

# Demographic Trends in Chapel Hill

Town of Chapel Hill

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DEMOGRAPHY

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# Overview

1. What are the big demographic stories?
2. Trends in Chapel Hill
3. Why?
4. Housing
5. Commuting
6. What makes Chapel Hill unique?

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# What are the big demographic stories?

...and what's going on in Chapel Hill?

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**Growth**

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**Growth**



**Urbanization**

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**Growth**



**Urbanization**



**Aging**



**Growth**



**Urbanization**



**Aging**



**Diversity**

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# 14 municipalities passed 25K since 2000

## by 2010

- **Apex**
- Asheboro
- Garner
- **Huntersville**
- Indian Trail
- Matthews
- Mooresville
- New Bern
- Sanford
- Thomasville
- Wake Forest

## by 2017

- Mint Hill
- Morrisville
- Statesville

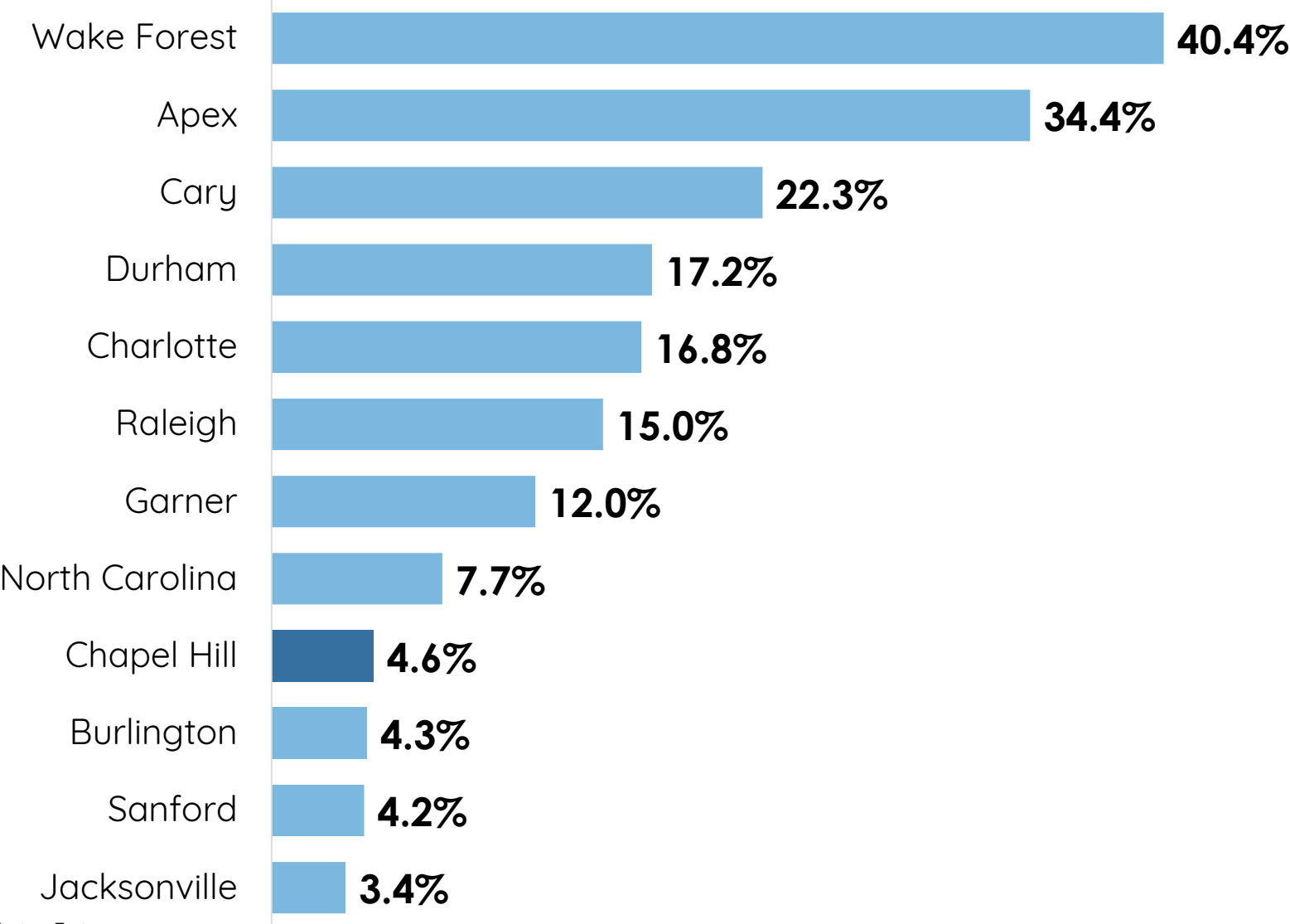
**Apex** and **Huntersville** now >50K

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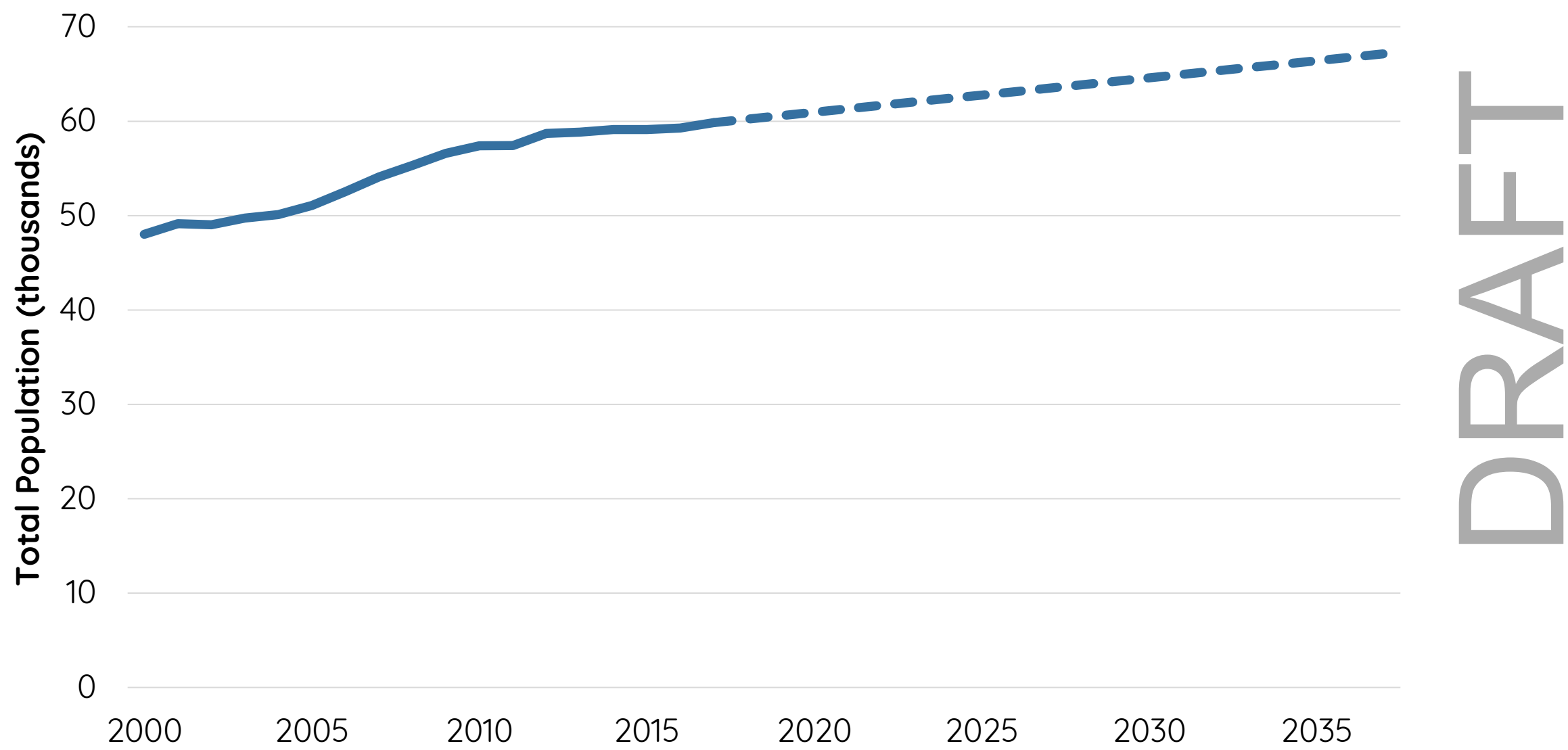
# Chapel Hill growing more slowly than NC

Population growth, 2010 to 2017

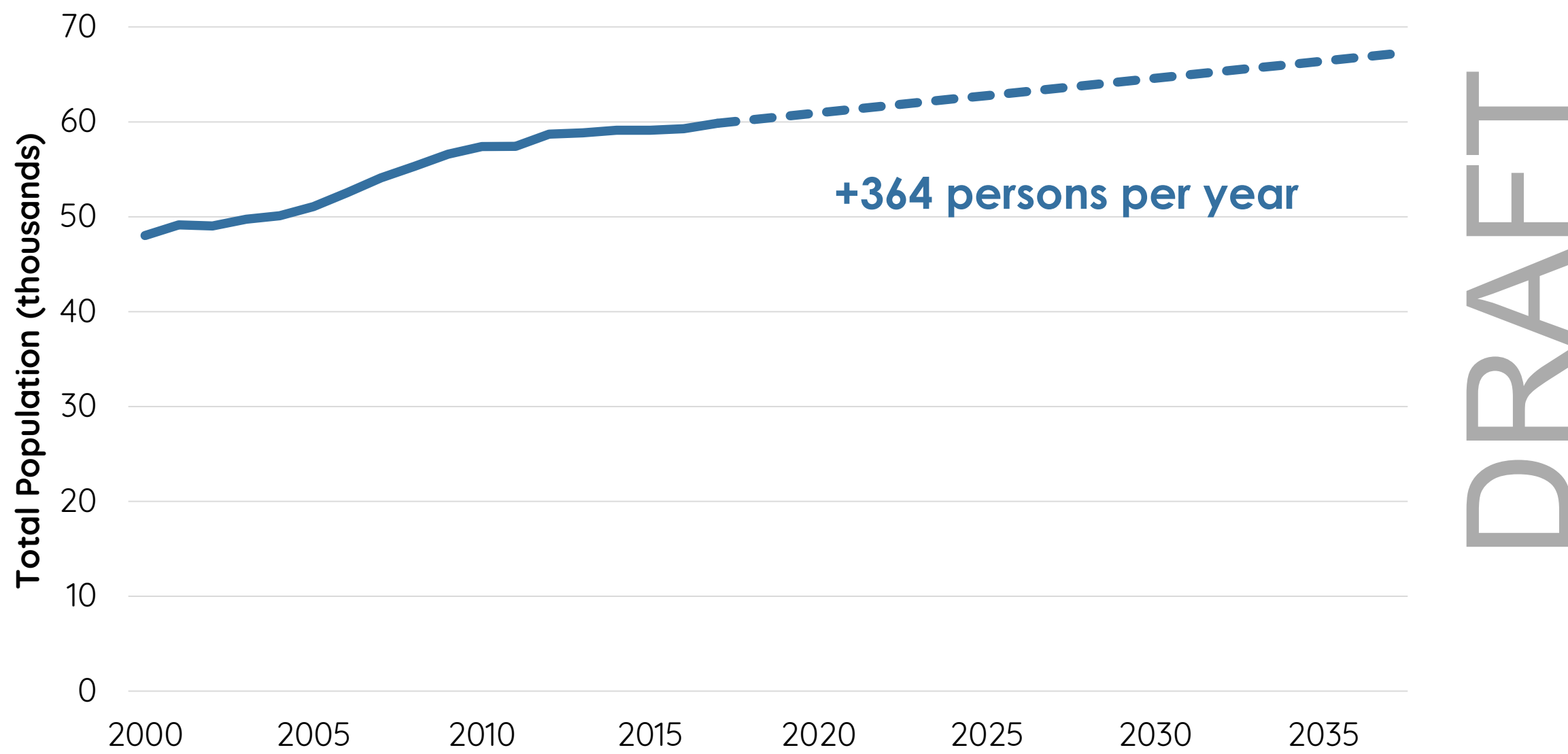


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# Observed & projected Town population growth

