3,142 counties in U.S.

83 with 2014 population >750K

36 with >5% growth since 2010

2 in North Carolina
### 10 Fastest Growing Counties with >750,000 Residents, 2014

**County growth rate, 2010-2014**

<table>
<thead>
<tr>
<th>County</th>
<th>City</th>
<th>Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Denton County, TX</td>
<td>Dallas, Fort Worth</td>
<td>13.7%</td>
</tr>
<tr>
<td>Collin County, TX</td>
<td>Dallas, Fort Worth</td>
<td>13.2%</td>
</tr>
<tr>
<td>Travis County, TX</td>
<td>Austin</td>
<td>12.4%</td>
</tr>
<tr>
<td>Wake County, NC</td>
<td>Raleigh</td>
<td>10.8%</td>
</tr>
<tr>
<td>Mecklenburg County, NC</td>
<td>Charlotte</td>
<td>10.1%</td>
</tr>
<tr>
<td>Orange County, FL</td>
<td>Orlando</td>
<td>9.3%</td>
</tr>
<tr>
<td>Gwinnett County, GA</td>
<td>Atlanta</td>
<td>9.0%</td>
</tr>
<tr>
<td>Harris County, TX</td>
<td>Houston</td>
<td>8.5%</td>
</tr>
<tr>
<td>Bexar County, TX</td>
<td>San Antonio</td>
<td>8.2%</td>
</tr>
<tr>
<td>Fulton County, GA</td>
<td>Atlanta</td>
<td>8.2%</td>
</tr>
</tbody>
</table>

Data Source: U.S. Census Bureau Population Estimates, 2014
Wake County Population Growth

Sources:
U. S. Census Bureau Census Counts (1990, 2000 and 2010)
*U.S. Census Bureau Annual Estimates (July 1, 2014)
**North Carolina Office of Budget and Management County Population Projections (July 1, 2020)
WAKE EXCEEDS A MILLION 1,000,000
## Population by Municipality

<table>
<thead>
<tr>
<th>MUNICIPALITY</th>
<th>CENSUS 2010 POP COUNT</th>
<th>CENSUS 2014 POP ESTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wake County</td>
<td>900,993</td>
<td>998,691</td>
</tr>
<tr>
<td>Raleigh (pt.)</td>
<td>402,825</td>
<td>438,759</td>
</tr>
<tr>
<td>Unincorporated Wake County</td>
<td>185,175</td>
<td>192,698</td>
</tr>
<tr>
<td>Cary (pt.)</td>
<td>133,812</td>
<td>153,594</td>
</tr>
<tr>
<td>Apex</td>
<td>37,476</td>
<td>43,907</td>
</tr>
<tr>
<td>Wake Forest (pt.)</td>
<td>29,218</td>
<td>35,648</td>
</tr>
<tr>
<td>Holly Springs</td>
<td>24,661</td>
<td>30,157</td>
</tr>
<tr>
<td>Garner town</td>
<td>25,745</td>
<td>27,814</td>
</tr>
<tr>
<td>Morrisville (pt.)</td>
<td>18,576</td>
<td>22,772</td>
</tr>
<tr>
<td>Fuquay-Varina</td>
<td>17,937</td>
<td>22,644</td>
</tr>
<tr>
<td>Knightdale</td>
<td>11,401</td>
<td>13,871</td>
</tr>
<tr>
<td>Wendell</td>
<td>5,845</td>
<td>6,182</td>
</tr>
<tr>
<td>Rolesville</td>
<td>3,786</td>
<td>5,785</td>
</tr>
<tr>
<td>Zebulon (pt.)</td>
<td>4,433</td>
<td>4,750</td>
</tr>
<tr>
<td>Angier (pt.)</td>
<td>103</td>
<td>110</td>
</tr>
</tbody>
</table>
Wake Net-Migrant Population

Top 3 NC Counties
1. Durham
2. Cumberland
3. Guilford

Top 3 States
1. New York
2. New Jersey
3. Pennsylvania

Top 3 Countries
1. India
2. China
3. Mexico
Wake Foreign-Born Population

1990 Census
16,545

2000 Census
60,602

2010 ACS*
119,452

2014 ACS*
127,575

* U. S. Census Bureau. 2013 American Community Survey 1 – Year Estimate
Wake Population by Race

- **White**: 70%
- **African-American**: 62%
- **Asian**: 20%
- **Hispanic**: 10%
- **Other**: 3%

**Total Population:**
- **2000**: 627,846
- **2010**: 900,993
- **2014**: 998,691
Migration Breakdown by Generation

9 Children under 18
10 Millennials (born 1980-2000)
12 Gen Xers (born 1965-1979)
8 Baby Boomers (born 1946-1964)
3 Silent Generation (born pre-1945)

42 Net New “Migraters”

Development patterns provide insight into the strength of the construction sector and the pace of residential and commercial development, and illustrate where growth is occurring.
Wake County Municipal Jurisdictions

