



Wake County Board of Commissioners Retreat

February 13, 2016





PEOPLE



DEVELOPMENT



PERSONAL
ECONOMICS

3,142 counties in U.S.



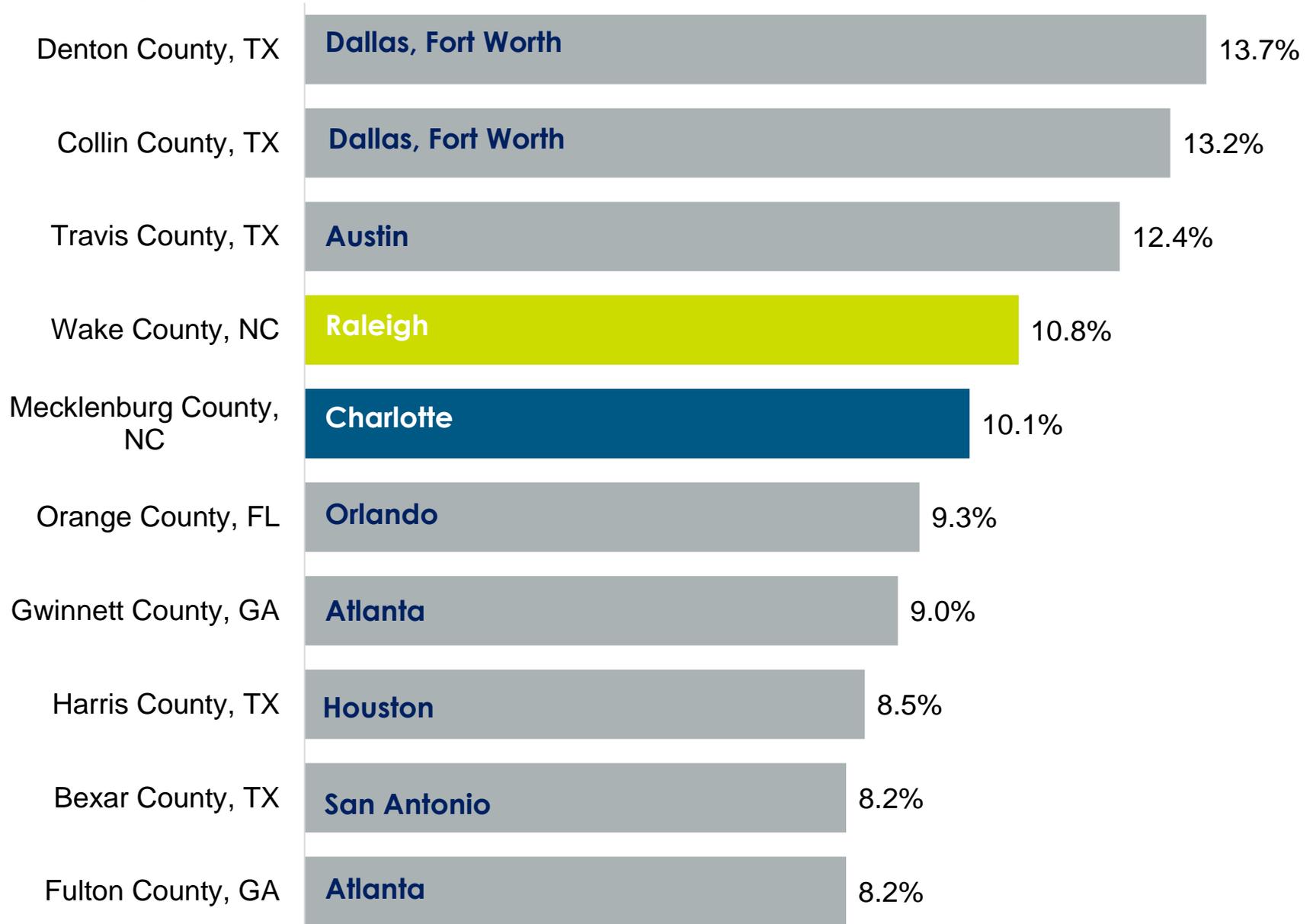
83 with 2014 population >750K

36 with >5% growth since 2010

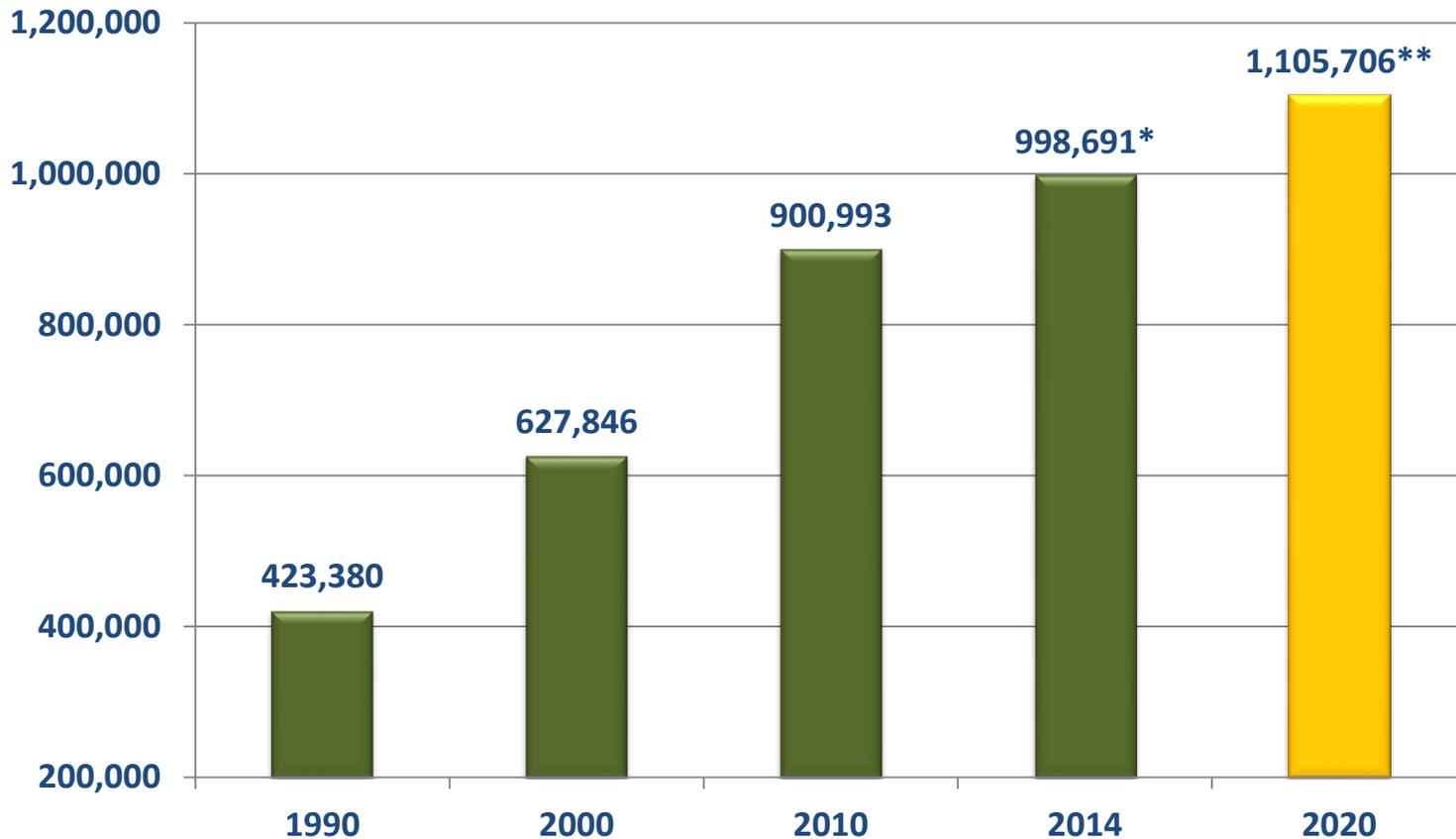
2 in North Carolina

10 Fastest Growing Counties with >750,000 Residents, 2014

County growth rate, 2010-2014



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

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

Wake Net-Migrant Population



Top 3 States

1. New York
2. New Jersey
3. Pennsylvania

Top 3 NC Counties

1. Durham
2. Cumberland
3. Guilford



Top 3 Countries

1. India
2. China
