

Wake County Trends & Outlook



January 2010

Presentation Sequence

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

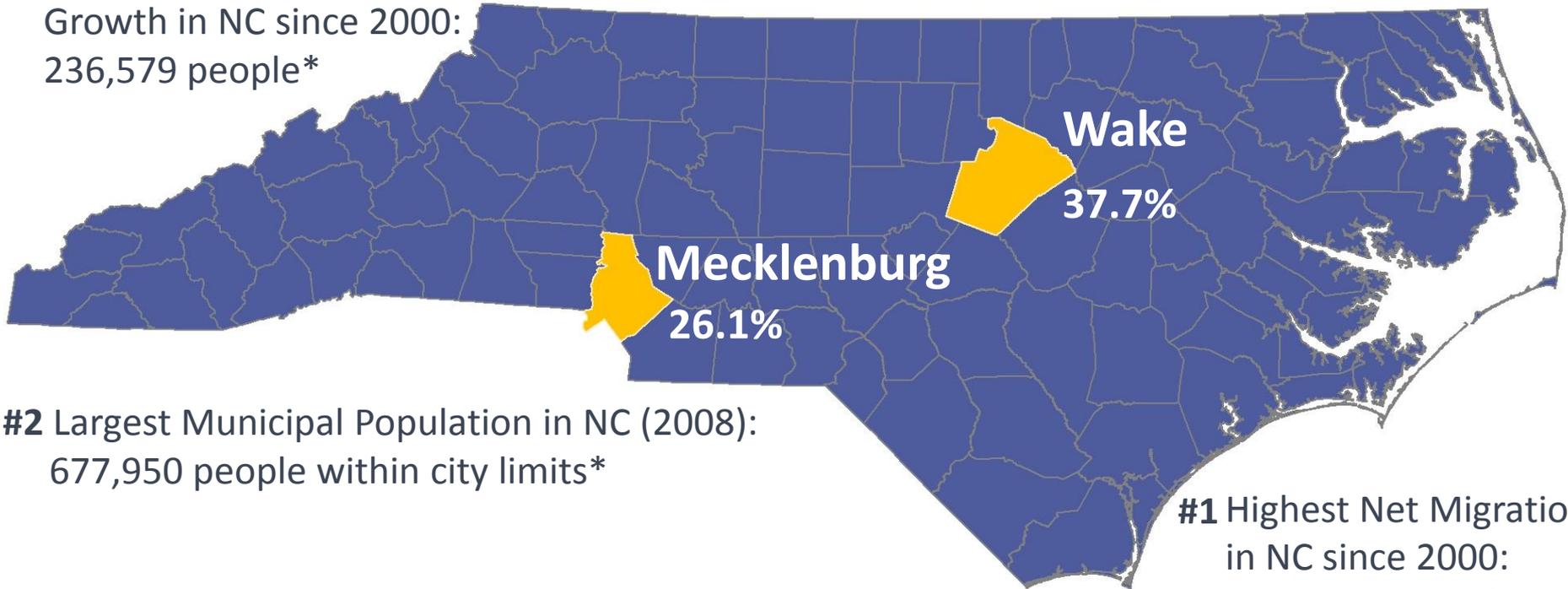
I. Population

Most Populous Counties in North Carolina

With Total Growth Rates 2000-2008

#1 Largest Population

Growth in NC since 2000:
236,579 people*



#2 Largest Municipal Population in NC (2008): 677,950 people within city limits*

#1 Highest Net Migration
in NC since 2000:
168,724 people*

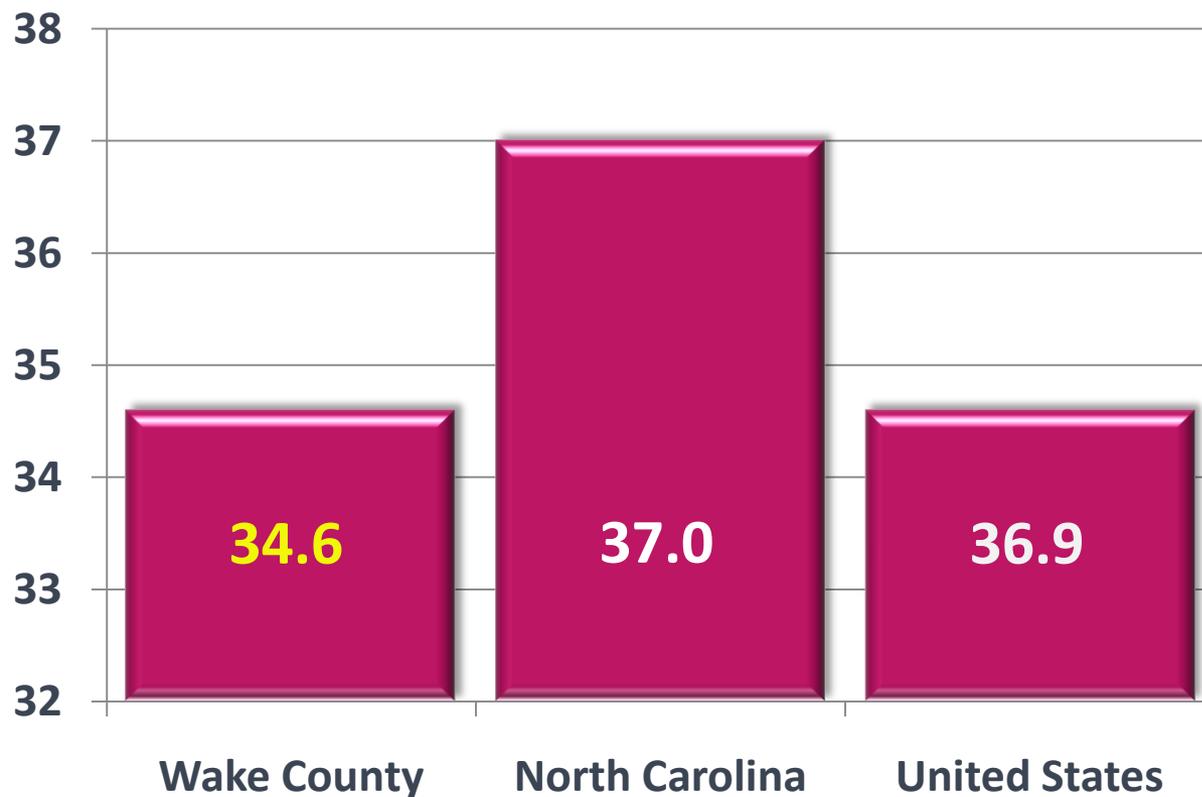
➤ #4 Fastest Growing County in NC since 2000: 37.7%*

➤ #5 Fastest Growing Counties in US with population more than 500,000**

➤ #57 Most Populous County in US: New Residents – 33,440 (100/per day) July 2008**

Median Age

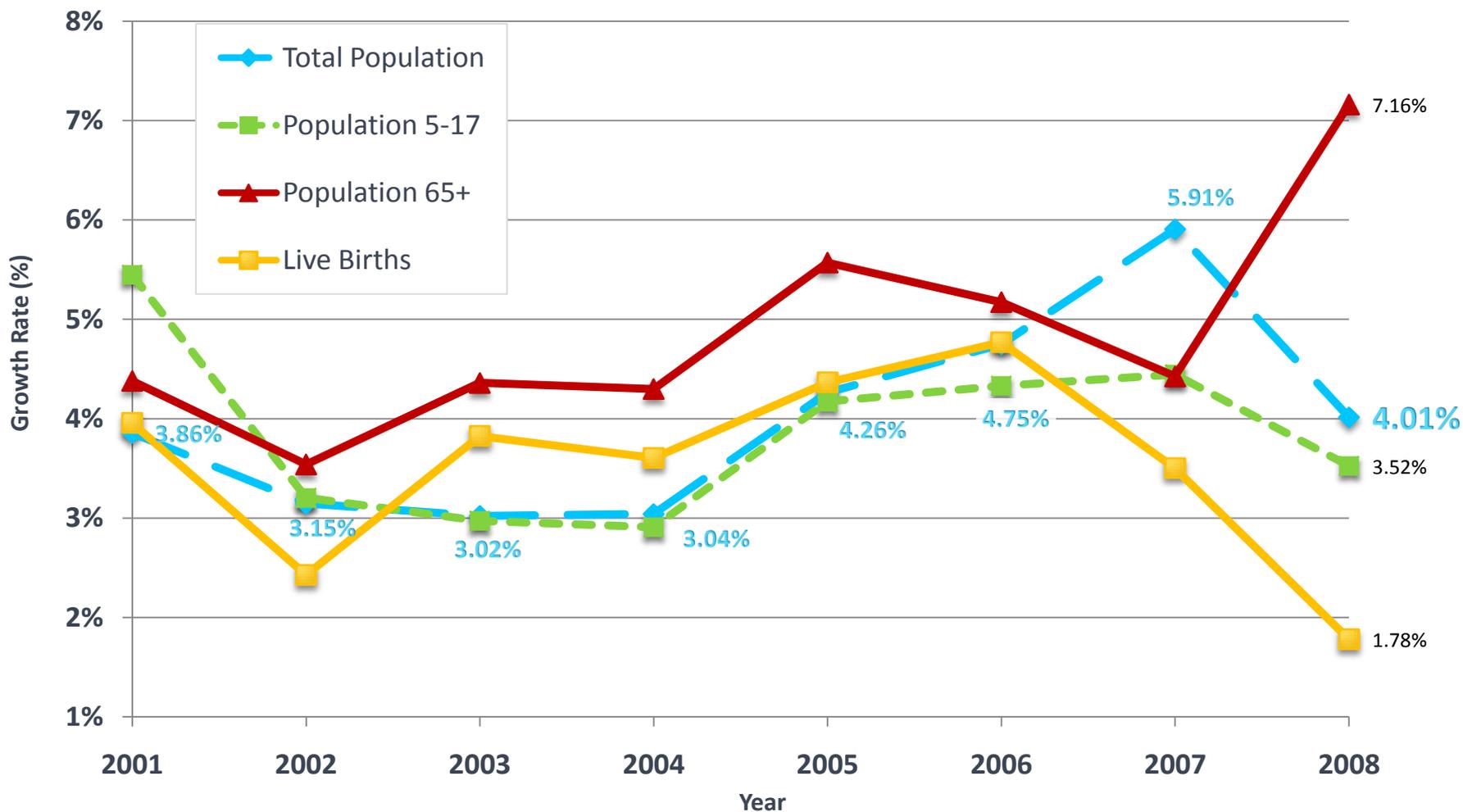
Median Age 2008



Source: American Community Survey Median Age Data 2008

Population Growth

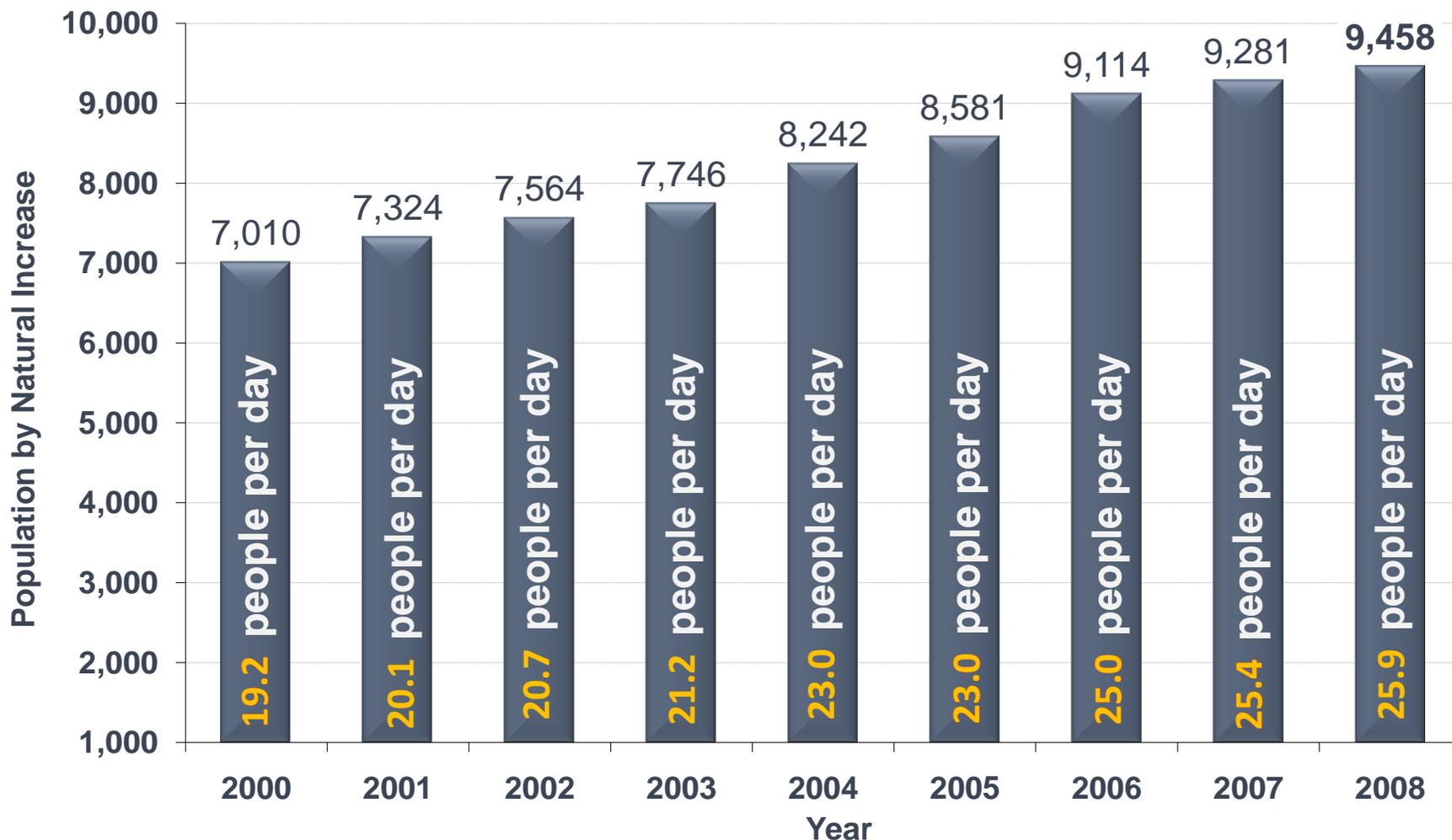
Population Growth Rate Changes 2000-2008



