



# Growth Trends

Wake County Board of  
Commissioners

# Presentation Sequence

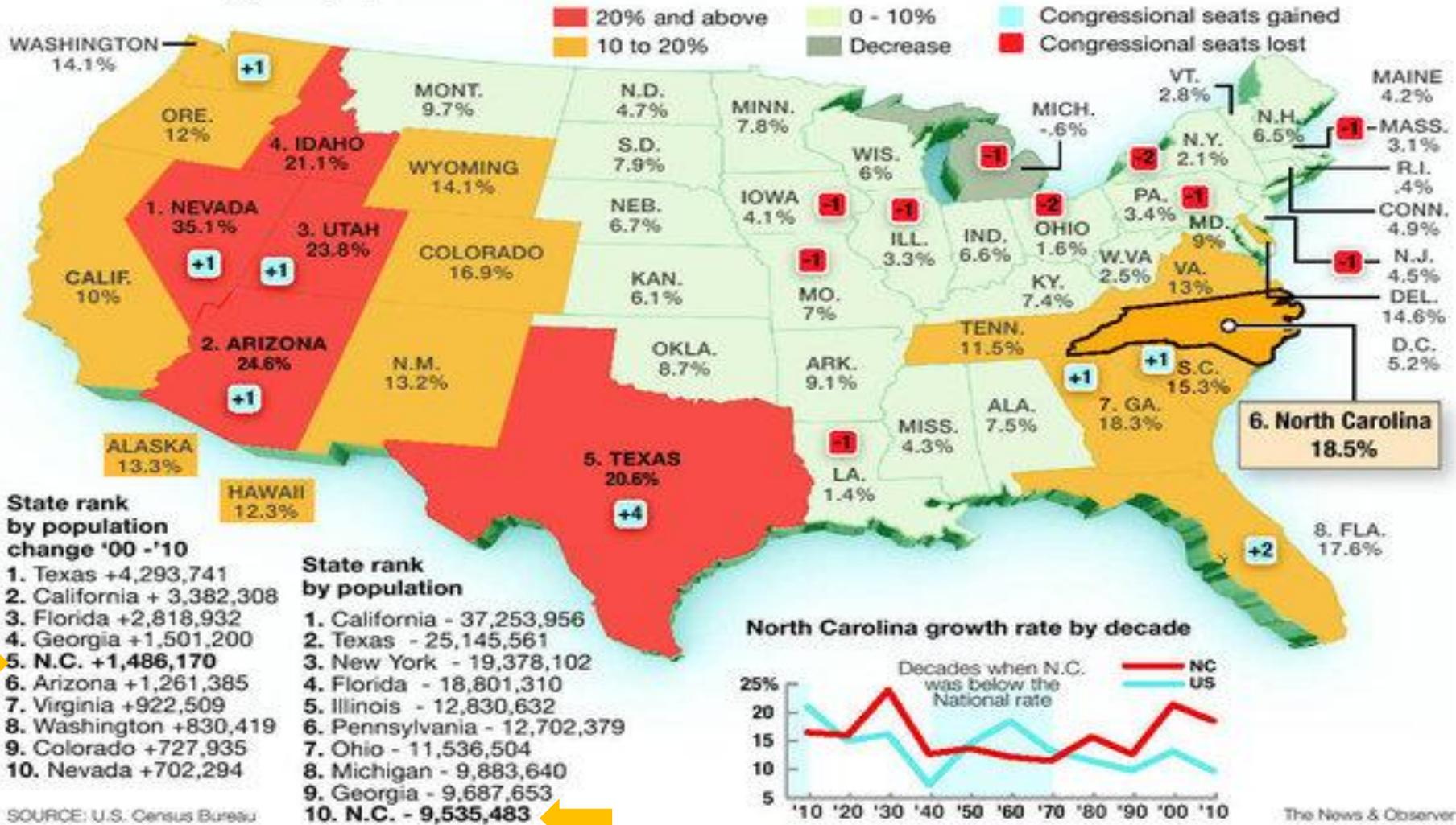
- I. Population
- II. Housing & Development
- III. Economy
- IV. Education



# I. Population

# 2010 Census: Apportionment Data – December 2010

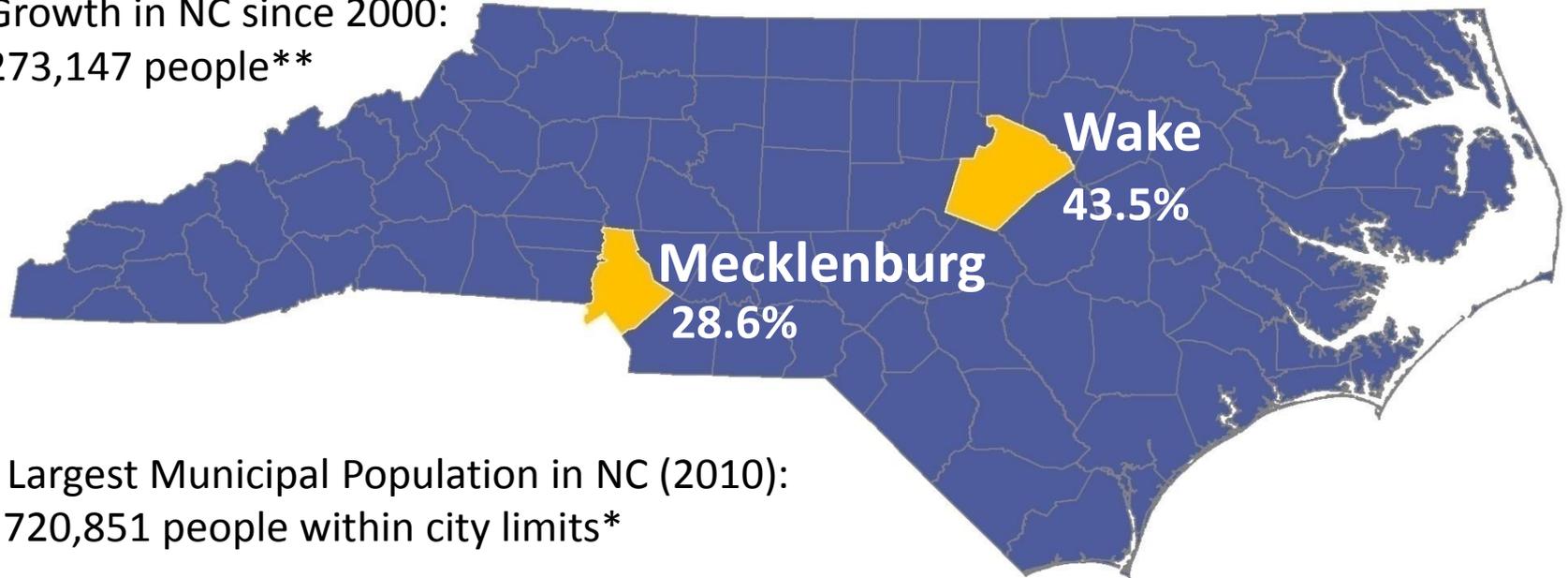
## Percent change in population from 2000



# Most Populous Counties in North Carolina

With Total Growth Rates 2000-2010

- #1** Largest Population  
Growth in NC since 2000:  
273,147 people\*\*

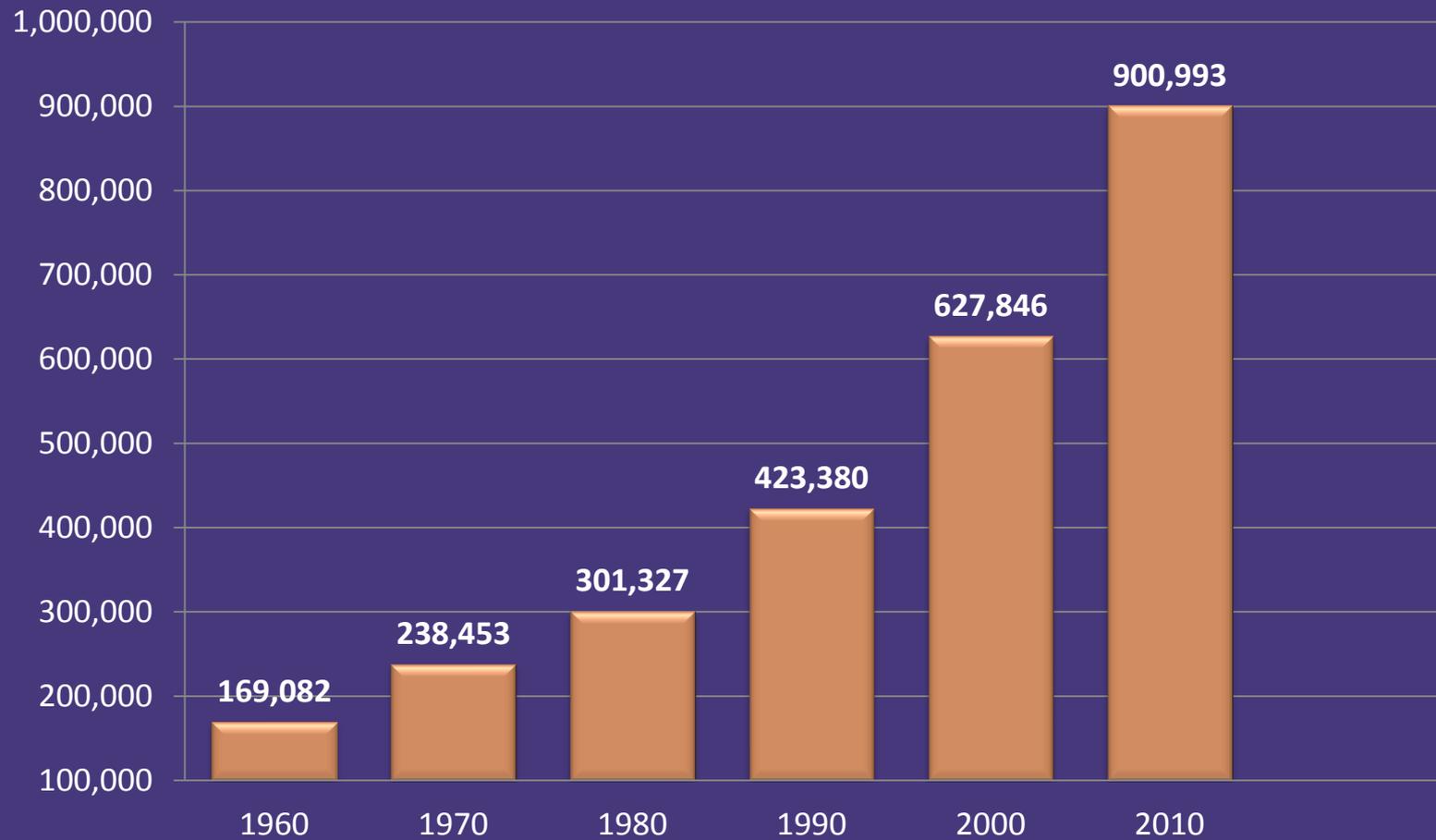


- #2** Largest Municipal Population in NC (2010):  
720,851 people within city limits\*

➤ **#2** Fastest Growing County in US with population more than 500,000\*\*

➤ **#56** Most Populous County in US (#85 in 2000)

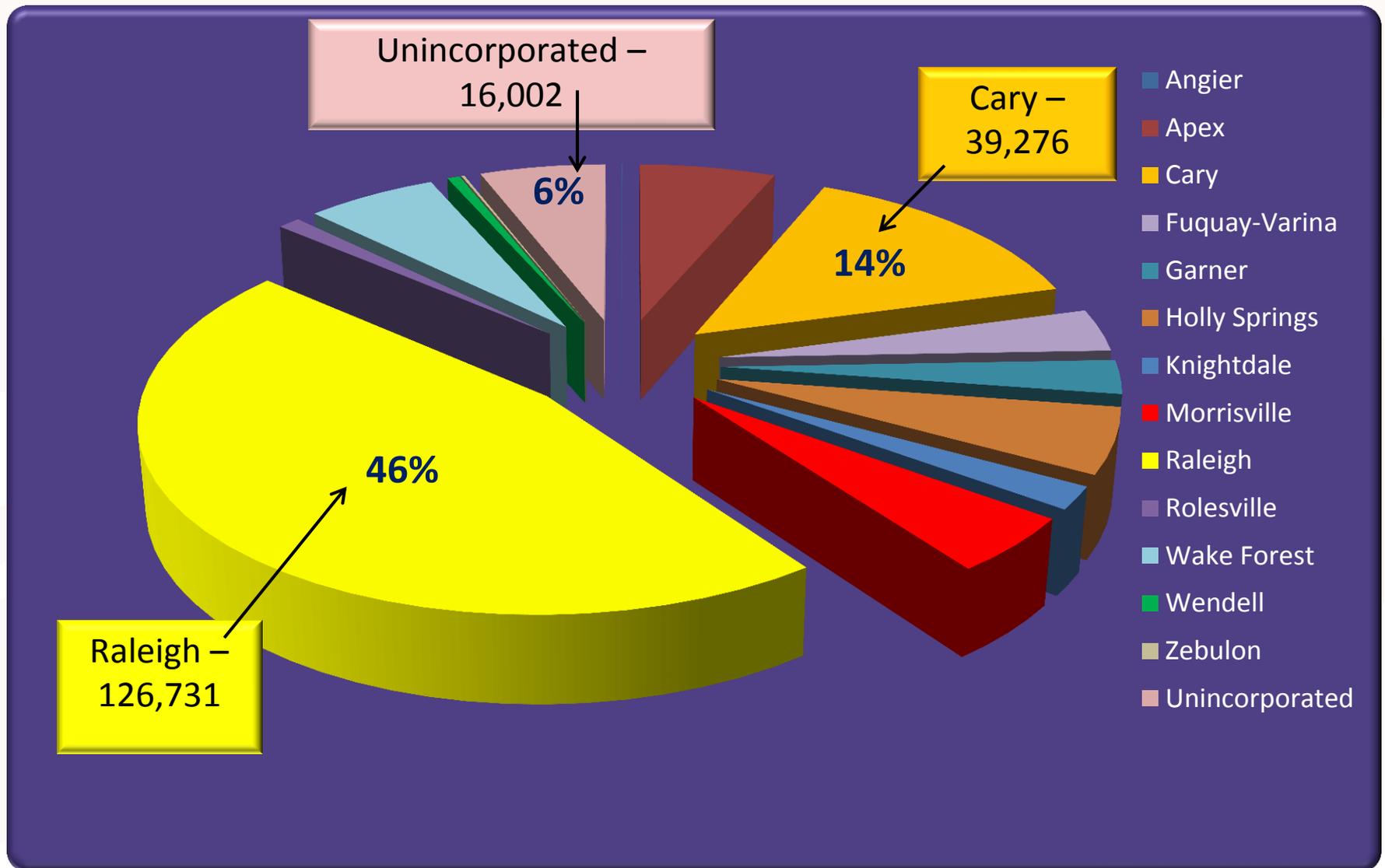
## Wake County Population 1960-2010 Census Counts



Sources. U.S. Census Bureau. April 1, 1960, 1970, 1980, 1990, 2000, 2010 Uncorrected Census Counts.