3. Mexico

Wake Foreign-Born Population



**1990 Census
16,545**

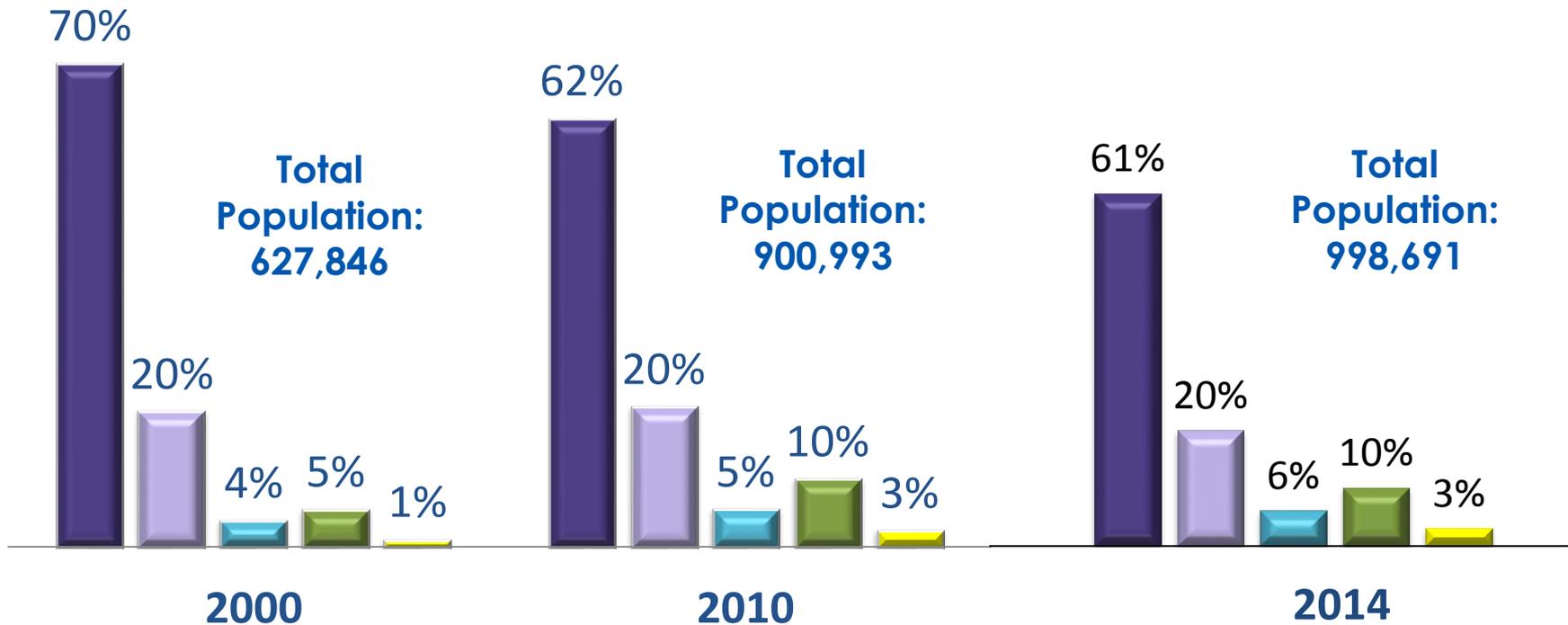
**2000 Census
60,602**

**2010 ACS*
119,452**

**2014 ACS *
127,575**

Wake Population by Race

- White
- African-American
- Asian
- Hispanic
- Other



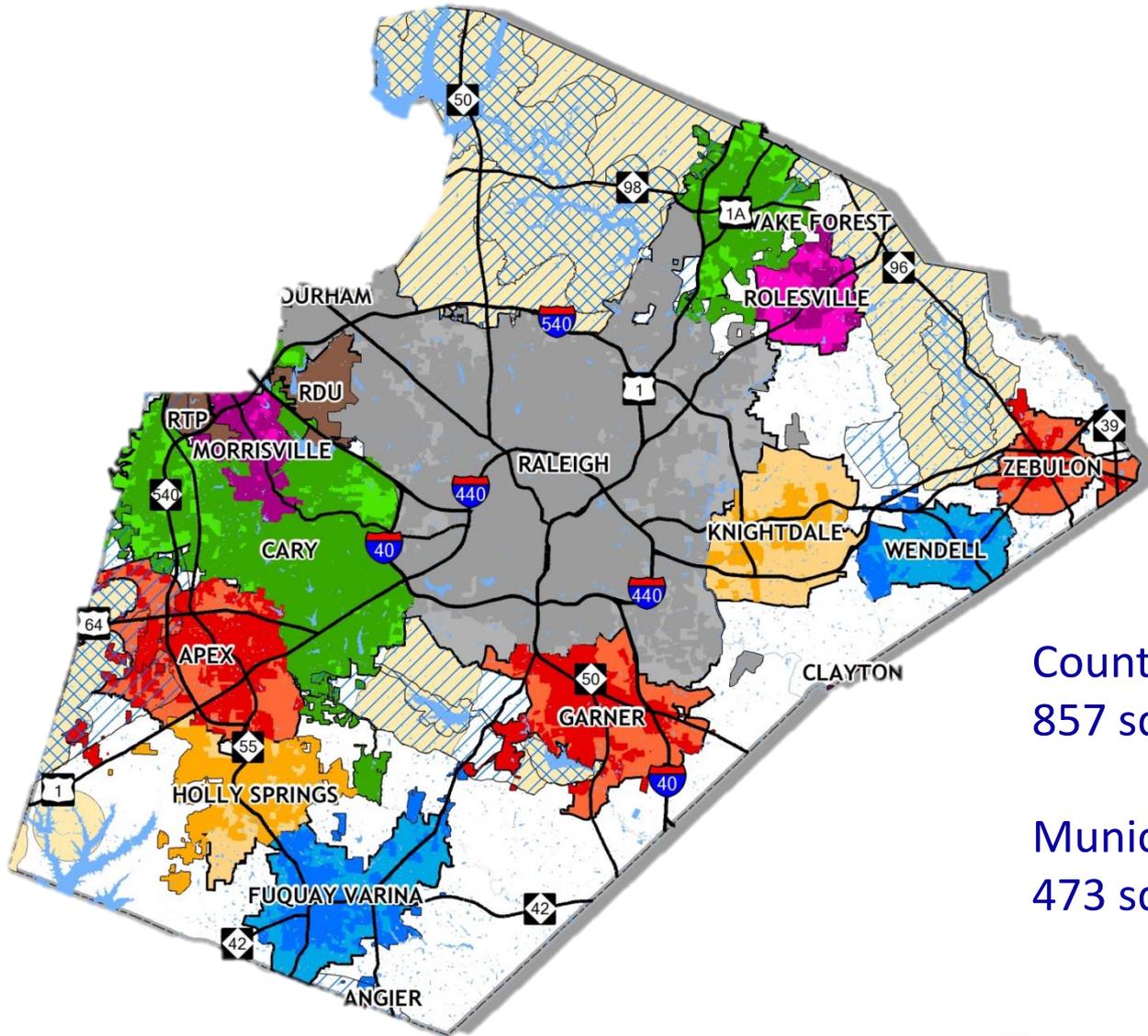
Migration Breakdown by Generation

- 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

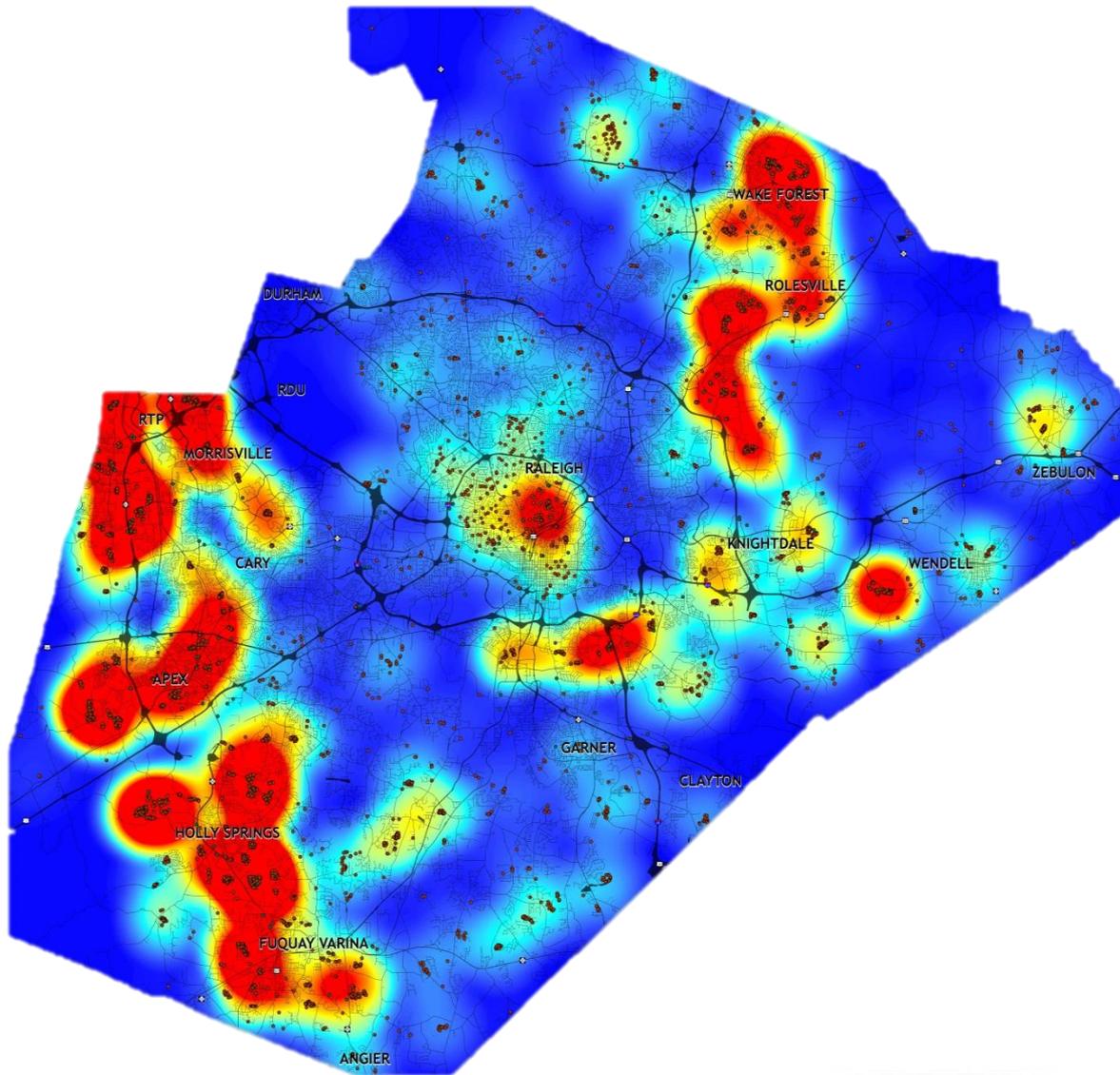


County Boundary:
857 square miles

Municipal Planning Jurisdiction:
473 square miles

2015

Residential and Commercial Building Permit Concentrations



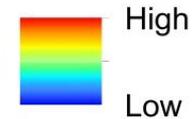
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2015 Permits

