3%
Harnett	1.5%	1.5%
Johnston	2.2%	1.8%
Nash	0.0%	-0.2%
Orange	0.9%	1.1%
Person	0.2%	0.1%
Wake	1.9%	1.7%
Total	1.6%	1.5%