

# DEMOGRAPHICS

# 3

The purpose of this section is to examine Chapel Hill's changing population and economy over time to establish trends. The variable rates of population growth and economic expansion profoundly influence living conditions in Chapel Hill. Existing and projected demographic conditions provide a starting point for subsequent analysis.

*In September 2003, the US Census Bureau issued an amended 2000 Census count for the Town. It revised the 2000 population from 48,715 to 46,019 and the total number of housing units from 18,976 to 17,393 in order to correct a counting error. Tables 3 and 4 of this section include Census data extrapolated from the higher, original Census count and are indicated with an asterisk.*

## HIGHLIGHTS

- The Town's population is 57,233, according to the 2010 census.
- A commonly asked question is: "Does the Chapel Hill population count include UNC students?" The answer is, "Yes for students who live here." A UNC student living in a dormitory or in an off-campus apartment in Chapel Hill counts as a Chapel Hill resident; a UNC student living in Chatham County does not.
- In 2009, approximately 13,000 students enrolled at UNC give their address as Chapel Hill. This represents about 46% of student enrollment and almost 23% of the Town's population.
- The land area within the Town's corporate limits totals approximately 20.9 square miles.
- Between 1990 and 2010 Chapel Hill's population has grown an average of 2.6% per year. Between 2000 and 2010 the population grew by 11,214. Forty-two% of the Town's population growth between 2000 and 2009 was due to annexation of urbanized areas.
- 4,005 certificates of occupancy were issued by the Town between 2000 and July 2010.
- Average household size in Chapel Hill according to the 2008 American Community Survey is 2.3 persons per household. Overall density in Chapel Hill is 4.2 persons per acre. By comparison, Carrboro's density is 4.9.
- According to the 2008 American Community Survey the age distribution in Chapel Hill is dominated by the 15-29 age group, accounting for nearly 45% of the Town's population. The Chapel Hill population is also aging. From 1970 to 2008, the over-65 age group increased the most, from 4.4% to 9.5%, relative to all other age groups.
- The racial composition in Chapel Hill has changed since the 2000 census. Asian and Pacific Islanders surpassed Blacks as the second largest racial group (11.9%) after whites (72.8%). People of Hispanic origin comprise 6.4% and Blacks make up 9.7% of Chapel Hill's population. Countywide, the number of Asian and Pacific Islanders grew by 292% from 1990 to 2010, and per-

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sons of Hispanic origin grew by 784%.

- The stability of the regional economy is apparent by looking at unemployment rates. The unemployment rates for Orange County and the Durham-Chapel Hill MSA were 6.6% and 7.9%, respectively, in December 2009. North Carolina and the United States had significantly higher 2009 unemployment rates at 10.6% and 9.3%, respectively.
- The local economy is dominated by the University and UNC Hospitals. In 2009 the University employed 11,567 and UNC Hospitals employed 7,768.
- The UNC Main Campus has undergone expansion. In 2001 the campus contained 13.7 million square feet of floor area. The University's Development Plan provides for an additional 7.7 million gross square feet by 2010. This equates to a 45% increase in occupied floor area. According to the UNC Development Plan, the anticipated increase in employee growth by 2010 is 3,884 employees (27%) and the anticipated increase in student growth over the same period is 3,633 (15%).
- In 2009 approximately 37% of UNC faculty and staff were Chapel Hill residents and approximately 62% were residents of the Durham, Chapel Hill, Carrboro area. Since 2000 UNC faculty and staff living in Durham has grown by more than 3%, while those living in Chapel Hill has decreased by 3.6%.
- In 2009 approximately 46% of UNC students gave Chapel Hill as their place of residence. This rises to almost 60% by including Durham, Chapel Hill and Carrboro. Between 2002 and 2009 the number of students living in Chapel Hill

declined by 19.7%, and those who listed 'other' as their address grew by more than 20%.