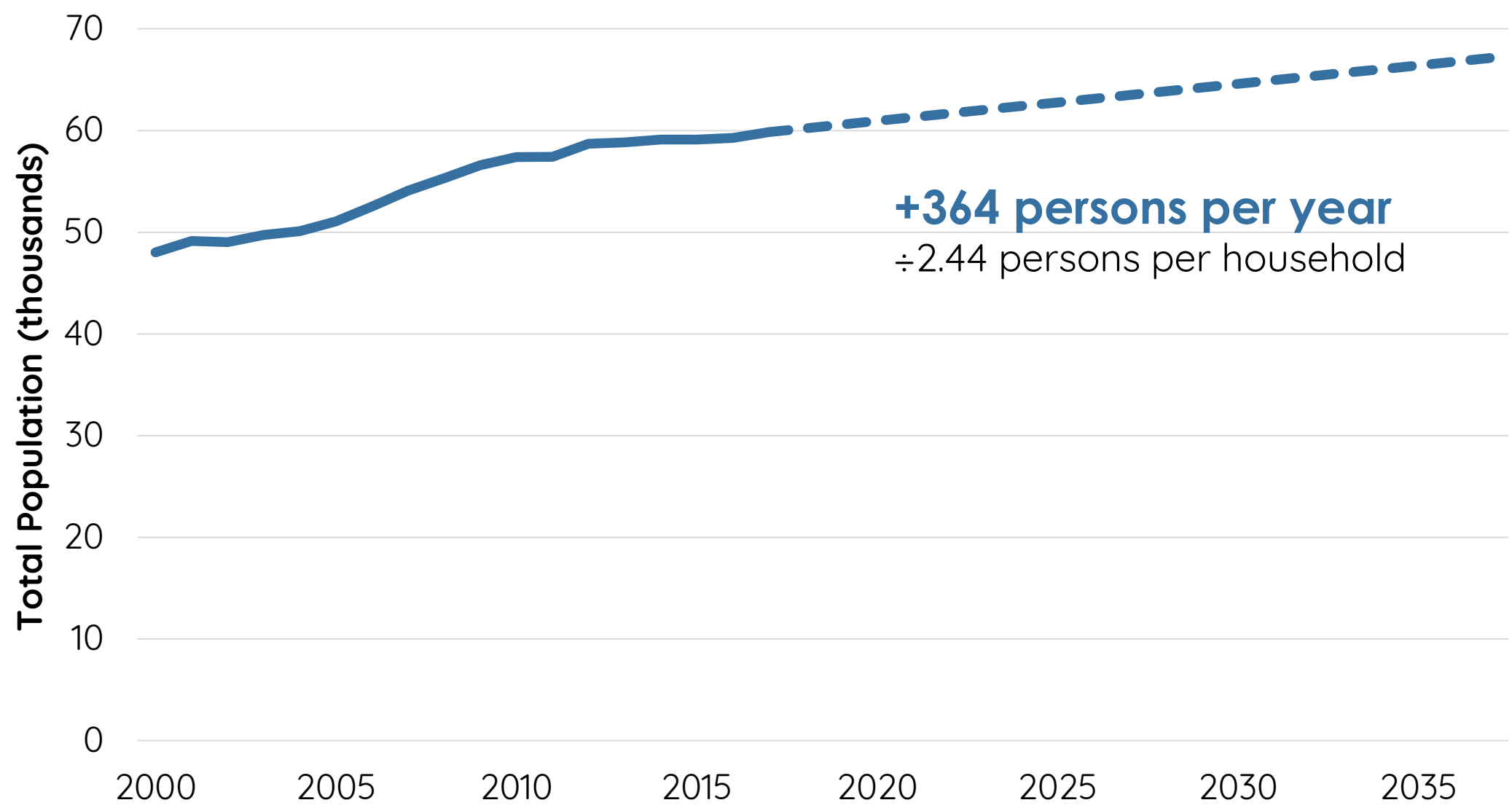


# Observed & projected Town population growth



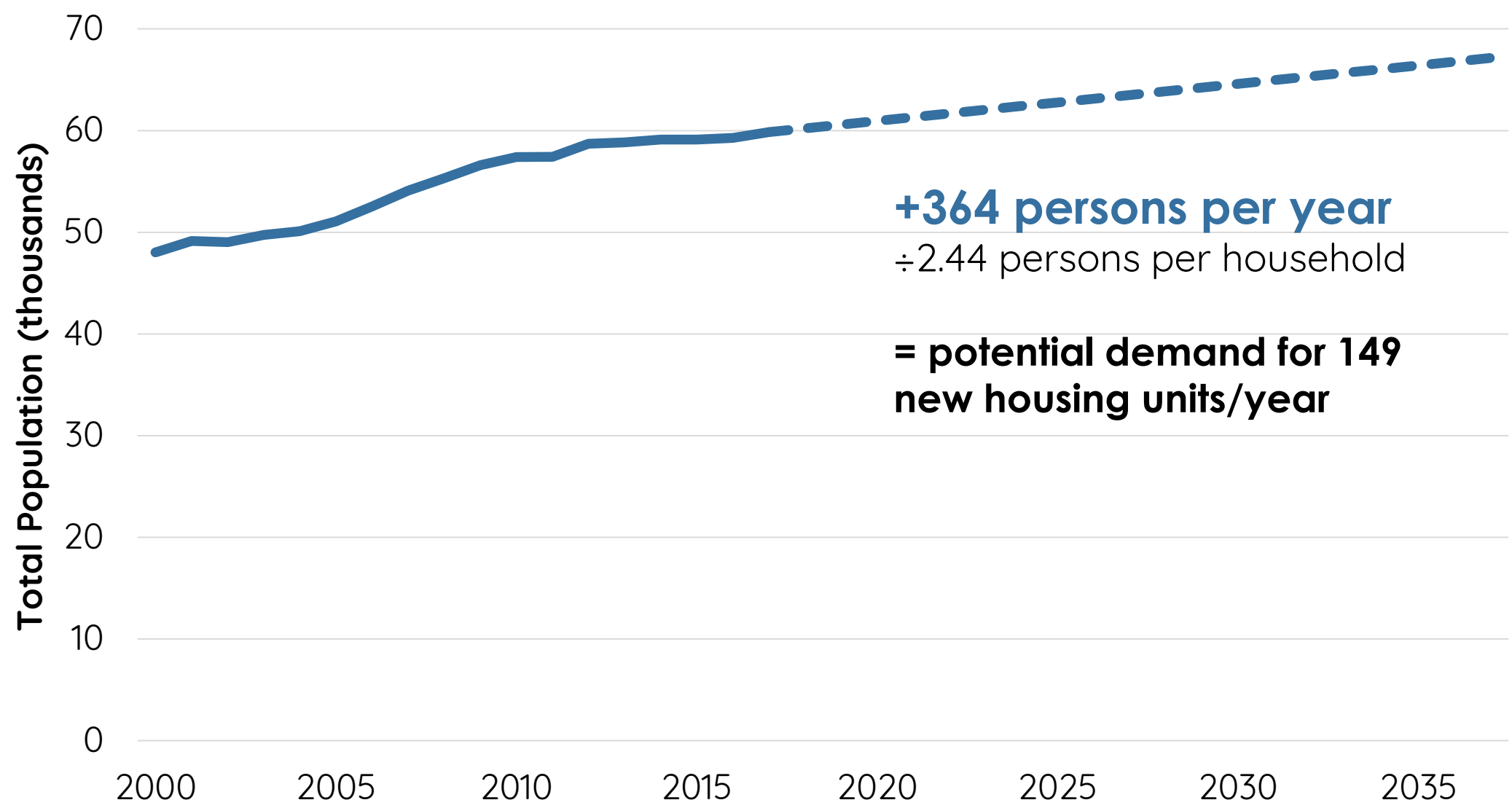
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# Observed & projected Town population growth



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# Observed & projected Town population growth



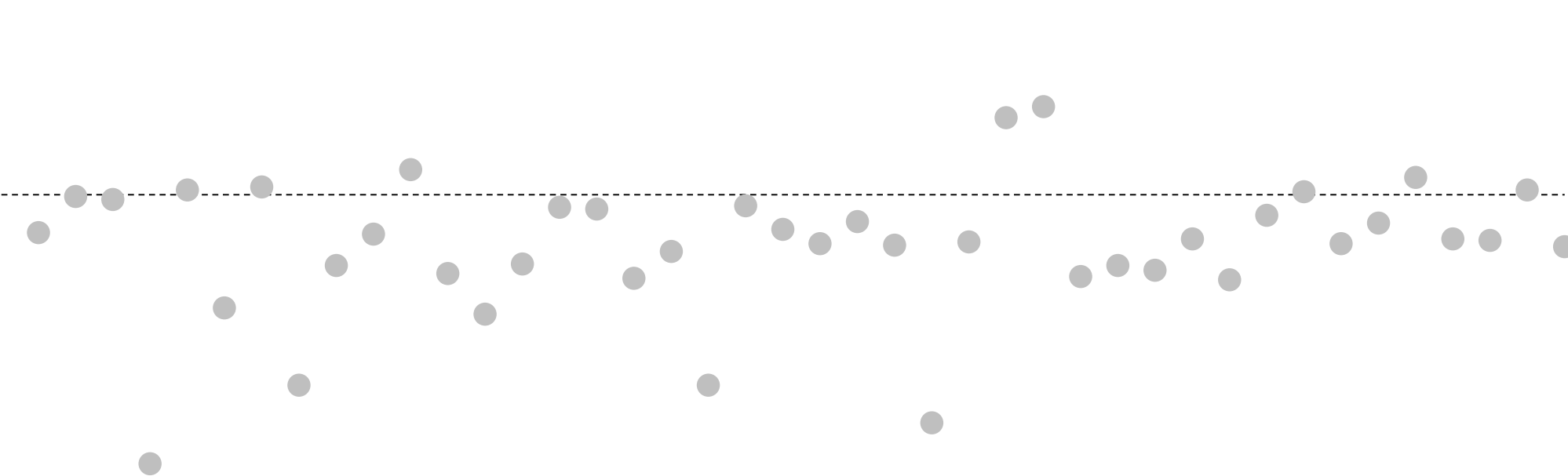
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# Cities 25K+ generally younger than state