# Wake County Growth Distribution

April 1, 2000 – 2010: **273,147** net increase in population



## Wake County

2010 Census Population: **900,993**

Land Area: **835** Square Miles

## 15 Municipalities

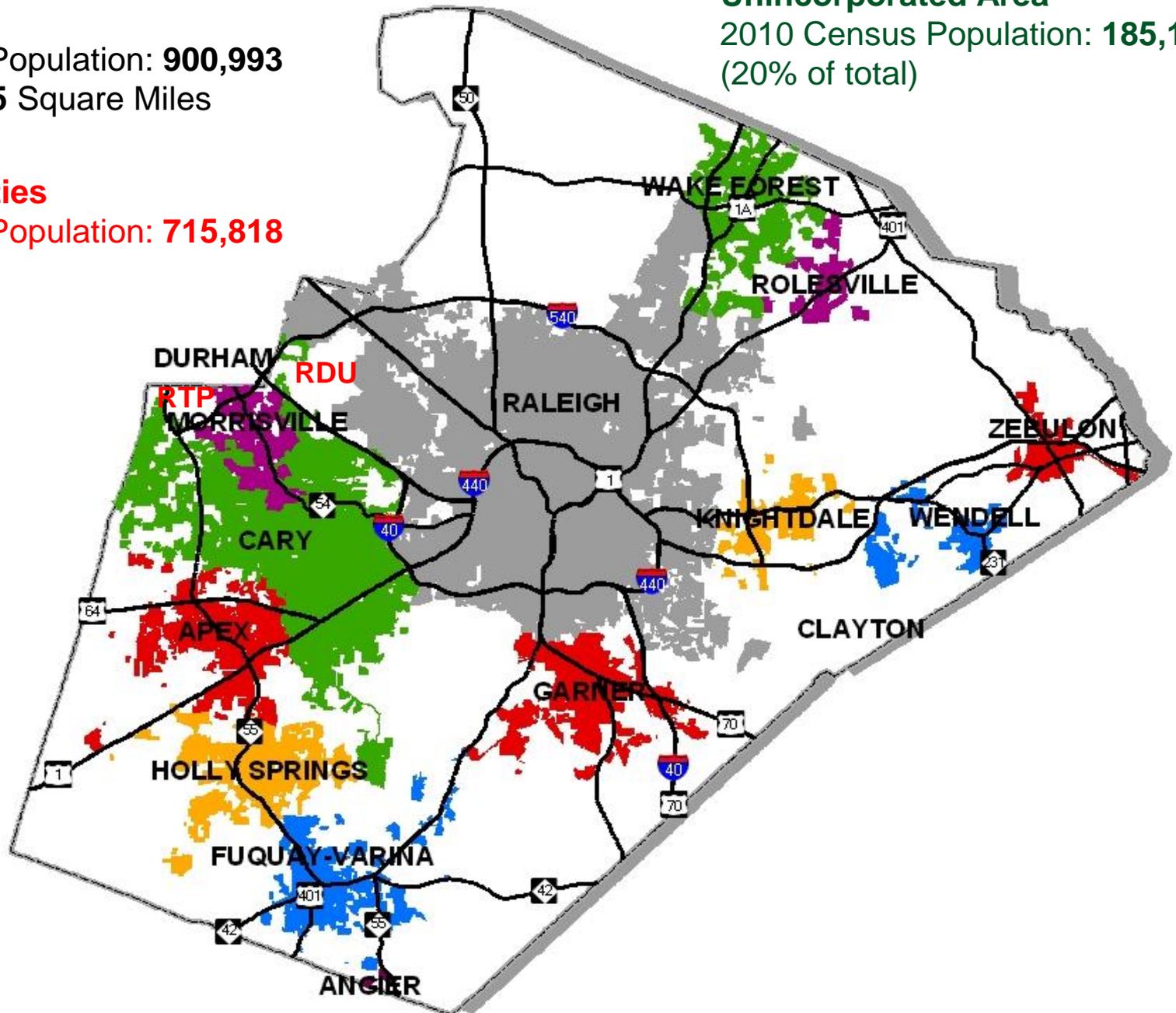
2010 Census Population: **715,818**

(80% of total)

## Unincorporated Area

2010 Census Population: **185,175**

(20% of total)



## Municipal Population Growth within Wake County

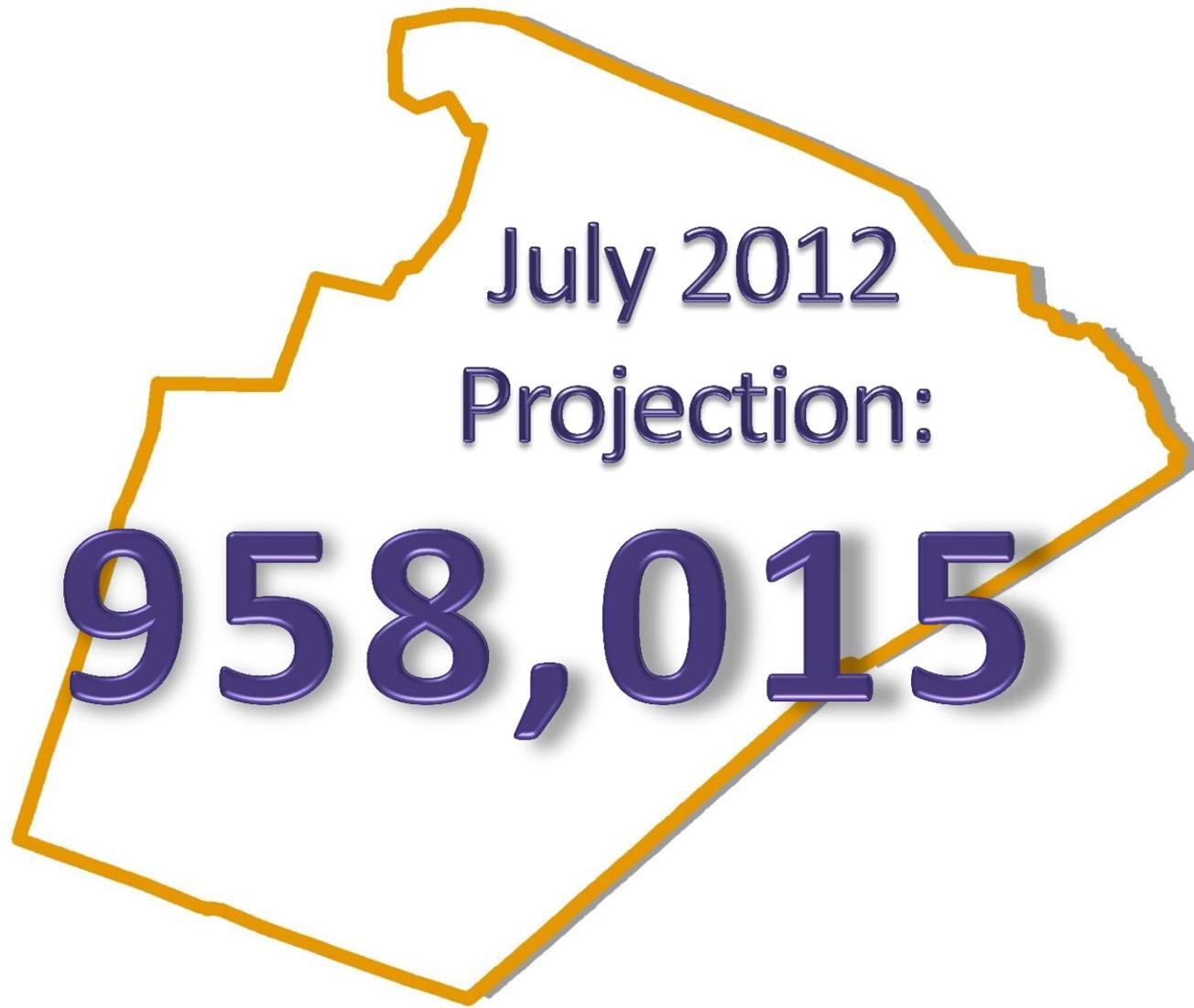
Municipality	2000	2010	% Growth
Angier*	-	103	-
Apex*	20,212	37,476	85%
Cary*	94,536	133,812	42%
Fuquay-Varina	7,898	17,937	127%
Garner	17,787	25,745	45%
Holly Springs	9,192	24,661	168%
Knightdale	5,958	11,401	91%
Morrisville	5,208	18,576	257%
Raleigh*	276,093	402,825	46%
Rolesville	907	3,786	317%
Wake Forest*	12,588	29,218	132%
Wendell	4,247	5,845	38%
Zebulon*	4,046	4,433	10%
Unincorporated	169,174	185,175	9%
<b>Wake County</b>	<b>627,846</b>	<b>900,993</b>	<b>44%</b>

\*Total population counts do not include residents who lived within the parts of those municipalities that extended into other counties on April 1, 2010.