- The largest employment sector in Chapel Hill in 2008 was educational, health, and social services (45%). The next largest employment sector is arts, entertainment and food services (14%). Manufacturing accounts for 4 percent of total employment.
- Chapel Hill median family income is high compared to county, regional, state, and national incomes. In 2008 the median family income in Chapel Hill was 142% of US median income.
- The percentage of families living below the poverty line in Chapel Hill increased from 6.4% to 8.6% between 2000 and 2008.
- Chapel Hill's historical population growth has proceeded at a moderate pace except for a few high-growth periods. The most significant of these was 1982-1984 when the housing stock increased by about 10% per year. Throughout the 1990's however, annual population growth stayed below 2%.
- The educational attainment of Orange County residents is a characteristic that can be attributed to the presence of the university. According to the State Demographer, in 2009 29.5% of the County population had earned a graduate or professional degree, compared to the statewide 8.5%.

**Table 1: Chapel Hill Population, Area and Density 1990-2010**

Year	Estimated Population	Area (Sq. miles)	Density (people/acre)
1990	38,872	18.3	3.32
1991	39,765	18.3	3.40
1992	41,524	18.5	3.51
1993	42,918	18.5	3.62
1994	44,470	18.6	3.74
1995	43,549	19	3.58
1996	43,429	19	3.57
1997	43,977	19.9	3.45
1998	44,015	19.9	3.46
1999	44,343	19.9	3.48
2000	46,019	19.9	3.61
2001	48,902	21.1	3.62
2002	50,540	21.1	3.74
2003	51,485	21.1	3.81
2004	51,519	21.3	3.79
2005	52,397	21.3	3.85
2008	55,616	20.9	4.16
2009	56,778	20.9	4.24
2010	57,233	20.9	4.28
Annual Growth Rate 1990-2010	2.6%	NA	NA

Source: [NC State Demographics](#), Chapel Hill Planning Dept., [US Census 2010](#)

**Table 2: Densities of Selected Municipalities 2009**

Municipality	Population	Area (Sq. miles)	Density (Persons/Acre)	Persons/ Household
Carrboro	19,891	6.3	4.9	2.2
Cary	147,270	54	4.3	2.7
Chapel Hill	56,778	20.9	4.2	2.3
Raleigh	384,116	142.4	4.2	2.3
Greensboro	268,917	127.8	3.3	2.3
Burlington	52,156	25.1	3.2	2.4
Durham	234,140	105.6	3.5	2.4
Wilmington	102,207	51.5	3.1	2.1
Asheville	79,973	45	2.8	2.1

Source: [NC State Demographics](#)

**Table 3: Chapel Hill Historical and Projected Population 1900 - 2035**

Year	Population	Growth	Annual Growth	Area (Sq. Miles)	Density (Persons/Acre)
1900	1,623	NA	NA	1.3	1.95
1910	1,951	328	2.0%	1.3	2.34
1920	2,972	1,021	5.2%	1.3	3.57
1930	5,796	2,824	9.5%	1.3	6.97
1940	7,995	2,199	3.8%	1.3	9.61
1950	9,177	1,182	1.5%	1.3	11.03
1960	12,573	3,396	3.7%	3.7	5.31
1970	26,199	13,626	10.8%	8.5	4.82
1980	32,421	6,222	2.4%	13.2	3.84
1990	38,719	6,298	1.9%	18.3	3.31
2000	46,019	7,300	1.9%	20.2	3.77
2005	52,397	6,378	2.8%	21.3	3.23
2008	55,616	3,219	2.0%	20.9	4.16
2010	57,233	1,617	1.5%	20.9	4.20
2015	61,656	4,423	1.5%	NA	NA
2020	66,421	4,765	1.5%	NA	NA
2025	71,555	5,133	1.5%	NA	NA
2030	77,085	5,530	1.5%	NA	NA
2035	83,042	5,957	1.5%	NA	NA