Median age, 2016

\*Includes Boone and Carrboro

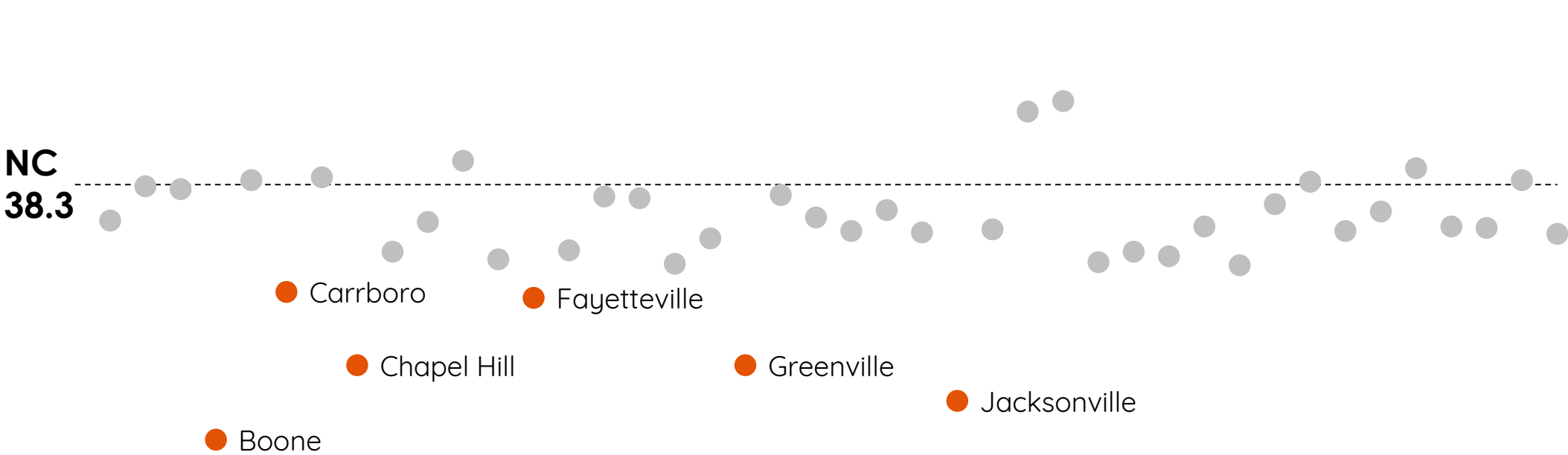
NC  
38.3



# College towns, military bases very young

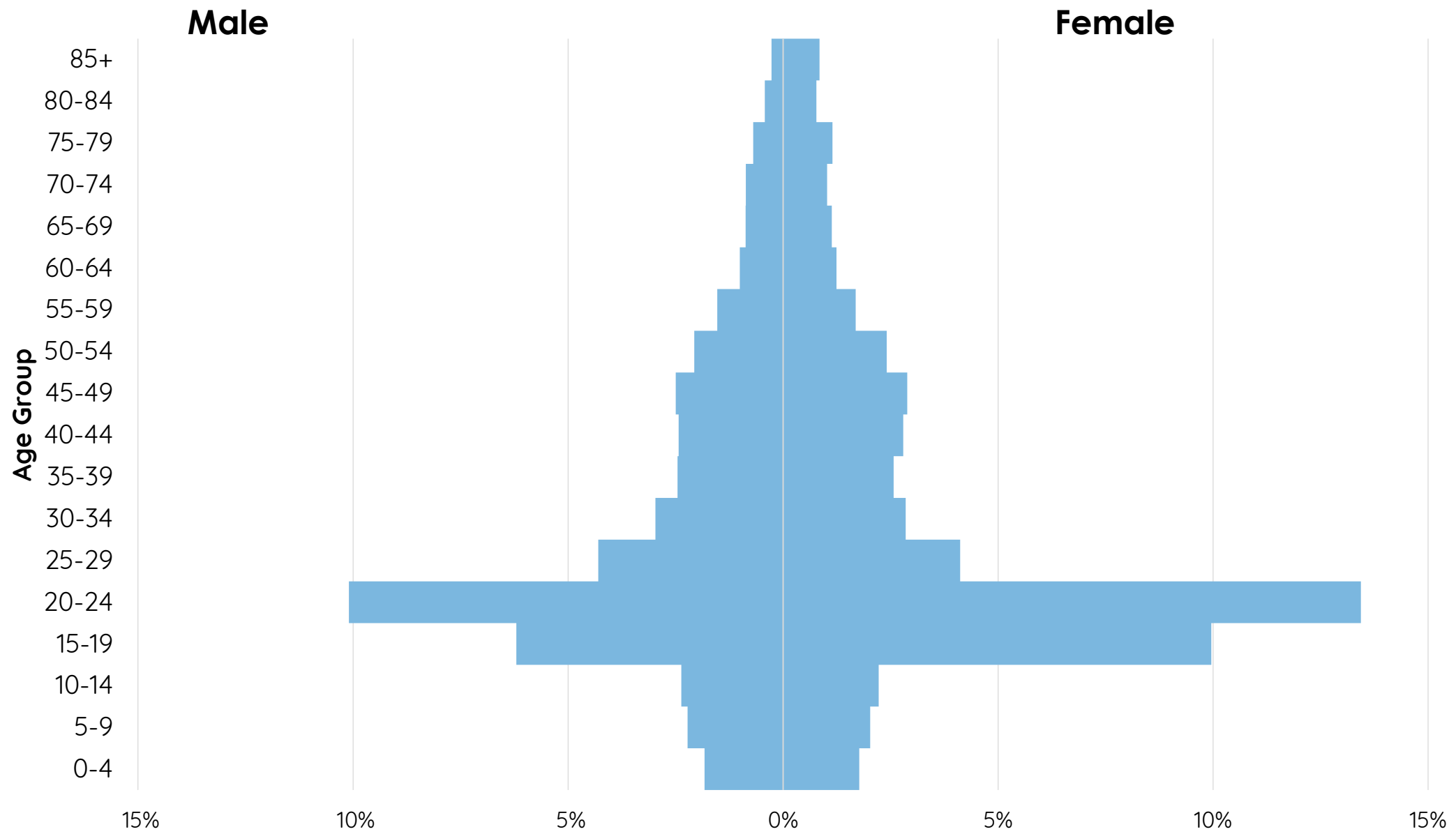
Median age, 2016

\*Includes Boone and Carrboro



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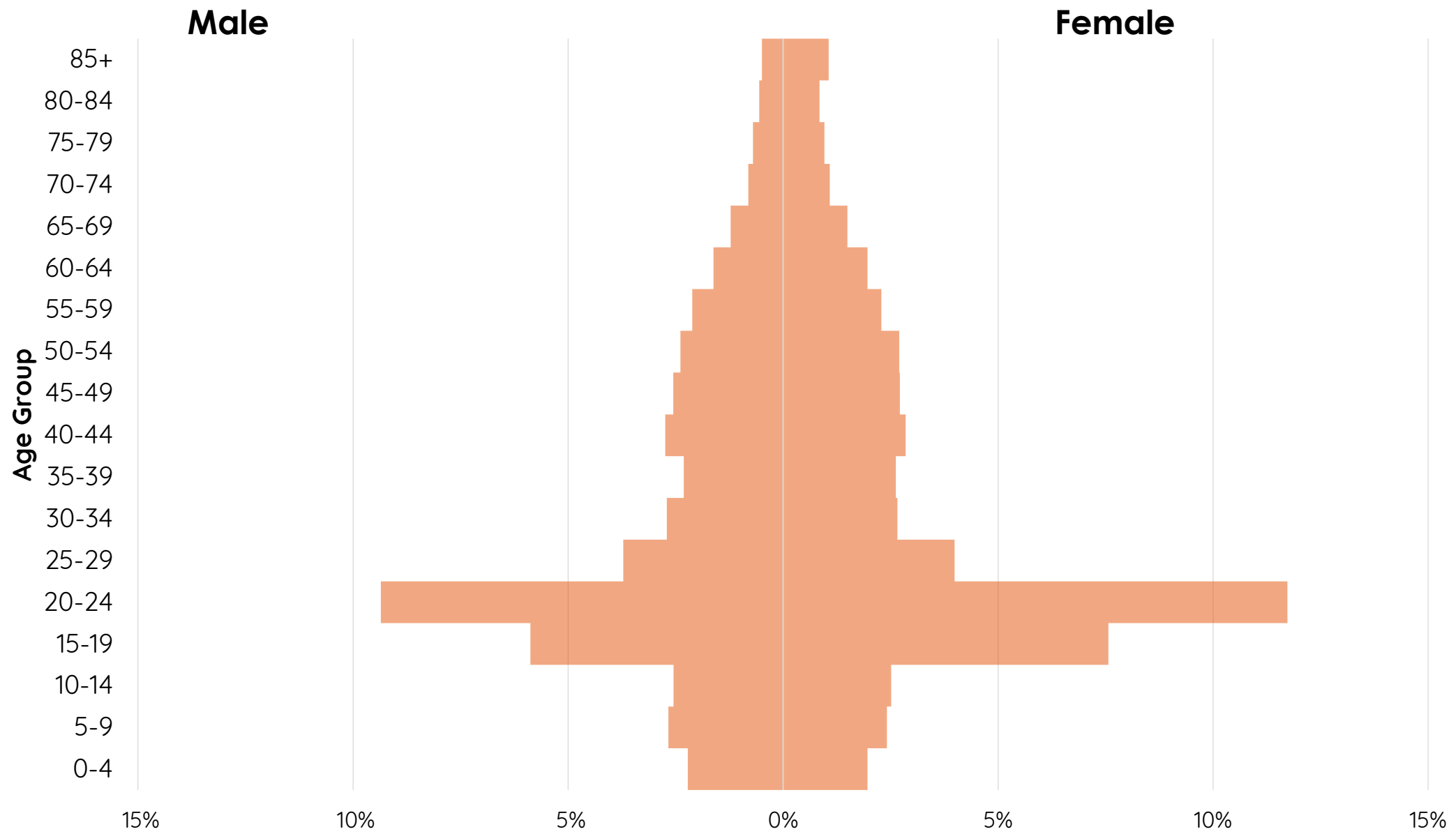
# Age Composition of Chapel Hill, 2000



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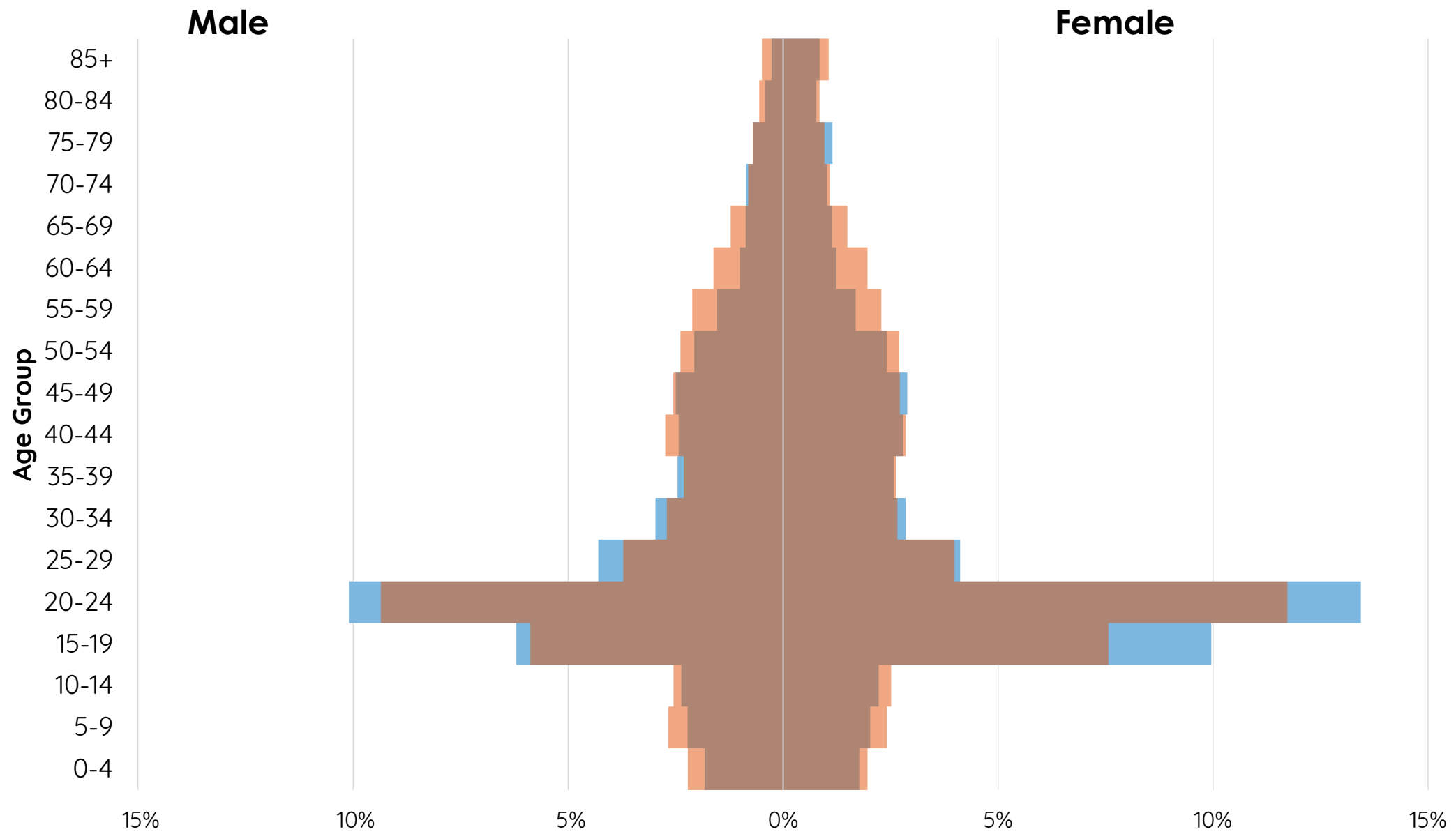


