

Draft 2045 MTP Guide Totals

Edited: February 13, 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 2035, 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	41,543	51,021	72,110	30,567
Durham	286,210	353,649	475,091	188,881
Franklin	53,290	59,665	72,311	19,021
Granville	33,739	35,186	38,638	4,899
Harnett	39,519	48,630	66,386	26,867
Johnston	146,058	185,858	277,456	131,398
Nash*	3,949	4,593	5,664	1,715
Orange	139,289	158,244	194,867	55,578
Person	32,251	32,772	33,265	1,014
Wake	964,934	1,206,046	1,647,536	682,602
Total	1,740,782	2,135,020	2,881,609	1,140,827

Steps used:

- 1 - From NC OSBM projections dated 08Oct2015, 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	3,790	3,411	379	12,222	11,000	1,222	0.10
Durham	26,246	17,060	9,186	73,509	47,781	25,728	0.35
Franklin	2,503	2,378	125	7,468	7,095	373	0.05
Granville	529	477	53	1,793	1,613	179	0.10
Harnett	3,231	2,908	323	9,527	8,575	953	0.10
Johnston	13,931	12,538	1,393	45,992	41,392	4,599	0.10
Nash*	240	240	-	640	640	-	0.00*
Orange	7,831	5,090	2,741	22,961	14,925	8,036	0.35
Person	200	180	20	390	351	39	0.10
Wake	90,135	63,095	27,041	255,178	178,625	76,553	0.30
Total	148,636	107,375	41,261	429,680	311,996	117,684	

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)

*Changed from 0.15 to 0.00 based on bldg permit trends

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%

Check 2010-40 CV1
 8,379
 150,033
 9,423
 3,661
 3,927
 26,329
 109
 43,579 49,297
 1,702
 434,241
 681,384