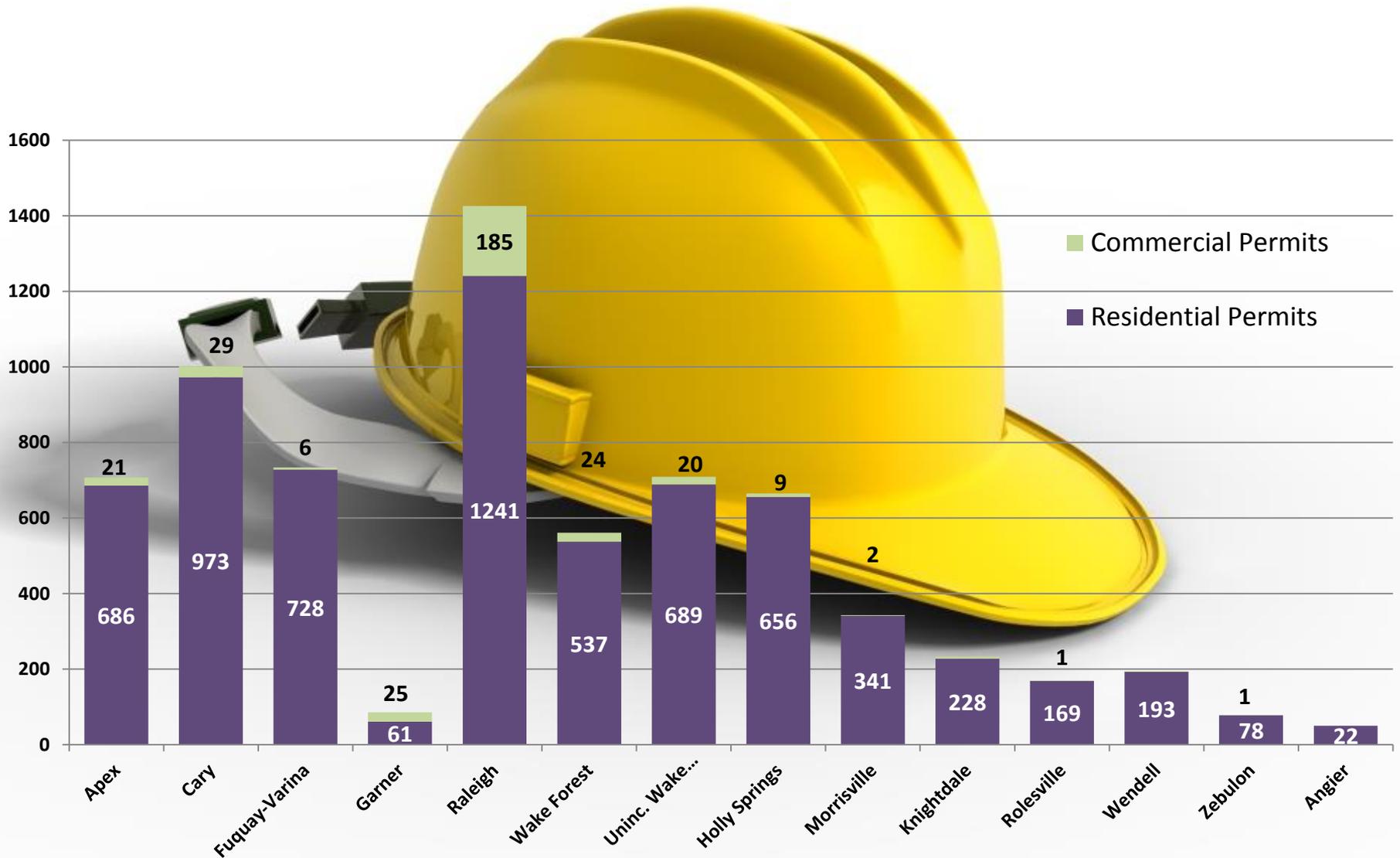
Construction Type

- New Commercial
- New Residential

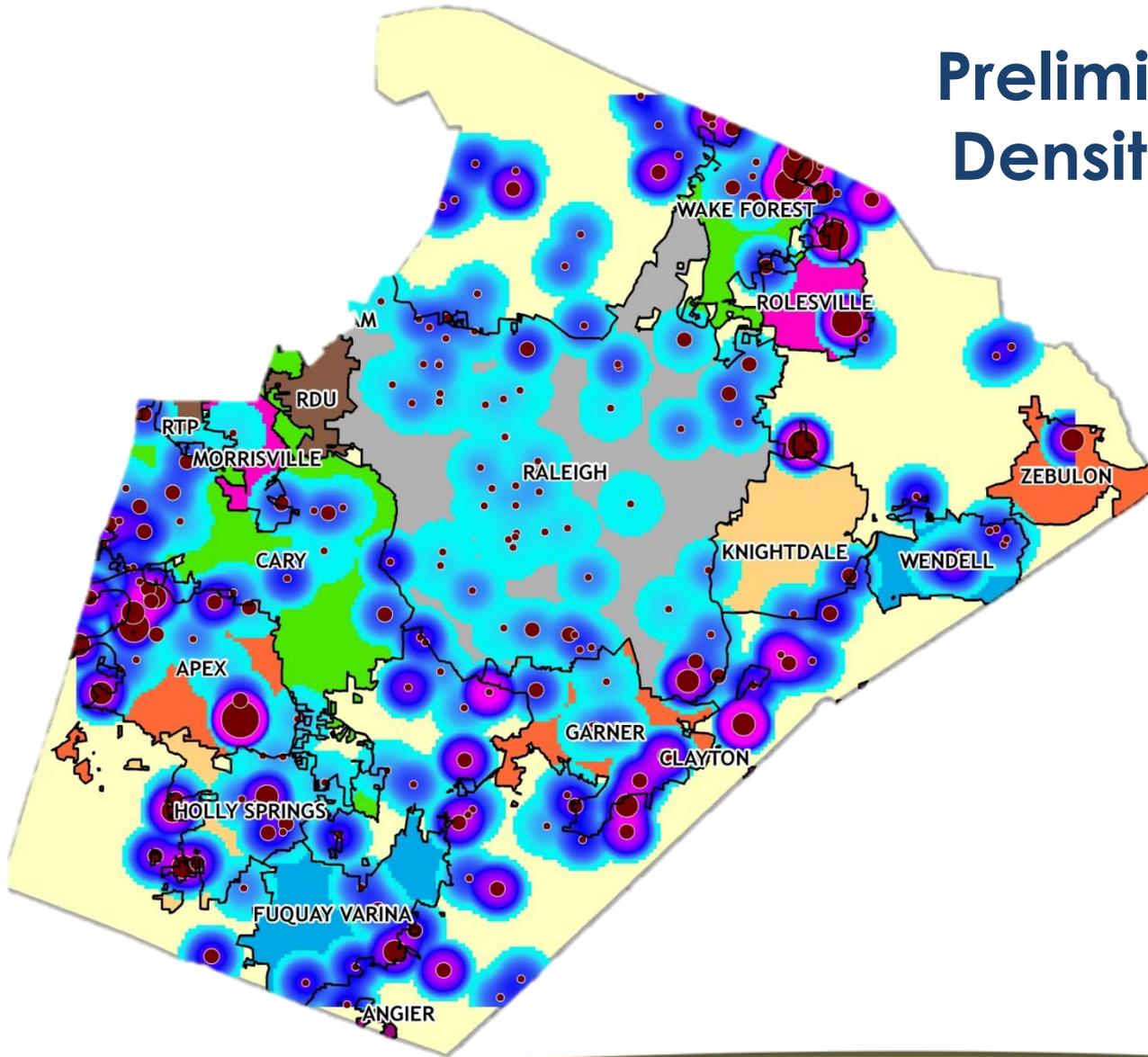
2015 Building Permits



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



Preliminary Subdivision Density Distribution by Acreage

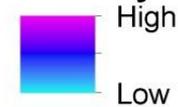


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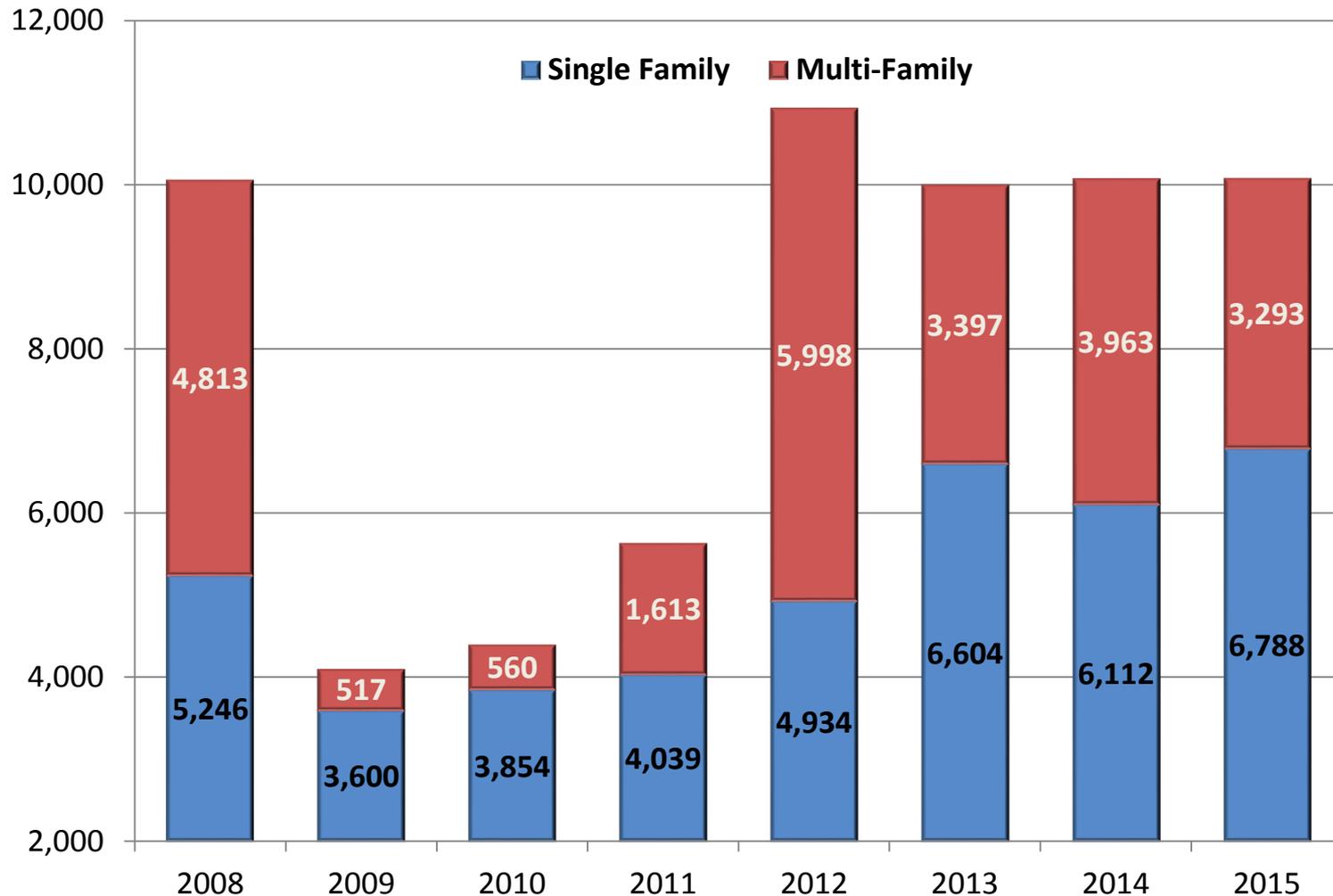
Preliminary Subdivisions Number of Proposed Lots