# Age Composition of Chapel Hill, 2010



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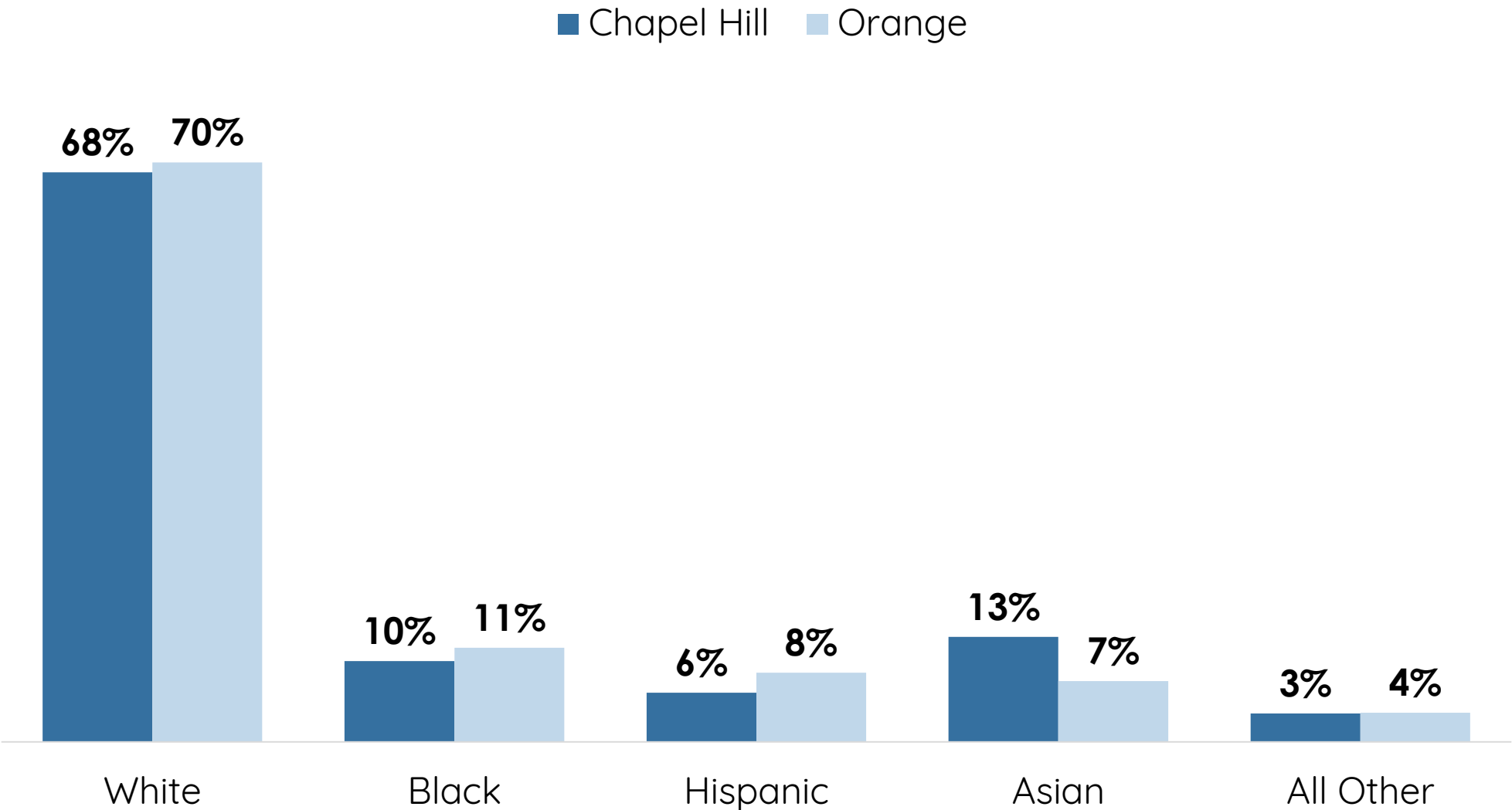
# Age Composition of Chapel Hill, 2010



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# Chapel Hill population distinct from Orange

Racial/ethnic composition of population, 2016

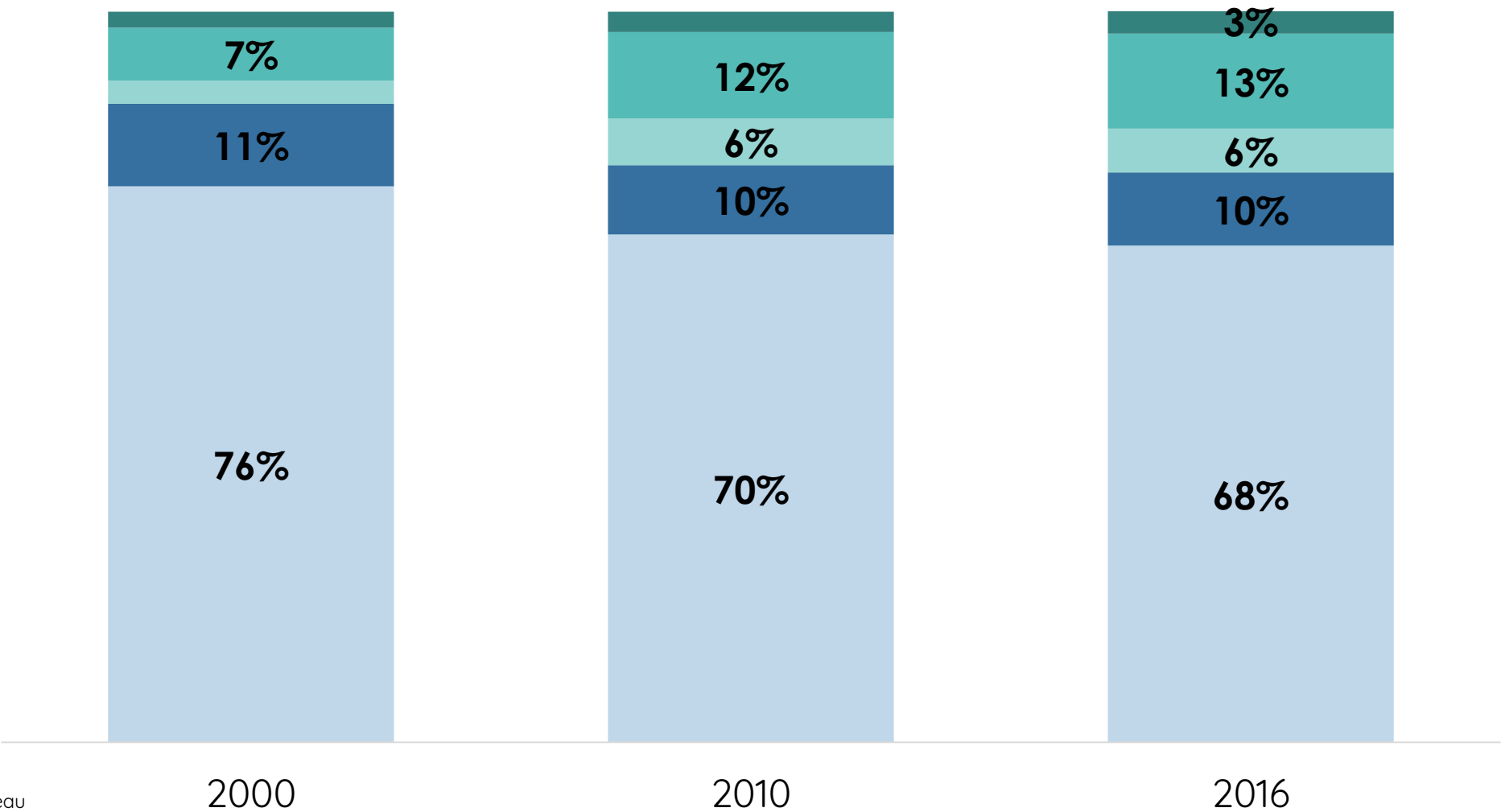


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# ...and diversity is increasing