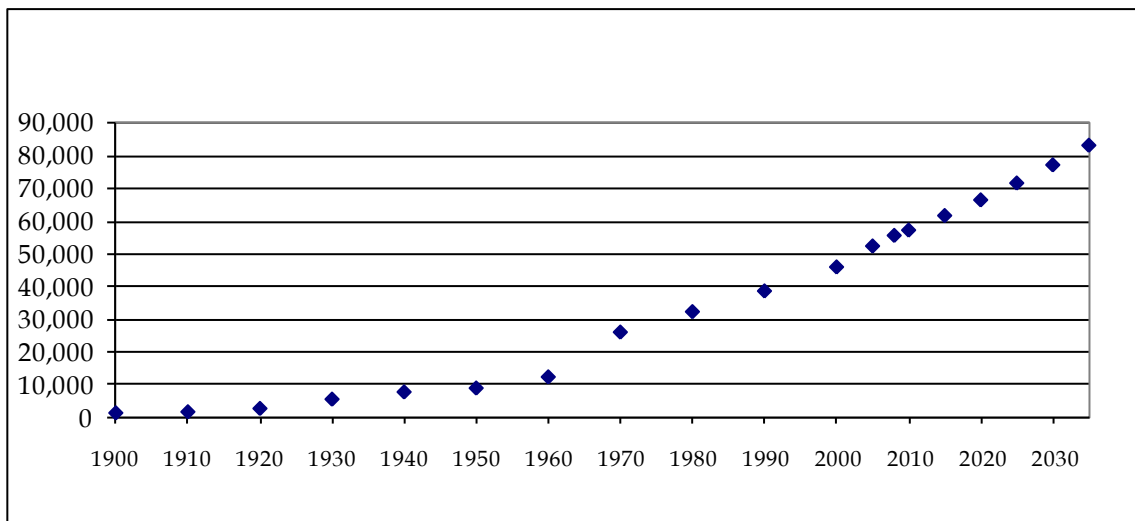
Projected  
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Source: [US Census Bureau, NC Office of State Planning](#)

Estimates in 1970 and later combine Town and UNC population.

\* Projected populations, source: 2035 Long Range Transportation Plan

**Figure 1: Chapel Hill Historical and Projected Population 1900-2035**



Source: [US Census Bureau, NC Office of State Planning](#)

**Table 4: Chapel Hill Projected Population: 2035 Long Range Transportation Strategy and Program**

POPULATION			
2005	2015	2025	2035
58,205	63,446	67,356	69,137
HOUSEHOLDS			
2005	2015	2025	2035
26,160	26,940	29,312	30,266
HOUSING UNITS			
2005	2015	2025	2035
23,000	26,293	34,124	35,558
EMPLOYMENT			
2005	2015	2025	2035
37,831	54,925	71,264	75,174