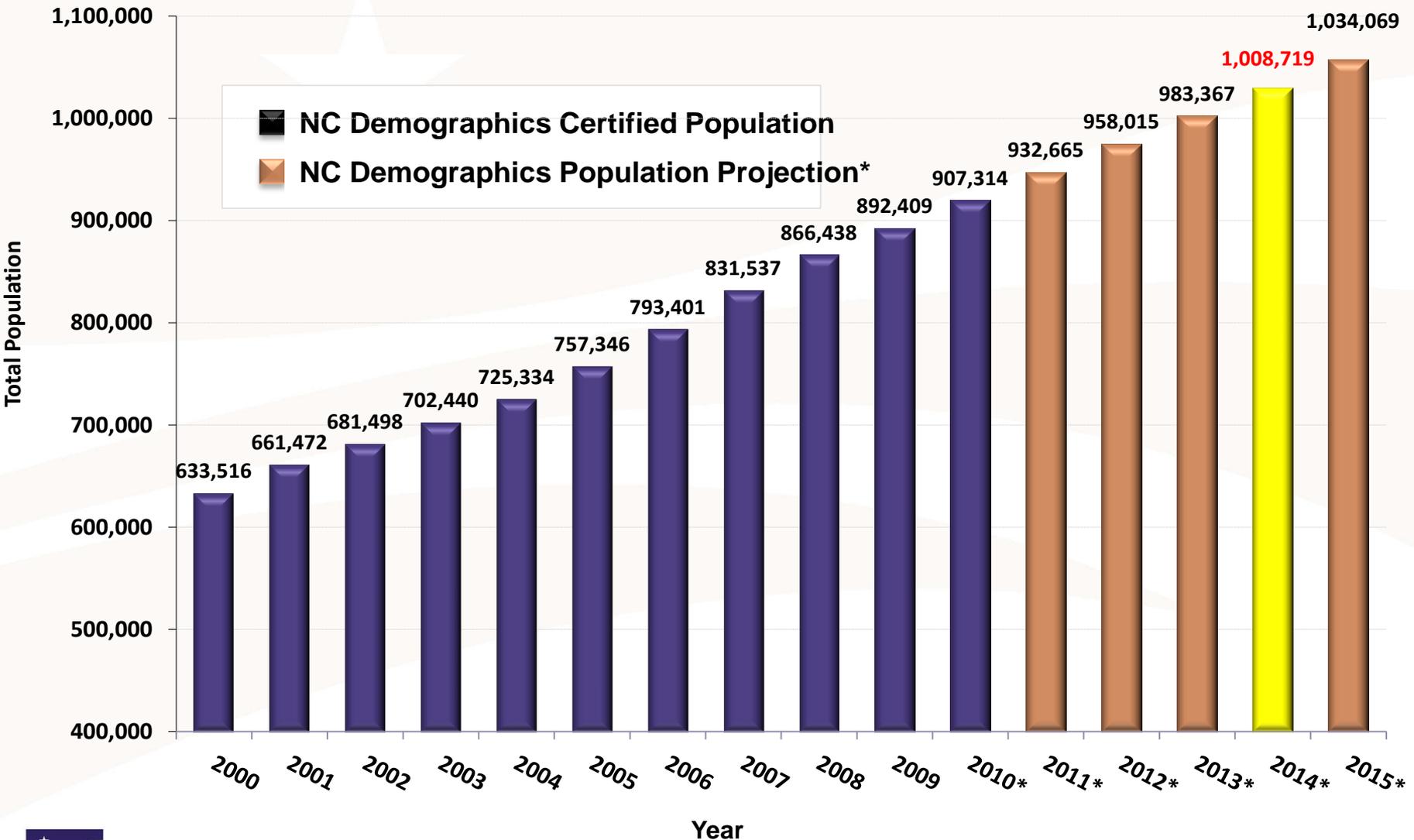
# 2011 Population



# 2012 Population

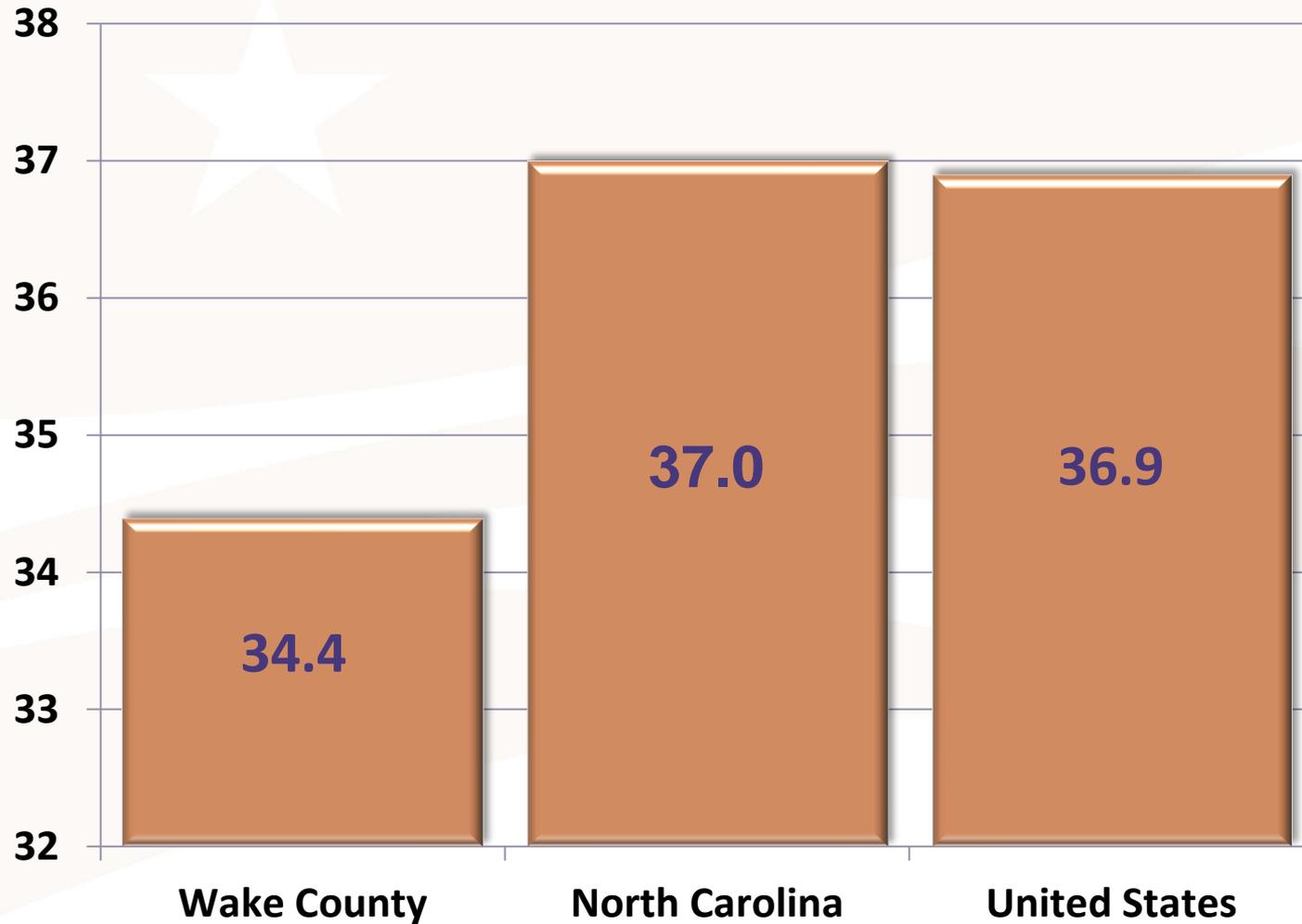


# Wake County Total Population Projections

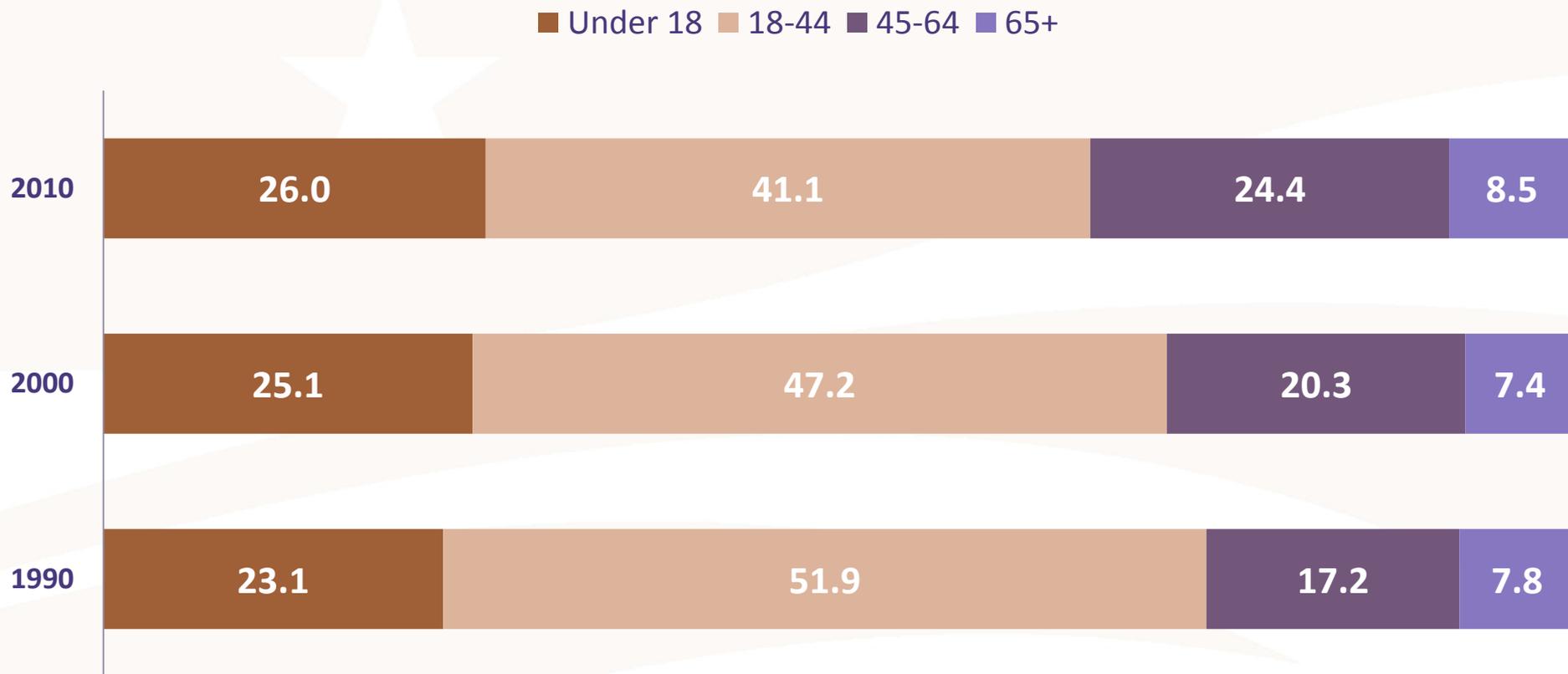


Source: NC Demographics Certified Population and Population Projection 2010

# Median Age 2010



## Wake County Age Distribution: 1990 to 2010 (Percent of Total Population by Age Group)



In Wake County between 2000 and 2010, the population 65 years and over increased at a faster rate (65 percent) than the total population (44 percent).

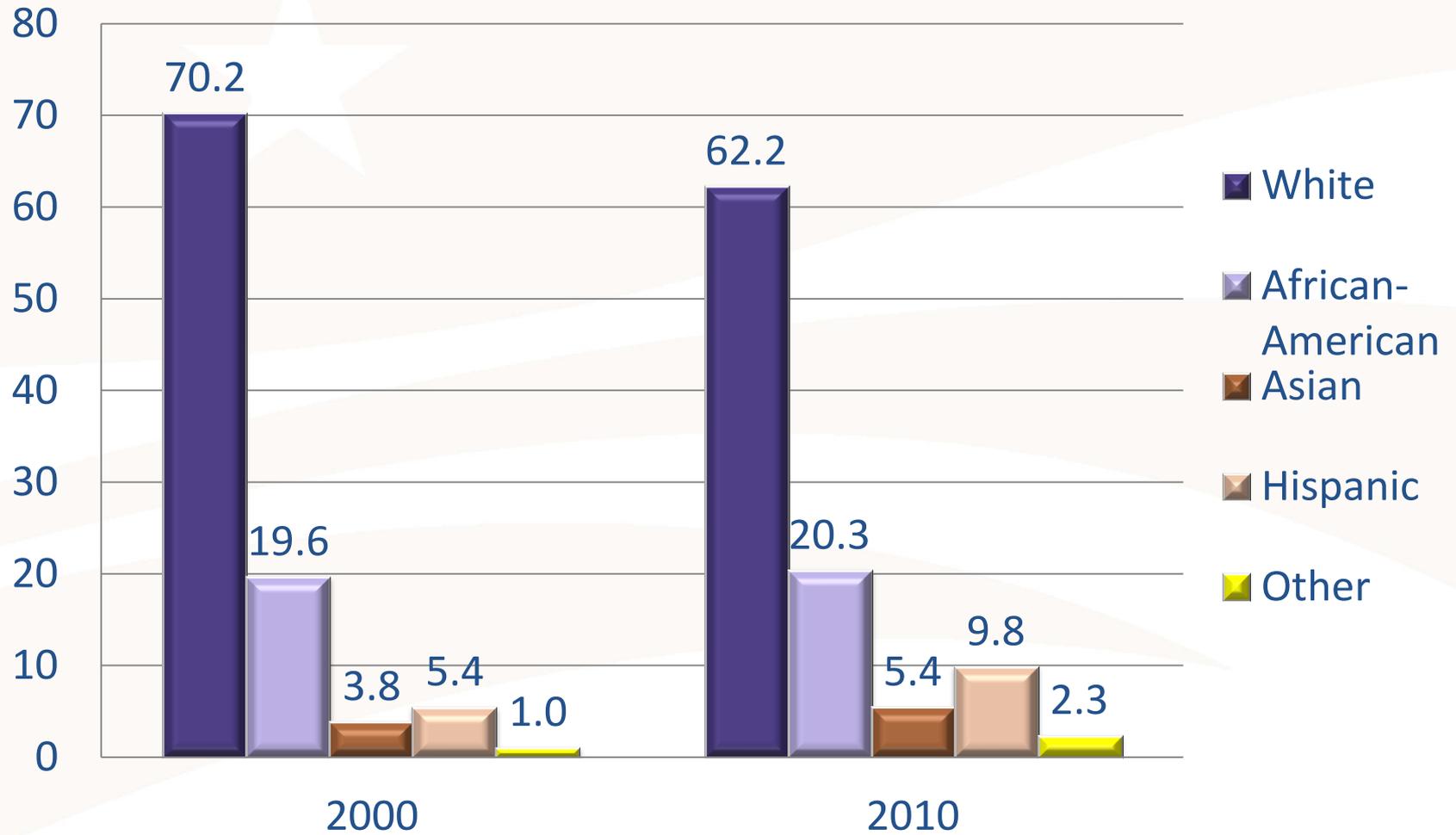
# Top 3 Wake County Places With the Highest and Lowest Median Age: 2010

City/Town	Median Age (years)	2000 Census Ranking
<b>HIGHEST MEDIAN AGE</b>		
<b>Garner</b>	<b>37.1</b>	<b>2</b>
Cary	36.6	3
Zebulon	35.3	5
<b>WAKE COUNTY MEDIAN AGE</b>		
	<b>34.4</b>	<b>32.9</b>
<b>LOWEST MEDIAN AGE</b>		
<b>Raleigh</b>	<b>31.9</b>	<b>3</b>
Morrisville	32.5	1
Knightdale	32.6	4

# Natural Increase



# Wake County's Population Continues to Diversify: 2000 to 2010



# Wake County Foreign Born Population



**1990 Census  
16,545**

**2000 Census  
60,602**

**2010 ACS \*  
119,452**

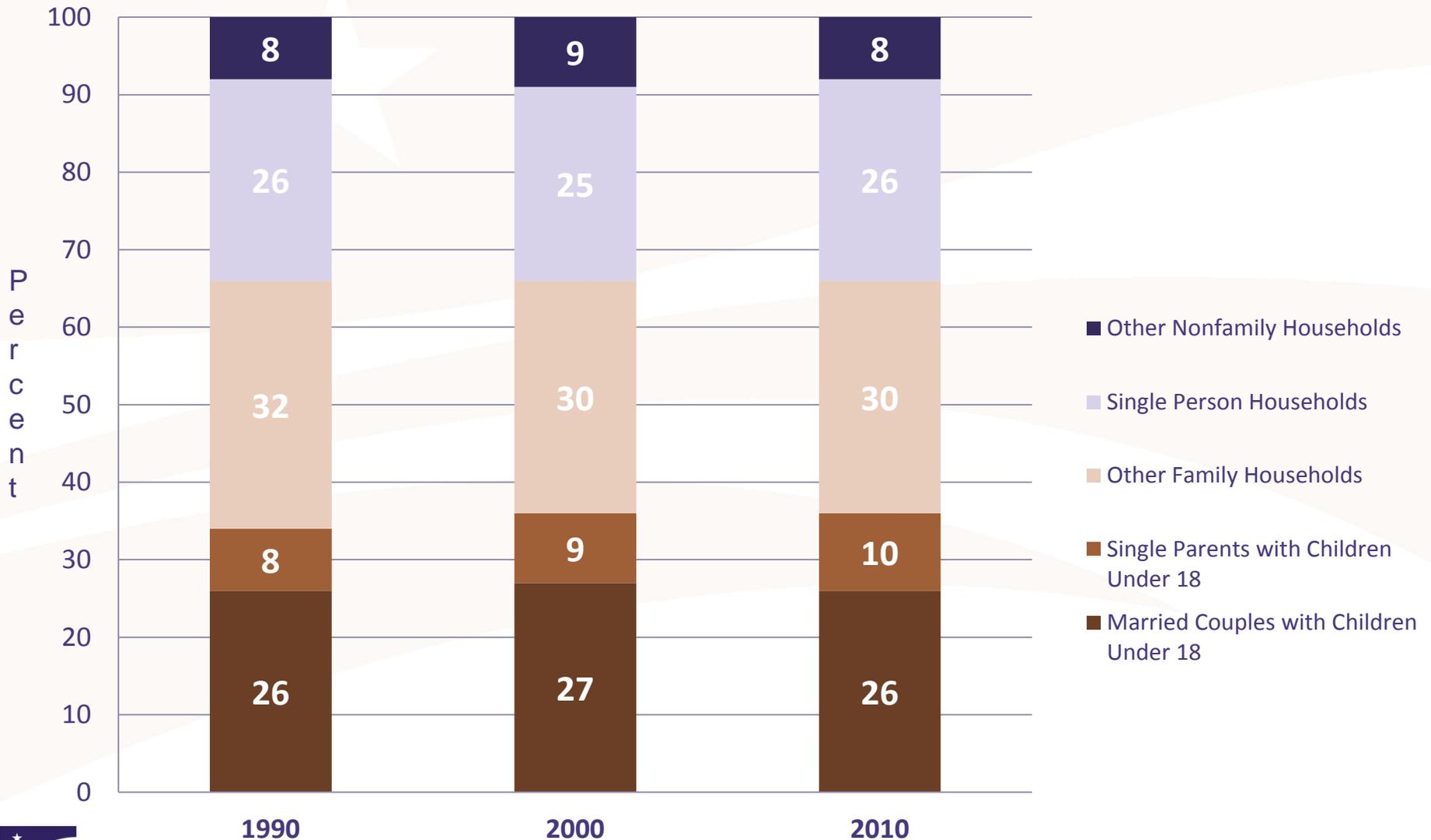
## 2010 Census: Average Household & Family Size

	Household	Family
United States	2.58	3.14
North Carolina	2.48	3.01
<b>Wake County</b>	<b>2.55</b>	<b>3.12</b>

**2010 Census**  
Sorted By Average Family Size

Municipality	Average Household Size	Average Family Size
<b>Holly Springs</b>	3.03	<b>3.38</b>
<b>Rolesville</b>	<b>3.06</b>	3.32
Apex	2.82	3.31
Wake Forest	2.83	3.28
Knightdale	2.67	3.19
Wendell	2.57	3.19
Fuquay-Varina	2.67	3.17
Cary	2.61	3.15
Zebulon	2.62	3.15
Angier	2.58	3.14
<b>Wake County Total</b>	<b>2.55</b>	<b>3.12</b>
Morrisville	2.43	3.11
<b>Raleigh</b>	<b>2.36</b>	3.06
<b>Garner</b>	2.49	<b>3.03</b>