Racial/ethnic composition of Chapel Hill, 2000-2016

White Black Hispanic Asian All Other

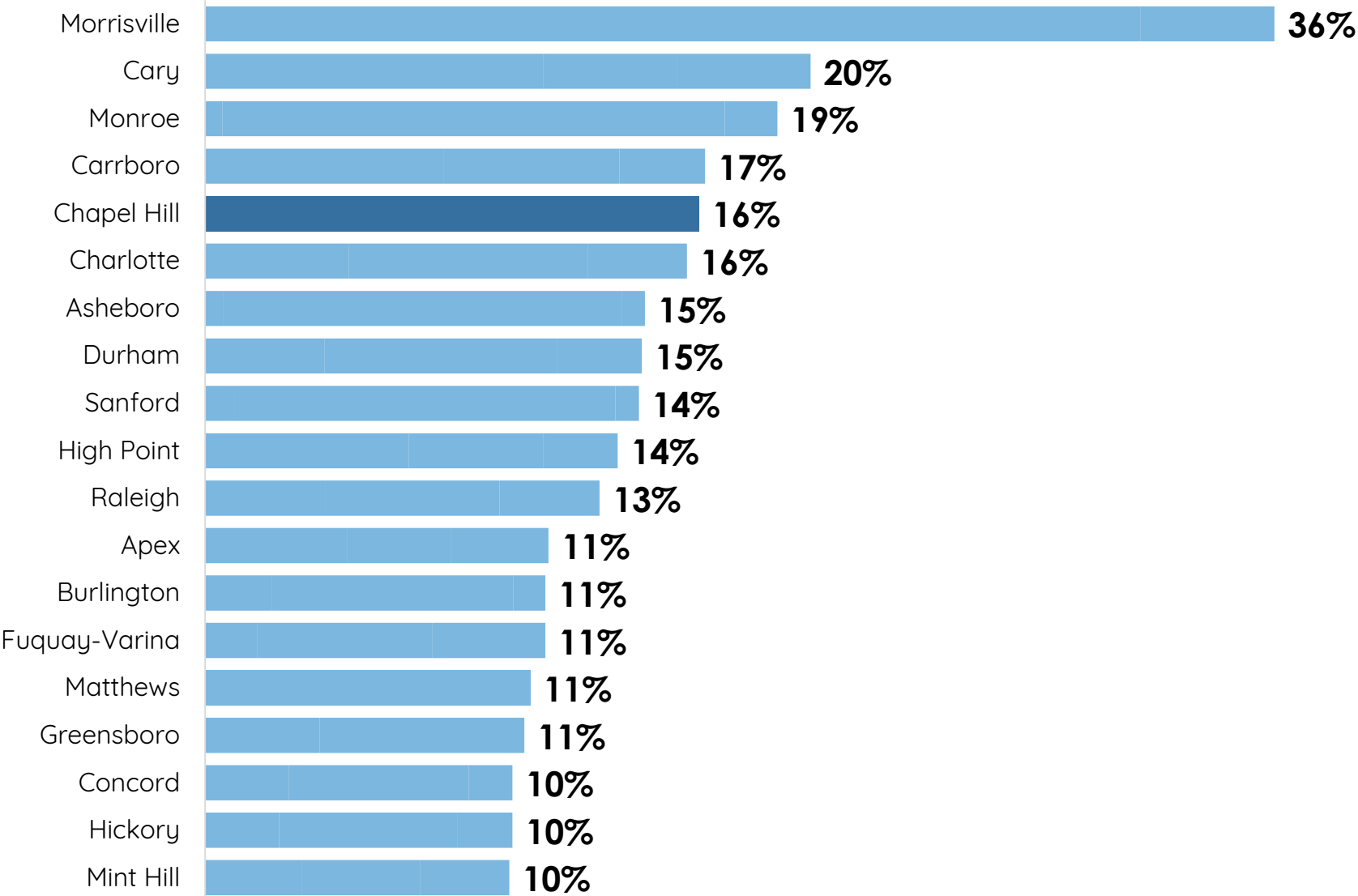


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Data Source: U.S. Census Bureau  
Note: values 3% or less are not labeled

# Immigrant impact greatest in major metros

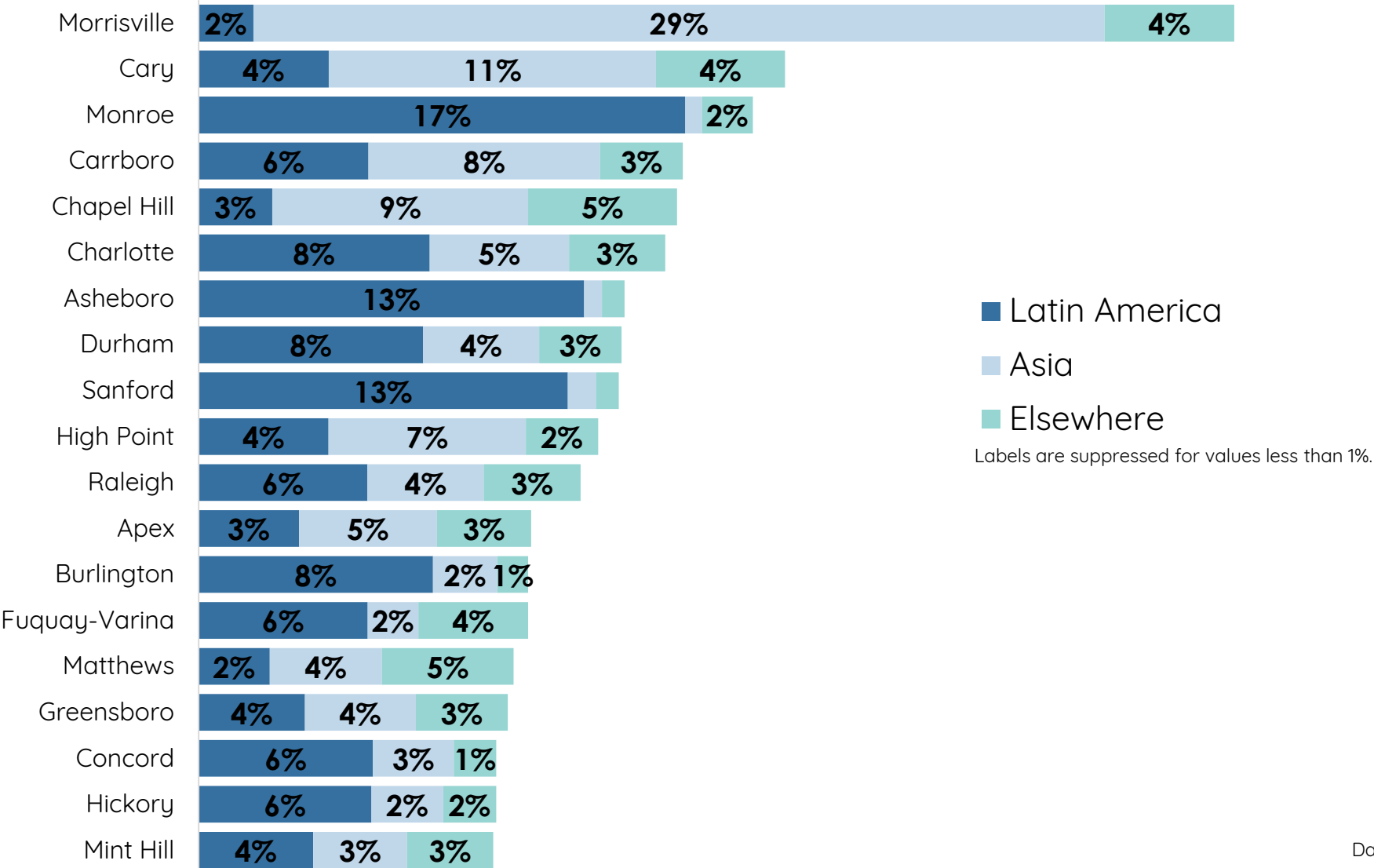
Share of population foreign-born (vs. 7.7% statewide), 2016



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# Most immigrants from Latin America, Asia

Share of population by region of origin, 2016



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# 20.5%

of Chapel Hill's population 5 and older  
spoke language other than English  
at home in 2016

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6.4%

of Chapel Hill's population 5 and older  
were limited English proficient in 2016

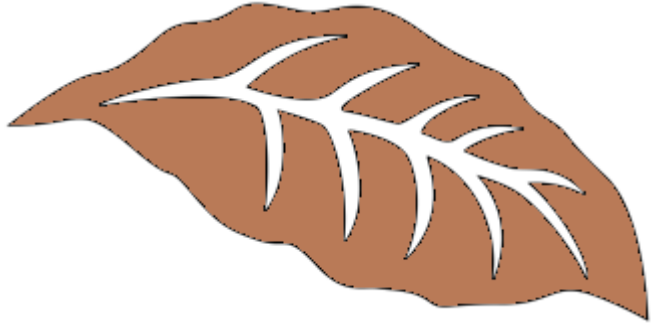
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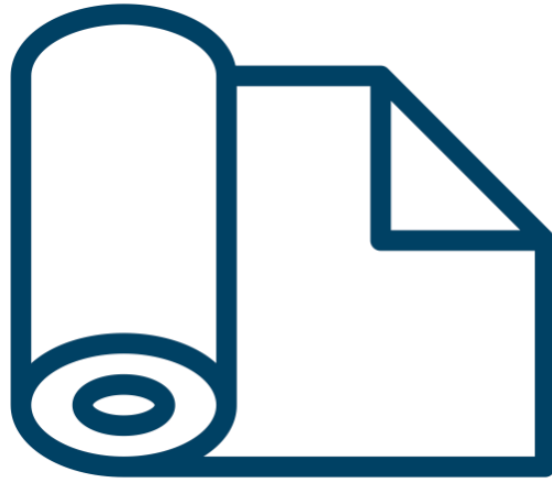
# Metros Driving Growth

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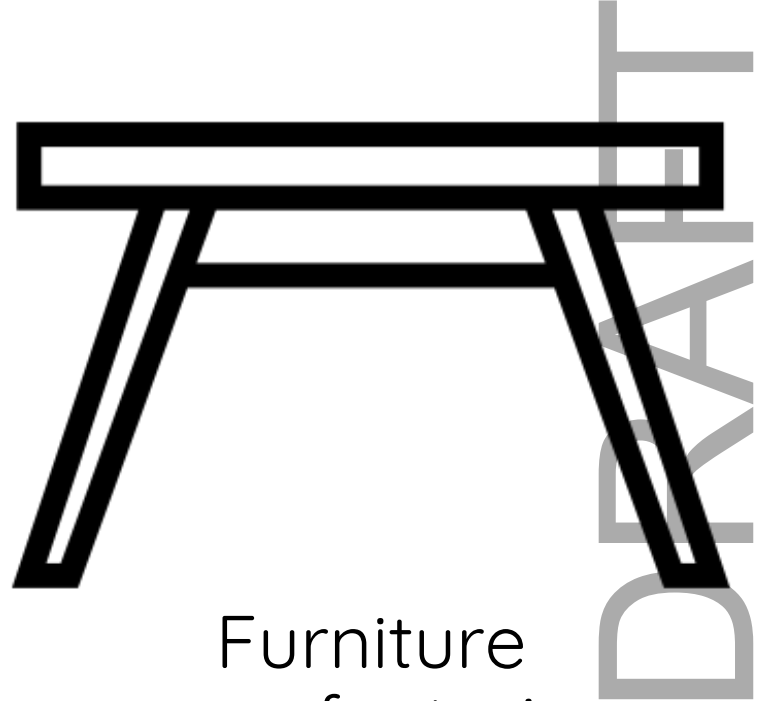
# Decline of the “Big Three” industries



Tobacco



Textiles



Furniture  
manufacturing

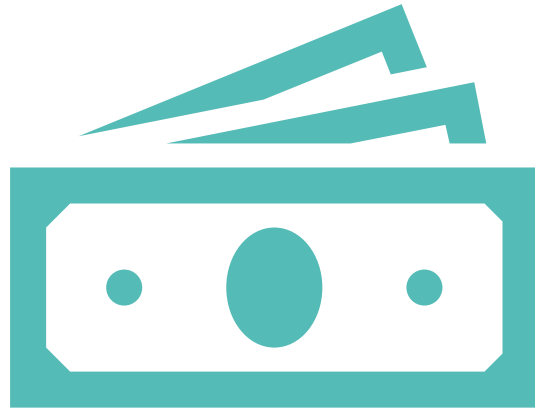
# Rise of North Carolina's new industries