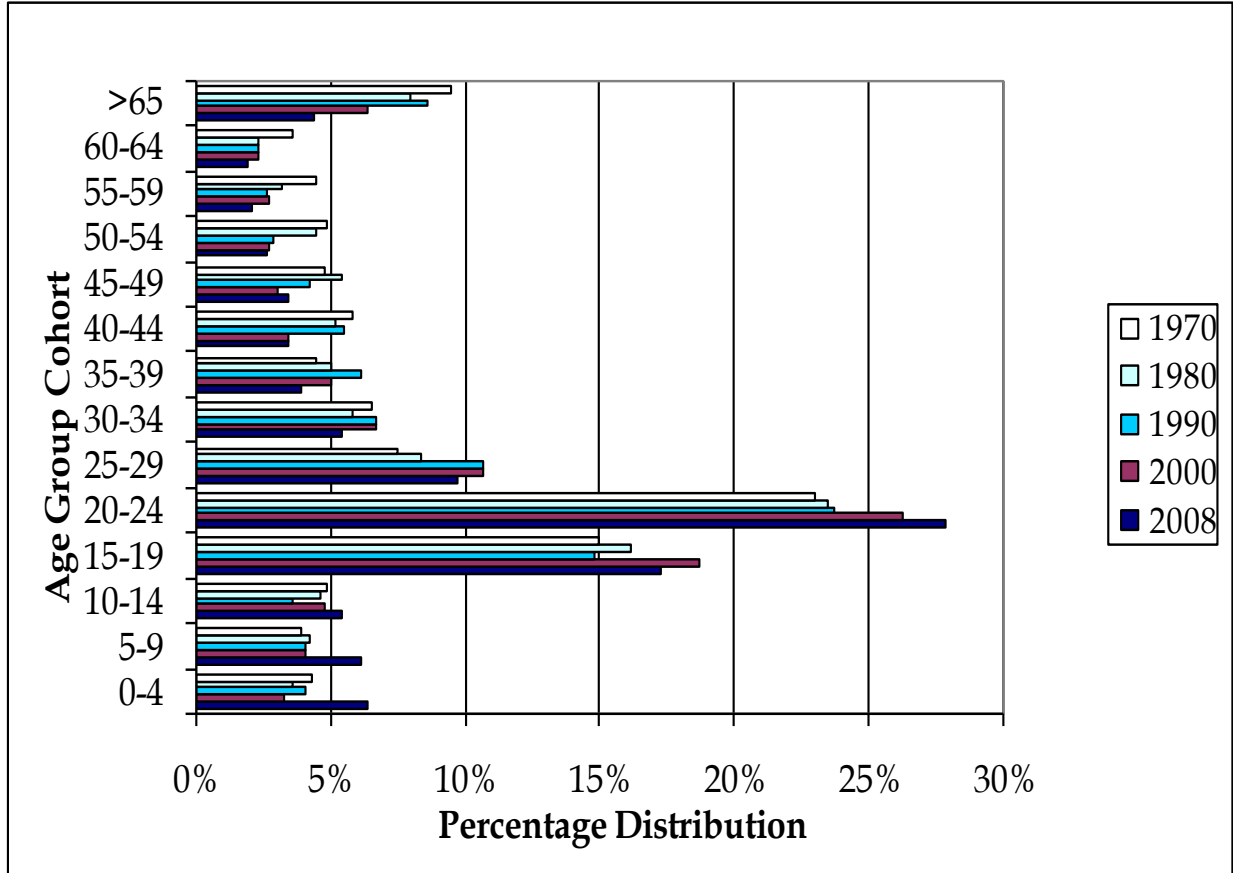
Source: Chapel Hill Planning Department for use in the Durham-Chapel Hill-Carrboro (DCHC) 2035 Long Range Transportation Plan for the DCHC Urban Area.

**Table 5: Chapel Hill Age Distribution 1970-2008**

Age Group	1970		1980		1990		2000		2008	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%	Estimate	%
0-4	1,645	6.4%	1,086	3.3%	1,598	4.1%	1,754	3.60%	2,364	4.3%
5-9	1,564	6.1%	1,321	4.1%	1,578	4.1%	2,067	4.20%	2,144	3.9%
10-14	1,377	5.4%	1,541	4.8%	1,403	3.6%	2,236	4.60%	2,694	4.9%
15-19	4,423	17.3%	6,060	18.7%	5,747	14.8%	7,876	16.20%	8,246	15.0%
20-24	7,123	27.9%	8,513	26.3%	9,160	23.7%	11,469	23.50%	12,644	23.0%
25-29	2,483	9.7%	3,469	10.7%	4,152	10.7%	4,099	8.40%	4,123	7.5%
30-34	1,366	5.4%	2,169	6.7%	2,587	6.7%	2,835	5.80%	3,573	6.5%
35-39	992	3.9%	1,614	5.0%	2,351	6.1%	2,448	5.00%	2,474	4.5%
40-44	871	3.4%	1,102	3.4%	2,129	5.5%	2,544	5.20%	3,188	5.8%
45-49	862	3.4%	970	3.0%	1,624	4.2%	2,623	5.40%	2,639	4.8%
50-54	668	2.6%	869	2.7%	1,129	2.9%	2,179	4.50%	2,694	4.9%
55-59	541	2.1%	869	2.7%	1,022	2.6%	1,570	3.20%	2,474	4.5%
60-64	482	1.9%	755	2.3%	909	2.3%	1,094	2.30%	1,979	3.6%
>65	1,131	4.4%	2,083	6.4%	3,330	8.6%	3,921	8.00%	5,222	9.5%
Total	25,528	100%	32,421	100%	38,719	100%	48,715	100%	54,972	100%
Median Age	23	N/A	22.9	N/A	25.3	N/A	24	N/A	25.8	N/A

Source: [US Census Bureau](#)

**Figure 2: Chapel Hill Age Distribution: 1970-2008**



Source: [US Census Bureau](#)