# Wake County Households by Type: 1990 to 2010

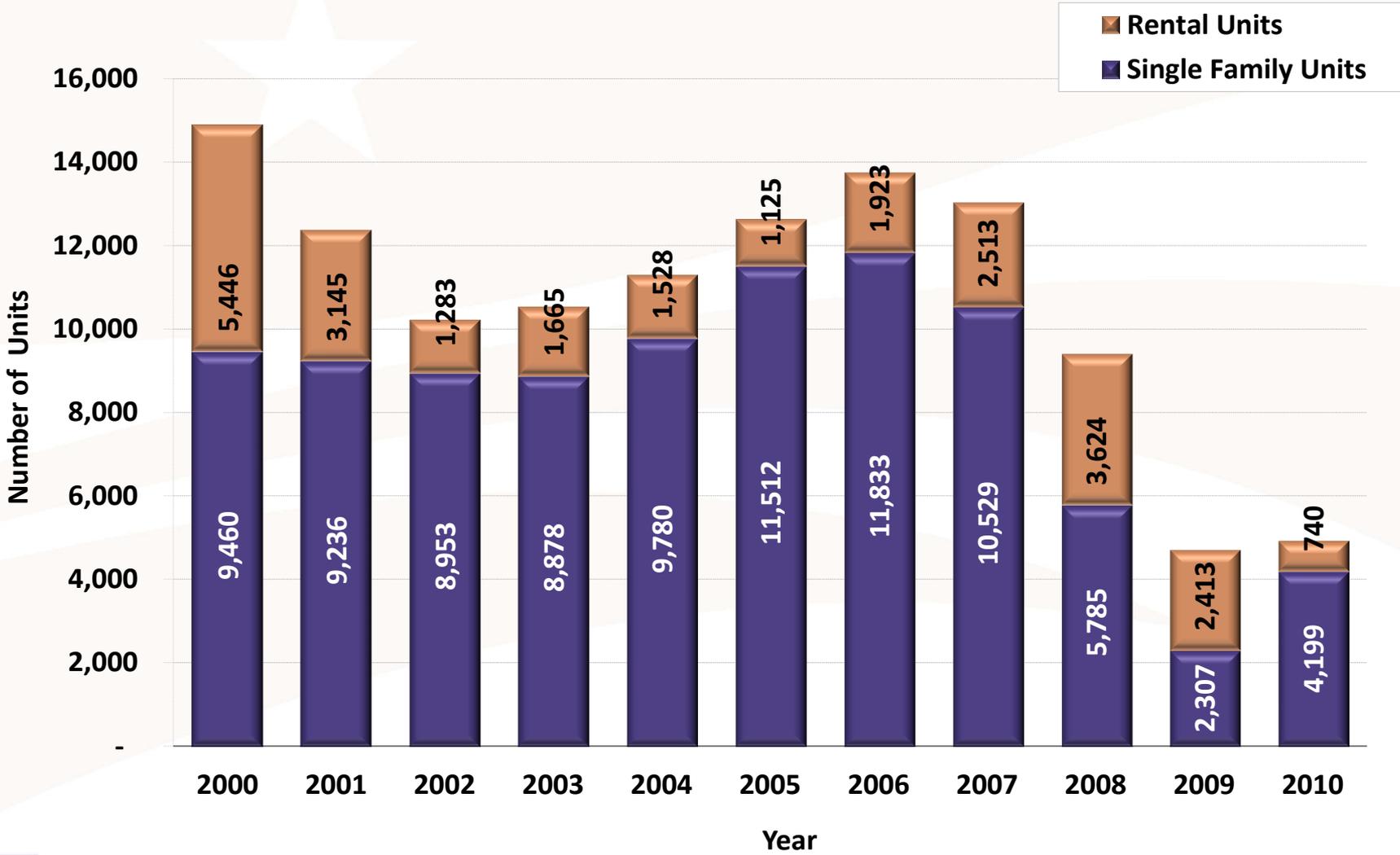




# II. Housing & Land Development

# Certificates of Occupancy

## New Single Family and Rental Units 2000-2010



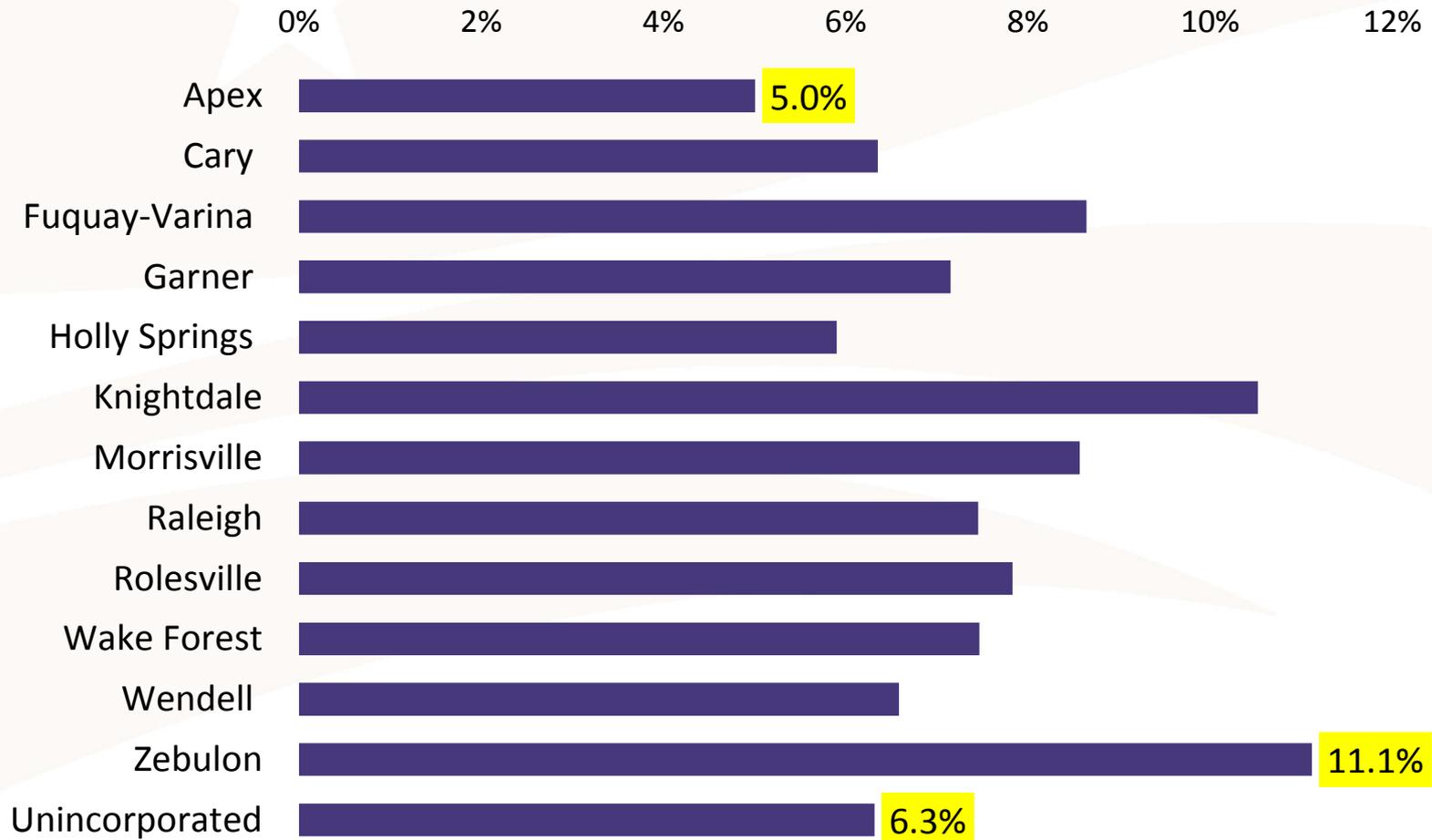
Source: Wake County Revenue Department

## Top 3 Wake County Places With the Highest and Lowest Percentage of Owner-Occupied Units: 2010

City/Town	Percentage	2000 Census Ranking
<b>HIGHEST OWNERSHIP</b>		
<b>Rolesville</b>	<b>87.5</b>	<b>5</b>
Holly Springs	87.4	1
Apex	74.7	2
<b>WAKE COUNTY OWNERSHIP</b>		
	<b>65.1</b>	<b>65.9</b>
<b>LOWEST OWNERSHIP</b>		
<b>Morrisville</b>	<b>48.4</b>	<b>1</b>
Raleigh	53.5	2
Zebulon	56.2	3

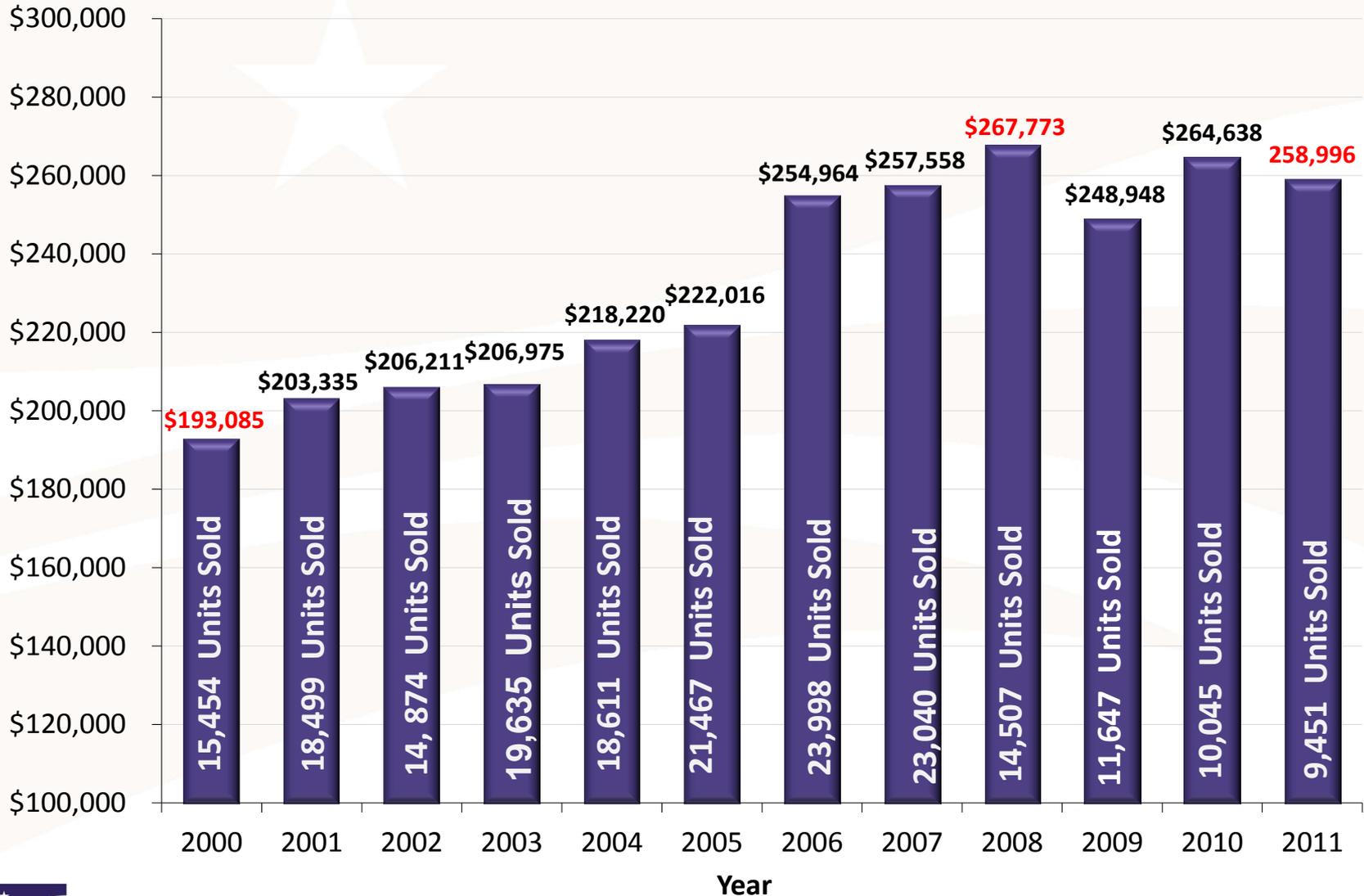
# 2010 Census Housing Vacancy Rates

Wake County – 7.0%; 26,200 vacant units  
*(6.5% in 2000; 16,900 vacant units)*

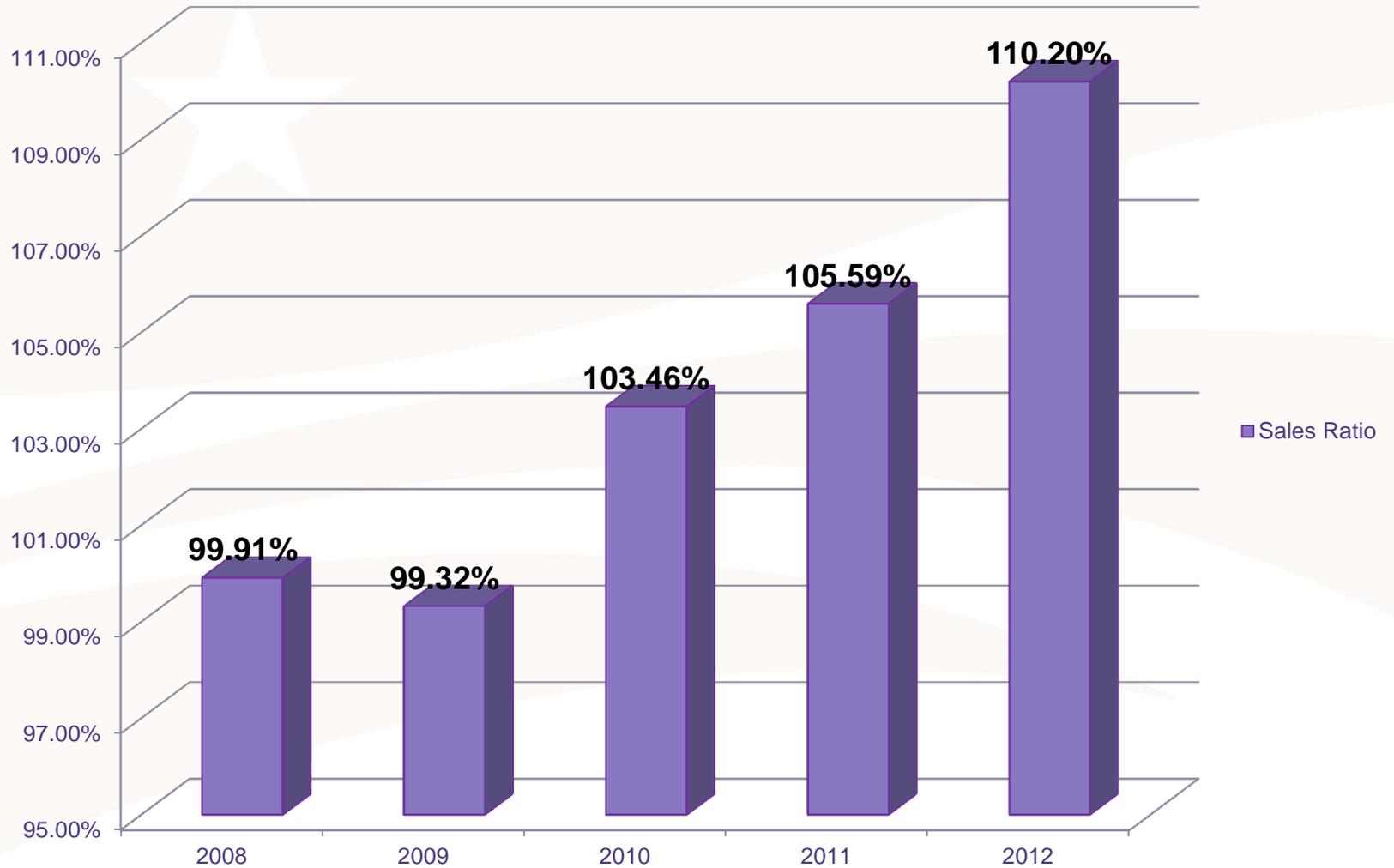


Source. U.S. Census Bureau. April 1, 2010 Census Counts. Released March 2011.