County Boundary: 857 square miles

Municipal Planning Jurisdiction: 473 square miles
2015 Residential and Commercial Building Permit Concentrations

Legend

2015 Permits
Construction Type
- New Commercial
- New Residential

2015 Building Permits
High
Low
New Residential & Commercial Permits by Municipality within Wake County January to December 2015

- Apex: 686 Commercial, 21 Residential
- Cary: 973 Commercial, 29 Residential
- Fuquay-Varina: 728 Commercial, 6 Residential
- Garner: 61 Commercial, 25 Residential
- Raleigh: 1241 Commercial, 24 Residential
- Wake Forest: 537 Commercial, 20 Residential
- Uninc. Wake: 689 Commercial, 9 Residential
- Holly Springs: 656 Commercial, 2 Residential
- Morrisville: 341 Commercial, 1 Residential
- Knightdale: 228 Commercial, 1 Residential
- Rolesville: 169 Commercial, 193 Residential
- Wendell: 1 Commercial, 78 Residential
- Zebulon: 1 Commercial, 22 Residential
- Angier: 0 Commercial, 0 Residential
Preliminary Subdivision Density Distribution by Acreage

Legend
Preliminary Subdivisions
Number of Proposed Lots
- 3 - 50
- 51 - 200
- 201 - 500
- 501 - 1000
- 1001 - 8000

Density
- High
- Low
Wake County Permitted Housing Units Per Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family</th>
<th>Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>5,246</td>
<td>4,813</td>
</tr>
<tr>
<td>2009</td>
<td>3,600</td>
<td>517</td>
</tr>
<tr>
<td>2010</td>
<td>3,854</td>
<td>560</td>
</tr>
<tr>
<td>2011</td>
<td>4,039</td>
<td>1,613</td>
</tr>
<tr>
<td>2012</td>
<td>4,934</td>
<td>5,998</td>
</tr>
<tr>
<td>2013</td>
<td>6,604</td>
<td>3,397</td>
</tr>
<tr>
<td>2014</td>
<td>6,112</td>
<td>3,963</td>
</tr>
<tr>
<td>2015</td>
<td>6,788</td>
<td>3,293</td>
</tr>
</tbody>
</table>
Age of Housing Stock in Wake

2014 Total Units: 402,030

Built 2010 or later: 19,019
Built 2000 to 2009: 119,224
Built 1990 to 1999: 100,507
Built 1980 to 1989: 69,542
Built 1970 to 1979: 37,677
Built 1960 to 1969: 24,561
Built 1950 to 1959: 17,660
Built 1940 to 1949: 5,096
Built 1939 or earlier: 8,744
37% are renting

Data Source: 2014 American Community Survey
Rent as 30% or More of Income
ACS 2010-2014

Legend
Percent of Renters
- 0% - 25%
- 26% - 50%
- 51% - 75%
- 76% - 100%
The extent to which residents are able to achieve a desirable quality of life within Wake County is determined in part by their economic independence.

These numbers measure the strength and sustainability of the economy, the affordability of education, and the relative wealth of the population.
Educational Attainment

Trend At A Glance

At Last “Official” Count

49%: 322,447
Adults age 25 and over earned a bachelor’s degree or higher

Did You Know?

In 2014, the percentage of Wake County adult residents with a bachelor’s degree or higher ranked 5th nationally among 36 peer counties with similar population size and growth rate
Highest Degree Attained – Percent of Wake Residents Ages 18-24 Years

<table>
<thead>
<tr>
<th>Year</th>
<th>No High School Diploma</th>
<th>High School Diploma</th>
<th>Some College or Associate Degree</th>
<th>Bachelor's Degree or Higher</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>20%</td>
<td>45%</td>
<td>14%</td>
<td>14%</td>
</tr>
<tr>
<td>2005</td>
<td>14%</td>
<td>44%</td>
<td>14%</td>
<td>13%</td>
</tr>
<tr>
<td>2010</td>
<td>14%</td>
<td>48%</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>13%</td>
<td>51%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## 2014 Earnings by Level of Education

**MEDIAN EARNINGS** in the past 12 months by Educational Attainment for the Population 25 years and over. (In 2014 inflation-adjusted dollars)

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings</th>
<th>Population Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total for Adult Population 25 Years+:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>$16,970</td>
<td>49,635</td>
</tr>
<tr>
<td>High school graduate/ equivalency</td>
<td>$27,175</td>
<td>109,434</td>
</tr>
<tr>
<td>Some college or associate's degree</td>
<td>$34,881</td>
<td>173,383</td>
</tr>
<tr>
<td>Bachelor's degree</td>
<td>$51,365</td>
<td>204,654</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>$66,976</td>
<td>117,793</td>
</tr>
</tbody>
</table>

Earnings represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.
John and Jane were born in two towns of similar size with the same unemployment rate. BUT THAT’S WHERE THE SIMILARITIES STOP.

