

2055 MTP Initial Guide Totals

Central Pines Regional Council
September 2024

Full County Household Population (Rounded)

Full Counties	2050 MTP			2055 MTP Initial						Annual Growth Rate (%)			
	2020 ¹	2050	Δ 2020-50 ²	2020 ¹	2030	2040	2050	2055	Δ 2020-55 ³	'20-'30	'30-'40	'40-'50	'50-'55
Wake County	1,110,000	1,880,000	780,000	1,110,000	1,340,000	1,590,000	1,840,000	1,970,000	860,000	2.06	1.88	1.58	1.37
Durham County	311,000	455,000	144,000	311,000	350,000	394,000	439,000	461,000	151,000	1.26	1.27	1.13	1.02
Orange County	137,000	182,000	44,000	137,000	149,000	164,000	178,000	186,000	48,000	0.86	0.98	0.89	0.82
W-D-O Total	1,560,000	2,520,000	960,000	1,560,000	1,840,000	2,150,000	2,460,000	2,610,000	1,060,000	1.79	1.69	1.45	1.27
Alamance County	165,000	225,000	60,000	165,000	186,000	204,000	222,000	232,000	66,000	1.23	0.99	0.90	0.85
Chatham County	75,000	114,000	39,000	75,000	89,000	103,000	116,000	123,000	47,000	1.81	1.51	1.30	1.16
Franklin County	67,000	116,000	49,000	67,000	94,000	114,000	132,000	141,000	74,000	3.96	2.18	1.58	1.43
Granville County	57,000	77,000	21,000	57,000	63,000	69,000	76,000	79,000	22,000	1.04	1.05	0.95	0.87
Harnett County	130,000	192,000	62,000	130,000	155,000	178,000	201,000	213,000	83,000	1.90	1.51	1.29	1.14
Johnston County	214,000	360,000	146,000	214,000	283,000	333,000	381,000	405,000	191,000	3.26	1.74	1.44	1.26
Nash County	93,300	94,800	1,400	93,300	97,500	98,300	98,400	98,600	5,200	0.45	0.08	0.01	0.03
Person County	38,700	39,000	300	38,700	39,100	39,300	39,400	39,400	700	0.10	0.04	0.02	0.03
Total All	2,400,000	3,740,000	1,340,000	2,400,000	2,840,000	3,280,000	3,720,000	3,940,000	1,550,000	1.85	1.56	1.33	1.18

¹ Source (except Alamance County): U.S. Census Bureau. 2020 Decennial Census. "P1: Race" and "P5: Group Quarters Population by Type." Household population derived by subtracting total group quarters population from total population. Alamance County household population counts are from Piedmont Triad Regional Model (PTRM) Technical Memo, 2023.

² North Carolina OSBM, Standard Population Estimates, Vintage 2020 and Population Projections, Vintage 2021.

³ North Carolina OSBM, Standard Population Estimates, Vintage 2022 and Population Projections, Vintage 2023.

TRM G2v2 Model Area Household Population and Households

Household Population & Households (Rounded)

TRM G2v2 Model Area <small>p= partial county</small>	Household Population			Households		
	2020 ¹	2055	Δ 2020-55 ²	2020 ¹	2055	Δ 2020-55 ³
Wake County	1,110,000	1,970,000	860,000	437,000	776,000	339,000
Durham County	311,000	461,000	151,000	135,000	201,000	66,000
Orange County	137,000	186,000	48,000	57,000	78,000	21,000
W-D-O Total	1,560,000	2,610,000	1,060,000	629,000	1,054,000	425,000
Alamance County _p	31,000	46,000	15,000	12,000	19,000	6,000
Chatham County _p	52,000	95,000	44,000	22,000	40,000	18,000
Franklin County _p	59,000	130,000	71,000	23,000	51,000	28,000
Granville County _p	34,000	54,000	21,000	13,000	21,000	8,000
Harnett County _p	51,000	74,000	23,000	20,000	28,000	8,000
Johnston County	214,000	405,000	191,000	79,000	149,000	70,000
Nash County _p	4,000	5,000	400	1,600	1,800	200
Person County _p	31,000	32,000	600	13,100	13,400	300
TRM G2v2 Total	2,030,000	3,450,000	1,420,000	813,000	1,377,000	565,000

¹ U.S. Census Bureau. 2020 Decennial Census.