# Residential Sold Average Price 2000-2011

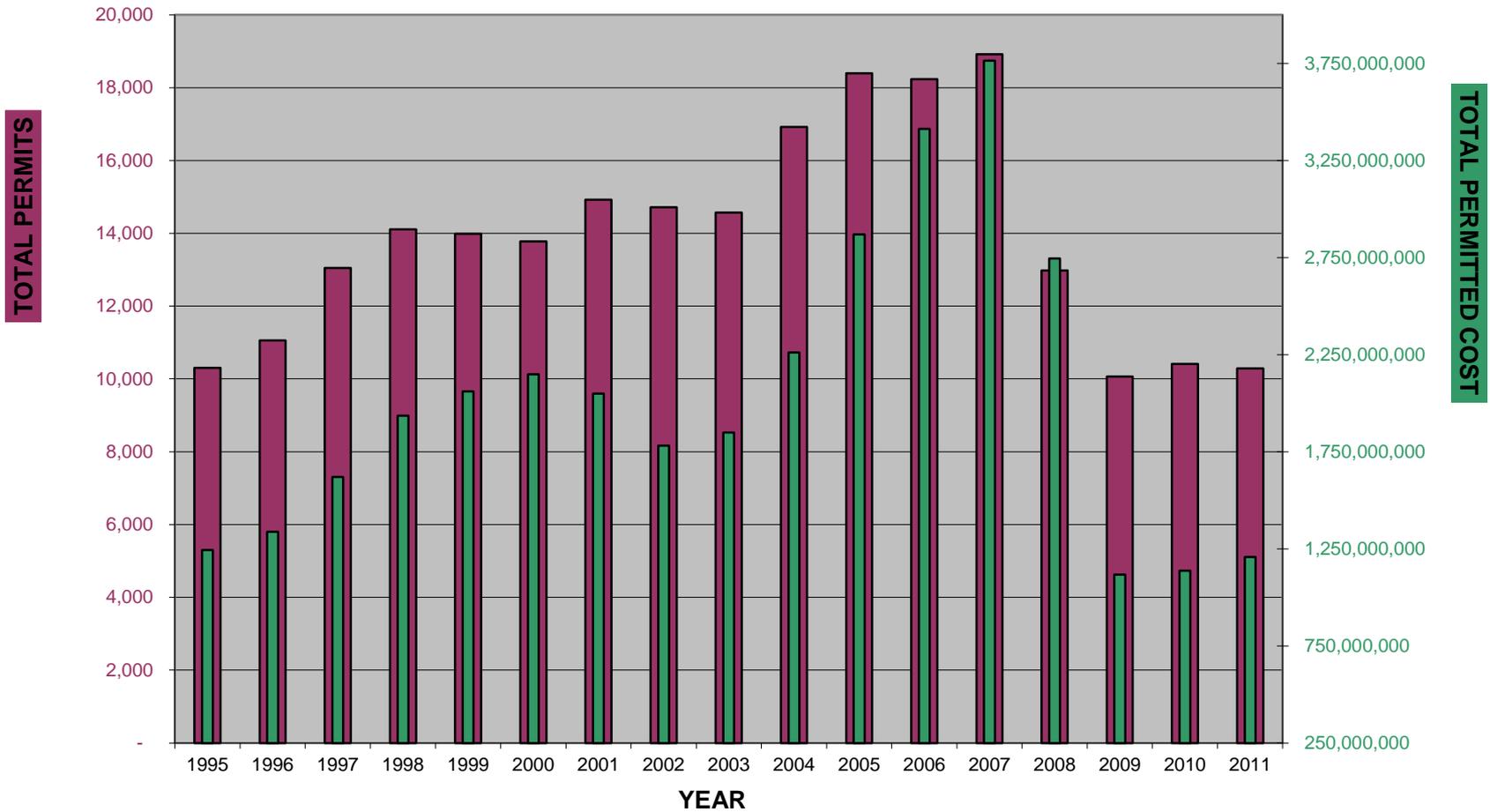


# Wake County Sales Ratio 2008-2012

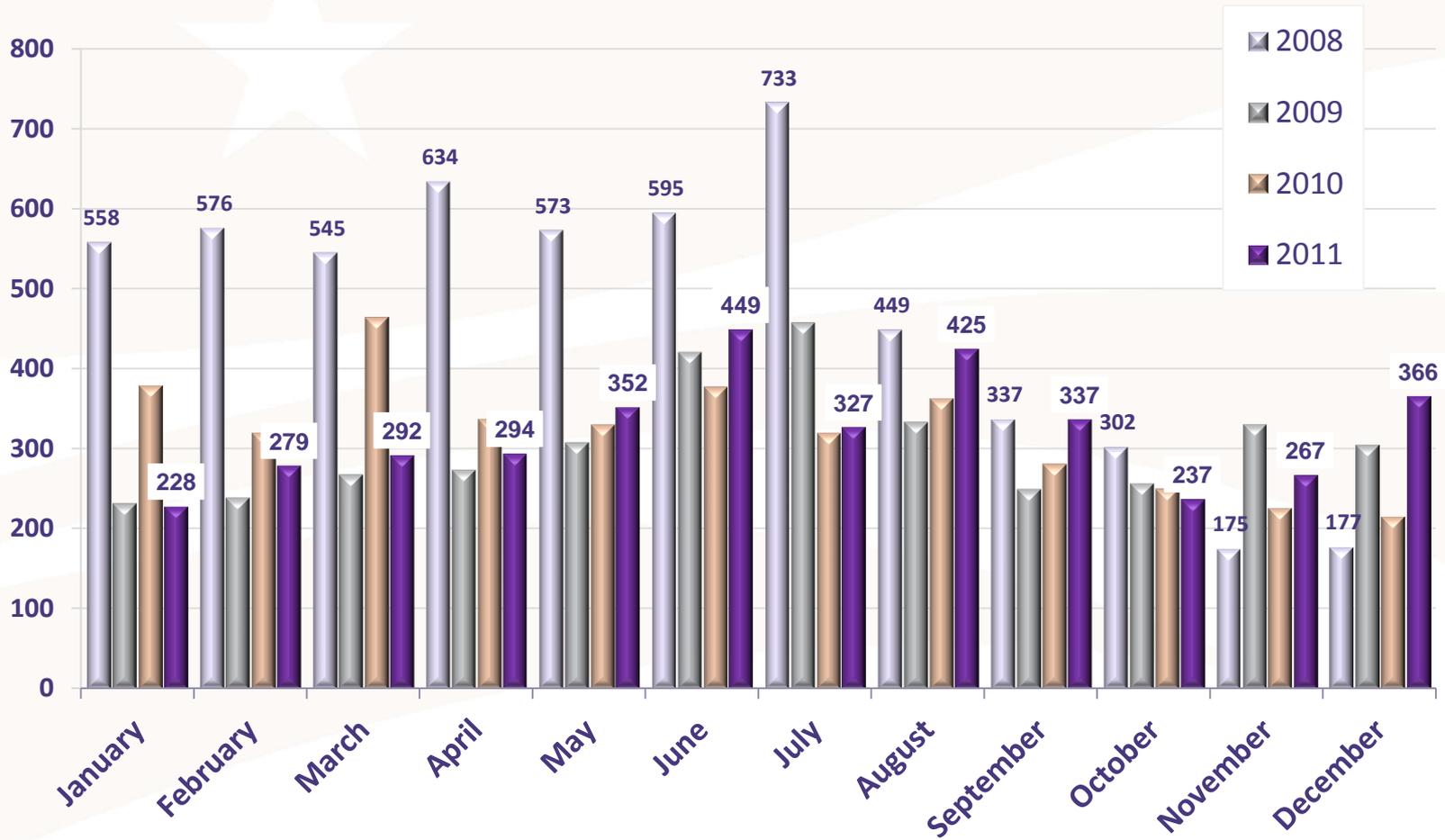


Sales Ratio- Assessed tax value divided by the sale price

# Grand Total Building Permit Summary January to December



# Total New Permits



## Annexations Completed in 2011 by Municipality

Jurisdiction	Number of Annexations	Acreage
Apex	9	116.5
Cary	11	118.6
Fuquay-Varina	6	57.9
Garner	3	29.3
Holly Springs	4	26.1
Knightdale	3	2.3
Morrisville	3	7.9
Raleigh	33	275.5
Rolesville	1	13.3
Wake Forest	1	21.4
Wendell	0	0.00
Zebulon	0	0.00
<b>Municipal Total</b>	<b>74</b>	<b>668.8</b>

## Municipal ETJ Granted Since 2001: Approximately 30,000 Acres

Year ETJ Granted	Wake County Municipality	Approx . Acres Granted	2000 -2010 Pop Growth
2001	Fuquay-Varina	3,400	127%
2002	Fuquay-Varina	55	
2003	Wendell	178	38%
2004	Rolesville	2,444	317%
2005	Holly Springs	2,500	168%
2006	None	0	
2007	Apex	8,937	85%
	Knightdale	4,407	91%
2008	Holly Springs	67	
	Rolesville	1,650	
2009	None	0	
2010	Knightdale	2,667	
	Zebulon	996	10%
2011	Wendell	2,179	



# III. Economy

# 2011 Largest Employers in Wake County

## Wake County Major Employers

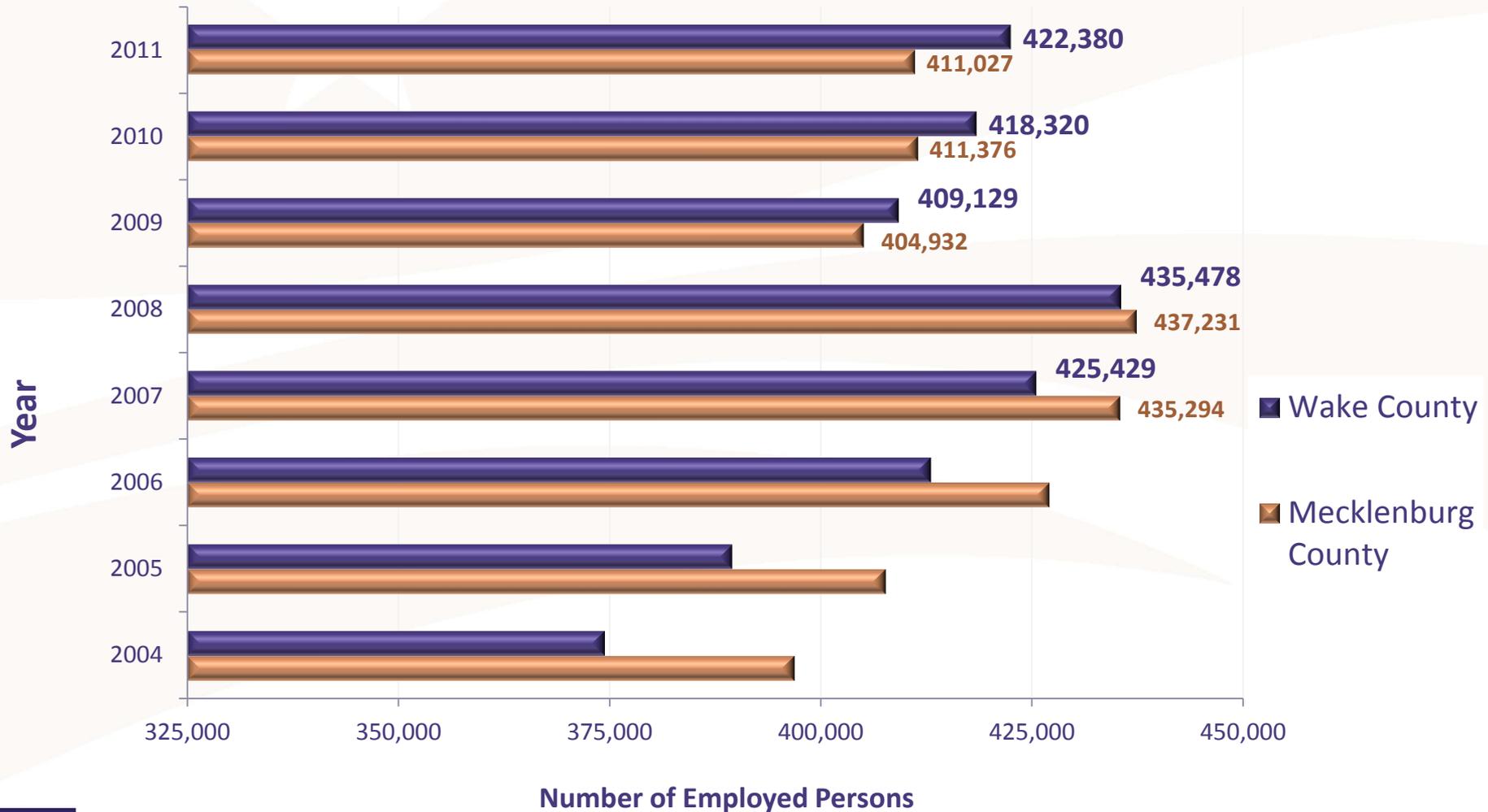
State of North Carolina  
Wake County Public Schools  
NC State University  
Wake Med Health/Hospital  
City of Raleigh  
Rex Healthcare  
Wal-Mart Associates Inc.  
SAS Institute Inc.  
County of Wake  
Progress Energy Service Co.  
Harris Teeter Inc.

## Wake County Major Employers

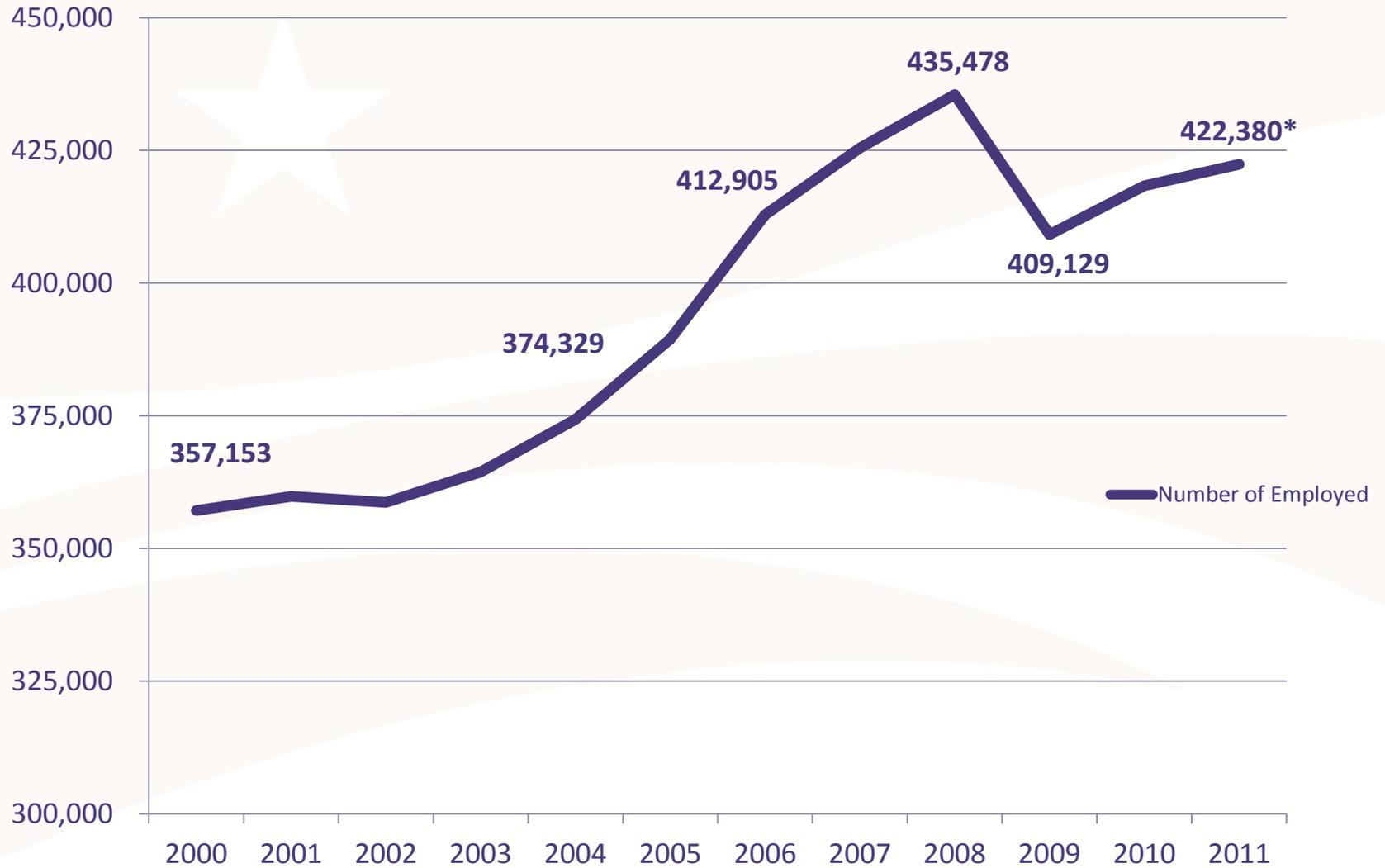
US Postal Service  
ACS Business Process Solutions Inc.  
Food Lion, LLC  
YMCA  
Time Warner Entertainment  
Target Stores Division  
Wake Tech Community College  
State Employees Credit Union  
First Citizens Bank & Trust Co.  
Wells Fargo Bank  
Onsite Companies Inc.