OPPORTUNITY INDEX

John, New Jersey (60.6%)
- Affordable Housing: 63.5%
- Preschool: 63%
- Safety: 505.7
- Higher Education: 26.2%
- Disconnected Youth: 20.2%

Jane, Florida (8.7%)
- Affordable Housing: 46.6%
- Preschool: 75.2
- Safety: 56.8%
- Higher Education: 8.7%
- Disconnected Youth: 20.2%

Source: Measure of America. Opportunity Index.
Median Household Income

- Wake County
- North Carolina
- United States

2000: $54,988
2004: $55,442
2008: $65,180
2010: $61,426
2014: $66,634

Source: U. S. Census Bureau
Persons Living in Wake Households with Incomes up to 200% of Poverty Level

## Wake County Residents Employment: 2014

<table>
<thead>
<tr>
<th>OCCUPATIONS</th>
<th>Estimates</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational services, and health care and social assistance</td>
<td>109,561</td>
<td>20.9</td>
</tr>
<tr>
<td>Professional, scientific, management, and administrative</td>
<td>93,343</td>
<td>17.8</td>
</tr>
<tr>
<td>Retail trade</td>
<td>57,115</td>
<td>10.9</td>
</tr>
<tr>
<td>Arts, entertainment, recreation, accommodation and food services</td>
<td>55,006</td>
<td>10.5</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>45,923</td>
<td>8.8</td>
</tr>
<tr>
<td>Finance and insurance, and real estate and rental and leasing</td>
<td>41,002</td>
<td>7.8</td>
</tr>
<tr>
<td>Construction</td>
<td>25,613</td>
<td>4.9</td>
</tr>
<tr>
<td>Public administration</td>
<td>24,645</td>
<td>4.7</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>20,254</td>
<td>3.9</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>17,220</td>
<td>3.3</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities</td>
<td>17,291</td>
<td>3.3</td>
</tr>
<tr>
<td>Information</td>
<td>15,439</td>
<td>2.9</td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining</td>
<td>1,708</td>
<td>0.3</td>
</tr>
</tbody>
</table>
Persons Living between 100%-200% of Poverty

Legend
ACS 2010-2014 Block Groups
Living between 100%-200% of Poverty
- 0 - 150
- 151 - 350
- 351 - 550
- 551 - 1200
- 1201 - 2400
Wake County Unemployment Rate

Source: NC ESC- *November 2015
People Employed in Wake County (Primary Jobs)

<table>
<thead>
<tr>
<th>Description</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Employed</td>
<td>491,976</td>
</tr>
<tr>
<td>Worked In, Lived Outside</td>
<td>224,651</td>
</tr>
<tr>
<td>Worked In, Lived in</td>
<td>267,325</td>
</tr>
<tr>
<td>Live In, Work Outside</td>
<td>145,795</td>
</tr>
</tbody>
</table>
Vulnerability Profile 2006-2010

Legend
ACS 2006-2010 Census Block Groups
Vulnerability Ranking
- Least Vulnerable
- Yellow
- Orange
- Most Vulnerable

The ACS Characteristics used were:
1) % of persons living below the federal poverty rate
2) % of unemployed civilians age 16 and over in the labor force
3) % of youth under age 18 + % of adults age 65 and over
4) % of vacant housing units
5) % of adults ages 25-64 who did not earn a high school diploma or equivalent (GED)
Vulnerability Profile 2010-2014

Legend
ACS 2006-2010 Census Block Groups
Vulnerability Ranking
- Least Vulnerable
- Moderate Vulnerability
- High Vulnerability
- Most Vulnerable

The ACS Characteristics used were:

1) % of persons living below the federal poverty rate
2) % of unemployed civilians age 16 and over in the labor force
3) % of youth under age 18 + % of adults age 65 and over
4) % of vacant housing units
5) % of adults ages 25-64 who did not earn a high school diploma or equivalent (GED)
County Wide Percentages
ACS 5 Year Averages
2006-2010/2010-2014

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERCENT VACANT UNITS</td>
<td>8.4%</td>
<td>7.6%</td>
</tr>
<tr>
<td>PERCENT AGE U18/OVR65</td>
<td>34.2%</td>
<td>34.8%</td>
</tr>
<tr>
<td>PERCENT BELOW POVERTY</td>
<td>9.7%</td>
<td>11.3%</td>
</tr>
<tr>
<td>PERCENT NO DIPLOMA</td>
<td>8.5%</td>
<td>8.1%</td>
</tr>
<tr>
<td>PERCENT UNEMPLOYED</td>
<td>6.3%</td>
<td>7.4%</td>
</tr>
</tbody>
</table>
Almost 200,000 Wake residents opt to live in areas outside municipal limits - areas containing limited access to urban services.

About 273,000 jobs in Wake County pay less than $40,000 annually. 51% of these primary jobs employ Wake residents.

66% of Wake’s housing units were built before 2000. 32,000 single-family units in Wake County’s planning jurisdiction were built prior to 2000, typically served by individual well and septic system.
QUESTIONS?

WAKE COUNTY
NORTH CAROLINA