**Table 6: Chapel Hill Population Composition by Race & Origin 1980-2010**

Race or Origin	1980	% 1980	1990	% 1990	2000	%: 2000	2010	%: 2010
White	27,690	85.4%	31,875	82.3%	37,073	76.1%	41,641	72.8%
Black	3,947	12.2%	4,853	12.5%	5,517	11.3%	5,530	9.7%
Am. Indian, Eskimo, or Aleut	77	0.2%	123	0.3%	181	0.4%	176	0.3%
Asian and Pacific Islander	531	1.6%	1,684	4.3%	3,508	7.2%	6,802	11.9%
Other	176	0.5%	184	0.5%	92	0.2%	1,536	2.7%
Two or More Races	-	-	-	-	780	3.20%	1,548	2.7%
Total	32,421	100.0%	38,719	100.0%	47,151	100.0%	57,233	100.0%
Hispanic Origin (any race)	330	1.0%	607	1.6%	1,564	3.2%	3,638	6.4%

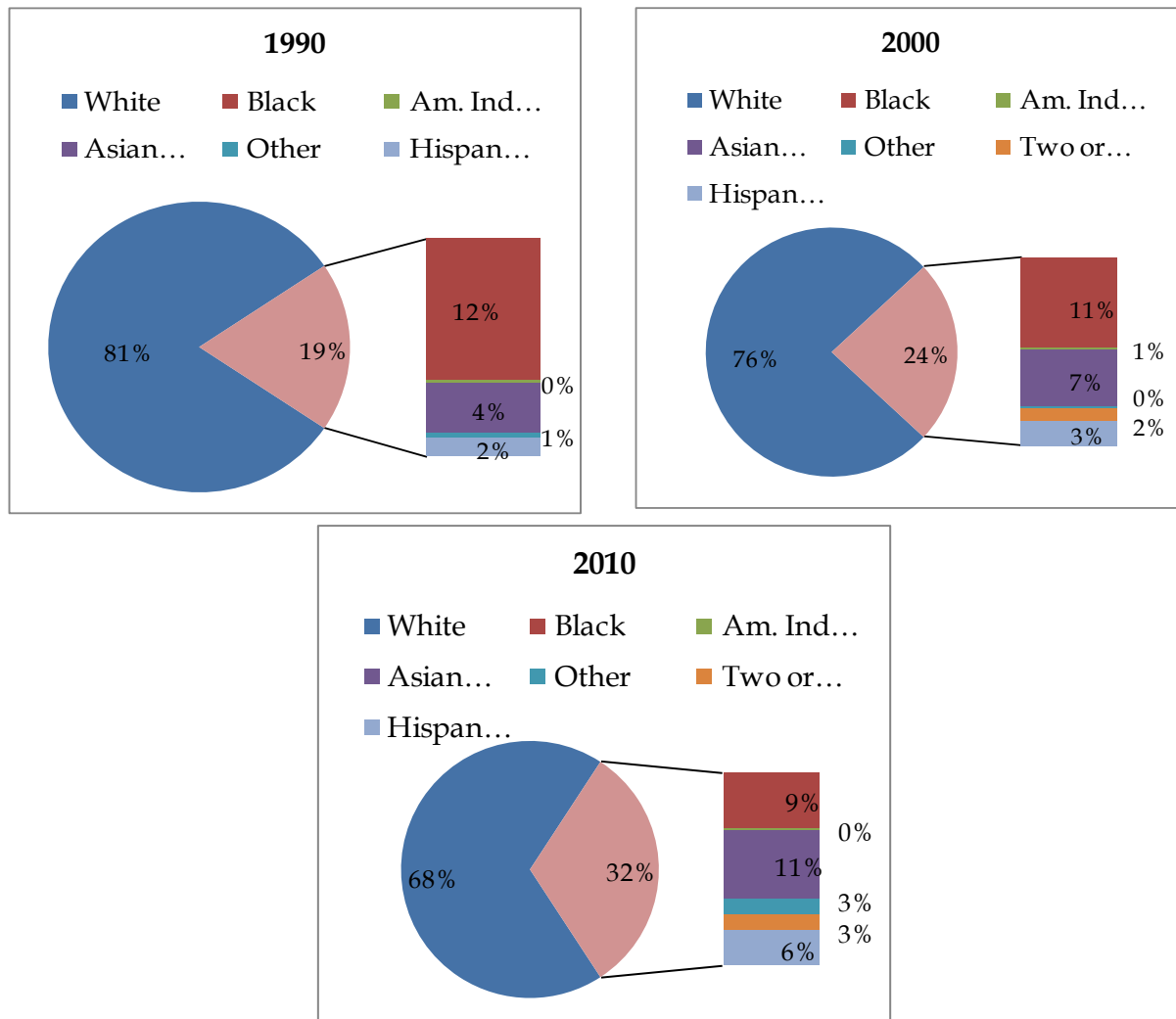
Source: [US Census Bureau](#)