² Fully-county household population growth forecast * (2000-2020 population growth in G2v2 portion of county / 2000-2020 population growth in fully county)

³ Sum of single family and multifamily units forecasted (see table below).

⁴ Except W-D-O: From ACS 2022 5YR Estimates Table B25032: Tenure by Units in Structure. Values were rounded to nearest .05. W-D-O values are from *Connect 2045*.

⁵ From ACS 2022 5YR Estimates Table B25032: Tenure by Units in Structure and Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure

Single Family (SF) and Multifamily (MF) Housing Characteristics

Full Counties	% of Housing Stock ⁴		Avg. HH Size ⁵		TRM G2v2 Model Area	Net Households Added 2020-55		
	SF	MF	SF	MF		SFDUs	MFDUs	Total HHs
Wake County	70%	30%	2.79	1.93	Wake County	236,962	101,555	338,517
Durham County	65%	35%	2.51	1.85	Durham County	42,959	23,132	66,091
Orange County	65%	35%	2.58	1.91	Orange County	13,405	7,218	20,623
Chatham County	90%	10%	2.47	1.99	Chatham County _p	16,306	1,812	18,118
Franklin County	95%	5%	2.61	1.90	Franklin County _p	26,334	1,386	27,720
Granville County	90%	10%	2.68	2.23	Granville County _p	7,076	786	7,862
Harnett County	90%	10%	2.80	2.05	Harnett County _p	7,634	848	8,482
Johnston County	90%	10%	2.81	1.89	Johnston County	63,212	7,024	70,236
Nash County	85%	15%	2.55	1.97	Nash County _p	145	25	170
Person County	95%	5%	2.40	2.38	Person County _p	247	13	260

Full County Total Employment (Rounded)

Full Counties	2050 MTP			2055 MTP Initial						Annual Growth Rate (%)			
	2020 ¹	2050	Δ 2020-50 ²	2020 ¹	2030	2040	2050	2055	Δ 2020-55 ³	'20-'30	'30-'40	'40-'50	'50-'55
Wake County	620,000	1,180,000	560,000	620,000	840,000	1,030,000	1,230,000	1,340,000	730,000	3.59	2.30	1.99	1.75
Durham County	235,000	401,000	166,000	235,000	301,000	356,000	415,000	446,000	211,000	2.82	1.83	1.64	1.49
Orange County	75,000	117,000	42,000	75,000	90,000	104,000	117,000	124,000	49,000	2.11	1.47	1.27	1.14
W-D-O Total	930,000	1,700,000	770,000	930,000	1,230,000	1,490,000	1,770,000	1,910,000	990,000	3.28	2.12	1.86	1.65
Alamance County	70,000	111,000	41,000	70,000	81,000	95,000	111,000	118,000	48,000	1.46	1.74	1.76	1.23
Chatham County	17,000	30,000	13,000	17,000	21,000	26,000	31,000	34,000	18,000	2.85	1.90	2.11	2.16
Franklin County	16,000	23,000	7,000	16,000	20,000	22,000	24,000	25,000	10,000	2.30	1.16	1.09	1.03
Granville County	22,000	33,000	11,000	22,000	24,000	27,000	29,000	30,000	8,000	1.09	0.94	0.91	0.86
Harnett County	29,000	40,000	12,000	29,000	35,000	38,000	41,000	43,000	14,000	2.09	0.93	0.87	0.81
Johnston County	60,000	93,000	34,000	60,000	77,000	87,000	99,000	106,000	46,000	2.90	1.39	1.36	1.33
Nash County	44,000	49,000	5,300	44,000	46,000	48,000	50,000	52,000	8,000	0.53	0.52	0.46	0.42
Person County	11,000	12,400	1,400	11,000	11,600	11,900	12,300	12,500	1,500	0.53	0.29	0.32	0.34
Total All	1,190,000	2,090,000	900,000	1,190,000	1,540,000	1,840,000	2,160,000	2,330,000	1,140,000	2.94	1.94	1.74	1.55

¹ Source (except Alamance): U.S. Bureau of Economic Analysis, 2019 Wage and Salary Employment. Alamance County is from PTRM Technical Memo, 2023.