Sources: Total Population and Population 65+ from American Community Survey; Live Births from NC Center for Health Statistics; Population 5-17 from NC Demographics

Natural Increase

Natural Increase 2000-2008



Source: NC State Center for Health Statistics

Migrations

Migration to Wake County 2002-2006

Migration From:	2002	2003	2004	2005	2006
Within North Carolina	10,411	10,532	10,804	11,273	10,930
Another State	10,221	10,774	13,273	15,639	16,832
Outside the US	491	517	563	583	605
Total	21,123	21,823	24,640	27,495	28,367

Note: The data reflects changes from the previous year and is always 2 years behind.

County-to-County Migrations 2000-2006

Migrations from Counties Within NC

Migration from:	# of New Residents
Durham	19,943
Johnston	11,726
Franklin	6,353
Harnett	5,907
Mecklenburg	5,171
Orange	4,819
Guilford	4,468
Cumberland	4,399
New Hanover	3,947
Chatham	3,617

Migrations from Counties Outside NC

Migration from:	# of New Residents
Fairfax, VA	2,214
Suffolk, NY	2,068
Broward, FL	1,801
Los Angeles, CA	1,600
Santa Clara, CA	1,434
San Diego, CA	1,427
Montgomery, MD	1,398
Queens, NY	1,380
Cook, IL	1,333
Kings, NY	1,324

Municipal Population

Municipal Population Growth 2000-2008

Jurisdiction	2000	2008	% Growth
Angier	-	74	-
Apex	20,212	31,250	54.6%
Cary	94,517	140,572	48.7%
Fuquay-Varina	7,898	16,054	103.3%
Garner	17,787	26,109	46.8%
Holly Springs	9,192	20,631	124.5%
Knightdale	5,958	10,967	84.1%
Morrisville	5,208	14,954	187.1%
Raleigh	276,094	376,568	36.4%
Rolesville	907	2,673	194.7%
Wake Forest	12,588	26,858	113.4%
Wendell	4,247	5,796	36.5%
Zebulon	4,046	5,444	34.6%
Wake County	627,850	864,429	37.7%

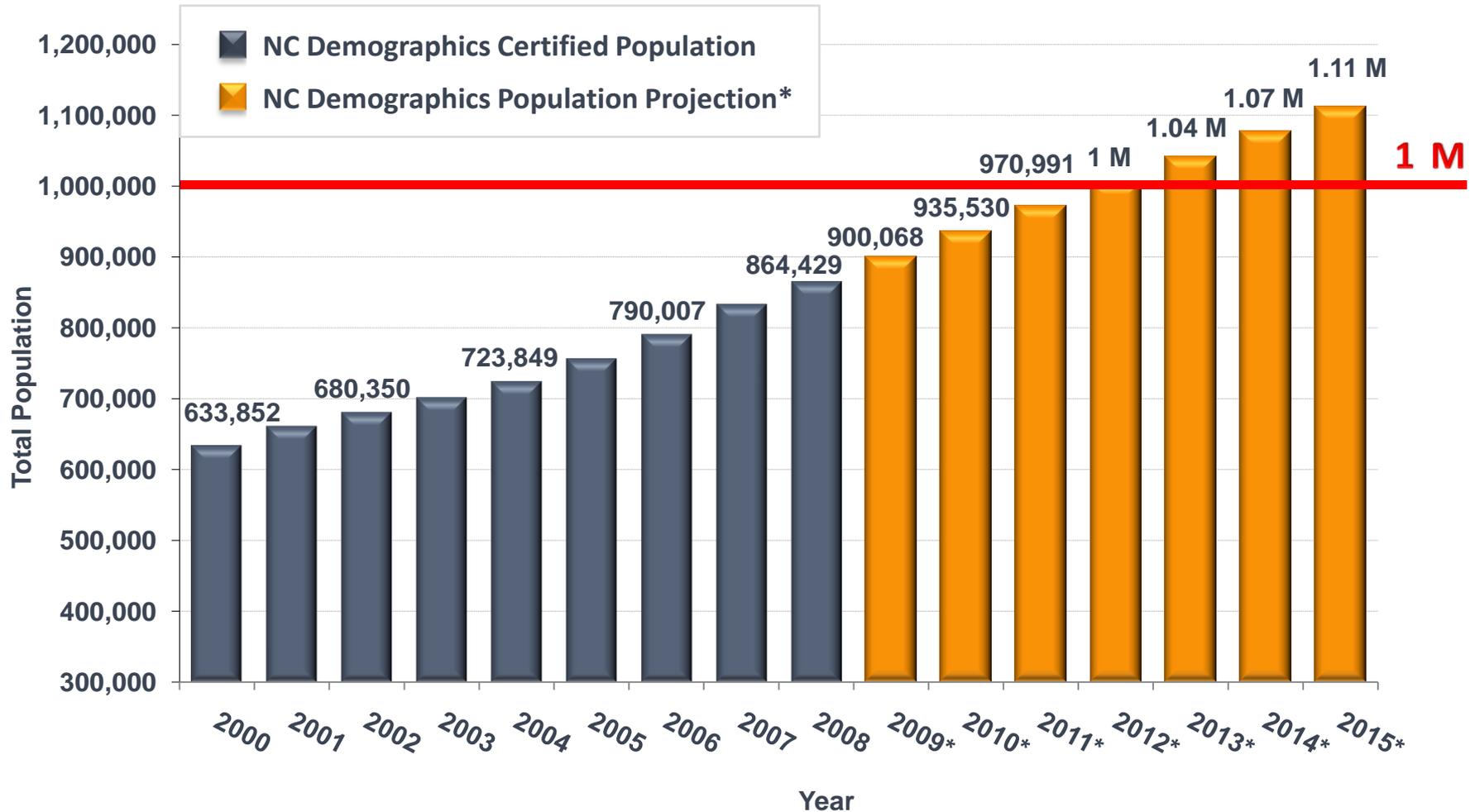
Source: NC Demographics Municipal Population 2000 & 2008