- 3 - 50
- 51 - 200
- 201 - 500
- 501 - 1000
- 1001 - 8000

Density

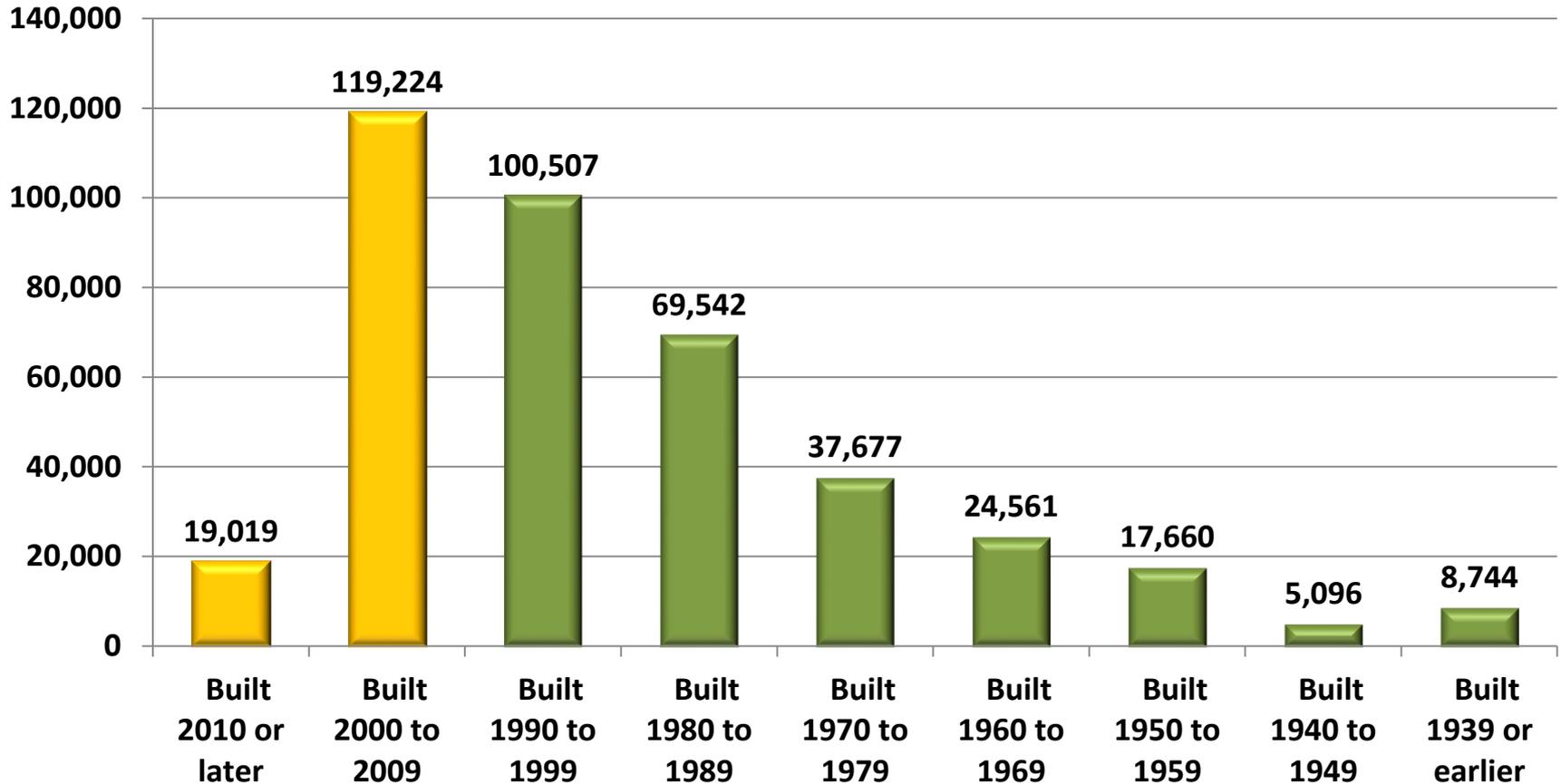


Wake County Permitted Housing Units Per Year



Age of Housing Stock in Wake

2014 Total Units: 402,030



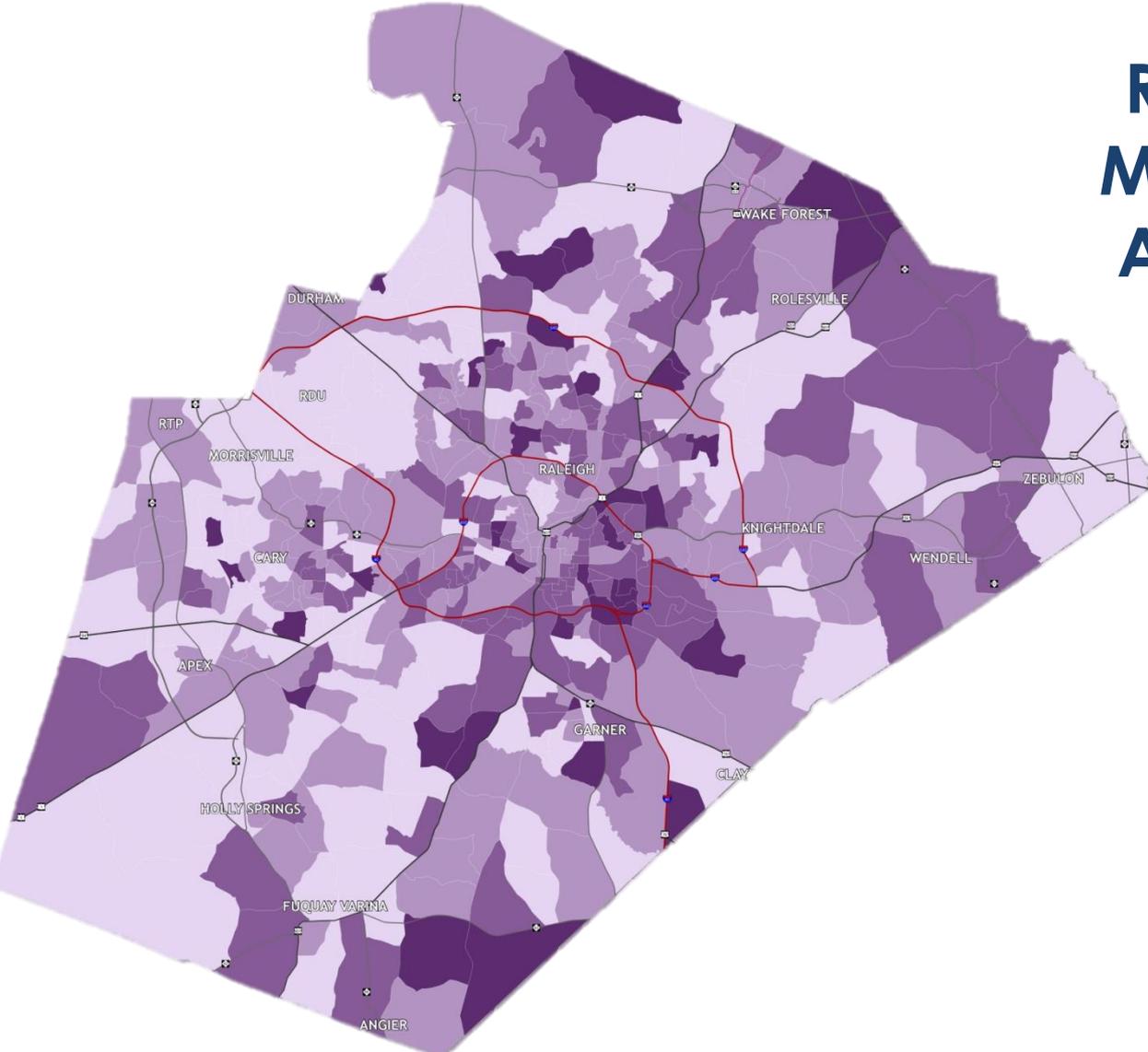
37% are renting

APARTMENTS

FOR RENT

Inquire at 225-3188
Lower Level, Suite no. 5

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.

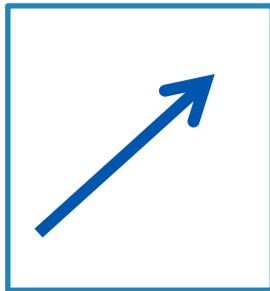
These numbers measure the strength and sustainability of the economy, the affordability of education, and the relative wealth of the population.

Educational Attainment



PERSONAL
ECONOMICS

Trend At A Glance



At Last “Official” Count

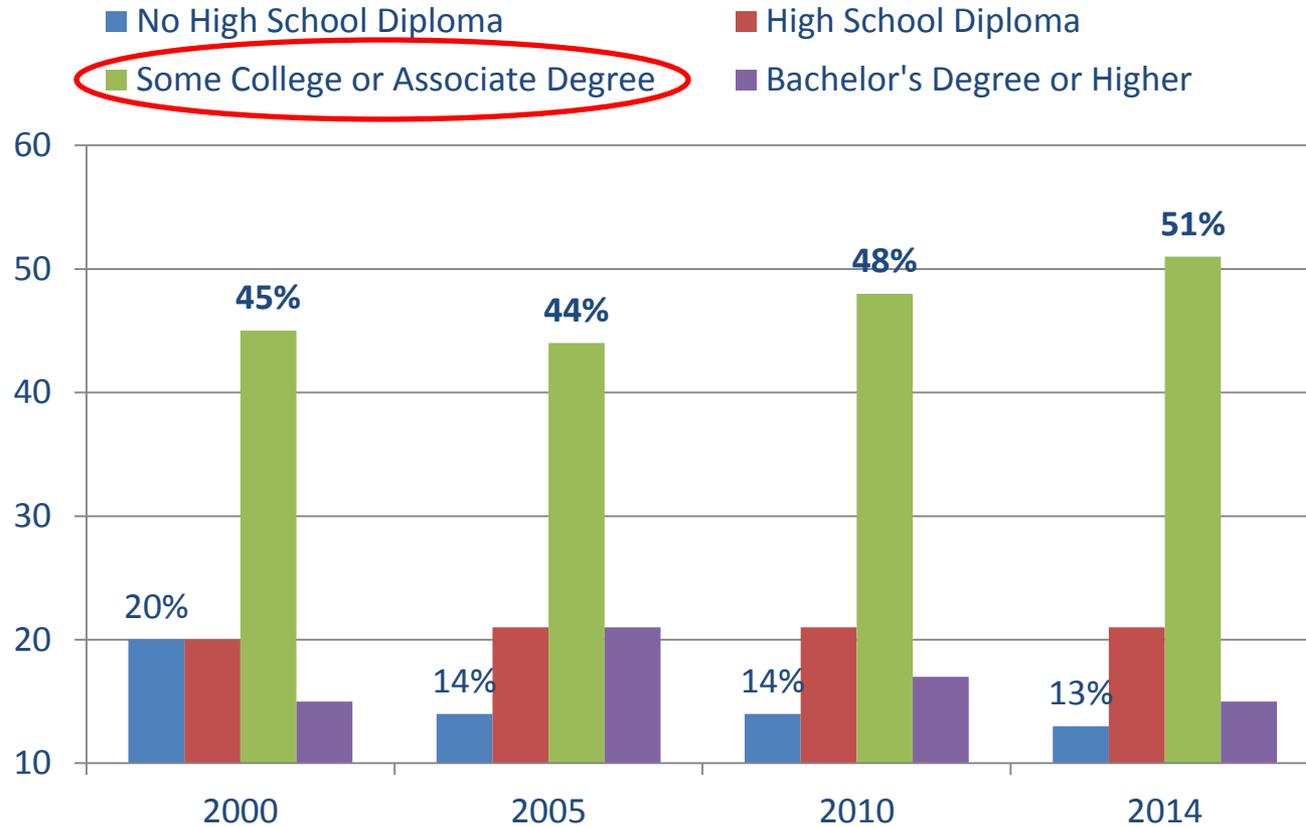
49%: 322,447

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



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)

	Median Earnings	Population Estimate
Total for Adult Population 25 Years+:	\$40,821	654,899
Less than high school graduate	\$16,970	49,635
High school graduate/ equivalency	\$27,175	109,434
Some college or associate's degree	\$34,881	173,383
Bachelor's degree	\$51,365	204,654
Graduate or professional degree	\$66,976	117,793

Earnings represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.