**Table 7: Orange County Population Composition by Race & Origin 1990-2010**

Race/Origin	1990	%:1990	2000	%:2000	2010	%:2010	% Change 1990-2010
White	75,806	80.8%	92,272	79.4%	99,495	74.4%	31.2%
Black	14,900	15.9%	16,298	14.0%	15,928	11.9%	6.9%
Am. Indian, Eskimo or Aleut	404	0.4%	457	0.4%	570	0.4%	41.1%
Asian/Pacific Islander	2,311	2.5%	4,865	4.2%	9,064	6.8%	292.2%
Other	430	0.5%	2,312	2.0%	5,341	4.0%	1142.1%
Two or more races	-	-	2,023	1.7%	3,403	2.5%	N/A
Total	93,851	100.0%	116,204	100.0%	133,801	100.0%	42.6%
Hispanic Origin (any race)	1,246	1.3%	5,273	4.5%	11,017	8.2%	784.2%

Source: [US Census Bureau, American Community Survey, NC State Demographer](#)

**Figure 3: Chapel Hill Population Composition by Race and Origin 1990-2010**



Source: [US Census Bureau, American Community Survey](#)

**Table 8: Orange County Gender Composition 2000 & 2009**

	2000		2009	
	Orange Co.	North Carolina	Orange Co.	North Carolina
Males	47.4%	49.0%	47.4%	48.9%
Females	52.6%	51.0%	52.6%	51.1%
Under 20 years old	27.2%	19.5%	27.5%	27.3%
Over 64 years old	8.4%	12.0%	9.8%	12.4%

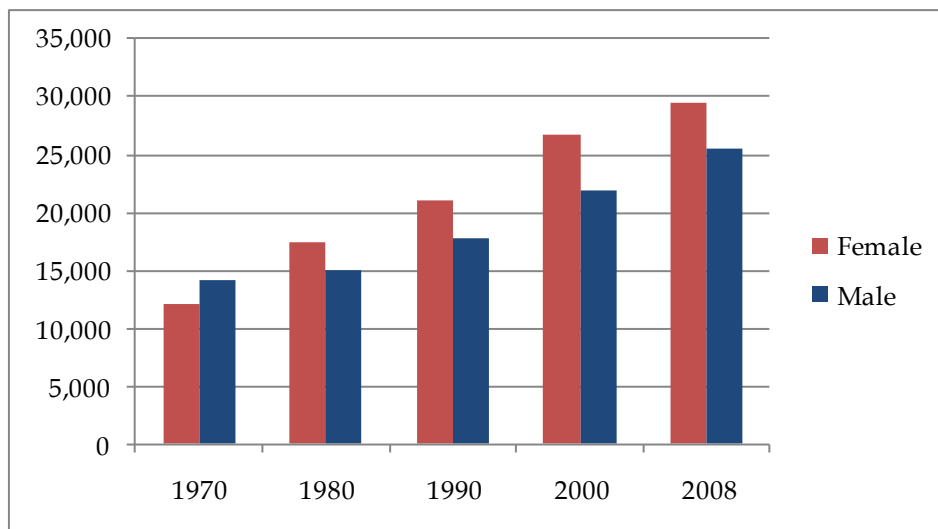
Source: [US Census Bureau, American Community Survey, NC State Demographer](#)