2009 Population



Population Projections

Population Projection 2009-2015

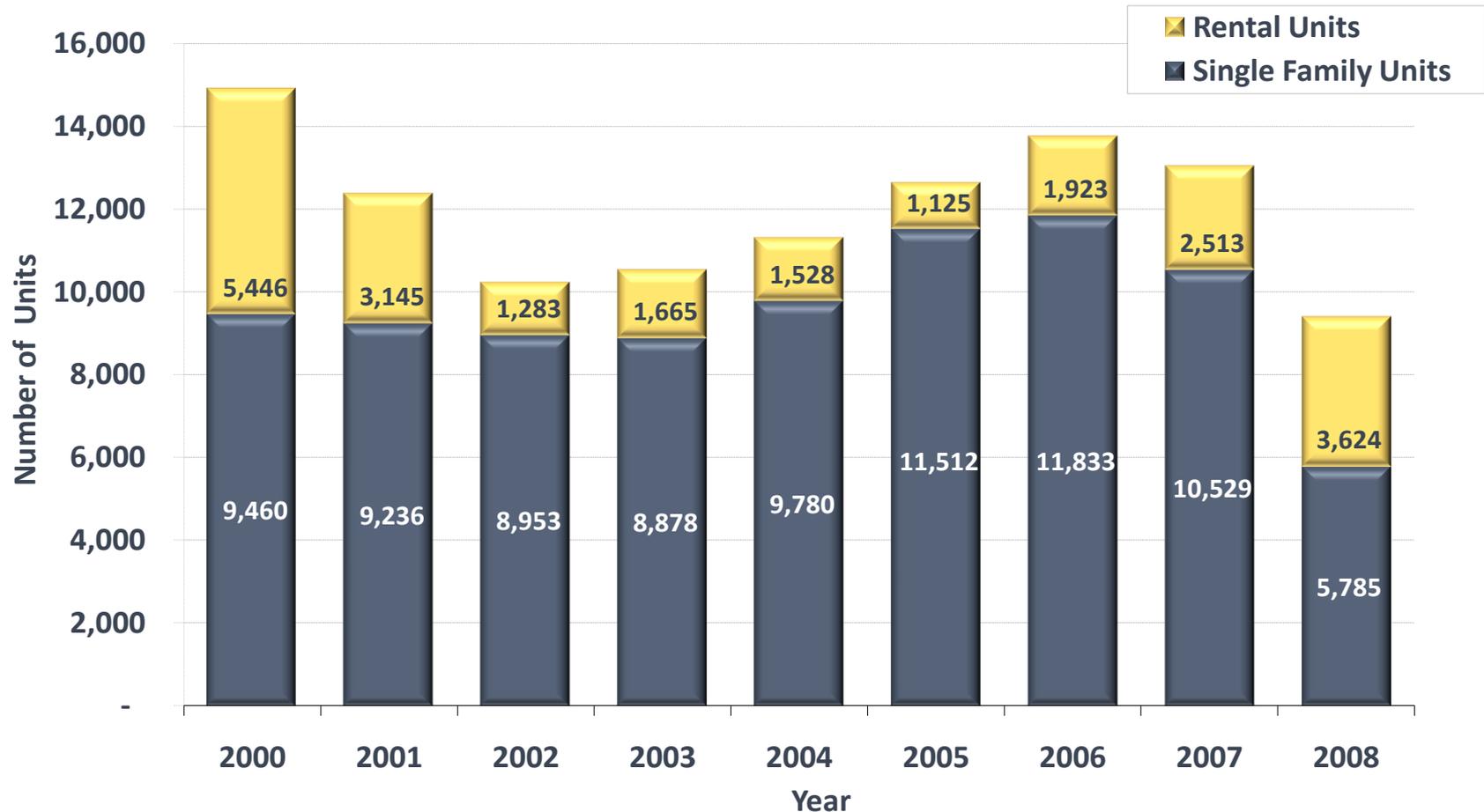


Source: NC Demographics Certified Population and Population Projection 2009

II. Housing & Land Development

Certificates of Occupancy

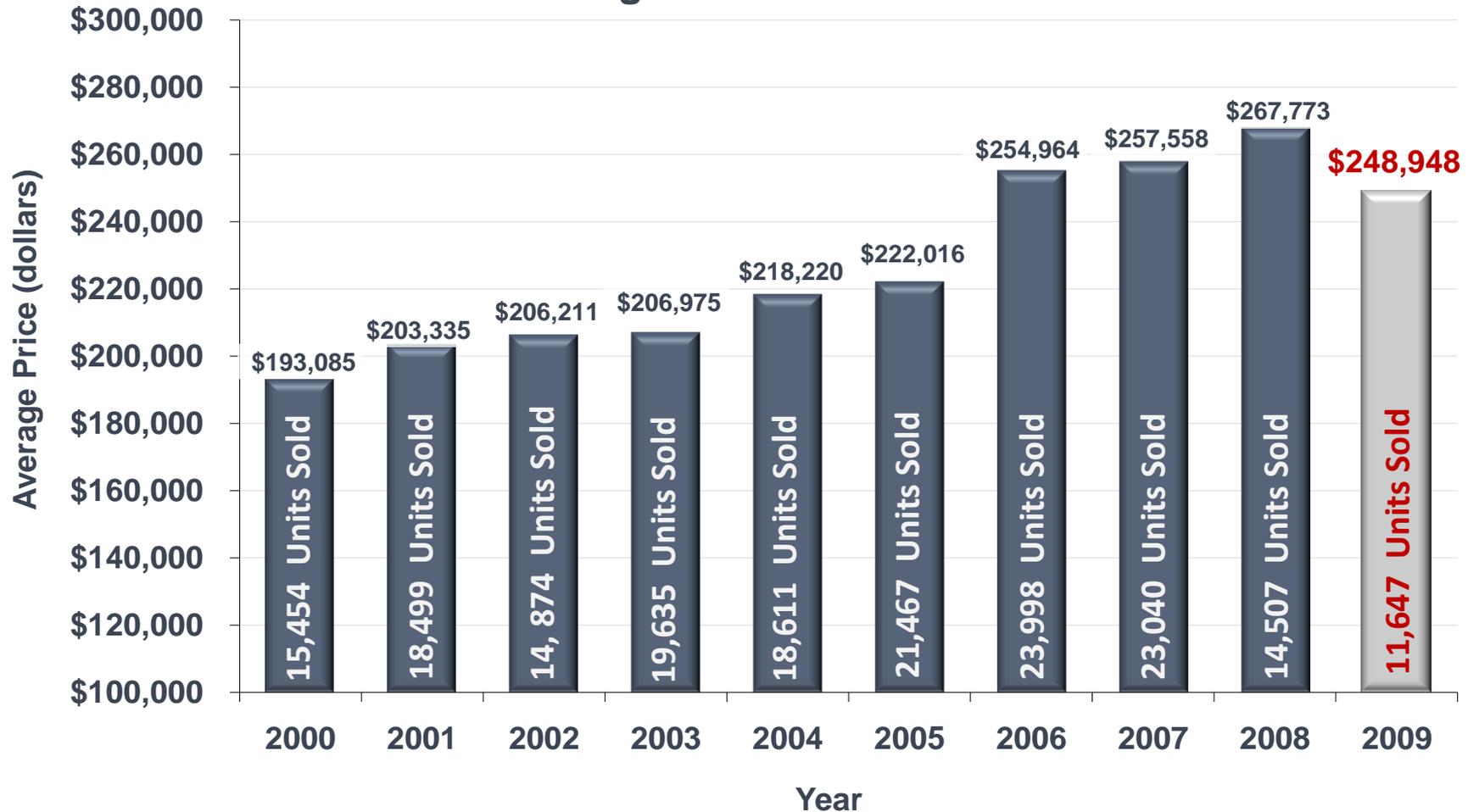
New Single Family and Rental Units 2000-2008