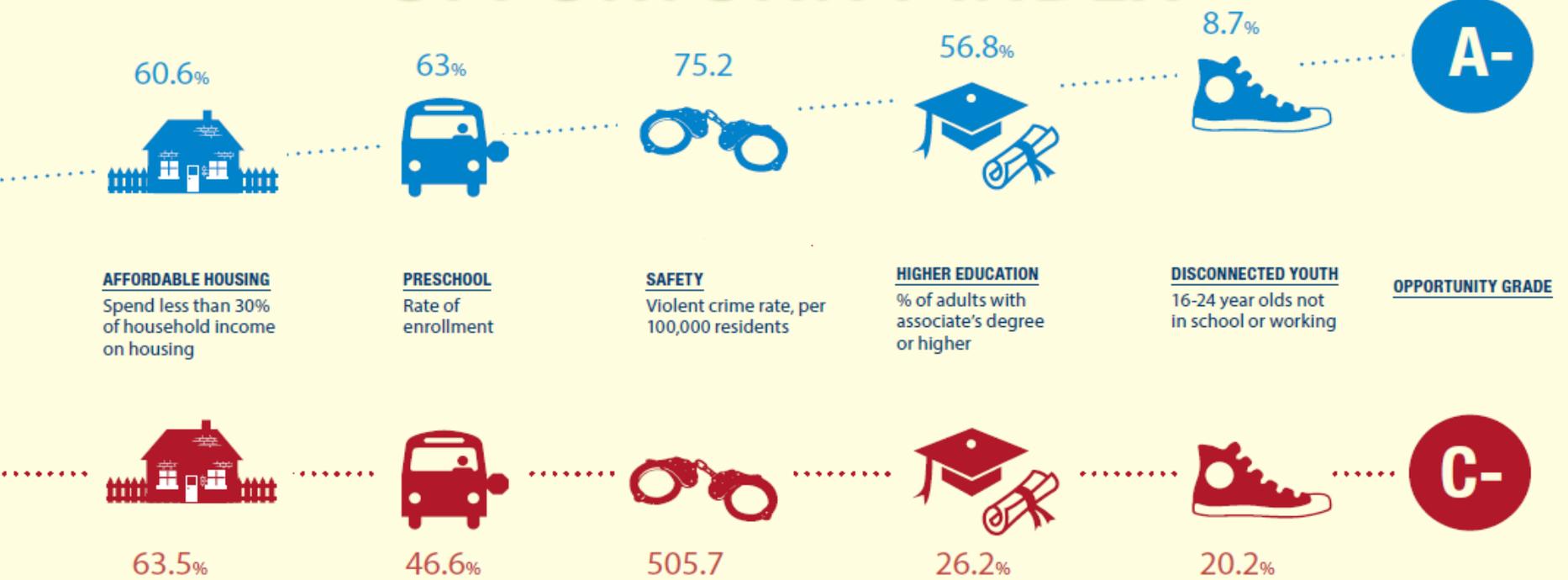


John and Jane were born in two towns of similar size with the same unemployment rate.



BUT THAT'S WHERE THE SIMILARITIES STOP.

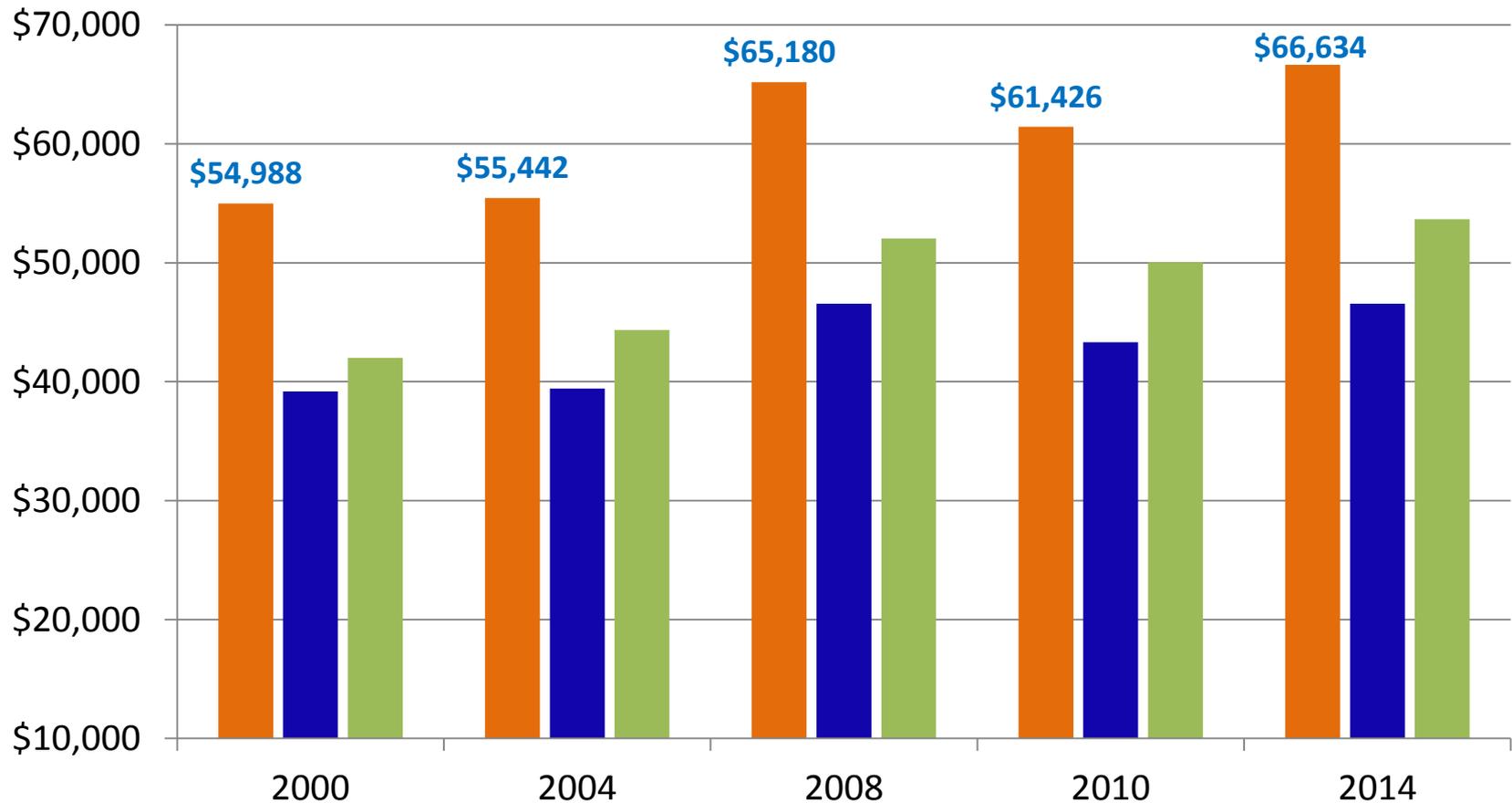
OPPORTUNITY INDEX



Source: Measure of America. Opportunity Index.

Median Household Income

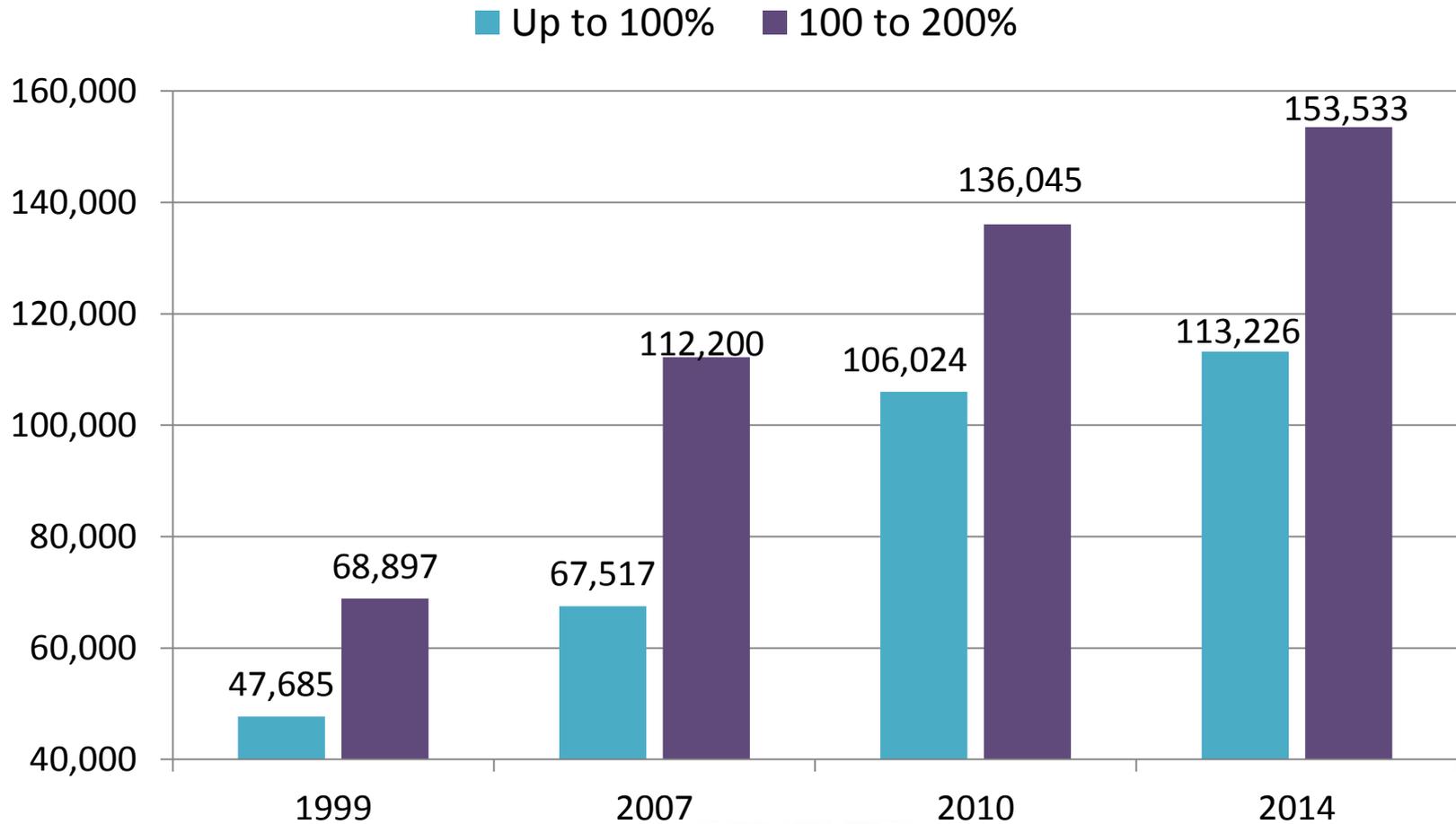
Wake County North Carolina United States