# Employment

## Employed Persons 2004-2011\*

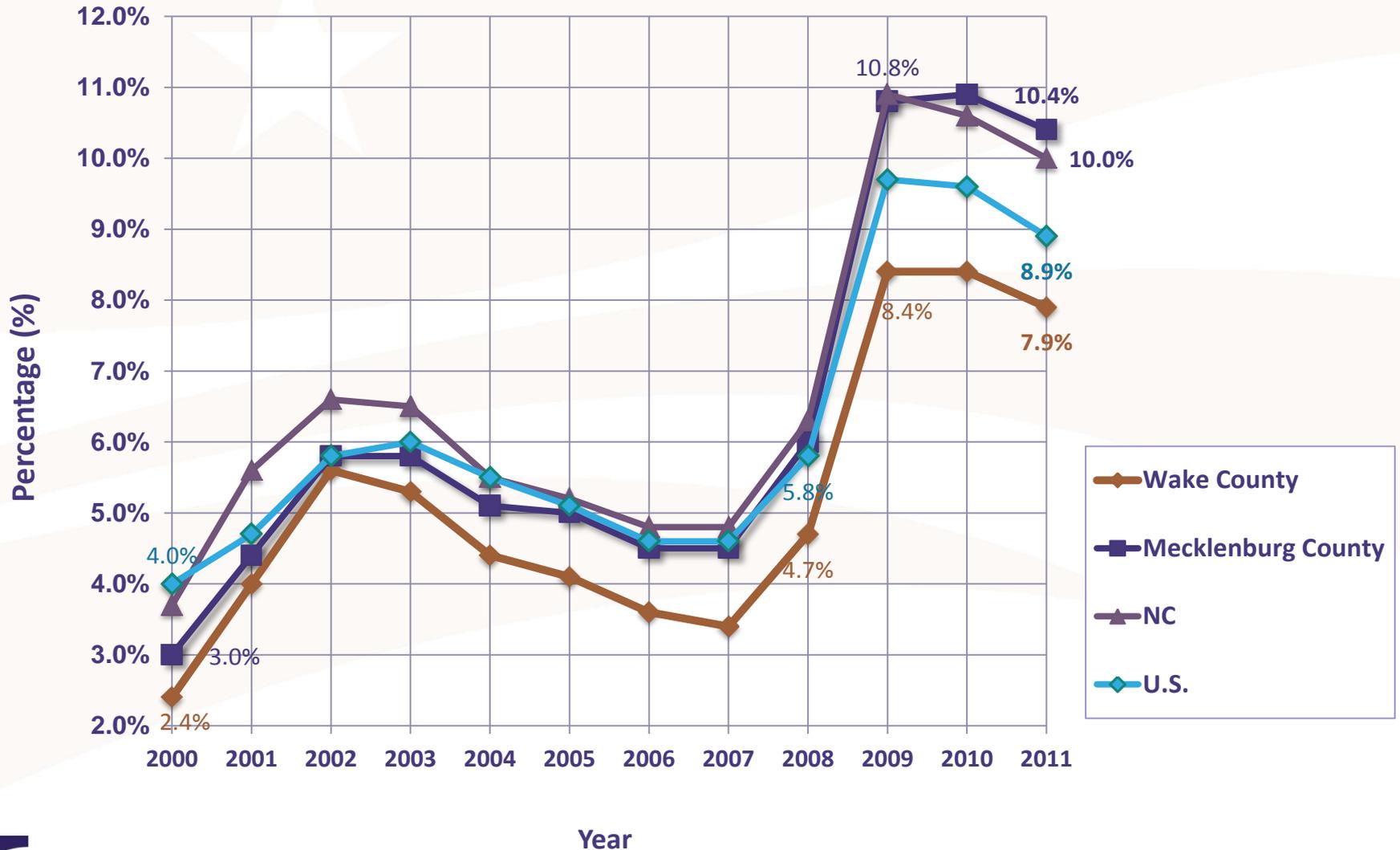


# Number of Employed in Wake County 2000-2011



Source: Employment Security Commission \* 2011- January-November Monthly Employed Average

# Unemployment Rates 2000-2011



# Income & Poverty

Geographic Area	Median Household Income	Median Family Income	Poverty Rate*
United States	\$50,046	\$60,609	15.3%
North Carolina	\$43,326	\$52,920	17.5%
Durham County	\$47,401	\$60,991	18.8%
Johnston County	\$45,988	\$52,383	16.6%
Orange County	\$48,207	\$80,117	20.1%
<b>Wake County</b>	<b>\$61,426</b>	<b>\$77,275</b>	<b>12.0%</b>

## 2010 Poverty Thresholds:

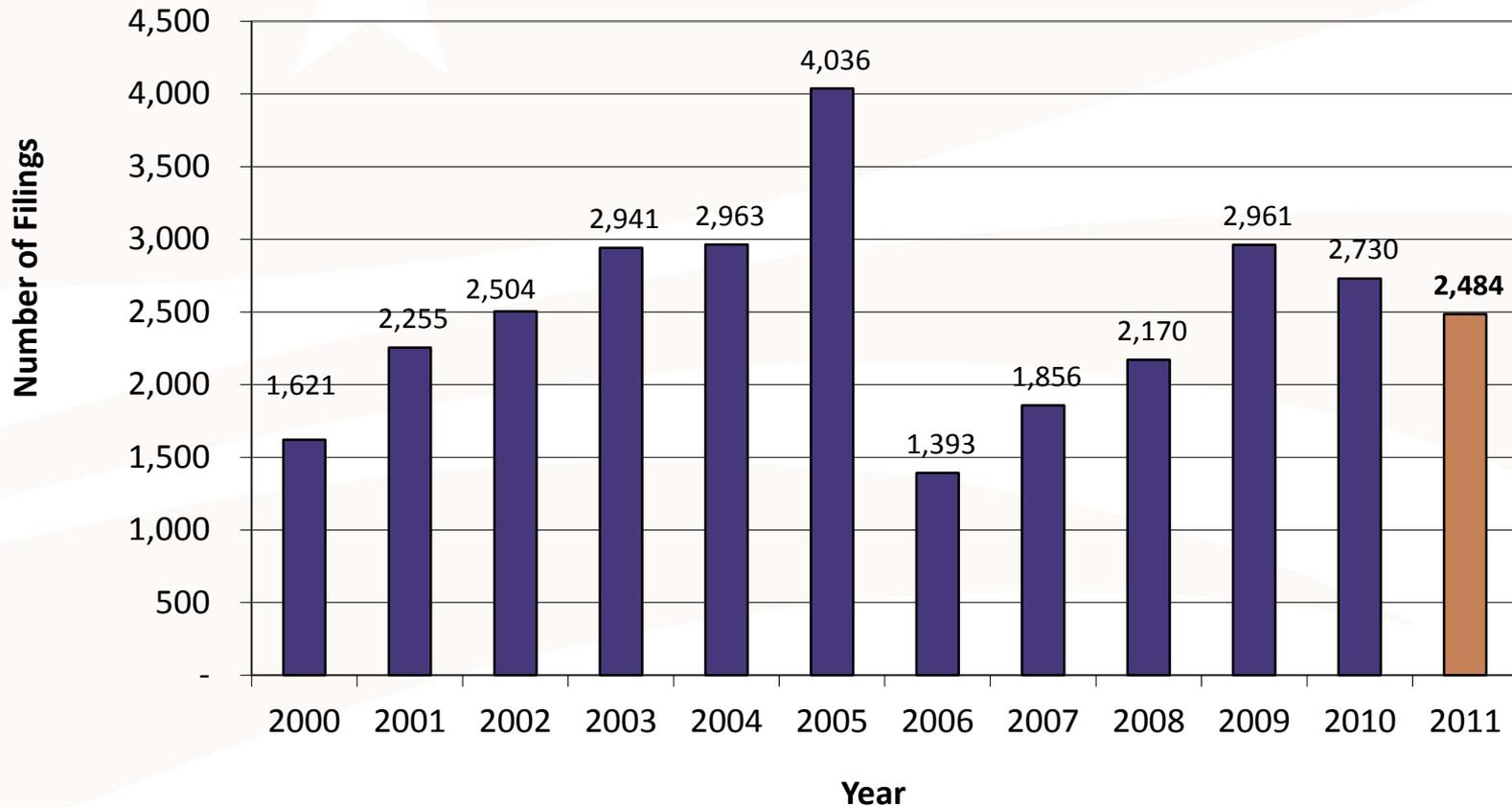
1-person household: \$11,139

9-people or more (with 2 related children under 18): \$47,882



# Bankruptcies

## Wake County Bankruptcy Filings, 2000-2011

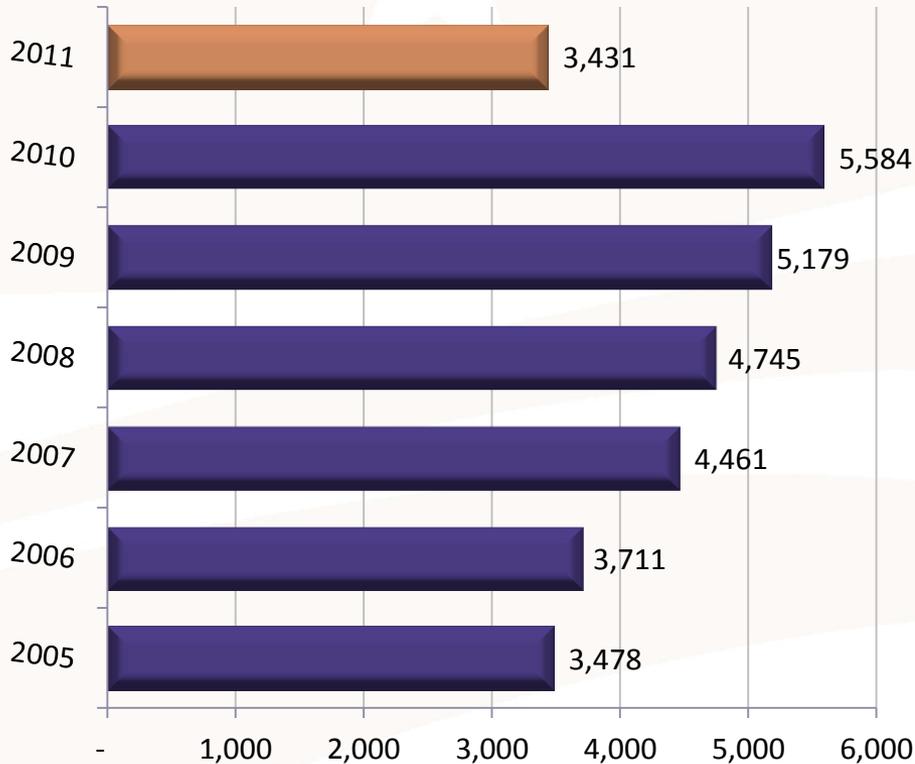


\* Includes Business and Personal Bankruptcy Filings

Source: United States Bankruptcy Court, Eastern District of North Carolina

# Foreclosure Trends

## Foreclosure Filings 2005-2011

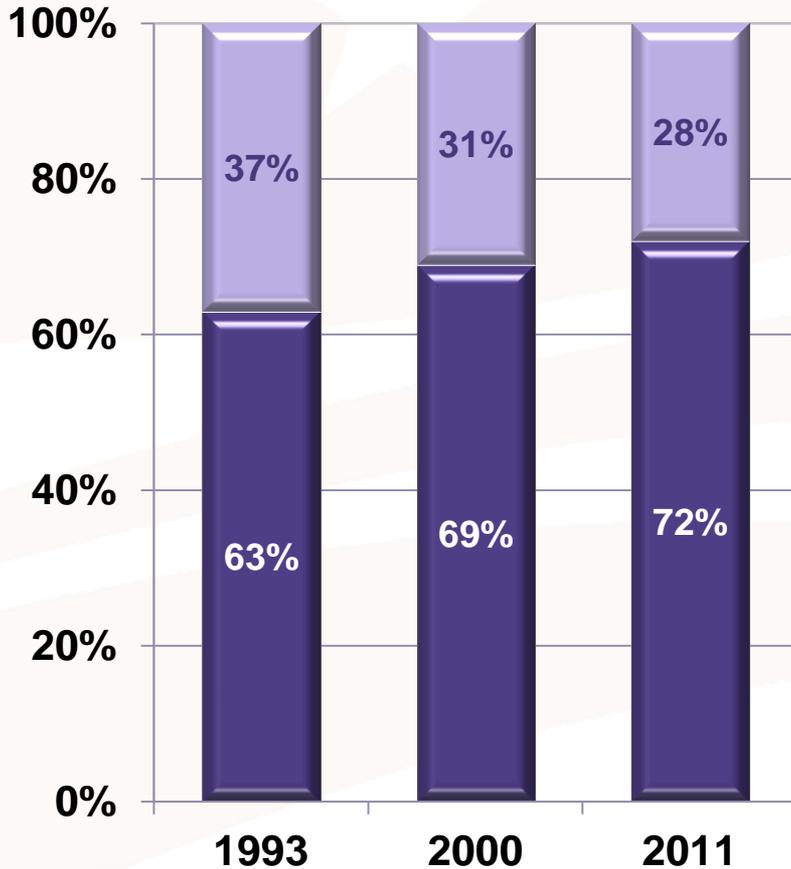


## Actual Foreclosures 2005-2011



# Tax Base Components

## Tax Ratio 1993-2011



## Tax Values 2011-2012

**Residential Value**  
**88.0 Billion**

**Commercial Value**  
**33.4 Billion**

**Total Value**  
**121.4 Billion**

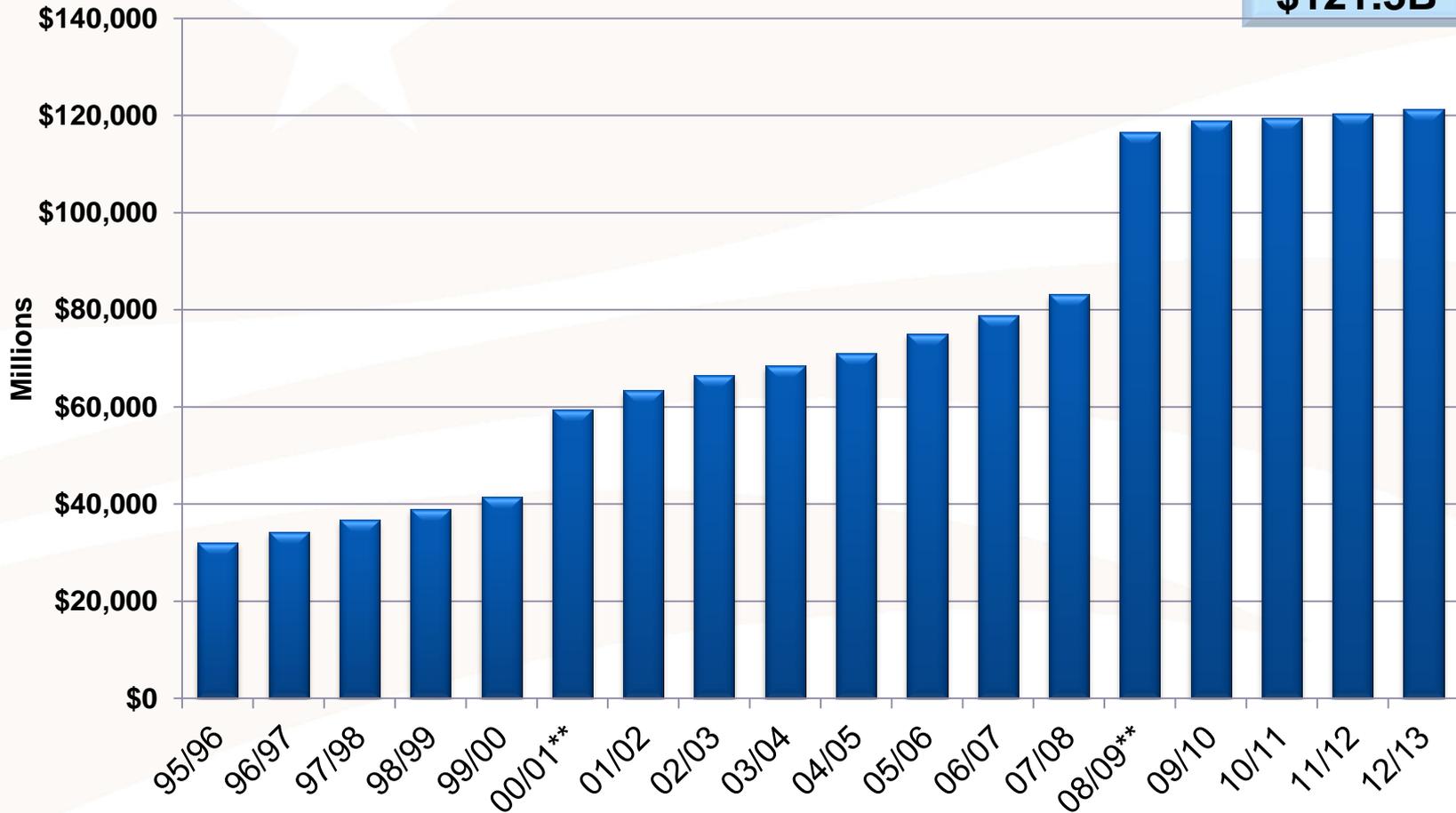
# Jurisdictional Tax Base 2011-2012

JURISDICTION	% COMMERCIAL	% RESIDENTIAL
Angier	18%	82%
Apex	21%	79%
Cary	24%	76%
Clayton	0	100%
Fuquay Varina	30%	70%
Garner	40%	60%
Holly Springs	25%	75%
Knightdale	33%	67%
Morrisville	44%	56%
Raleigh	30%	70%
Rolesville	20%	80%
Wake Forest	21%	79%
Wendell	25%	75%
Zebulon	71%	29%
Countywide	28%	72%