² Woods & Poole 2022 Data Pamphlet. Total employment by county growth rates, 2019-2055, applied to 2020 guide total.

³ Woods & Poole 2024 Data Pamphlet. Total employment by county growth rates, 2019-2055, applied to 2020 guide total.

TRM G2v2 Model Area Employment

Total Employment (Rounded)

TRM G2v2 Model Area <small>p= partial county</small>	Total Employment		
	2020 ¹	2055	Δ 2020-55 ²
Wake County	620,000	1,340,000	730,000
Durham County	235,000	446,000	211,000
Orange County	75,000	124,000	49,000
W-D-O Total	930,000	1,910,000	990,000
Alamance County _p	13,000	23,000	10,000
Chatham County _p	12,000	23,000	11,000
Franklin County _p	15,000	24,000	9,000
Granville County _p	13,000	17,000	3,000
Harnett County _p	14,000	20,000	6,000
Johnston County	60,000	106,000	46,000
Nash County _p	840	960	120
Person County _p	10,400	11,800	1,400
TRM G2v2 Total	1,060,000	2,140,000	1,070,000

% of Employment Growth by Type³

Full Counties	Industrial	Office	Retail	Service Low-Rate	Service High-Rate
Wake County	7%	27%	10%	47%	8%
Durham County	10%	31%	6%	44%	9%
Orange County	5%	28%	6%	55%	7%
Chatham County	3%	25%	7%	55%	11%
Franklin County	27%	25%	7%	36%	6%
Granville County	27%	14%	8%	42%	9%
Harnett County	2%	21%	22%	44%	11%
Johnston County	12%	22%	9%	49%	8%
Nash County	18%	20%	6%	51%	6%
Person County	0%	16%	14%	64%	7%

¹ Source: Employment Analyst 2020.

² Full county employment growth forecast (Woods & Poole) * (2010-2021 LODES average % of jobs in G2v2 model portion of counties).

³ Woods & Poole 2024 pamphlet. Employment in two-digit NAICS sectors converted to TRM employment type %s.

Detailed Guide Totals Table – 2055 MTP Initial

TRM G2v2 Modeled Area	Household Population			Households			Employment		
	2020	Δ 2020-55	2055	2020	Δ 2020-55	2055	2020	Δ 2020-55	2055
Alamance County _p	30,563	15,451	46,014	12,393	6,428	18,821	12,870	9,938	22,808
Chatham County _p	51,616	43,881	95,497	21,996	18,118	40,114	12,272	11,053	23,325
Durham County	310,609	150,621	461,230	134,777	66,091	200,868	235,002	210,777	445,779
Franklin County _p	58,701	71,365	130,066	22,780	27,720	50,500	15,082	9,060	24,142
Granville County _p	33,693	20,716	54,409	12,981	7,862	20,843	13,203	3,350	16,553
Harnett County _p	51,005	23,113	74,118	19,887	8,482	28,369	13,812	6,380	20,192
Johnston County	213,794	190,902	404,696	78,896	70,236	149,132	59,502	46,465	105,967
Nash County _p	4,147	419	4,566	1,620	170	1,790	842	119	961
Orange County	137,348	48,373	185,721	57,094	20,623	77,717	74,721	48,859	123,580
Person County _p	31,368	623	31,991	13,108	260	13,368	10,361	1,410	11,771
Wake County	1,108,687	857,125	1,965,812	437,215	338,517	775,732	615,295	725,954	1,341,249
TOTAL	2,031,531	1,422,589	3,454,120	812,747	564,507	1,377,254	1,062,962	1,073,365	2,136,327
W-D-O	1,556,644	1,056,119	2,612,763	629,086	425,231	1,054,317	925,018	985,590	1,910,608