Source: Wake County Revenue Department

Residential Units Sold

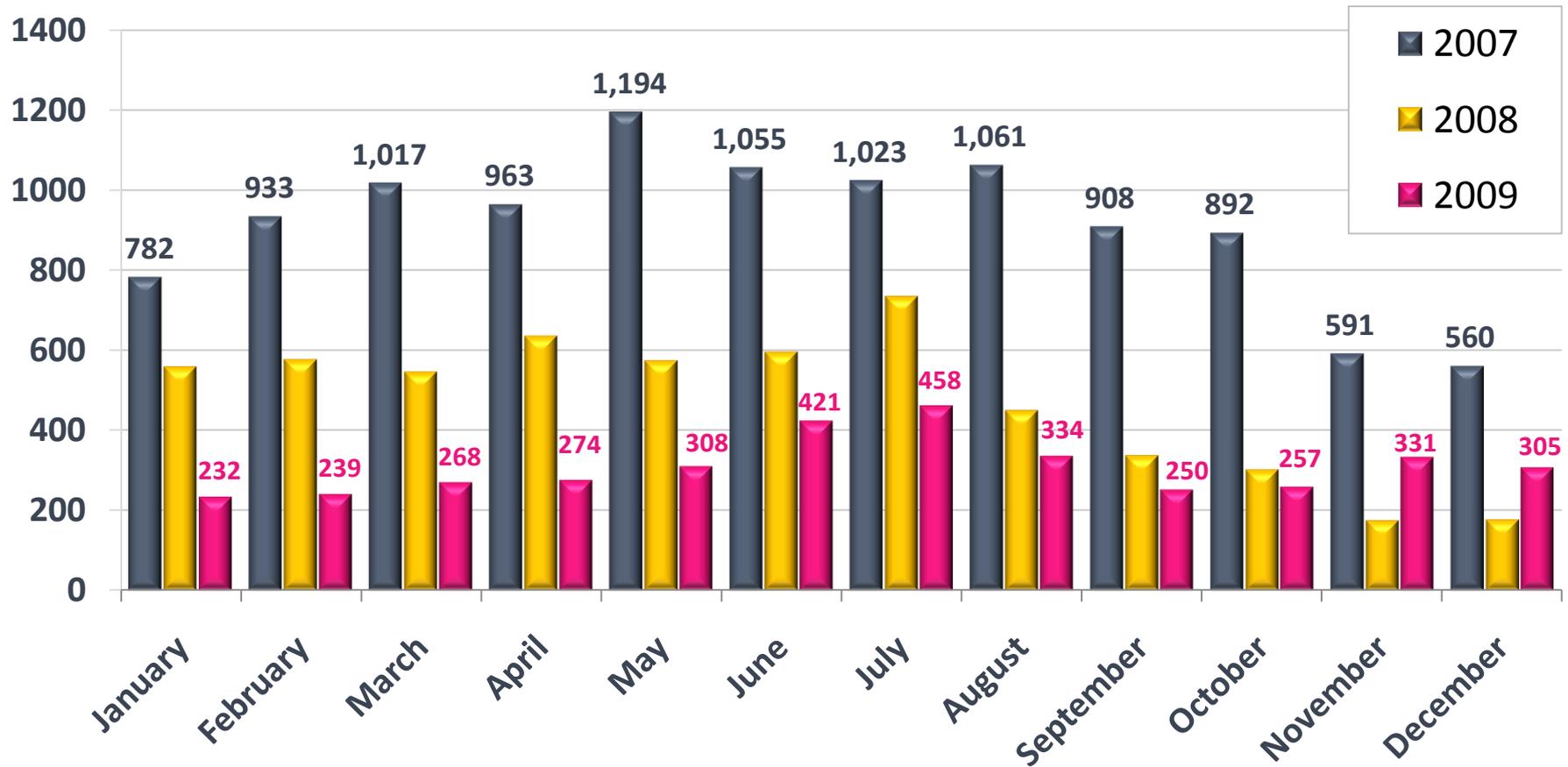
Average Sale Price 2000-2009



Source: Wake County Revenue Department

Total Permits 2007-09

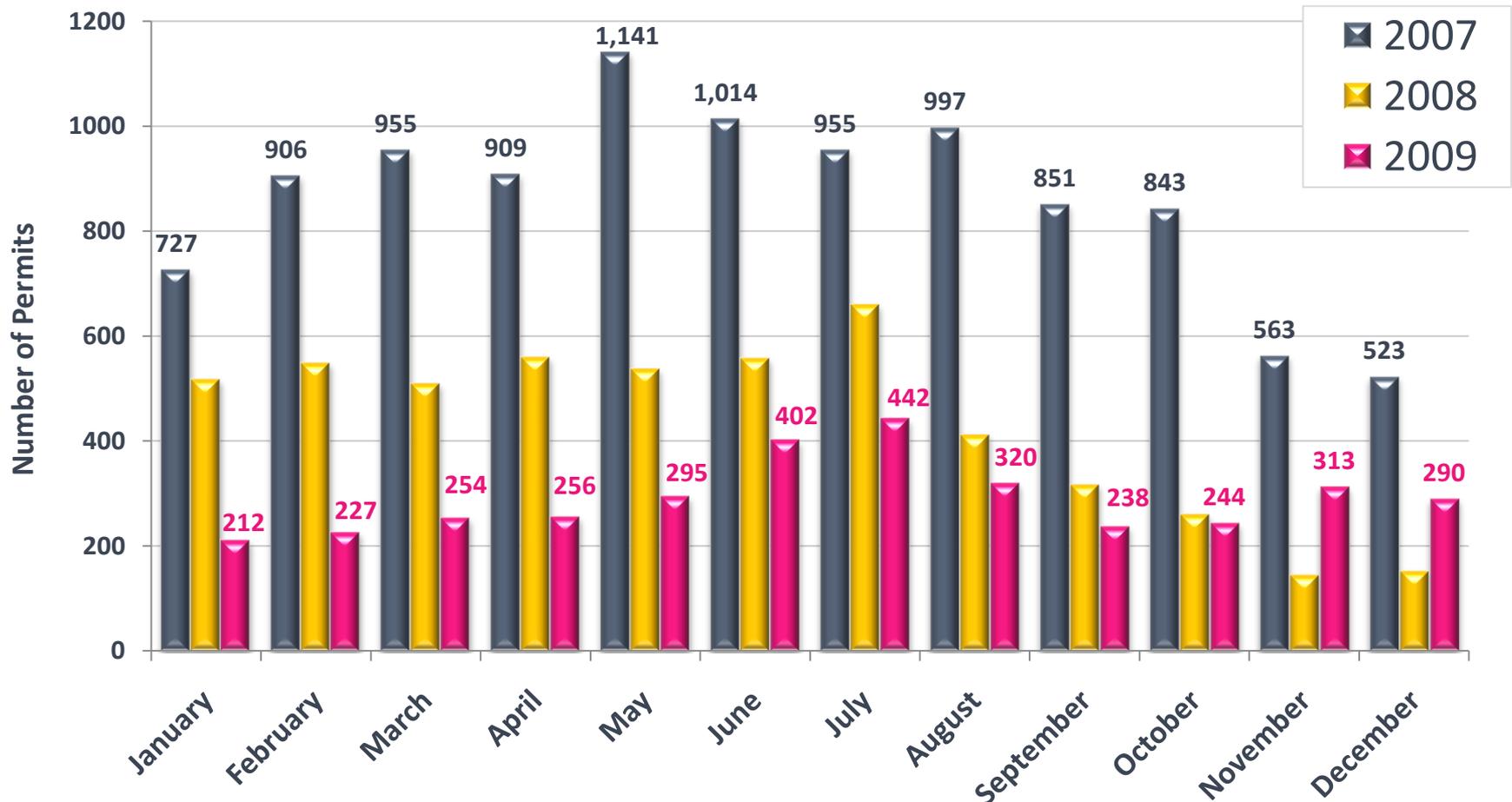
New Permits Total 2007-2009



Source: Wake County Revenue Department

Residential Permits

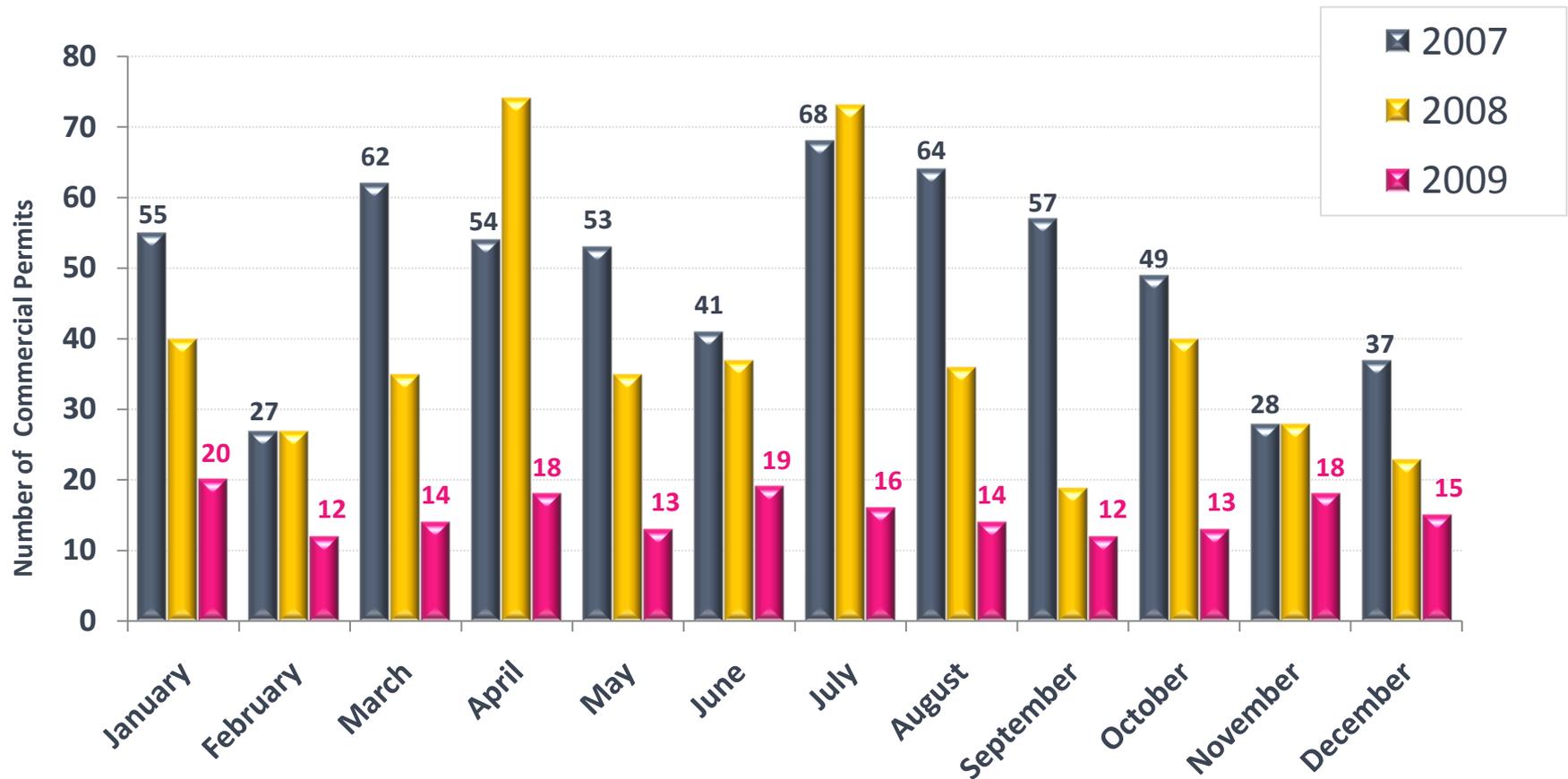
New Residential Permits 2007-2009



Source: Wake County Revenue Department

Commercial Permits

New Commercial Permits 2007-2009



Source: Wake County Revenue Department

Annexations

Annexations Completed in 2009 by Municipality

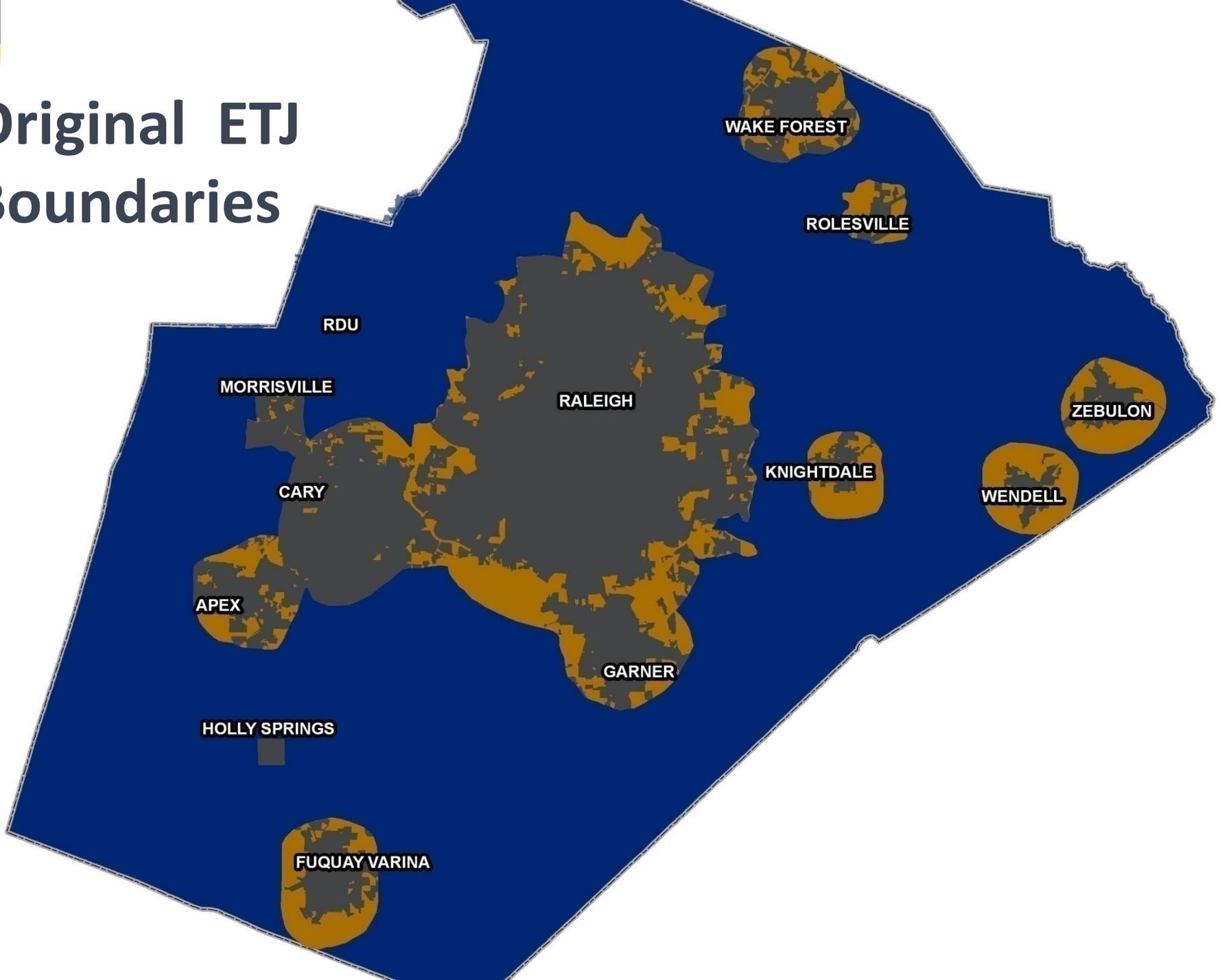
Jurisdiction	Number of Annexations	Existing Residential Units	Acreage
Apex	5	2	49.10
Cary	10	3	121.60
Fuquay-Varina	4	2	76.30
Garner	3	1	17.50
Holly Springs	4	11	36.90
Knightdale	1	1	15.40
Morrisville	4	1	21.80
Raleigh	27	511	839.10
Rolesville	0	0	0.00
Wake Forest	20	0	360.60
Wendell	1	1	10.40
Zebulon	1	1	2.10
Wake County Total	0	-534	-1,550.80

Historical ETJ Expansions

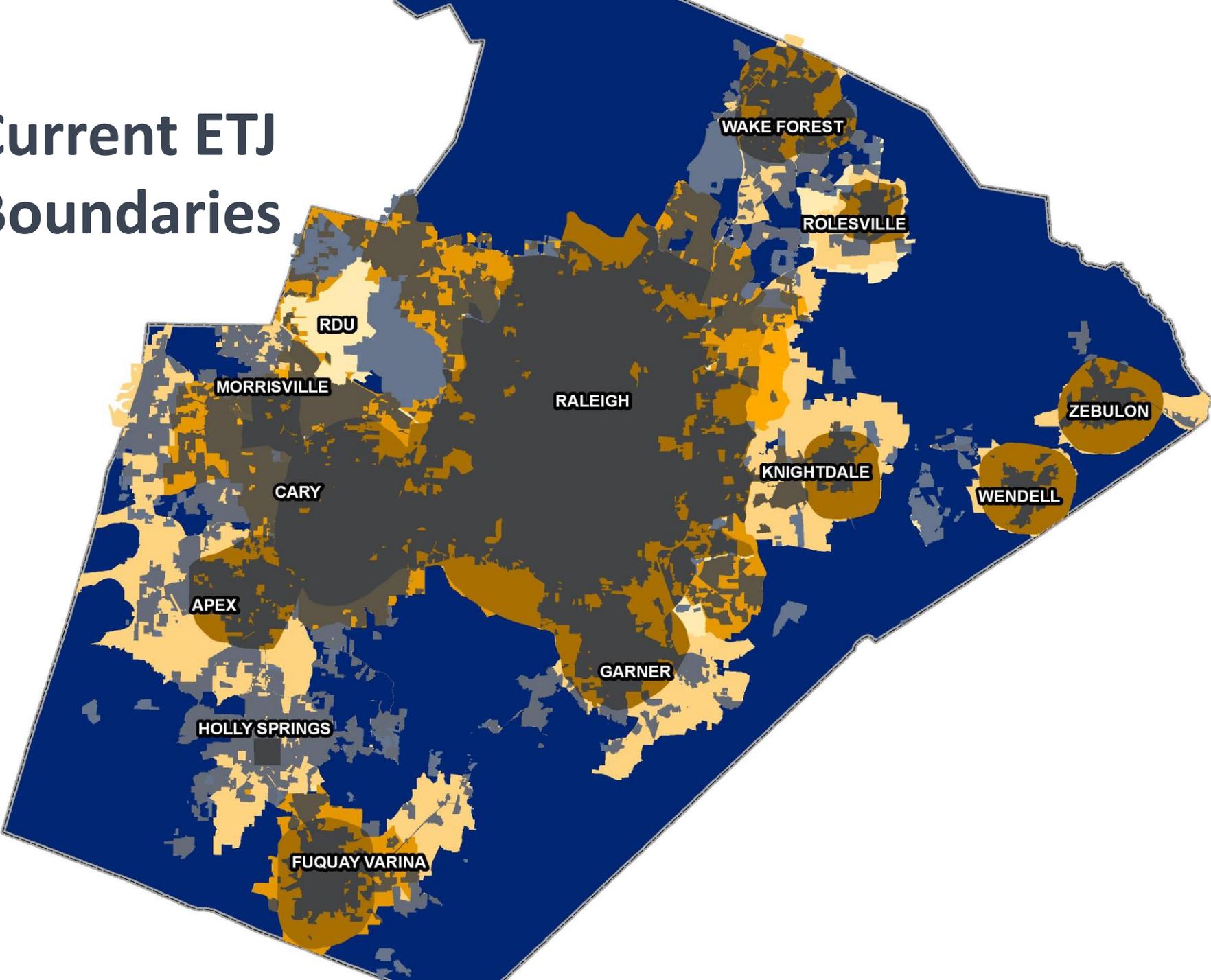
ETJ Granted Since 2004

Year	Acreage
2004	2,444
2005	2,500
2006	0
2007	8,937
2008	4,407
2009	1,717
Total	20,005

Original ETJ Boundaries



Current ETJ Boundaries



III. Economy

Cost of Living Index

Area	Comp. Index	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc. Goods & Services
Raleigh-Cary, NC*	102.4	114.6	89.2	108.5	103.6	106.8	106.7
Austin, TX	96.8	91.0	83.6	90.3	98.8	94.3	112.2
Boston, MA	130.6	118.6	146.7	147.8	100.9	125.7	126.4
Atlanta, GA	95.4	99.8	90.8	84.3	94.9	105.6	99.9
Charlotte, NC	94.5	96.4	80.4	98.2	99.6	110.1	101.3
San Jose, CA	153.1	135.9	230.7	130.4	121.8	114.3	113.3
Richmond, VA	106.6	107.0	104.0	107.2	102.0	111.5	109.6
Nashville, TN	89.0	92.9	69.6	88.0	96.7	95.2	101.7
Baltimore, MD	120.9	113.4	158.1	121.9	102.5	96.9	99.9

* The Raleigh-Cary Metropolitan Statistical Area (MSA) is used as a proxy for Wake County.