# Assessed Values

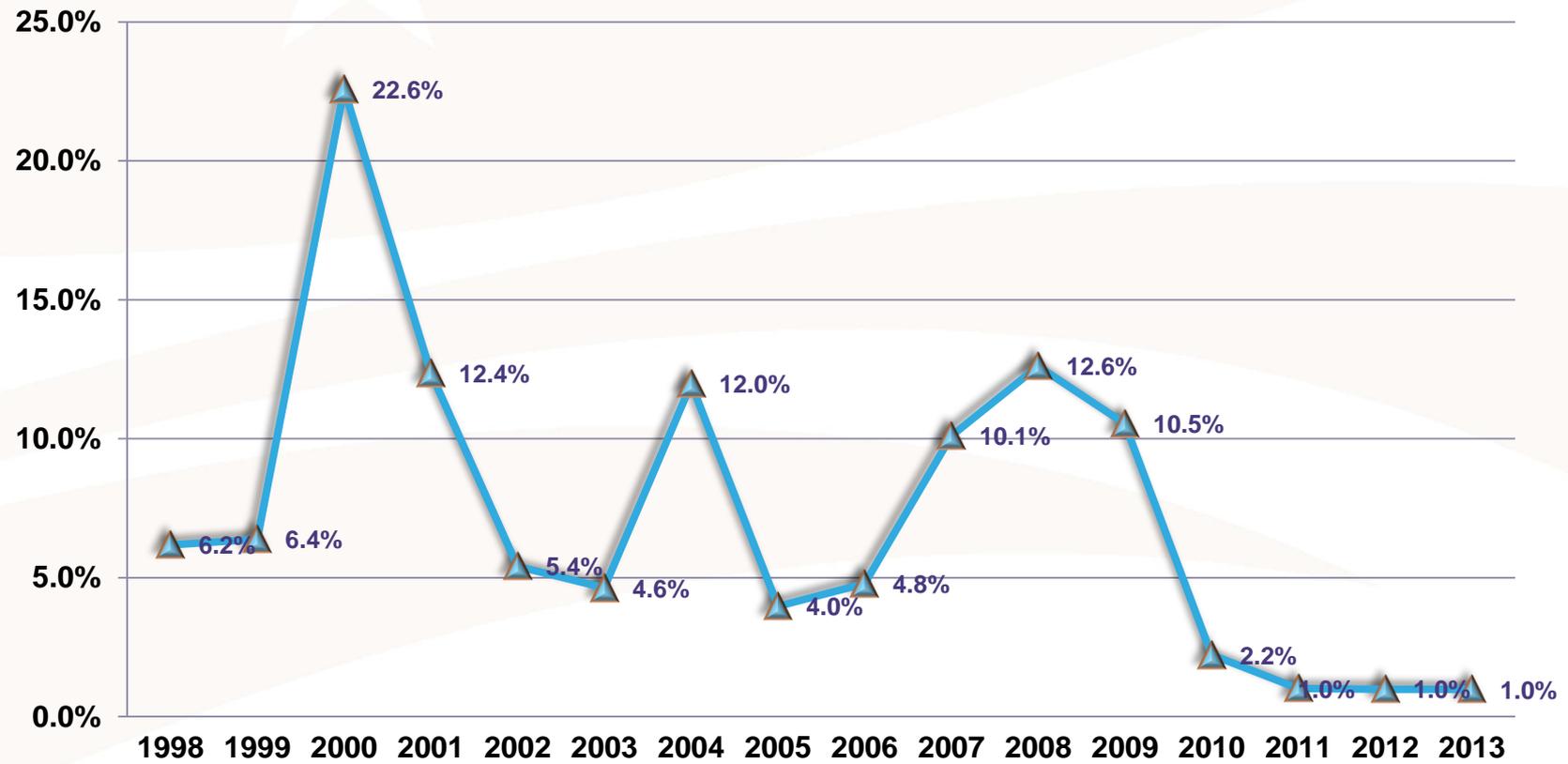
## Wake County Assessed Values

**2012/13  
Projection  
\$121.3B**



# Assessed Value Growth

## Assessed Value Percent Growth (Adjusted for Revaluation)

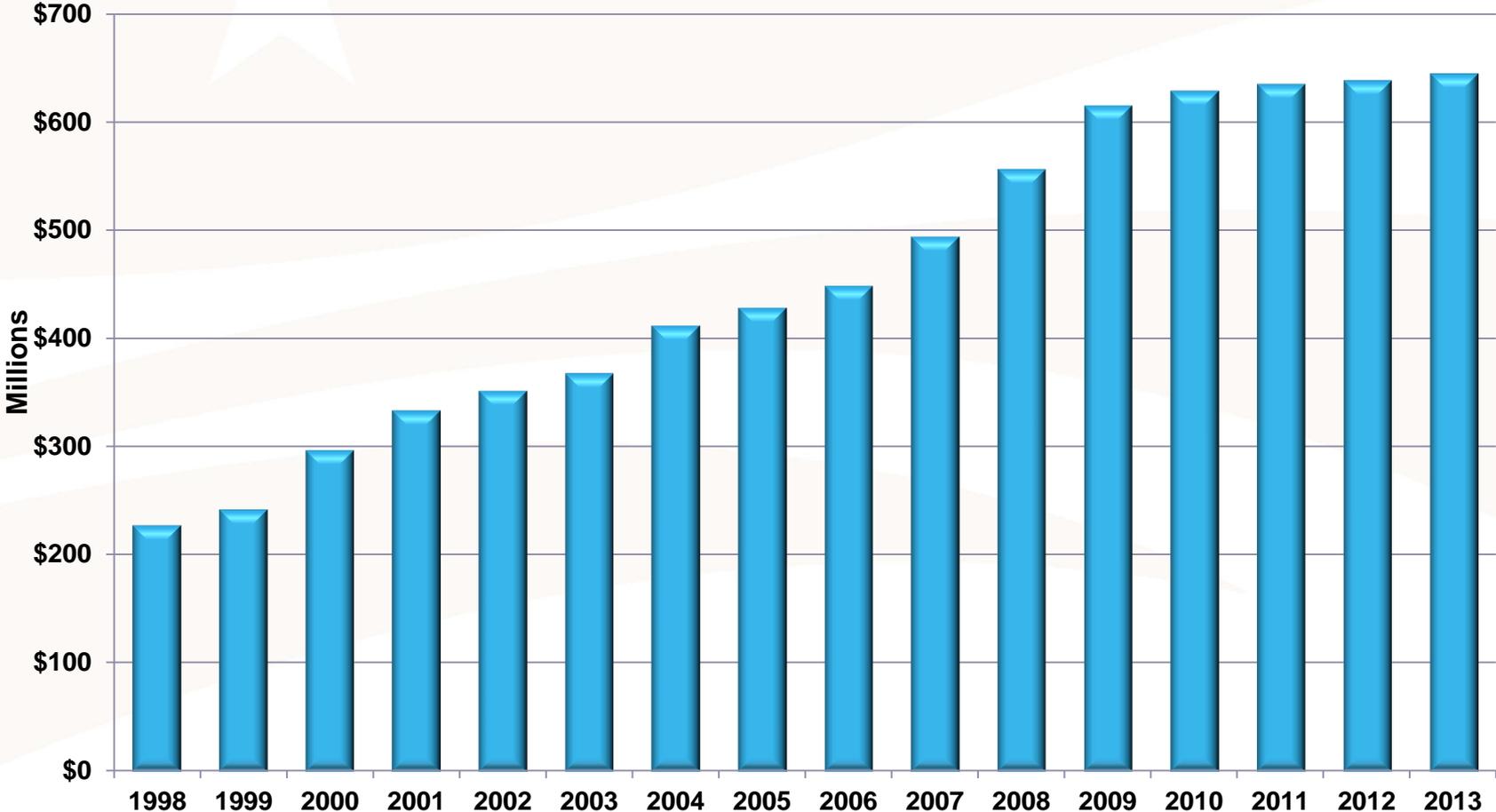


Source: Wake County Revenue Department

# Actual Property Tax Revenue

**2013**  
**\$644,890,000**

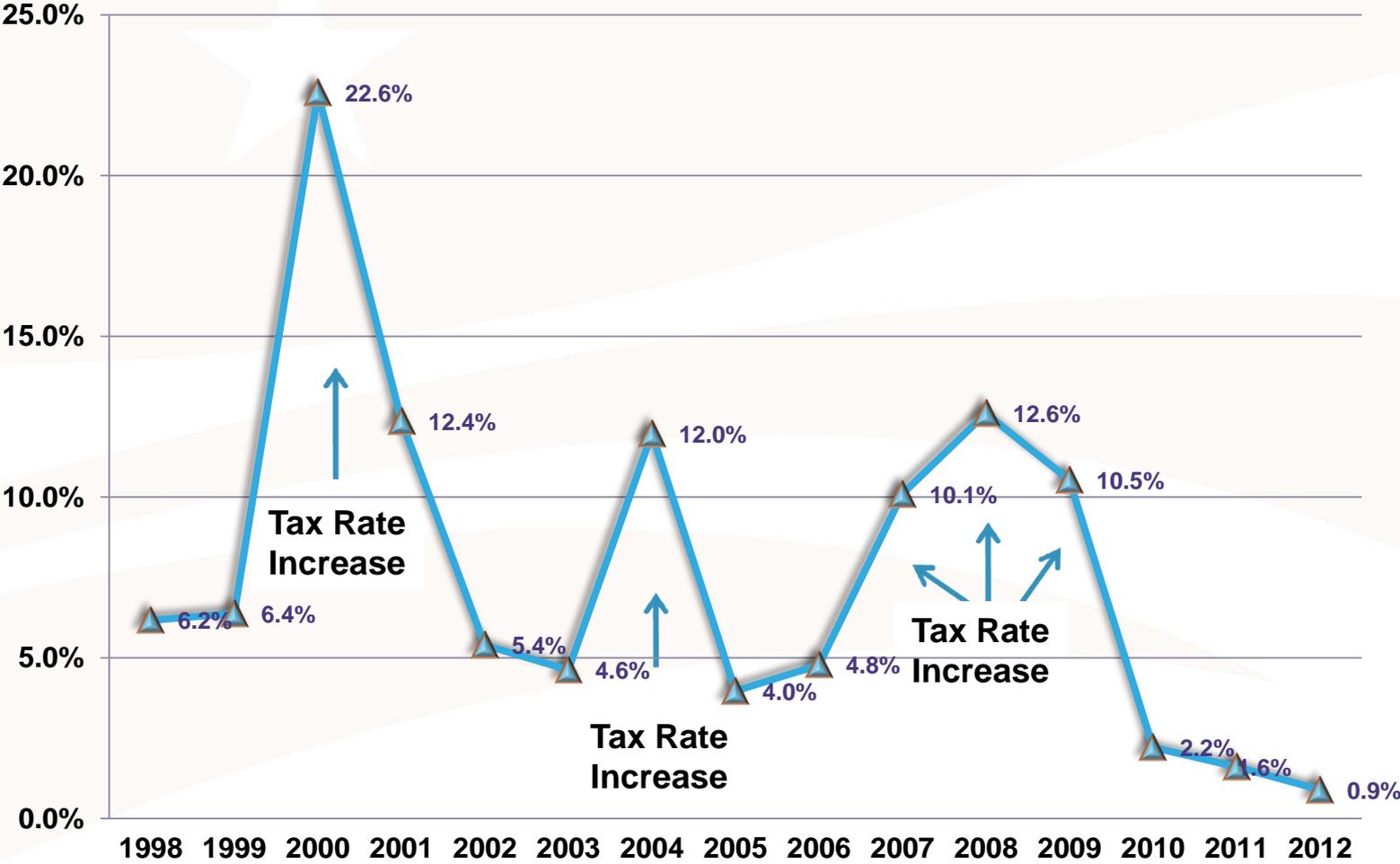
## Actual Property Tax Revenue



Source: Wake County Revenue Department

# Property Tax Revenue

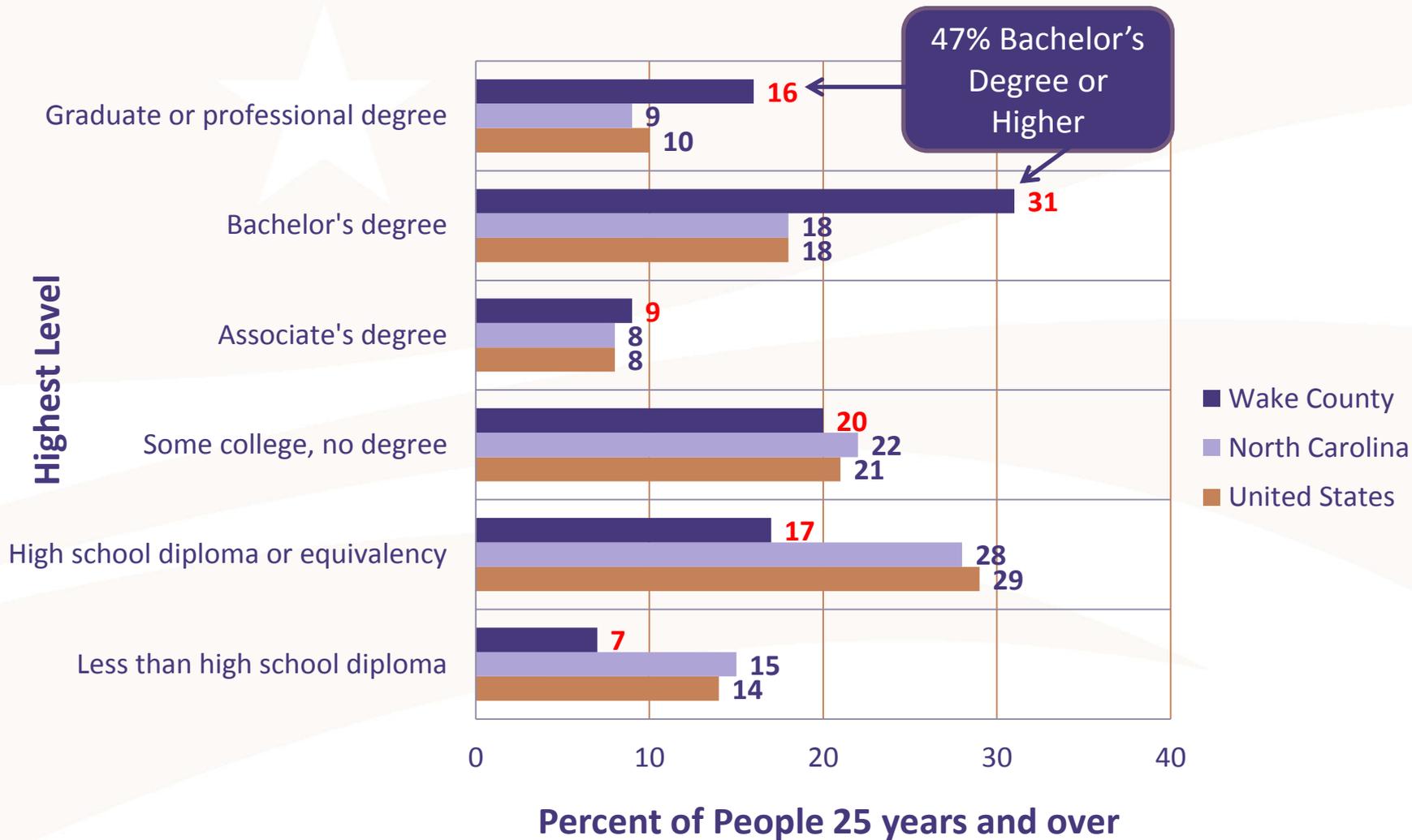
## Change in Property Tax Revenue (% Change)





