

Draft 2045 MTP Guide Totals

Edited: August 15, 2016

These are the preliminary 2045 MTP guide totals, using the same analysis process as was used in Imagine 2040. The population projections are for the full counties in the MTP region. 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. The net households added to the region between 2013 and 2045 were calculated using the population numbers, the single-family/multi-family splits, and average household size for each from the 2010-2014 American Community Survey. The net households added are for the full counties as well. The employment projections are calculated for the TRM region only. 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
Chatham	67,587	81,136	105,958
Durham	286,210	353,649	475,091
Franklin	62,715	69,923	83,313
Granville	57,844	60,188	64,391
Harnett	123,432	150,535	200,131
Johnston	177,312	222,091	314,100
Nash	94,633	92,429	88,239
Orange	139,289	158,244	194,867
Person	39,158	39,791	40,353
Wake	964,934	1,206,046	1,647,536
Total	2,013,114	2,434,032	3,213,980

From NC OSBM projections dated 08Oct2015, extrapolated to 2045

Employment			
County	2013	2025	2045
Chatham	9,374	12,163	17,784
Durham	227,924	289,559	405,219
Franklin	14,617	18,449	25,218
Granville	8,576	10,128	12,325
Harnett	5,704	7,165	9,639
Johnston	43,960	55,009	72,331
Nash	335	386	444
Orange	66,405	83,666	111,473
Person	9,988	10,957	11,692
Wake	552,018	715,817	1,025,938
Total	938,901	1,203,298	1,692,063

Note, this is for the TRM area only

Steps used:

- 1 2013 employment from Employment Analyst
- 2 2025 and 2045 employment reached by applying Woods & Poole's rates of employment growth from their 2015 data book from 2013-2025 and 2013-2045

Net Households Added						
County	2025			2045		
	Total	SF	MF	Total	SF	MF
Chatham	5,355	5,017	337	15,165	14,210	955
Durham	26,128	17,349	8,779	73,178	48,590	24,588
Franklin	2,816	2,717	99	8,046	7,765	282
Granville	853	783	70	2,382	2,187	195
Harnett	9,517	8,831	685	26,931	24,992	1,939
Johnston	15,546	14,489	1,057	47,490	44,261	3,229
Nash	(859)	(743)	(116)	(2,491)	(2,155)	(336)
Orange	7,684	5,617	2,067	22,532	16,471	6,061
Person	243	227	17	459	428	31
Wake	88,698	66,612	22,086	251,109	188,583	62,526
Total	155,981	120,900	35,081	444,801	345,331	99,471

Steps used:

- 1 Used population numbers to determine net added population
- 2 Applied proportions of SF/MF housing units, from 2010-2014 ACS 5-Year estimates
(These proportions were tweaked in Imagine 2040)
- 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" tab)

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Net Households Added						
County	2025			2045		
	Total	SF	MF	Total	SF	MF
Chatham	5,367	4,991	376	15,198	14,135	1,064
Durham	26,246	17,060	9,186	73,509	47,781	25,728
Franklin	2,811	2,727	84	8,033	7,792	241
Granville	855	778	77	2,388	2,173	215
Harnett	9,577	8,715	862	27,102	24,663	2,439
Johnston	15,515	14,584	931	47,394	44,550	2,844
Nash	(860)	(740)	(120)	(2,495)	(2,146)	(349)
Orange	7,831	5,090	2,741	22,961	14,925	8,036
Person	243	234	10	459	441	18
Wake	90,135	63,095	27,041	255,178	178,625	76,553
Total	157,720	116,533	41,187	449,728	332,938	116,790

Steps used:

- 1 Used population numbers to determine net added population
- 2 Applied proportions of SF/MF housing units, from Imagine 2040 process
- 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" tab)