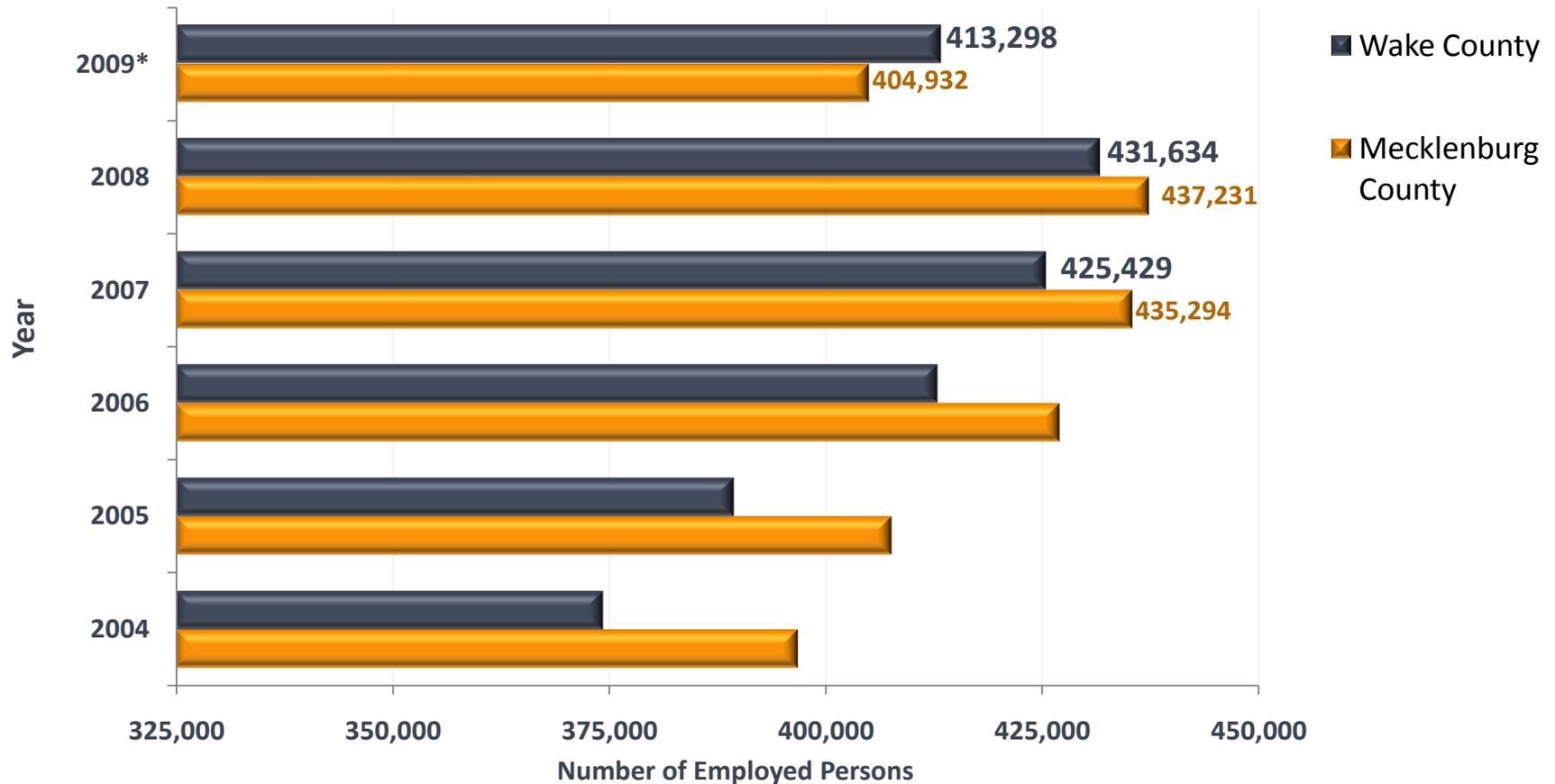
Largest Employers

Wake County Major Employers	# Employees
State of North Carolina	25,458
WCPSS	16,755
NC State University	8,000
WakeMed Health & Hospitals	6,893
GlaxoSmithKline	6,400
Progress Energy Inc.	5,000
SAS Institute Inc	4,149
Rex Healthcare	4,000
Wake County Government	3,744

Wake County Major Employers	# Employees
Cisco Systems	3,600
City of Raleigh	3,000
Verizon	3,000
RTI International	2,800
Nortel Networks Corp	2,800
Waste Industries USA Inc	2,000
Lenovo	1,600
Food Lion	1,600
Lowe's Companies Inc	1,575
US Environmental Protection Agency	1,500

Employment

Employed Persons 2004-2009*

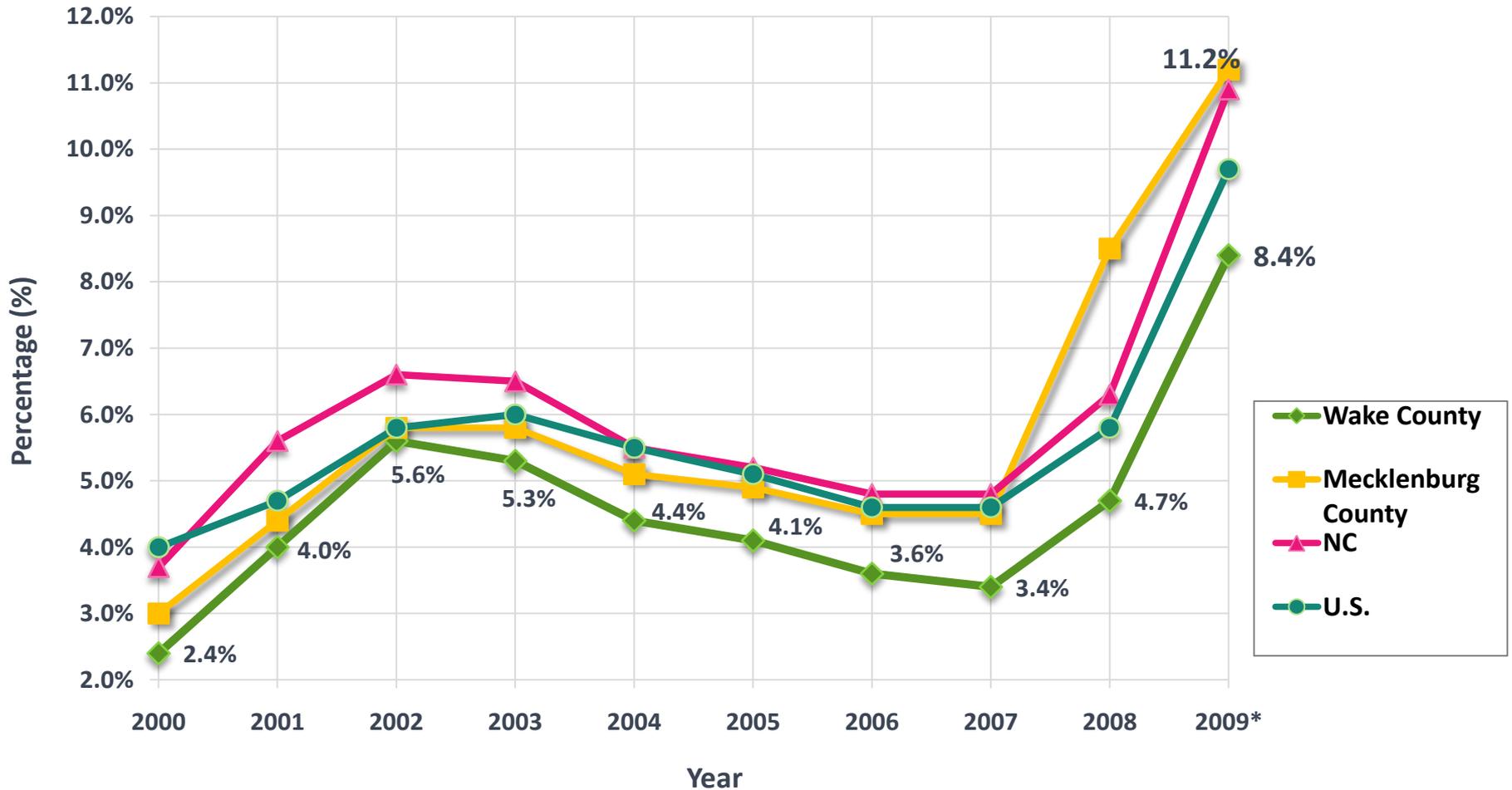


Source: NC Employment Security Commission

* As of December 2009

Unemployment

Unemployment Rates 2000-2009*



Source: NC Employment Security Commission

*As of December 2009

Income

Income 2000 & 2008

Area	Median Household Income 2000	Median Household Income 2008	Median Family Income 2000	Median Family Income 2008
Wake County	\$54,988	\$65,180	\$61,149	\$82,882
North Carolina	\$39,184	\$46,549	\$46,335	\$56,588
United States	\$41,994	\$52,029	\$50,740	\$63,366

Source: US Census 2000, American Community Survey 2008 Income data

Income & Poverty

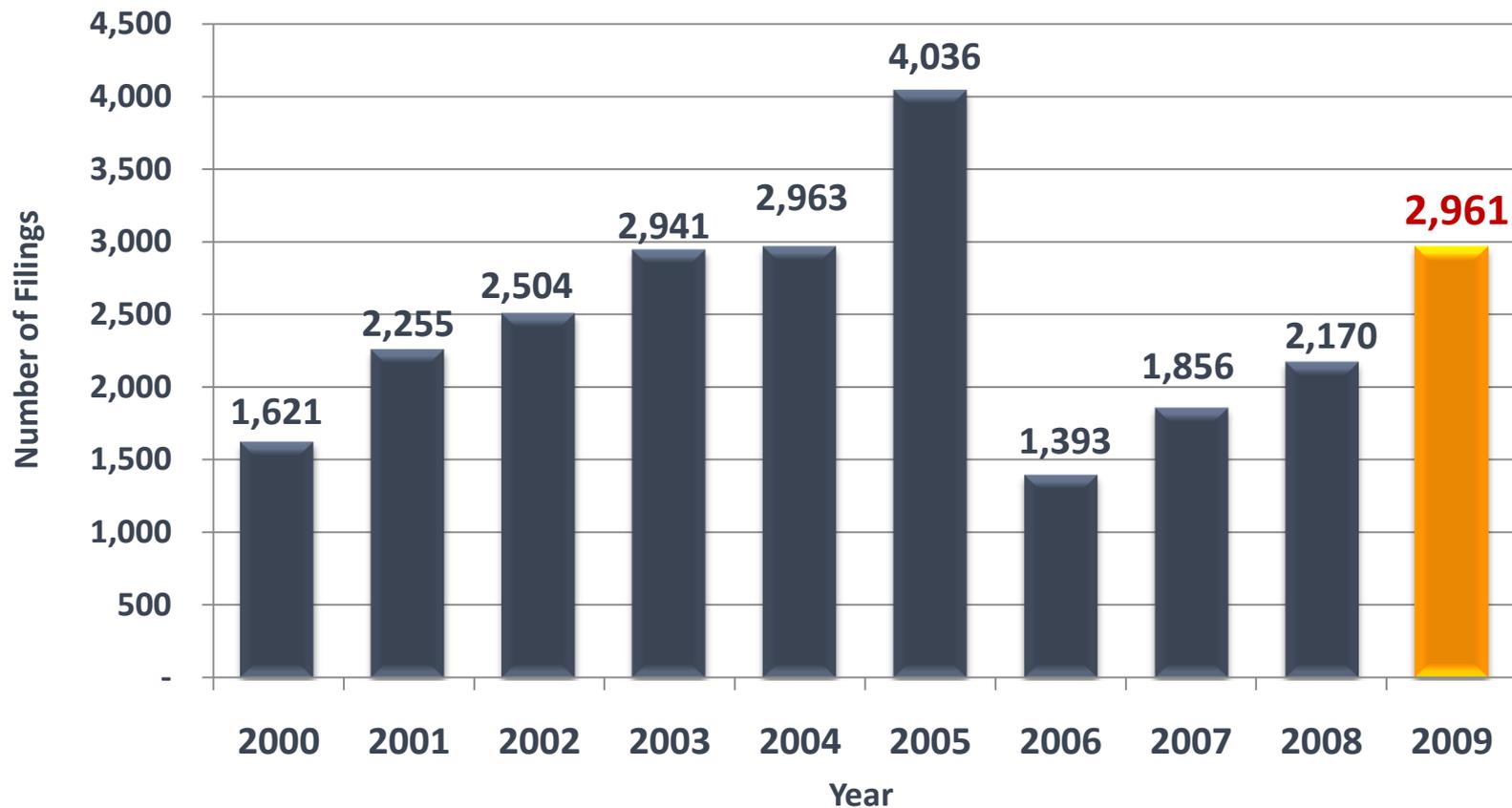
Income & Poverty Families with Minor Children 2008

Area	Median Household Income	Median Family Income	Poverty Rate*
United States	\$52,029	\$63,366	15.0%
North Carolina	\$46,549	\$56,588	16.8%
Durham County	\$51,028	\$64,284	13.2%
Johnston County	\$52,484	\$61,948	11.3%
Orange County	\$54,390	\$77,758	15.6%
Wake County	\$65,180	\$82,882	9.1%