# IV. Education

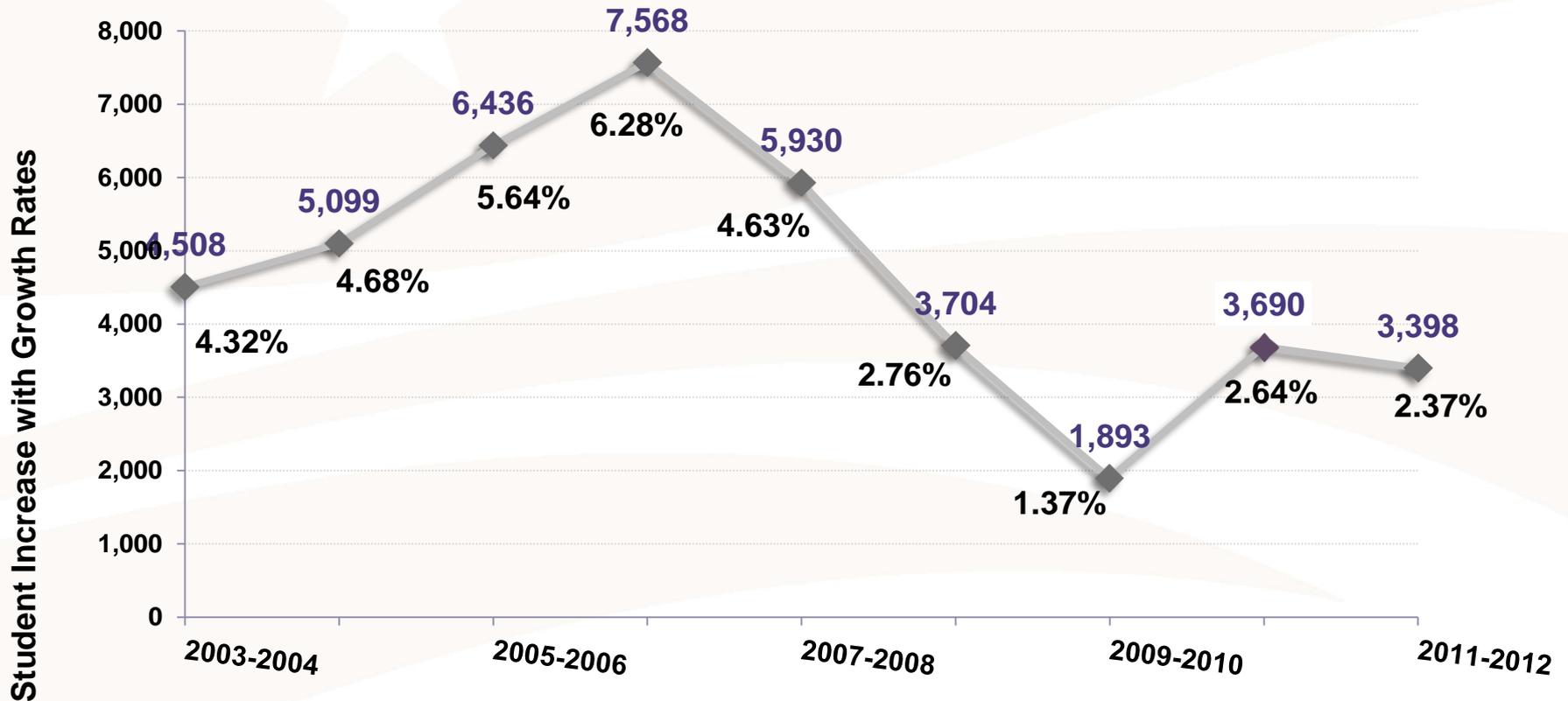
# 2010 Educational Attainment for Wake County's Population 25 years and over: **583,522**



Source: U.S. Census Bureau. American Community Survey 2010 1-Year Estimates.  
EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS AND OVER.

# Student Enrollment Increase

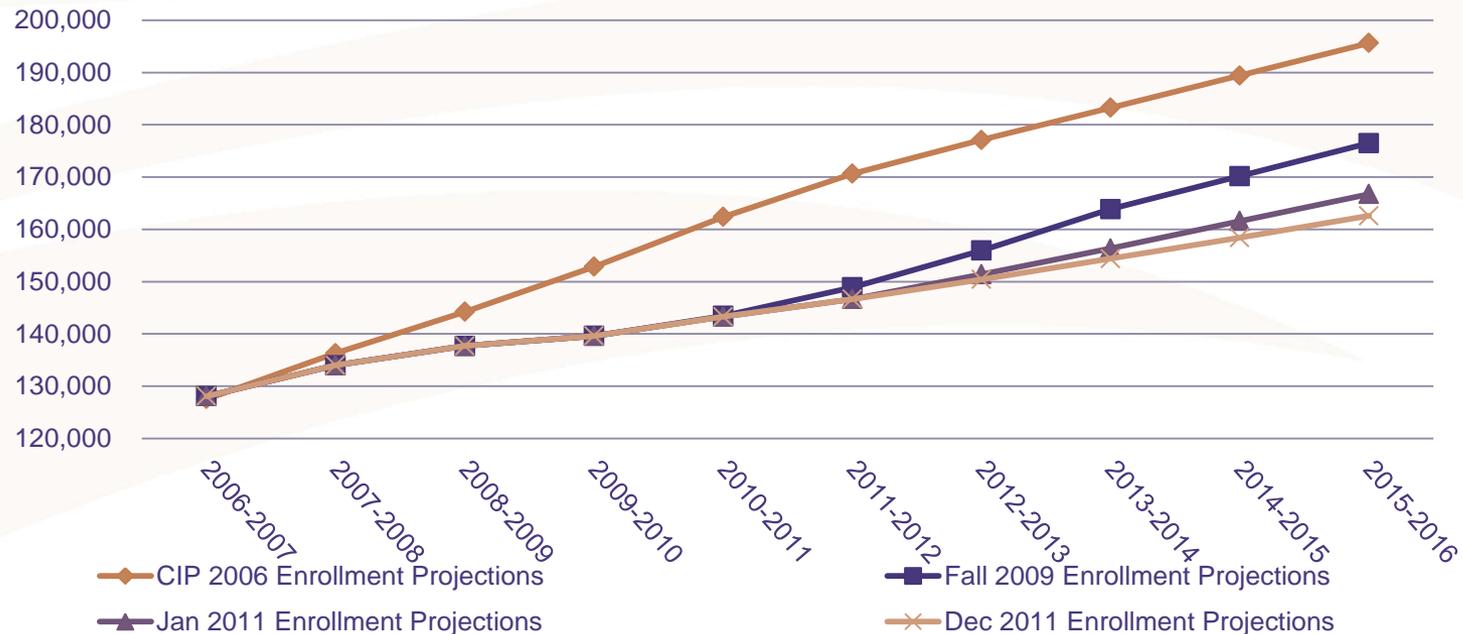
## Net Student Increase 2003-2011



# WCPSS Updated Enrollment Projections:

- Enrollment Projections Lowered with Continued Delay in Economic Recovery

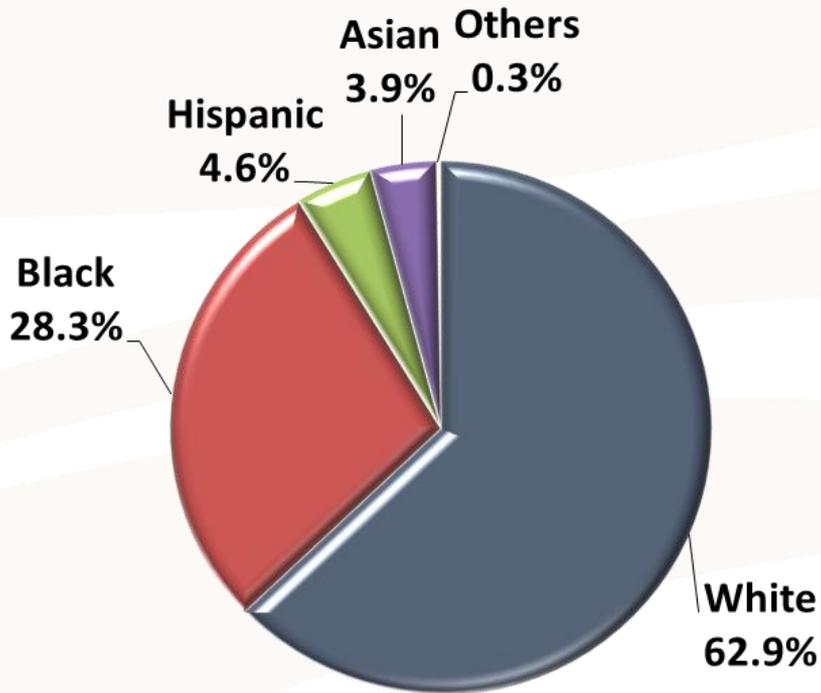
Enrollment Projections: CIP 2006, Fall 2009, January 2011 and December 2011



# WAKE COUNTY PUBLIC SCHOOLS SYSTEM STUDENT ENROLLMENT

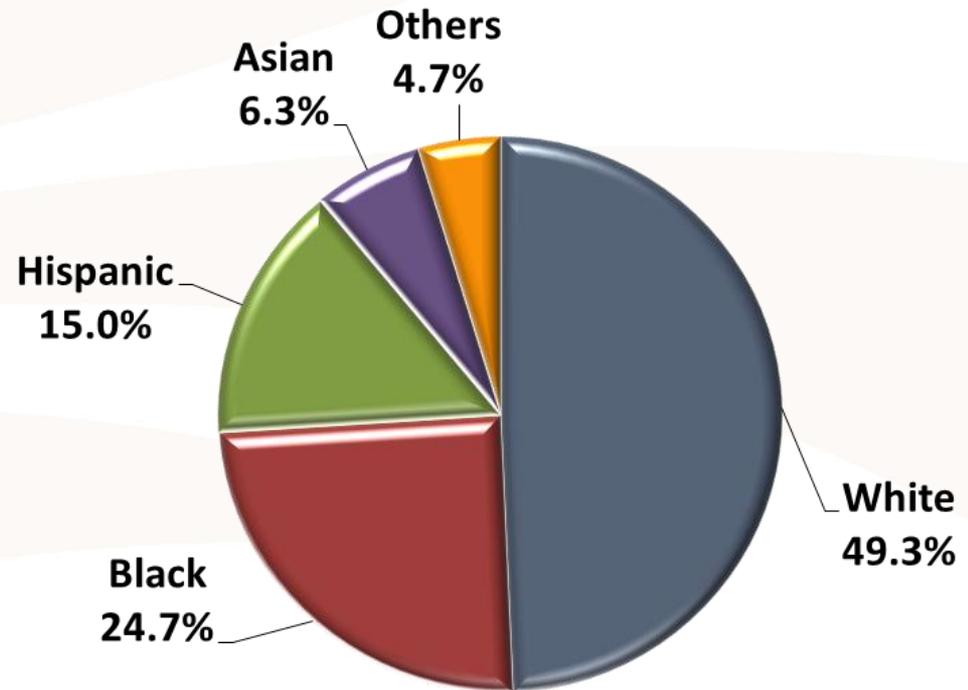
98,741 Students

2000-2001



146,687 Students

2011-12



Source: 2000-2001 Data – NC Department of Instruction Education Statistic Access System – Beyond 20/20 Report.  
2011-2012 Data Prepared by Maja Vouk, AICP, GISP; WCPSS Director, Demographics Growth and Planning, Fall, 2011.

# Wake Tech Enrollment

Total Wake Tech Enrollment 2010-2011

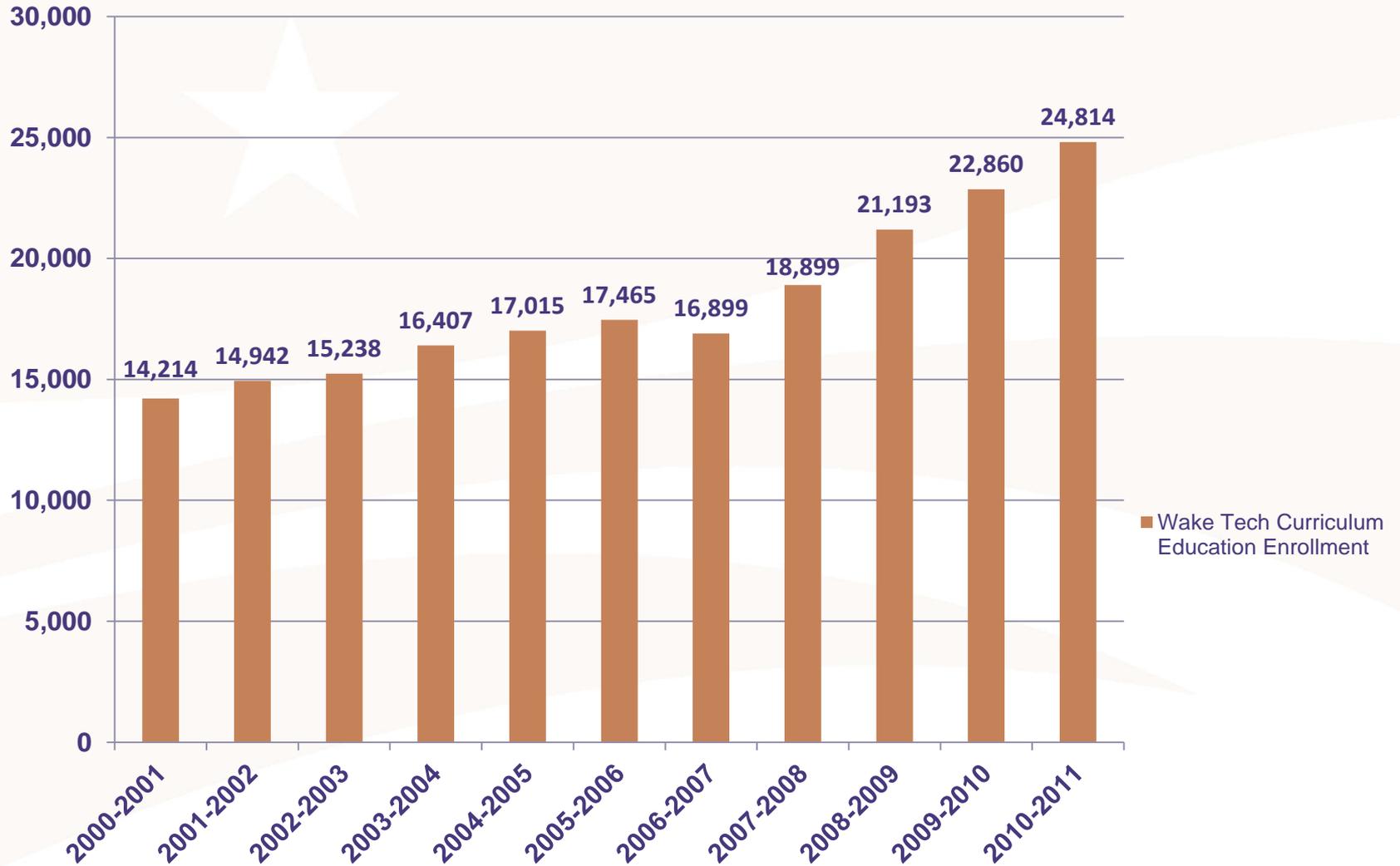


Degree/For Credit: **24,814**

Continuing Education: **39,658**



# Wake Tech Curriculum Education Enrollment 2000-2010





# Questions?