Information Technology



Food Production



Banks and Finance

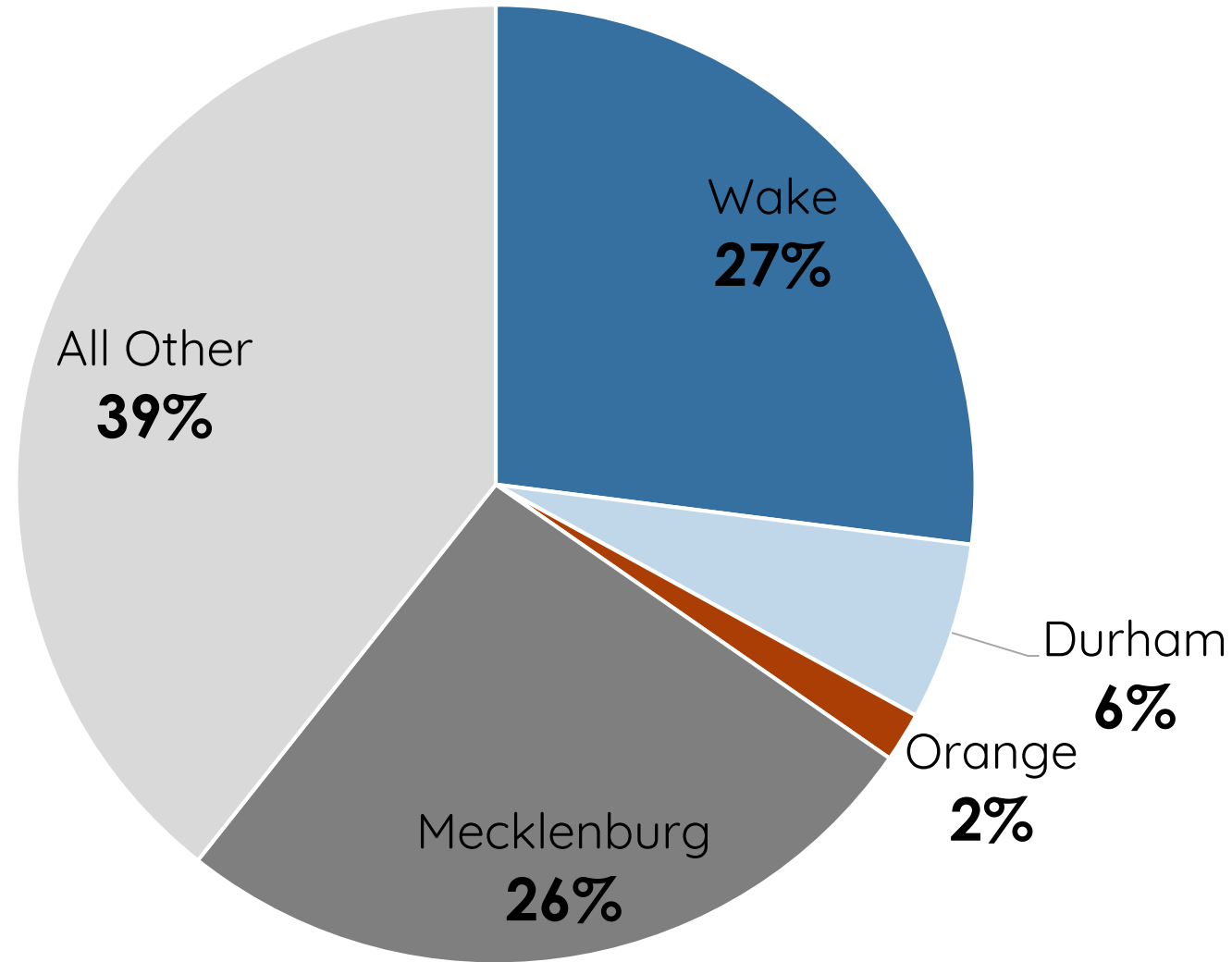


Biotechnology

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# 35% of new establishments in Triangle

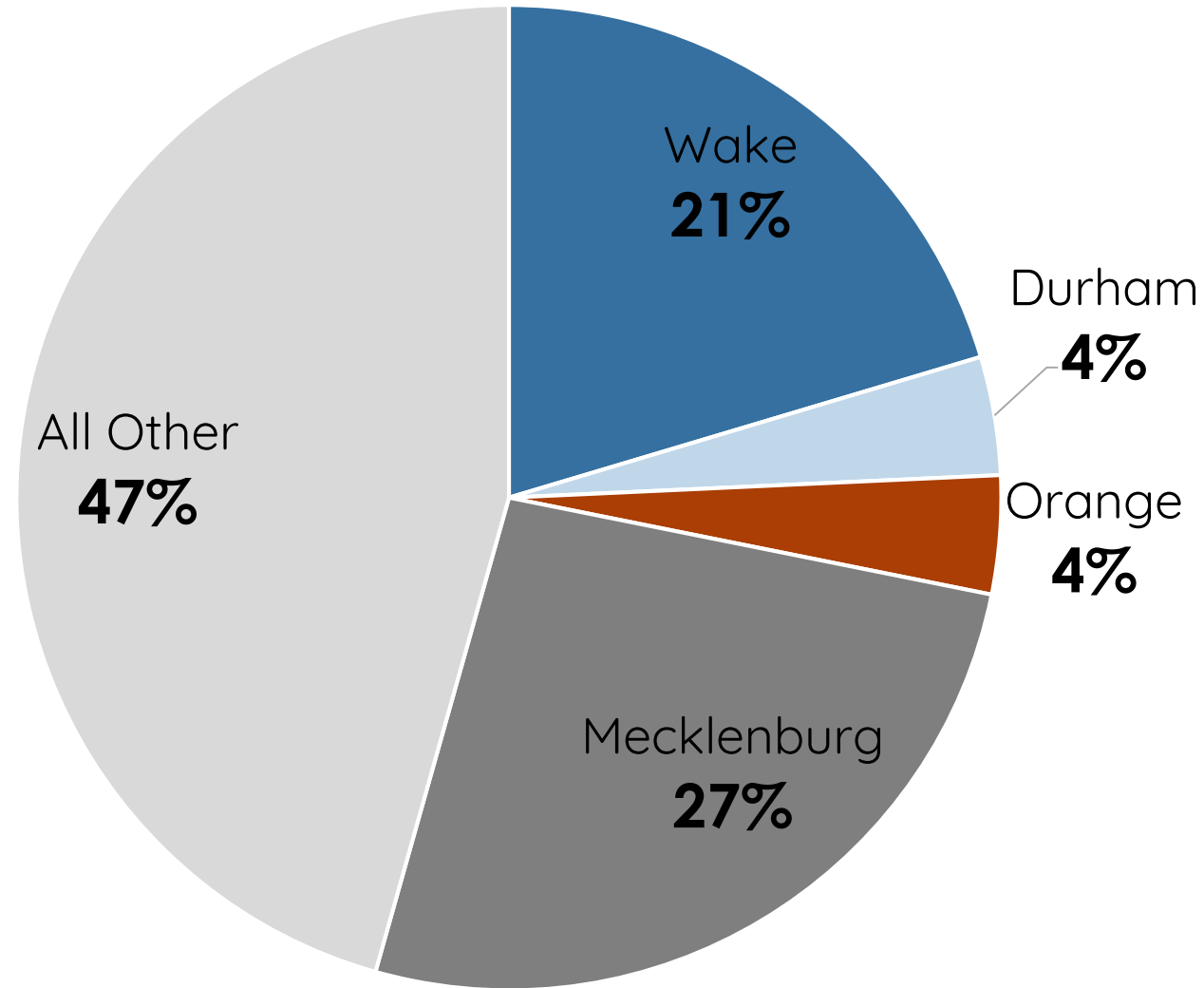
NC firm growth, 2010-2017



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# 29% of new jobs in Triangle

NC firm growth, 2010-2017



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# Housing

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# 1985

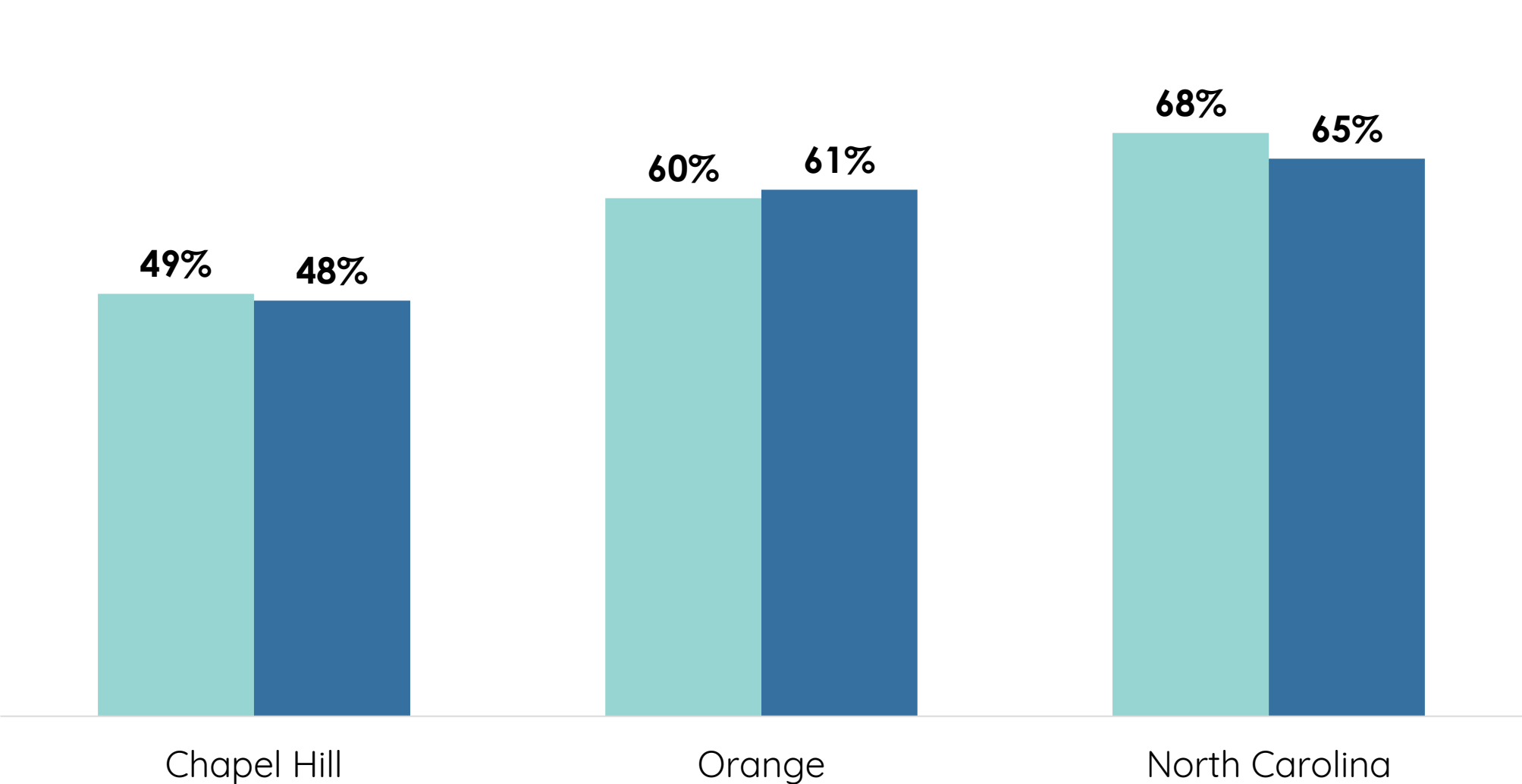
Median year housing structures  
were built in Chapel Hill

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# Low levels of home ownership in Chapel Hill