* Poverty rate based on families with children under 18 years of age

Bankruptcies

Wake County Bankruptcy Filings, 2000-2009*



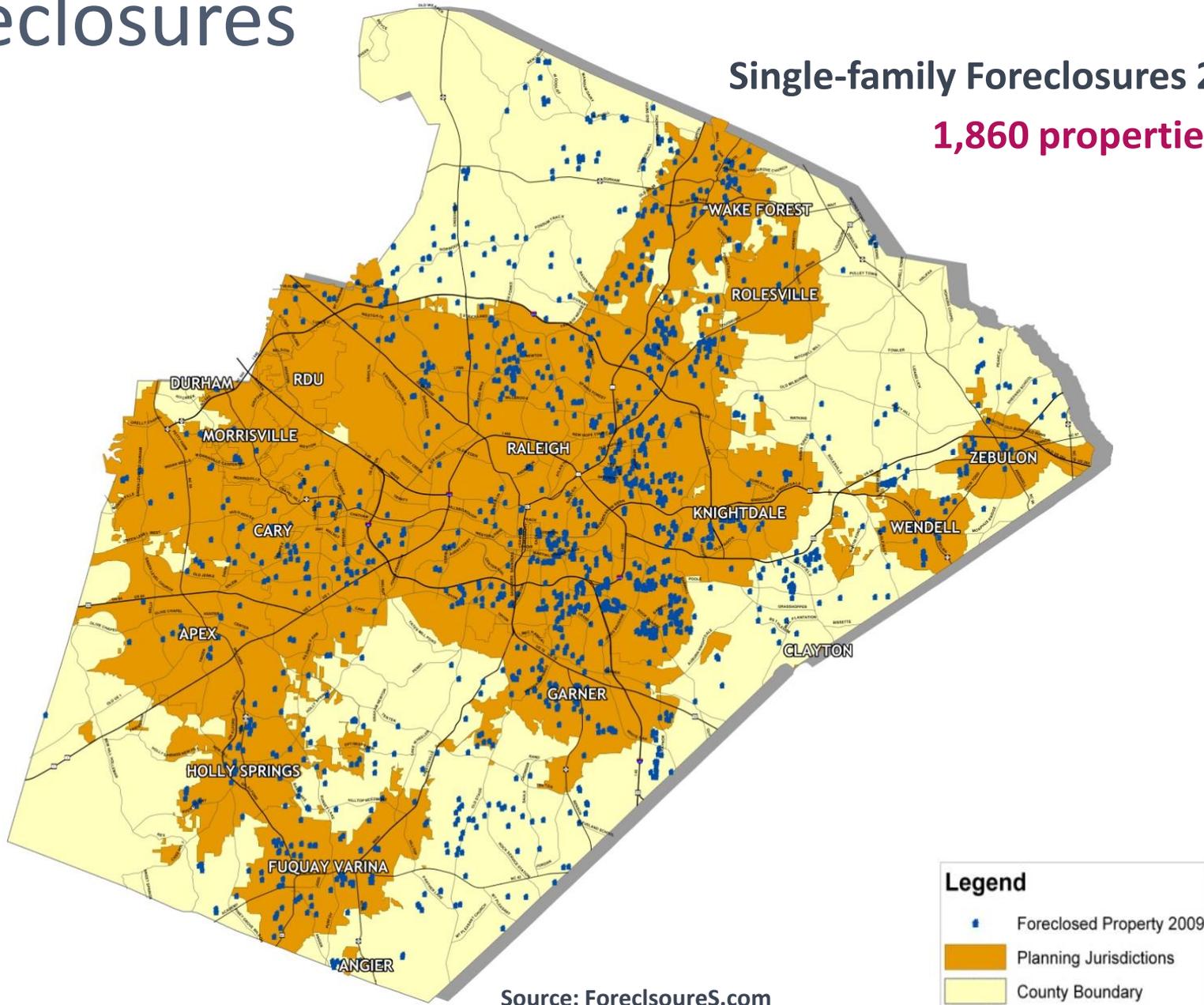
* Includes Business and Personal Bankruptcy Filings

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

Foreclosures

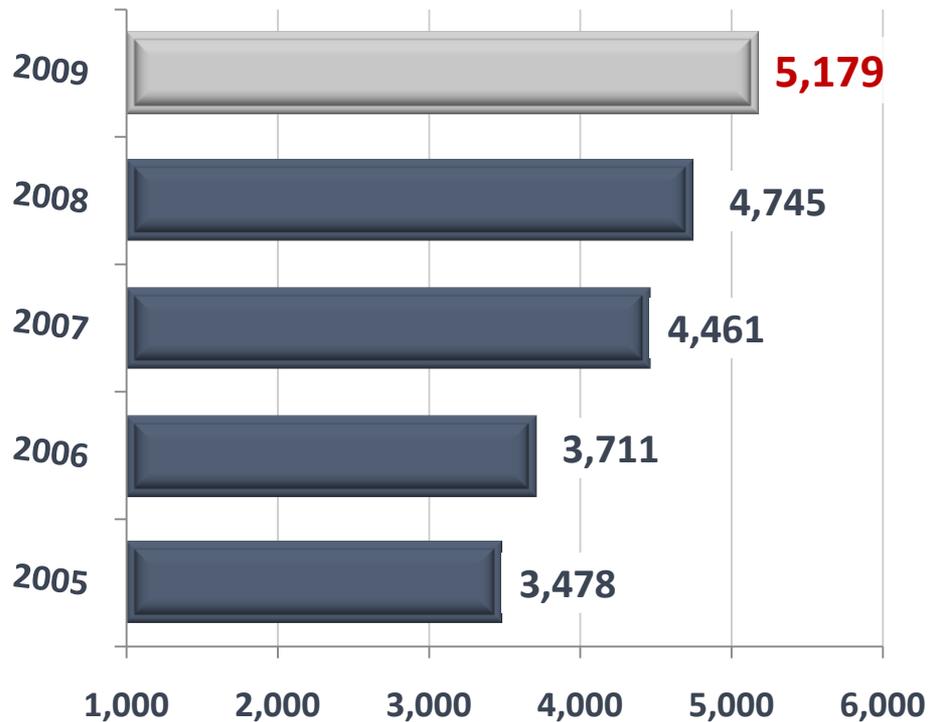
Single-family Foreclosures 2009:

1,860 properties



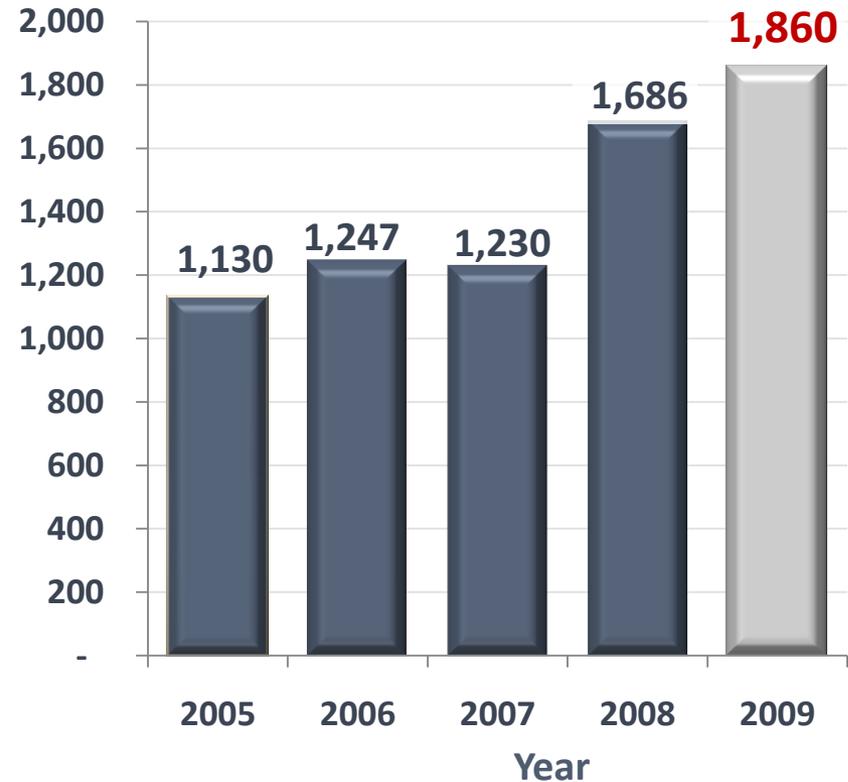
Foreclosure Trends

Foreclosure Filings 2005-2009



Source: NC Administrative Office of the Courts

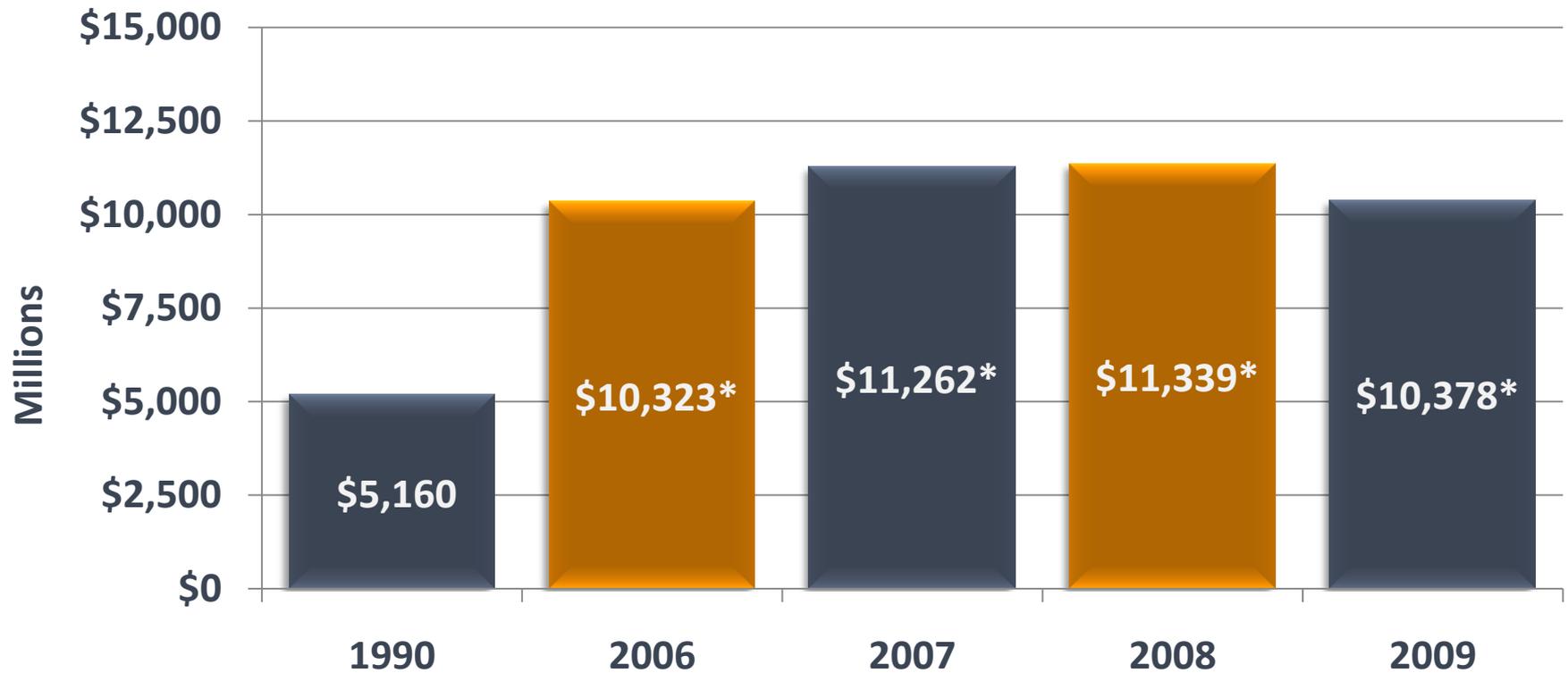
Actual Foreclosures 2005-2009



Source: ForeclosureS.com

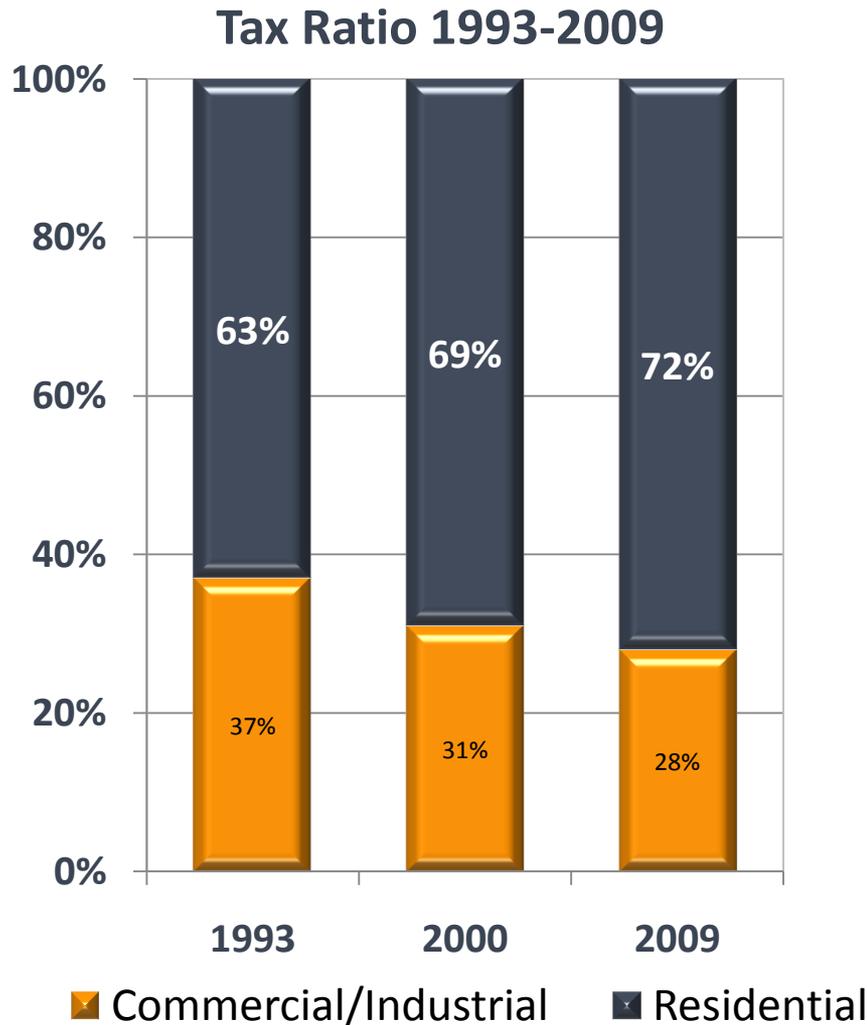
Retail Tax Revenue

Wake County Retail Sales by Fiscal Year
(dollars in millions)