Source: U. S. Census Bureau



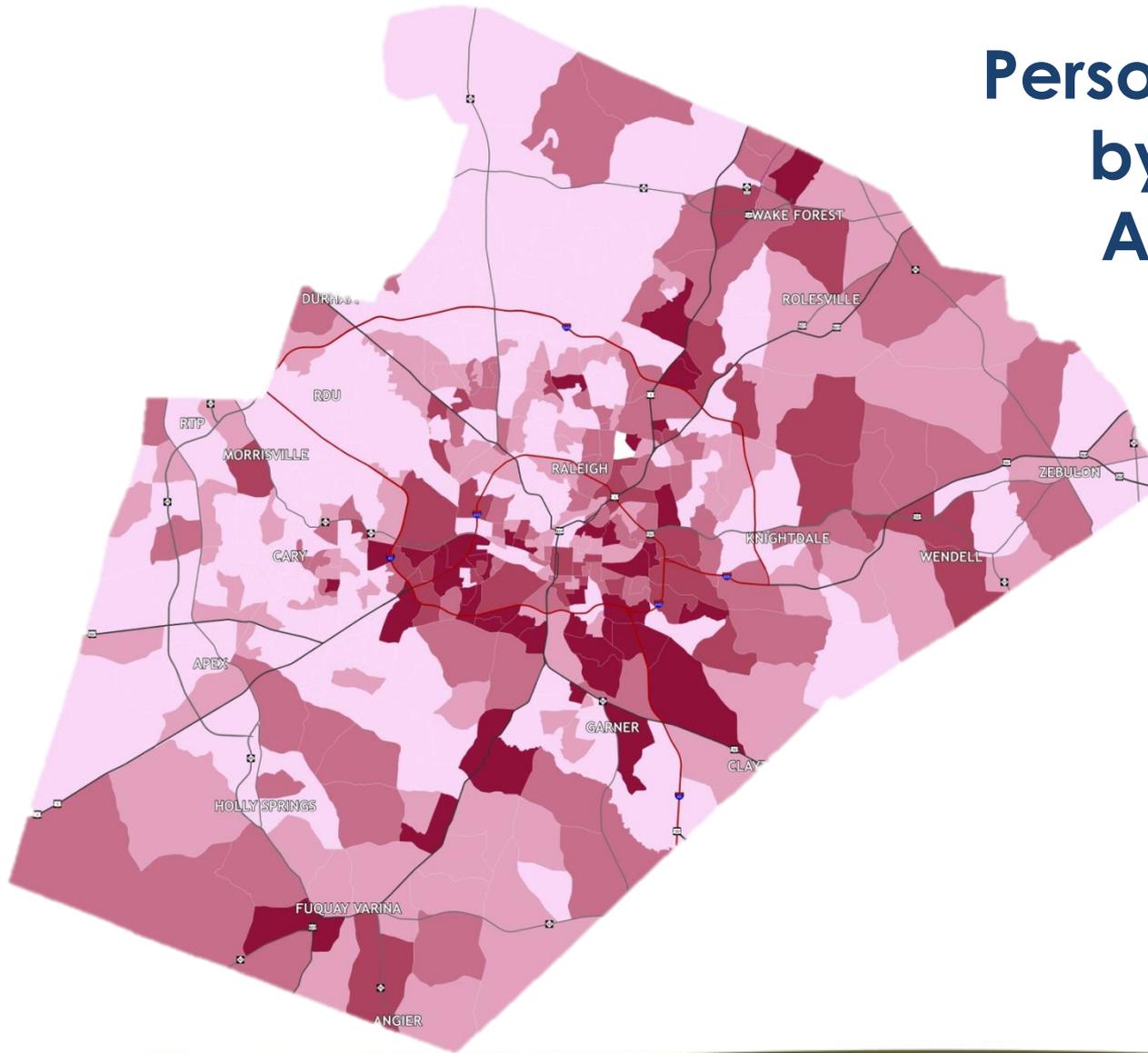
Persons Living in Wake Households with Incomes up to 200% of Poverty Level



Source: U.S. Department of Housing and Urban Development,
U.S. Census Bureau. 1-year American Community Survey and Census 2000 Summary File 1 Reports

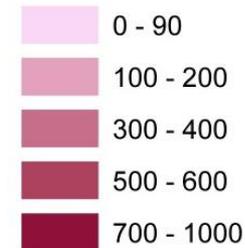


Persons Below Poverty by Block Group ACS 2010-2014

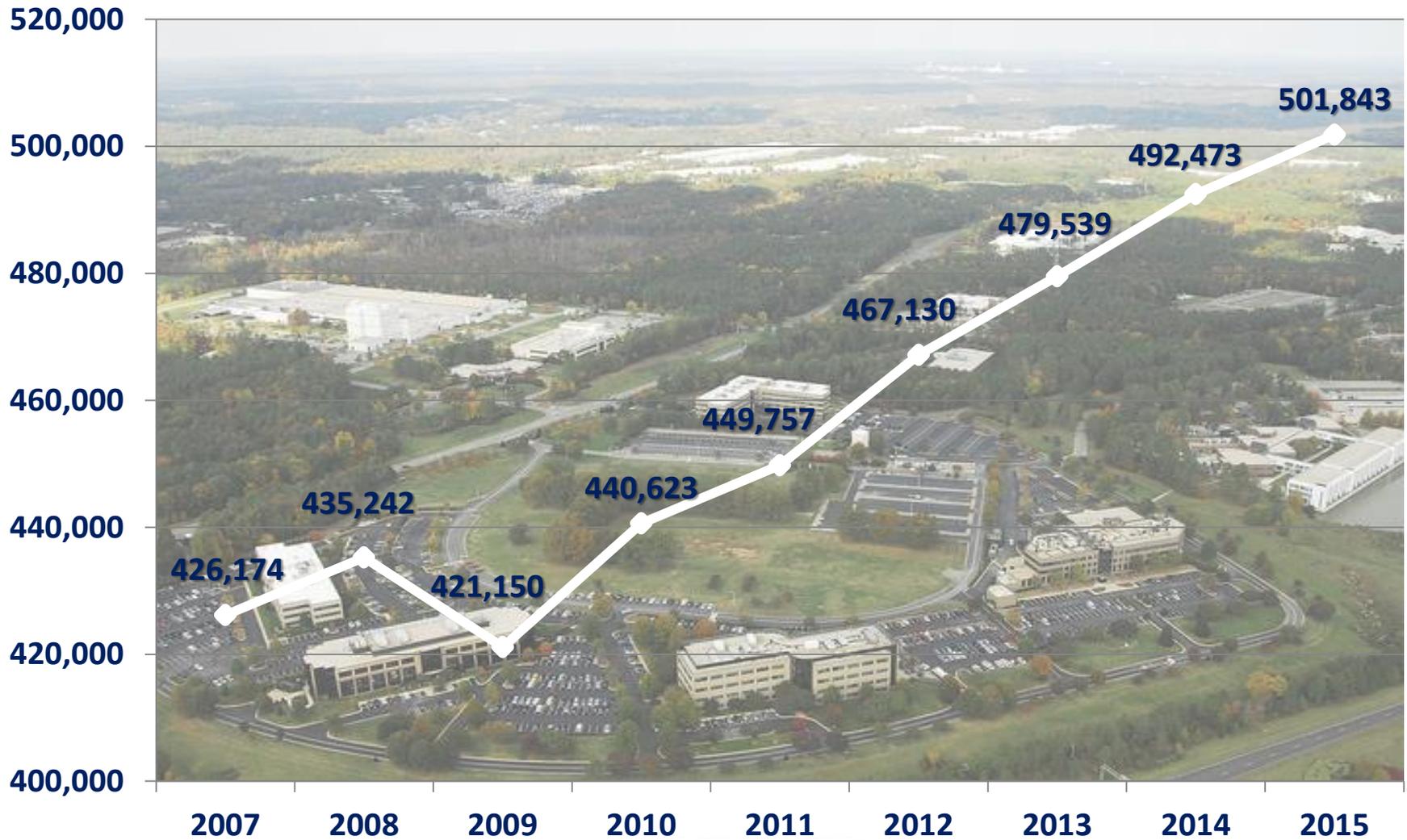


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ACS 2010-2014 Block Groups Persons Below Poverty