Share of owner-occupied housing, 2011 vs. 2016

2011 2016



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# Over 1 in 3

Chapel Hill homeowners were  
“free and clear” of mortgage debt in 2016

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# Commuting

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19.8

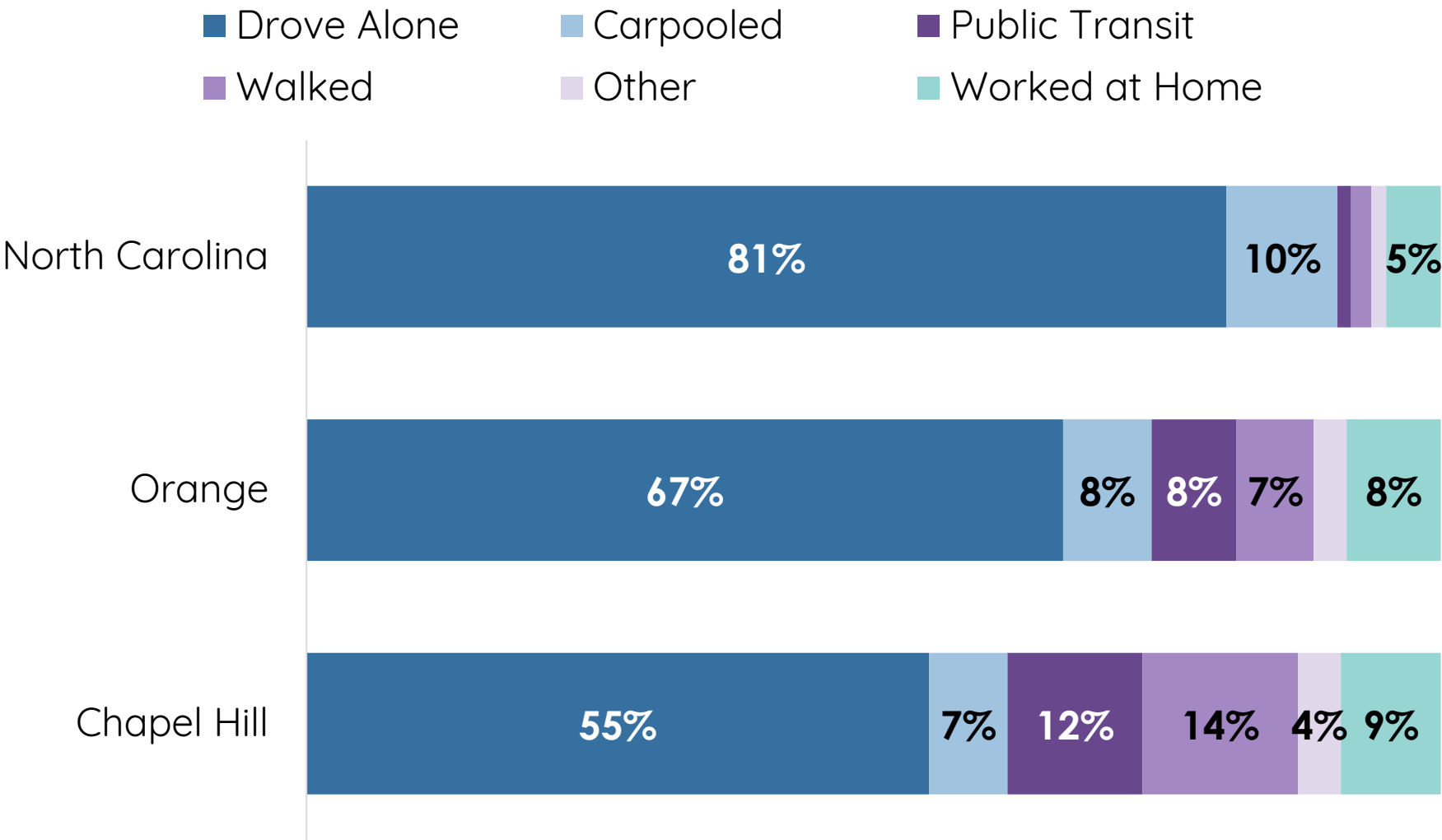
vs. 24.1 statewide

average one-way  
commute time, in minutes

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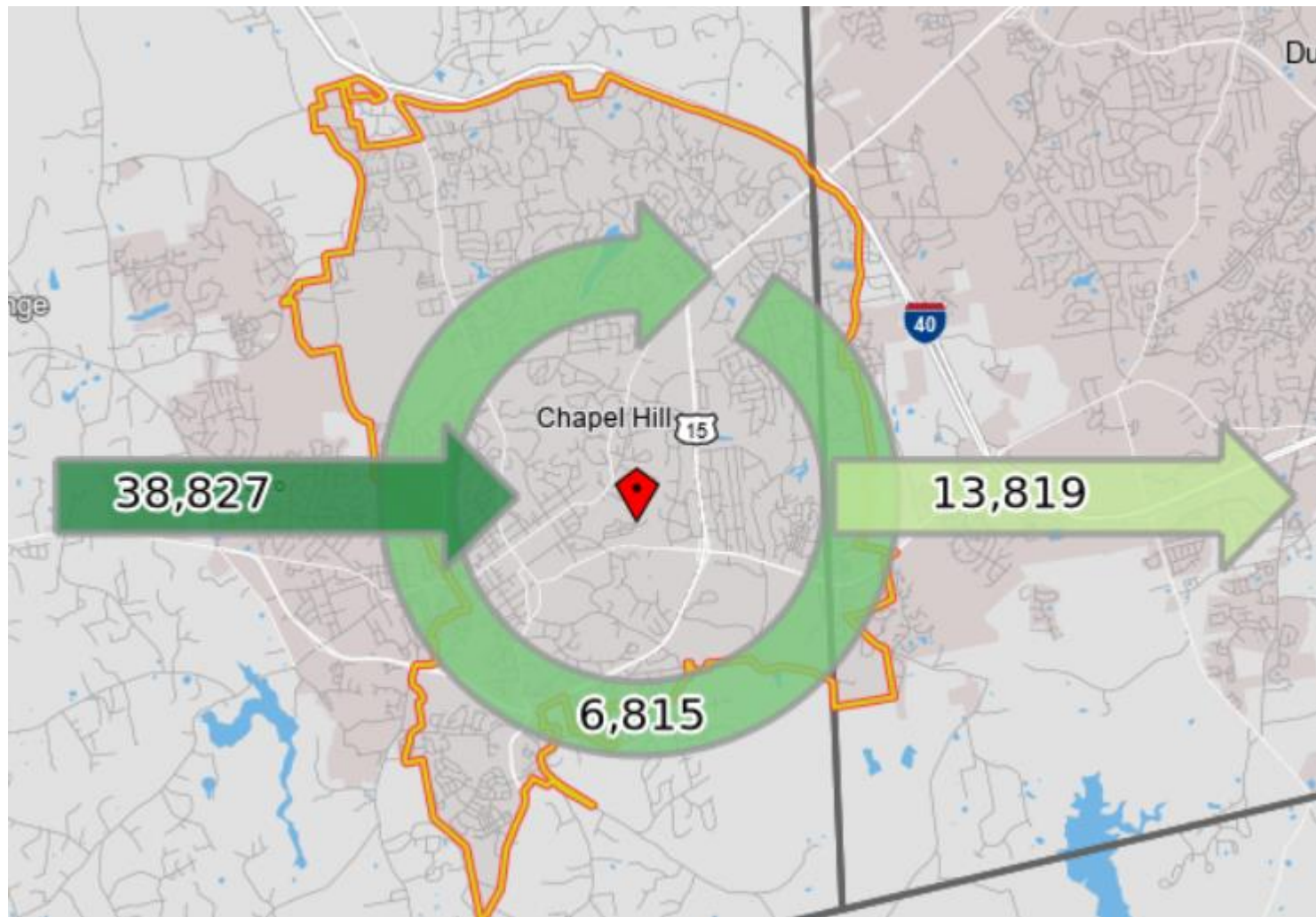
# Town workers more likely to walk, use transit, work at home

Means of transportation to work, Chapel Hill vs. Orange and NC, 2016

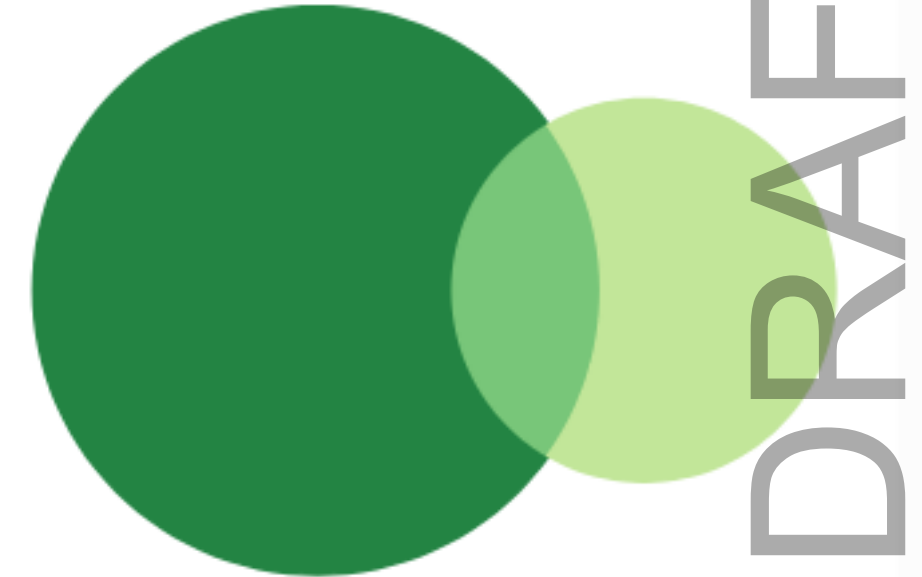


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# Large inflows & outflows of workers



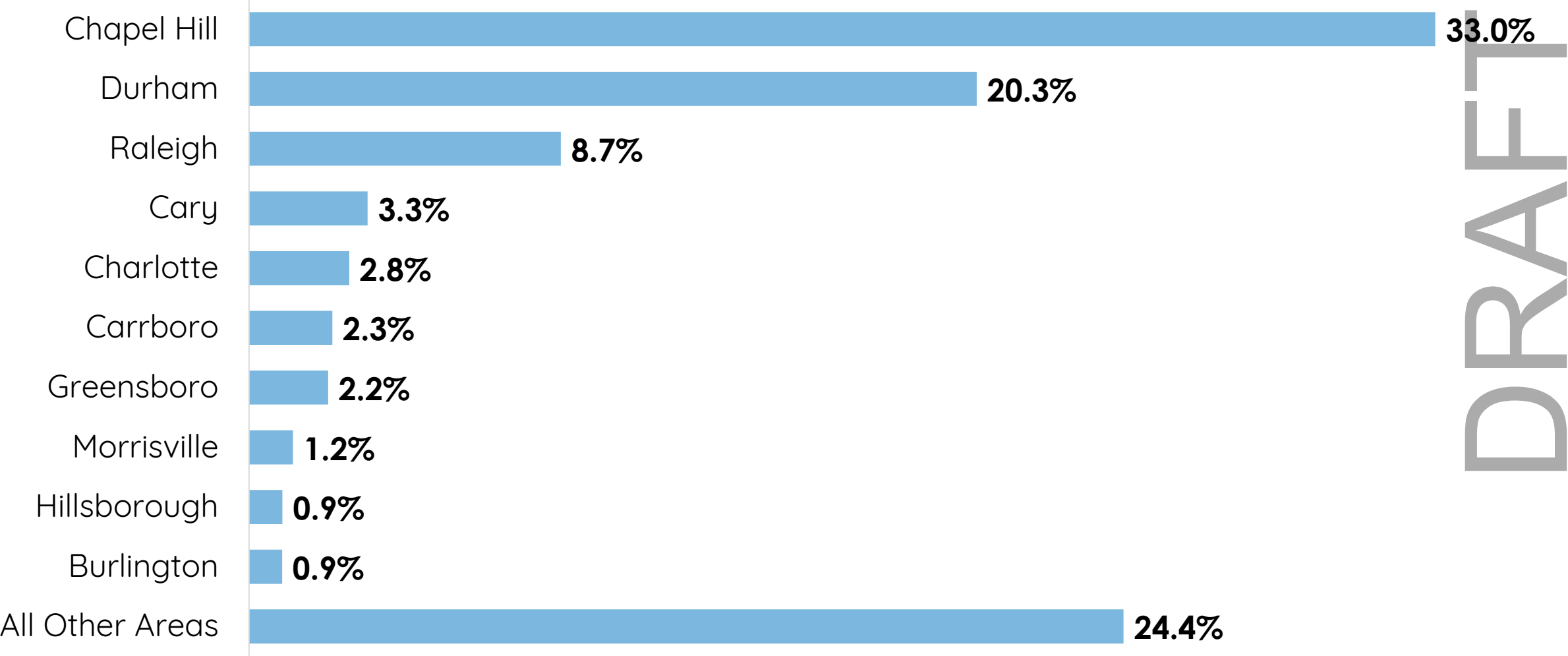
Inflow/Outflow Job Counts in 2015



- 38,827 - Employed in Selection Area, Live Outside
- 13,819 - Live in Selection Area, Employed Outside
- 6,815 - Employed and Live in Selection Area