* Taxable Sales Only

Tax Base Components



Tax Values 2009-2010

Residential Value
85.8 Billion

Commercial Value
33 Billion

Total Value
118.9 Billion

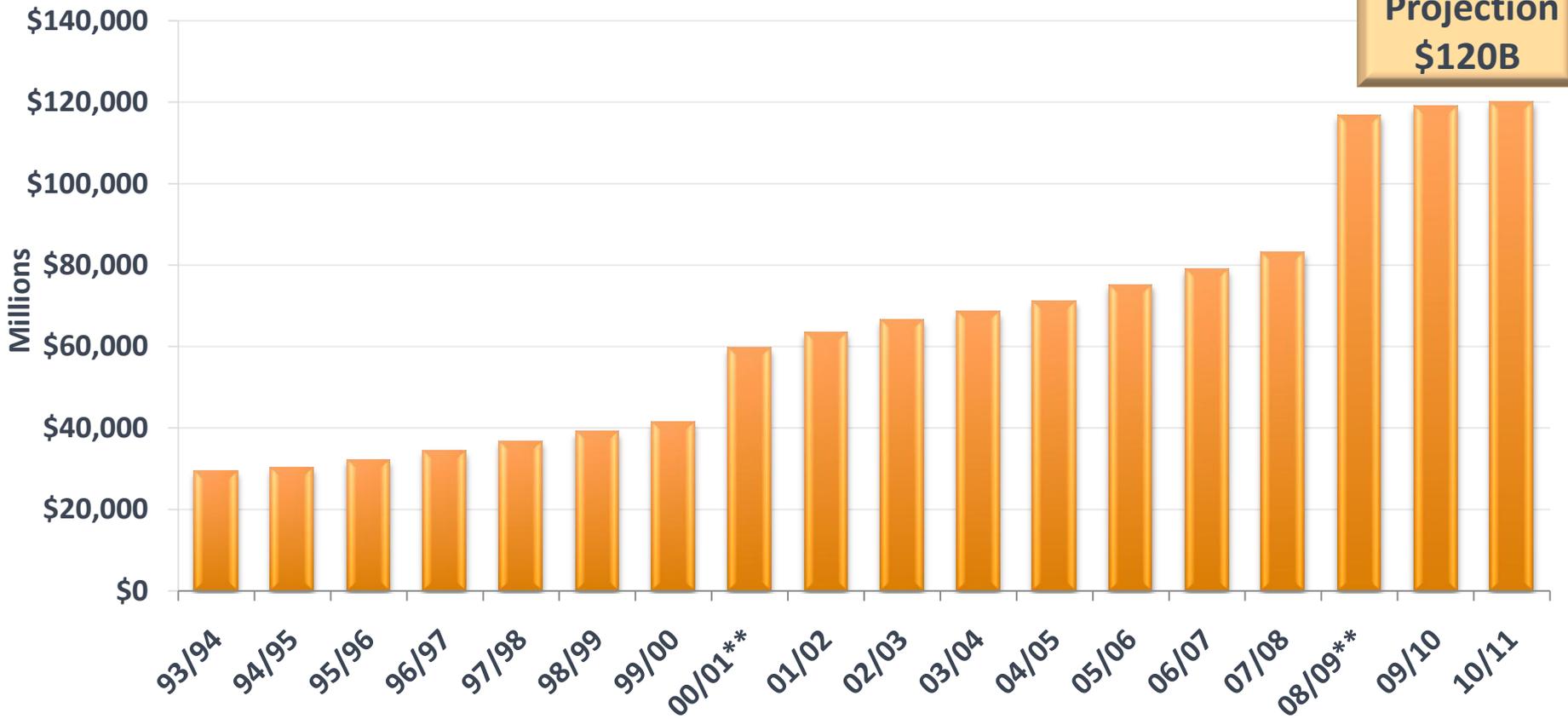
Jurisdictional Tax Base

JURISDICTION	% COMMERCIAL	% RESIDENTIAL
Angier	17	83
Apex	22	78
Cary	26	74
Clayton	0	100
Fuquay Varina	31	69
Garner	39	61
Holly Springs	18	82
Knightdale	36	64
Morrisville	44	56
Raleigh	30	70
Rolesville	19	81
Wake Forest	23	77
Wendell	25	75
Zebulon	74	26
Countywide	28	72

Source: Wake County Revenue Department

Assessed Values

Wake County Assessed Values

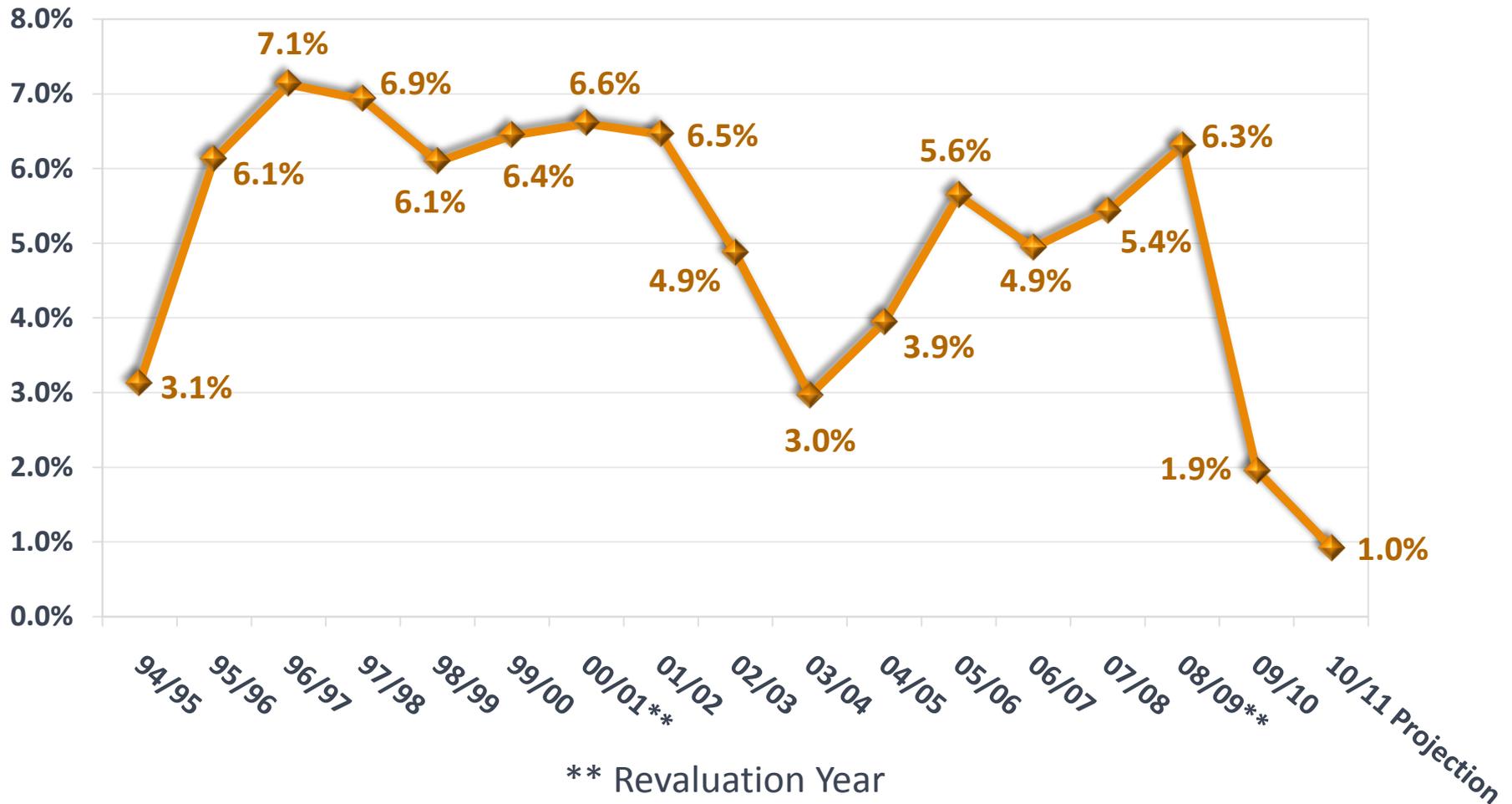


** Revaluation Year

Source: Wake County Revenue Department

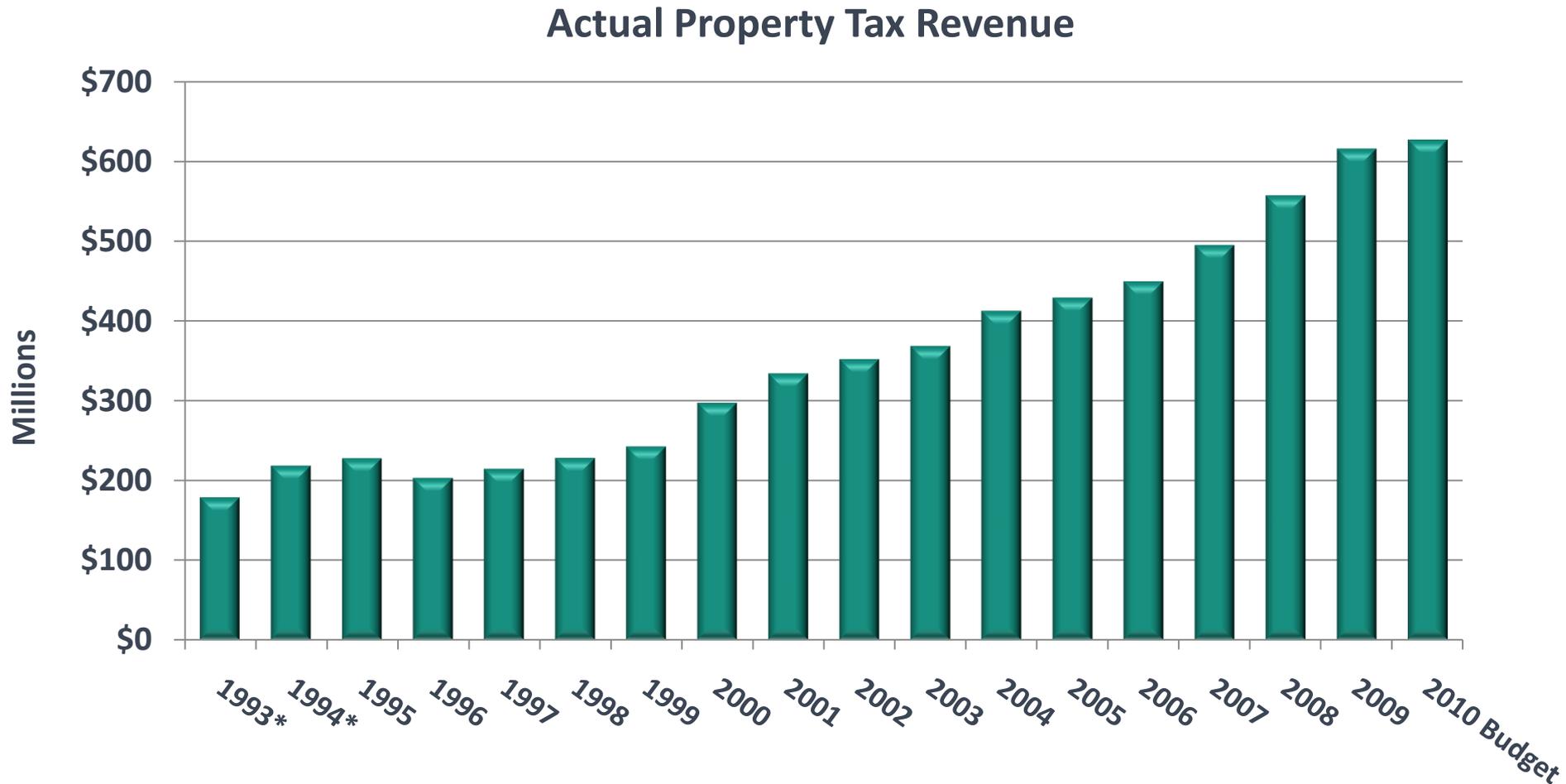
Assessed Value Growth

Assessed Value Percent Growth
(Adjusted for Revaluation)