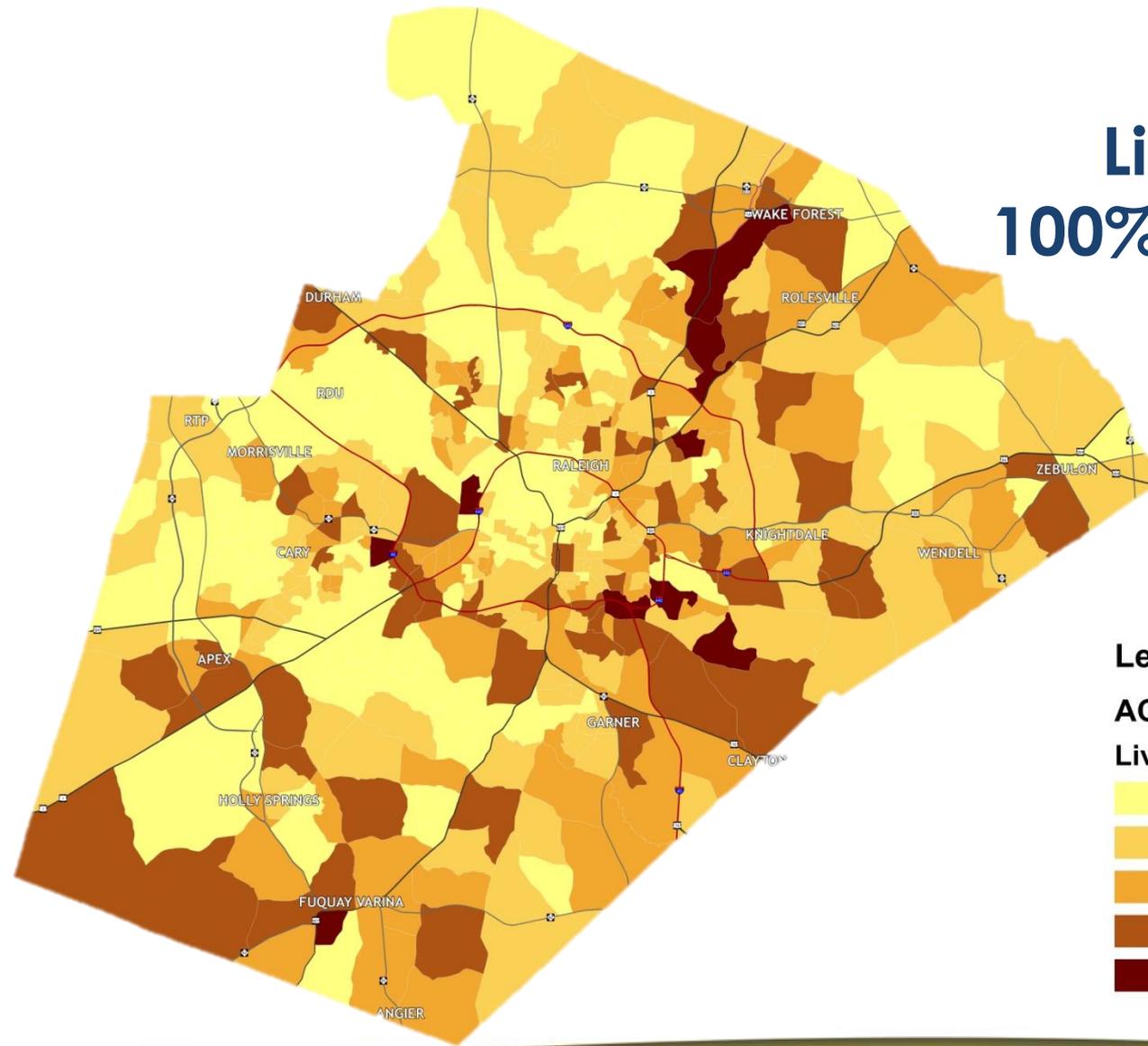
Wake County Number Employed 2007-2015



Wake County Residents Employment: 2014

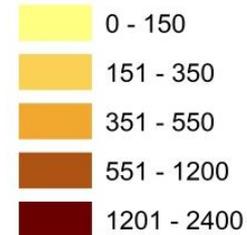
OCCUPATIONS	Estimates	Percent
Educational services, and health care and social assistance	109,561	20.9
Professional, scientific, management, and administrative	93,343	17.8
Retail trade	57,115	10.9
Arts, entertainment, recreation, accommodation and food services	55,006	10.5
Manufacturing	45,923	8.8
Finance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

Persons Living between 100%-200% of Poverty

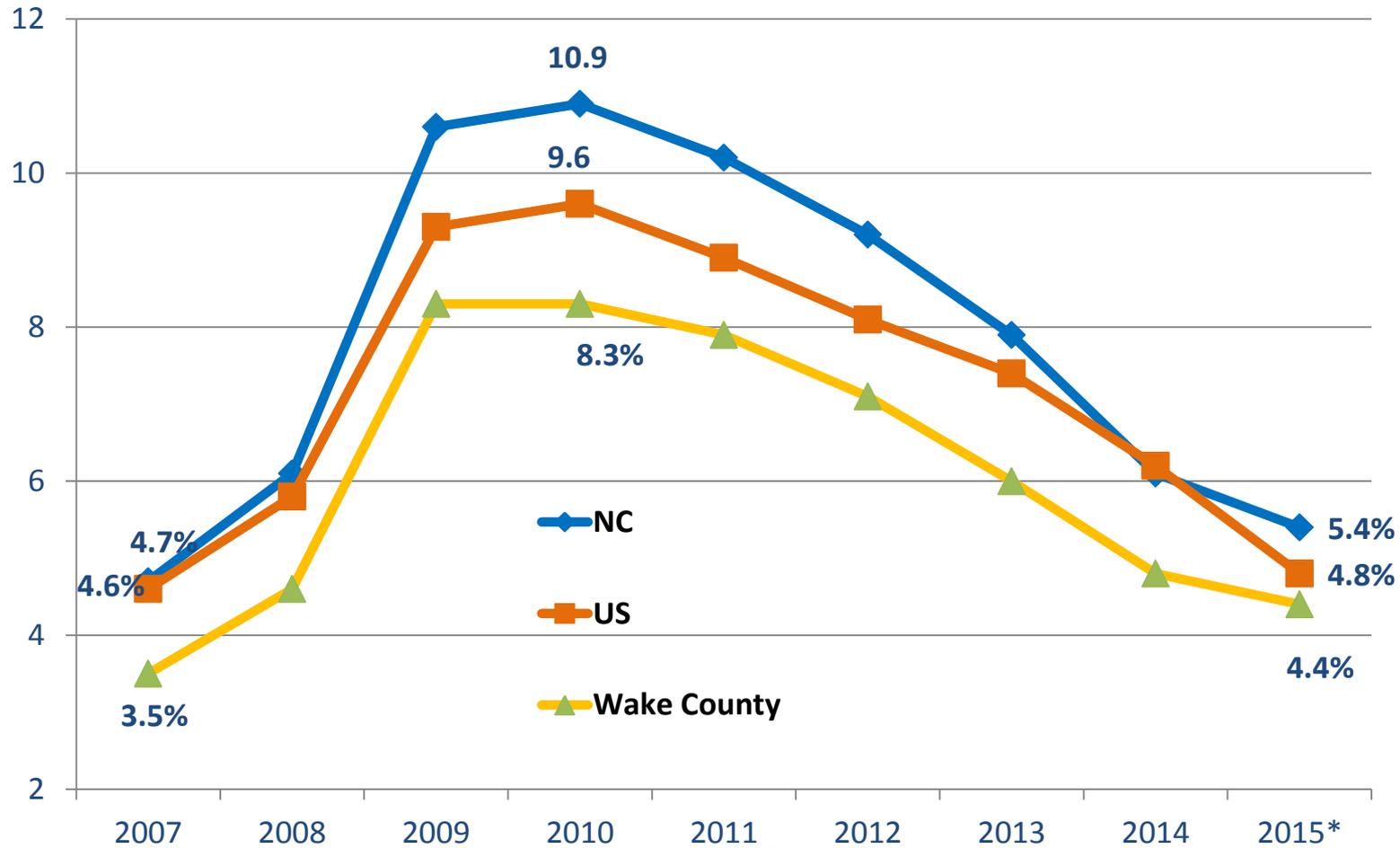


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ACS 2010-2014 Block Groups
Living between 100%-200% of Poverty