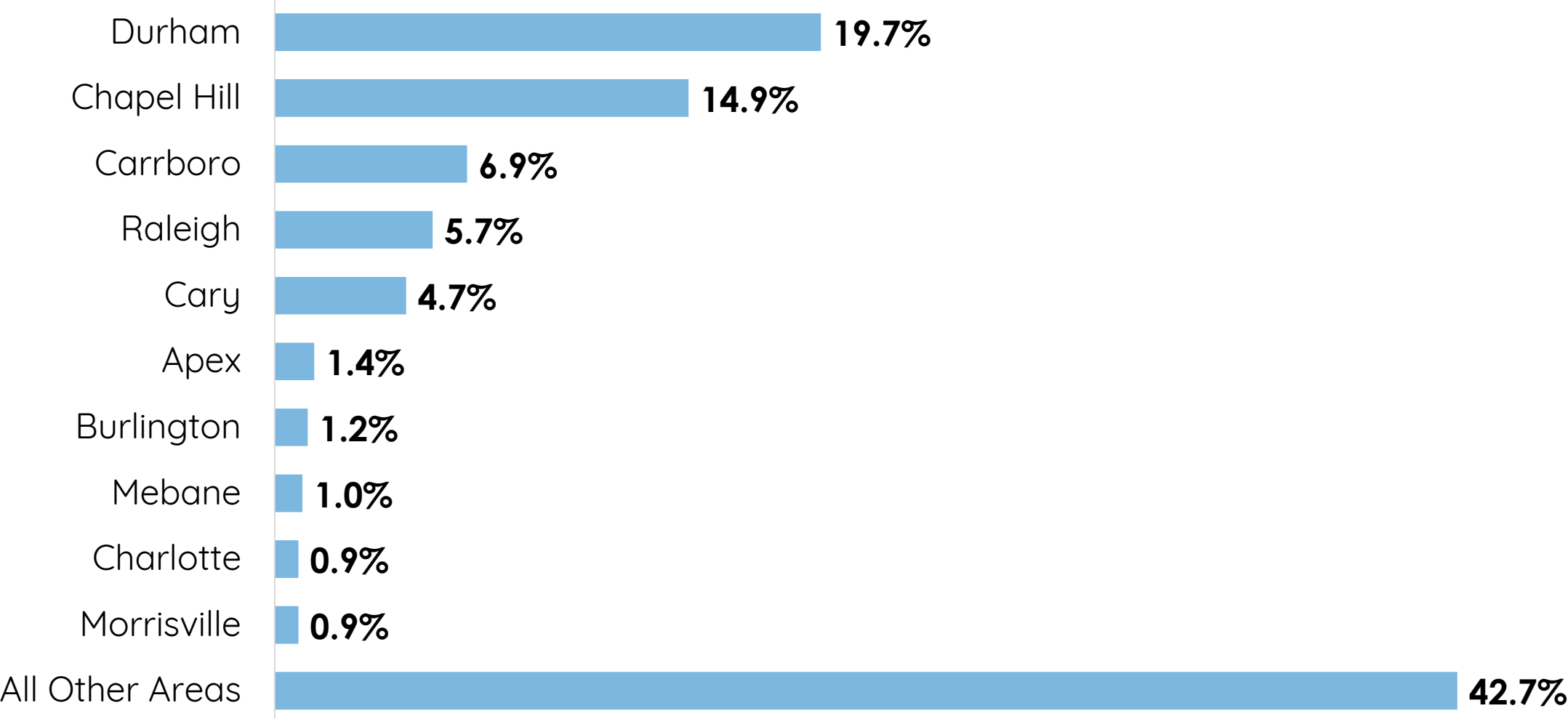
# Where Chapel Hill residents work

Top 10 places of work for Chapel Hill residents, 2015



# Where Chapel Hill workers live

Top 10 places of residence for Chapel Hill workers, 2015



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# 22%

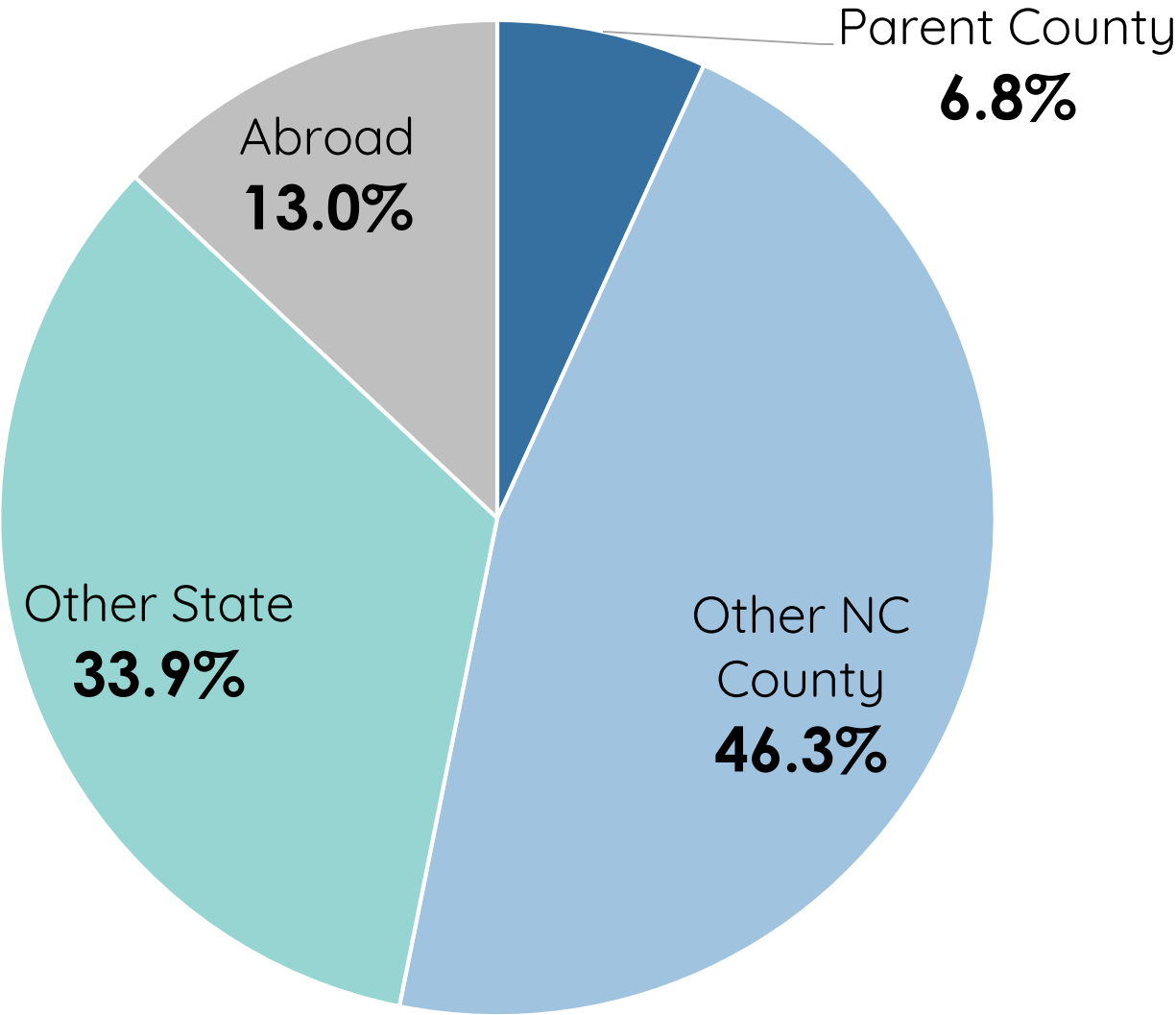
versus 0.6% average annual growth rate

average share of Town  
residents who moved into  
town in last 12 months



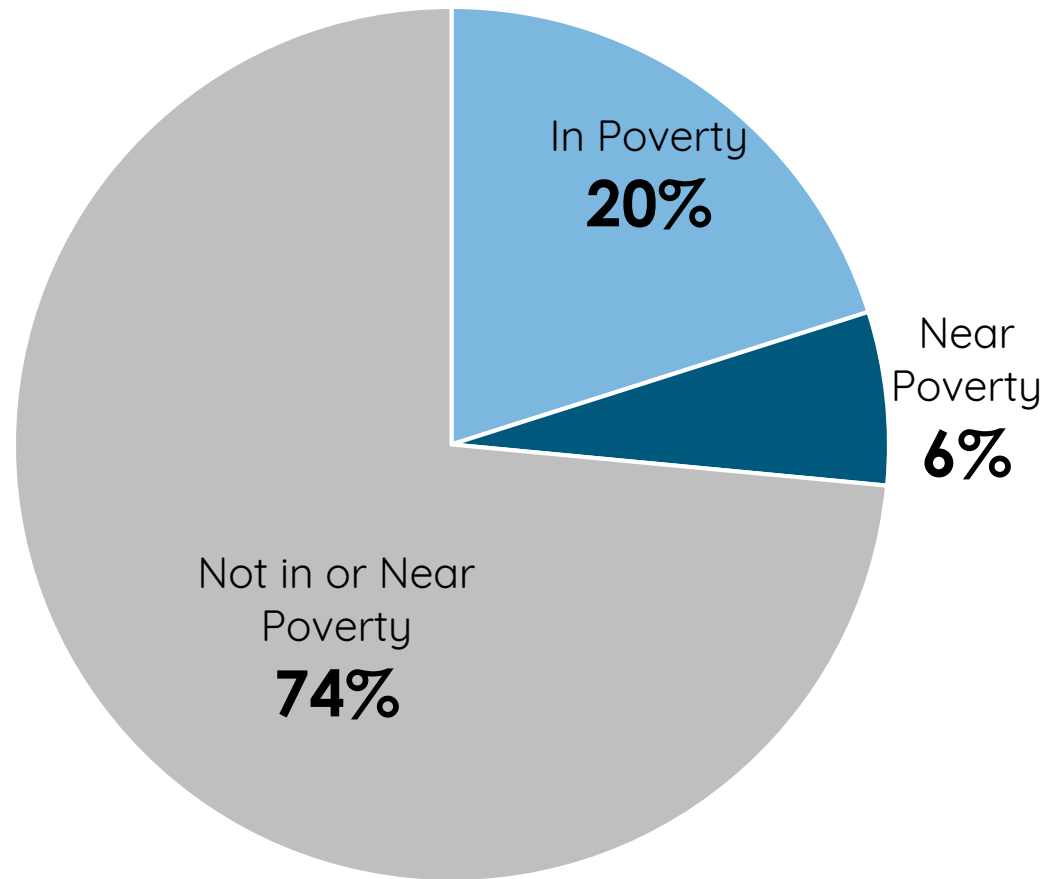
# New residents arrive from many places

Previous residence of in-migrants to Chapel Hill in past year, 2016



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## Share of Chapel Hill's population living in or near poverty, 2016



## Share of Chapel Hill's population collecting SNAP benefits in the past 12 months, 2016

5.3%

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**What does this  
mean for you?**

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# Contact

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