Source: Wake County Revenue Department

Actual Property Tax Revenue



Source: Wake County Revenue Department

Property Tax Revenue

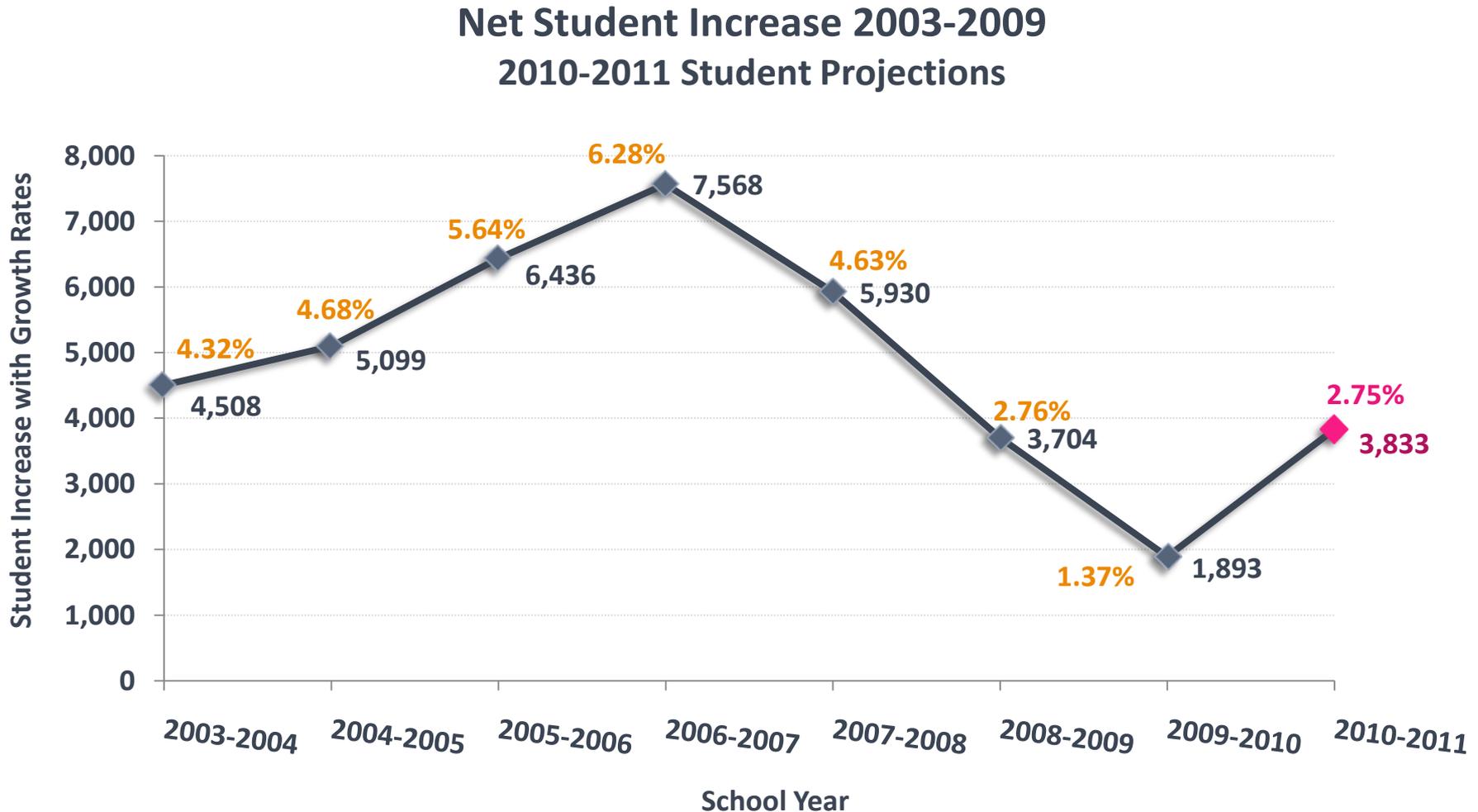
Change in Property Tax Revenue (% Change)



* Another method of billing registered vehicles was used in 1993. The high percentage in 1994 represents a change in law and process, not a change in the market.

IV. Education

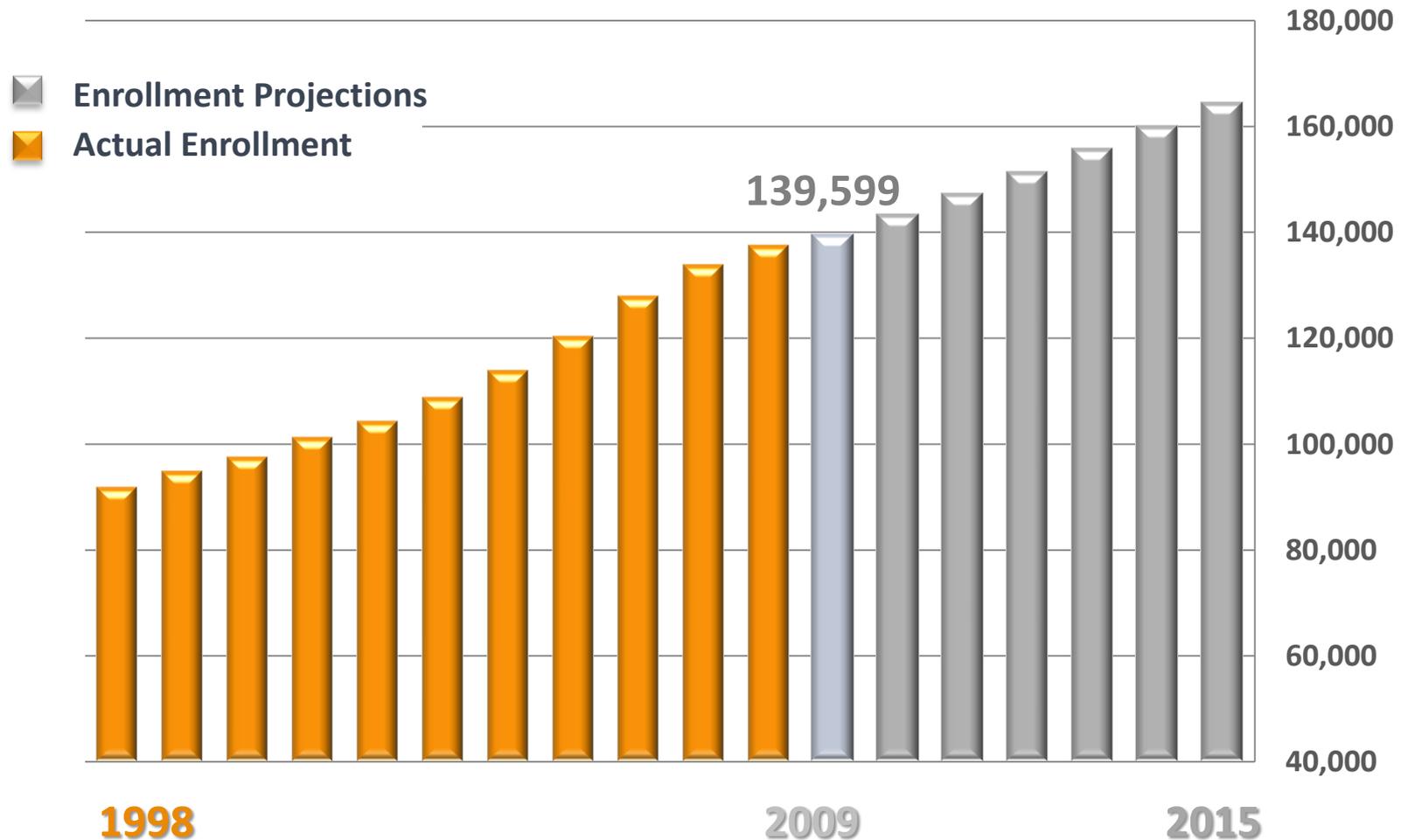
Student Enrollment Increase



Source: Wake County Budget Office & Wake County Schools November 2009

WCPSS Projections

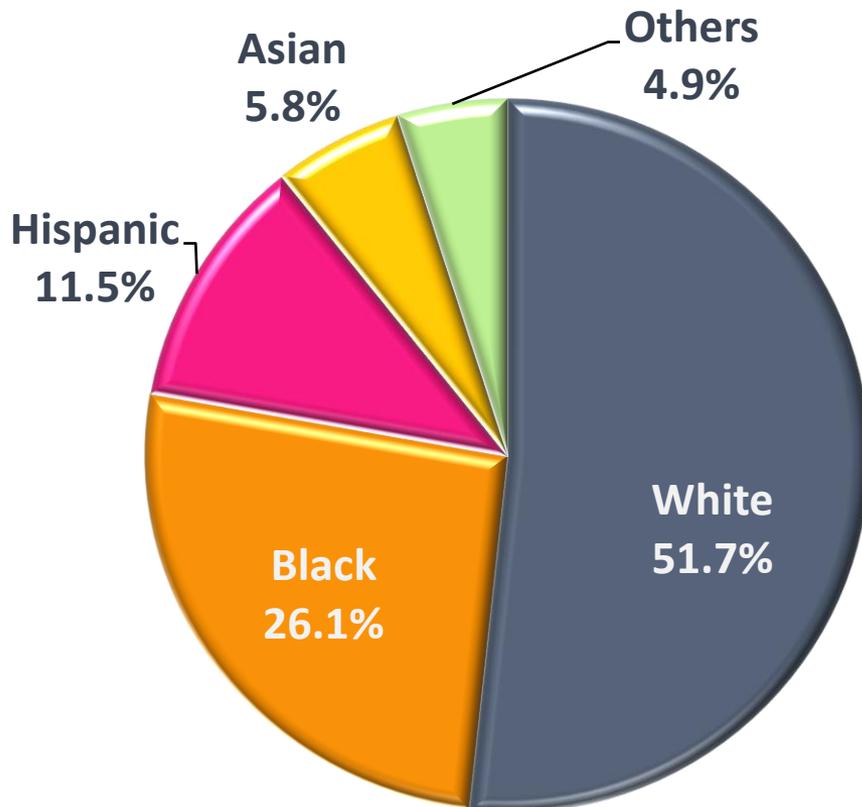
20th Day Student Enrollment – 139,599 (2009-2010)
2010-2015 Enrollment Projections



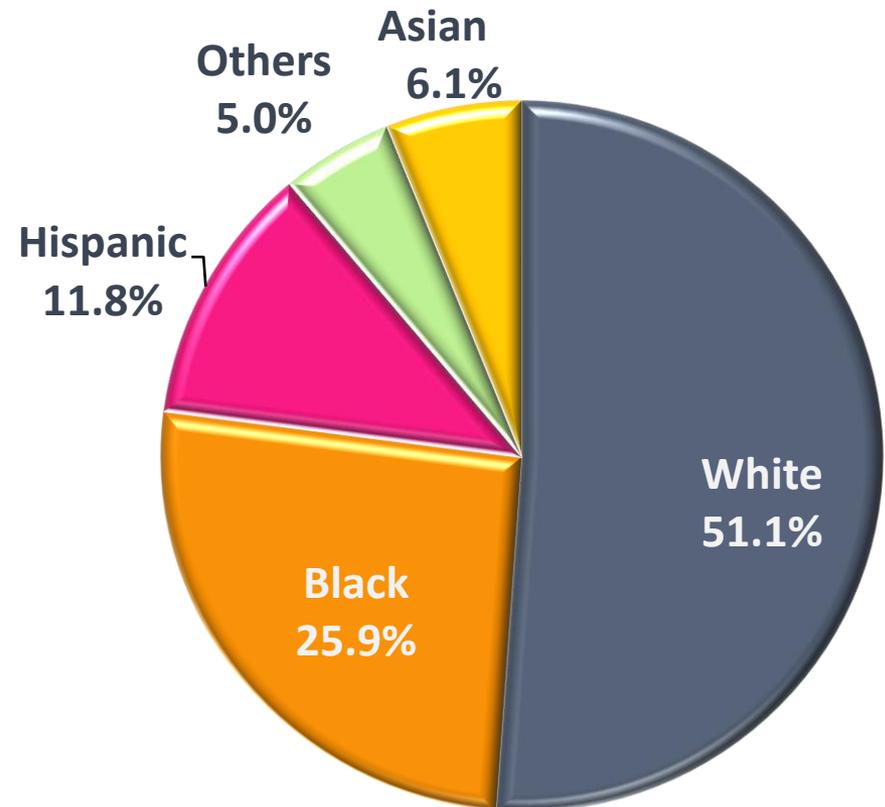
Source: Wake County Budget Office & Wake County Schools November 2009

WCPSS Diversity

2008-2009 School Year



2009-2010 School Year



Wake Tech Enrollment



Total Wake Tech Enrollment 2008-2009

Degree/For Credit: **21,193**

Continuing Education: **44,646**



Wake Tech Student Growth 2008-2010 Semester Comparisons

Fall 2008 to
Fall 2009

10.3%

Spring 2009 to
Spring 2010

12.2%



Census 2010

Key 2010 Census Dates

February 2010 – April 2010

Census Bureau Establishes Questionnaire Assistance Centers and Be Counted sites open to answer questions

March 2010

United States Postal Service (USPS) delivers census questionnaires

April 1, 2010 Census Day

Send your questionnaire back!

May 2010 – July 2010

Census takers follow up with households that did not return questionnaires

December 31, 2010

U.S. Census Bureau delivers apportionment counts to the President