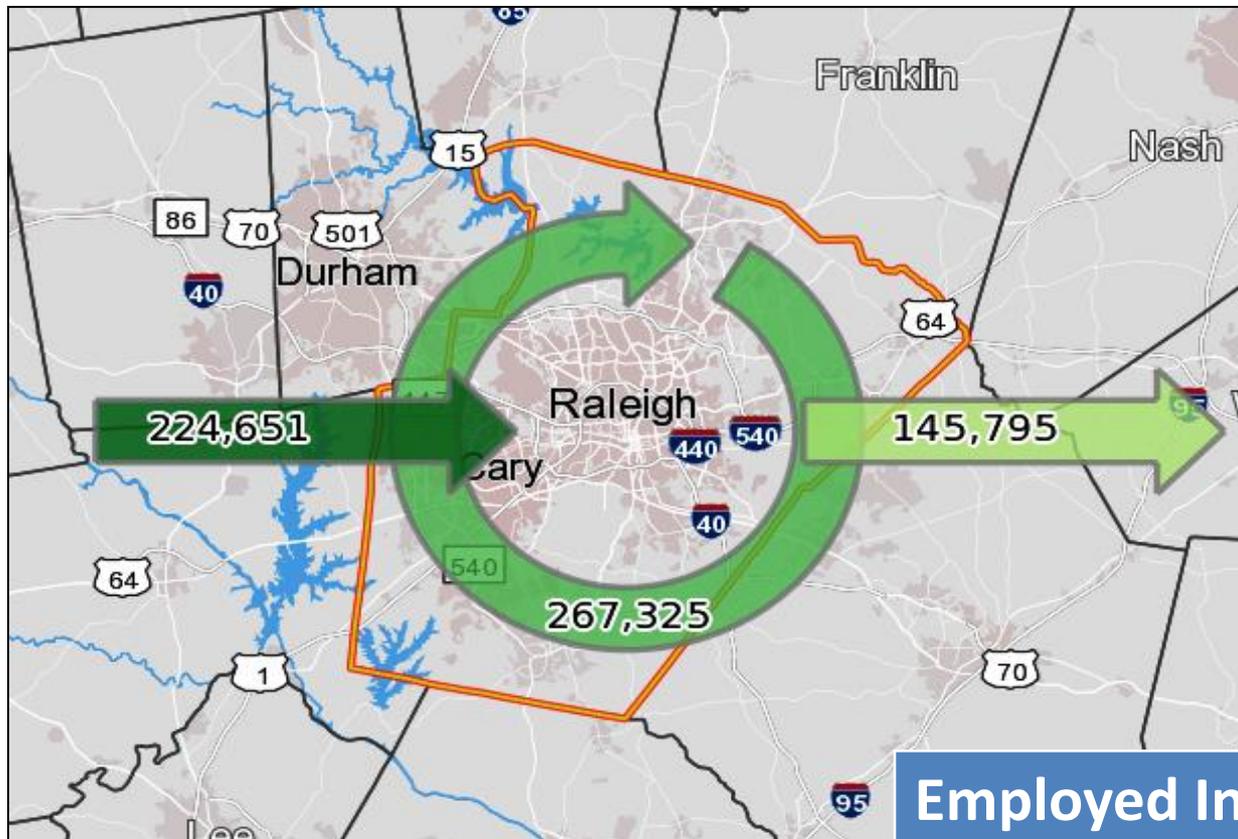


Wake County Unemployment Rate



Source: NC ESC- *November 2015

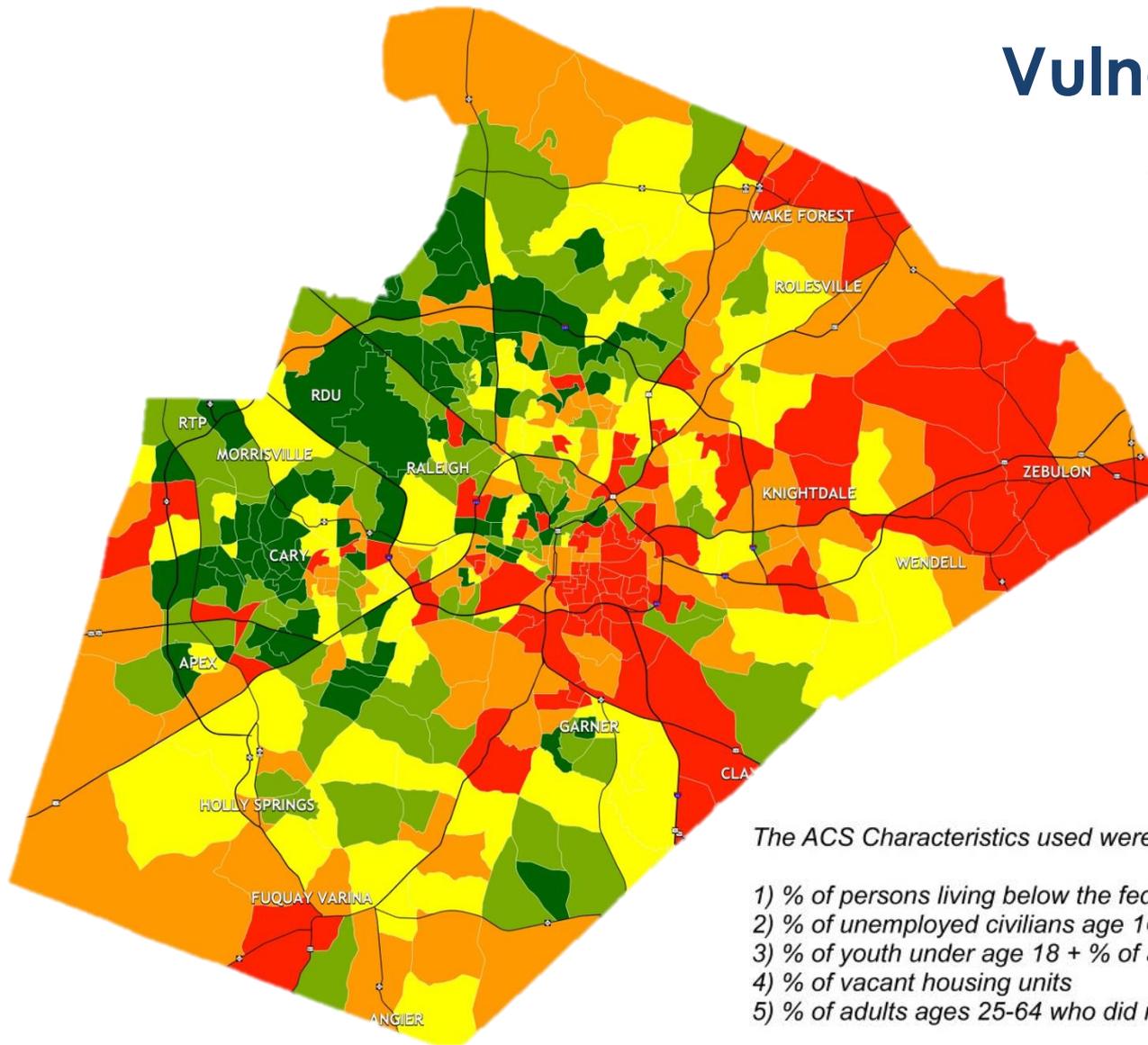




People Employed in Wake County (Primary Jobs)

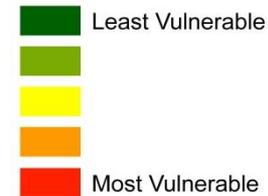
Employed In Wake	Count
Total Employed	491,976
Worked In, Lived Outside	224,651
Worked In, Lived in	267,325
Live In, Work Outside	145,795

Vulnerability Profile 2006-2010



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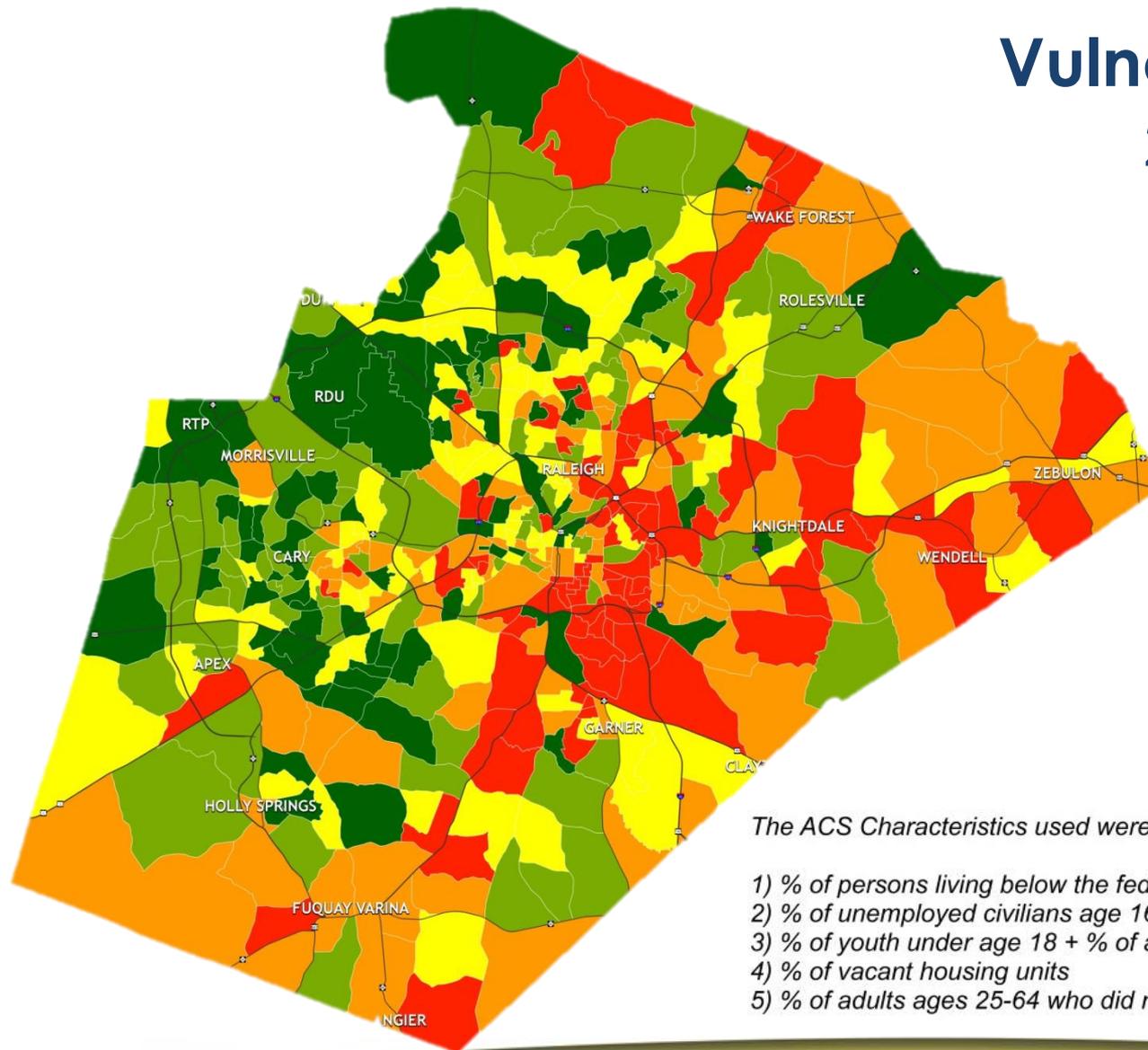
ACS 2006-2010 Census Block Groups
Vulnerability Ranking



The ACS Characteristics used were:

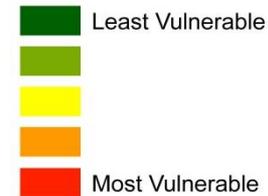
- 1) % of persons living below the federal poverty rate
- 2) % of unemployed civilians age 16 and over in the labor force
- 3) % of youth under age 18 + % of adults age 65 and over
- 4) % of vacant housing units
- 5) % of adults ages 25-64 who did not earn a high school diploma or equivalent (GED)

Vulnerability Profile 2010-2014



Legend

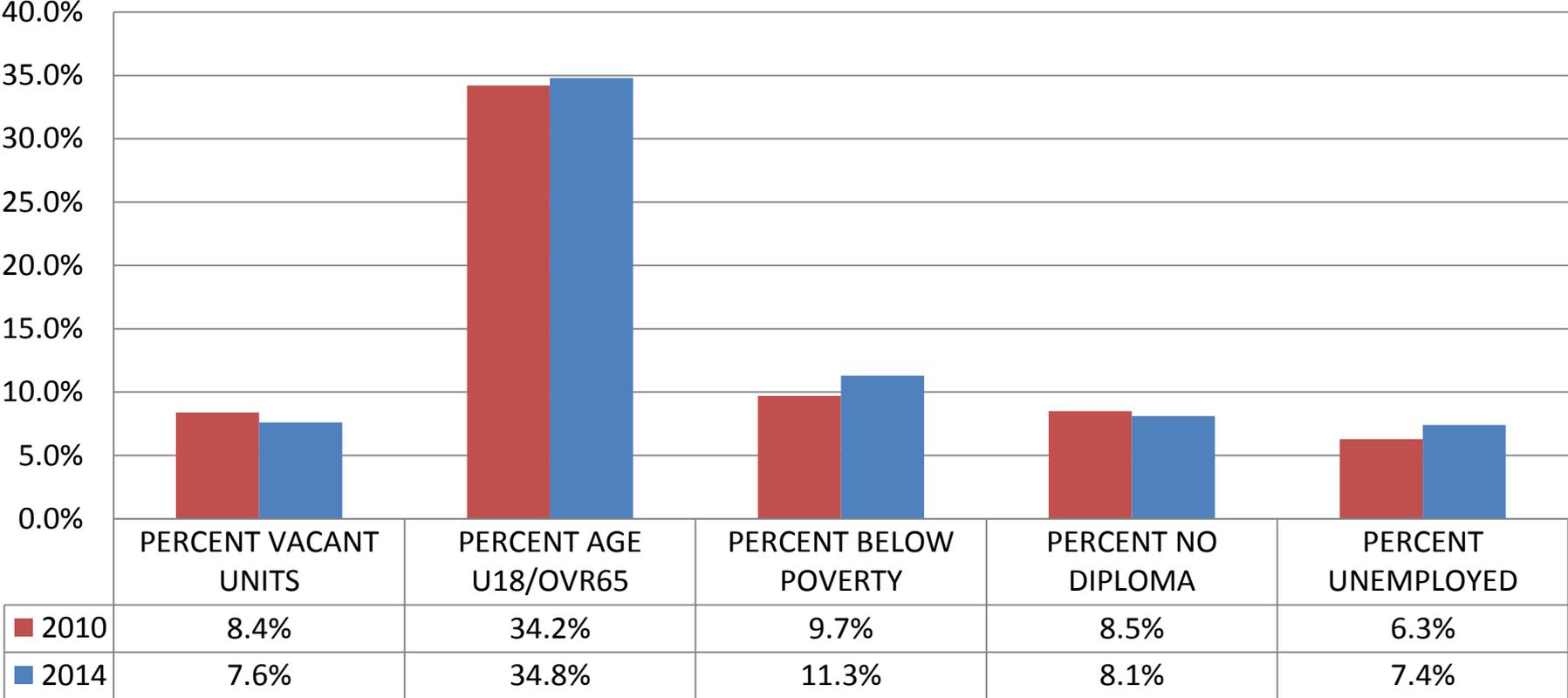
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County Wide Percentages ACS 5 Year Averages 2006-2010/2010-2014





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?