**Table 9: Chapel Hill Gender Composition 1970-2008**

Gender	1970	%	1980	%	1990	%	2000	%	2008	%
Female	12,078	46.1%	17,397	53.7%	21,024	54.3%	26,754	54.9%	29,405	53.5%
Male	14,121	53.9%	15,024	46.3%	17,695	45.7%	21,961	45.1%	25,567	46.5%
Total	26,199	100%	32,421	100%	38,719	100%	48,715	100%	54,972	100%

Source: [US Census Bureau, American Community Survey](#)

**Figure 4: Chapel Hill Gender Composition 1970-2008**



Source: [US Census Bureau, American Community Survey](#)

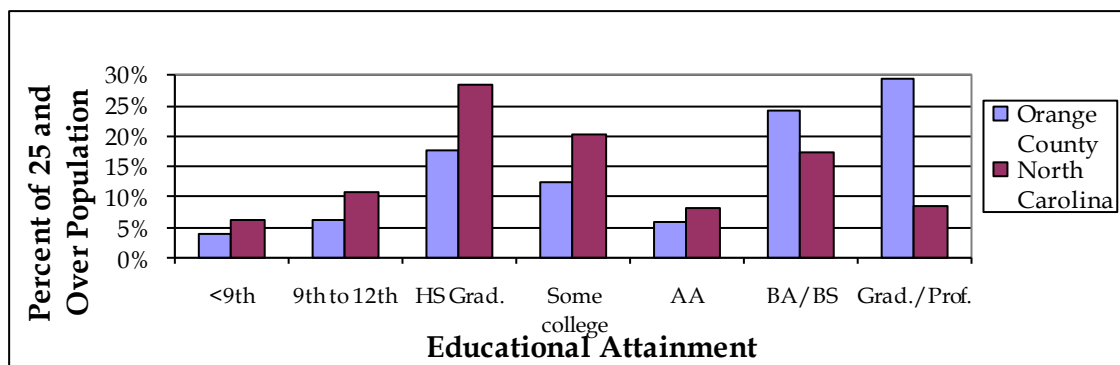


**Table 10: Educational Attainment - Orange County 2000-2009**

Educational Attainment	2000	2000 % of total		2009	2009 % of total	
		Orange County	North Carolina		Orange County	North Carolina
Less than 9th	3,070	4.4%	7.8%	2,867	4.0%	6.3%
9th to 12th, no diploma	5,545	8.0%	14.0%	4,515	6.3%	10.7%
High school graduate	11,031	15.9%	28.4%	12,757	17.8%	28.6%
Some college, no degree	10,298	14.8%	20.5%	8,815	12.3%	20.4%
Associate degree	3,787	5.4%	6.8%	4,300	6.0%	8.2%
Bachelor's degree	16,945	24.4%	15.3%	17,344	24.2%	17.3%
Graduate or professional degree	18,854	27.1%	7.2%	21,142	29.5%	8.5%

Source: [U.S. Census Bureau, American Community Survey](#)

**Figure 5: Educational Attainment - Orange County 2009**



Source: [U.S. Census Bureau, American Community Survey](#)

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**Table 11: Chapel Hill Family and Household Income 2000-2008**

Income Range	2000			2008		
	Households (HH)	Families	Non-Family HH	Households (HH)	Families	Non-Family HH
< \$10,000	3,210	398	2,843	2,886	577	2,400
\$10,000-\$14,999	1,167	224	957	779	95	684
\$15,000-\$24,999	2,041	633	1,442	2,686	829	1,779
\$25,000-\$34,999	1,876	675	1,145	2,290	812	1,482
\$35,000-\$49,999	2,260	1,058	1,223	1,799	836	973
\$50,000-\$74,999	2,364	1,221	1,117	2,715	1,400	1,340
\$75,000-\$99,999	1,438	1,012	432	2,074	1,320	761
\$100,000-\$149,999	1,793	1,529	270	2,656	1,782	828
\$150,000-\$199,999	978	812	139	1,167	1,004	150
\$200,000 +	855	748	104	2,427	2,181	246
Total	17,982	8,310	9,672	21,479	10,836	10,643
Median Income	\$39,140	\$73,483	\$21,903	\$51,690	\$89,507	\$28,545

Source: [US Census Bureau, American Community Survey](#)

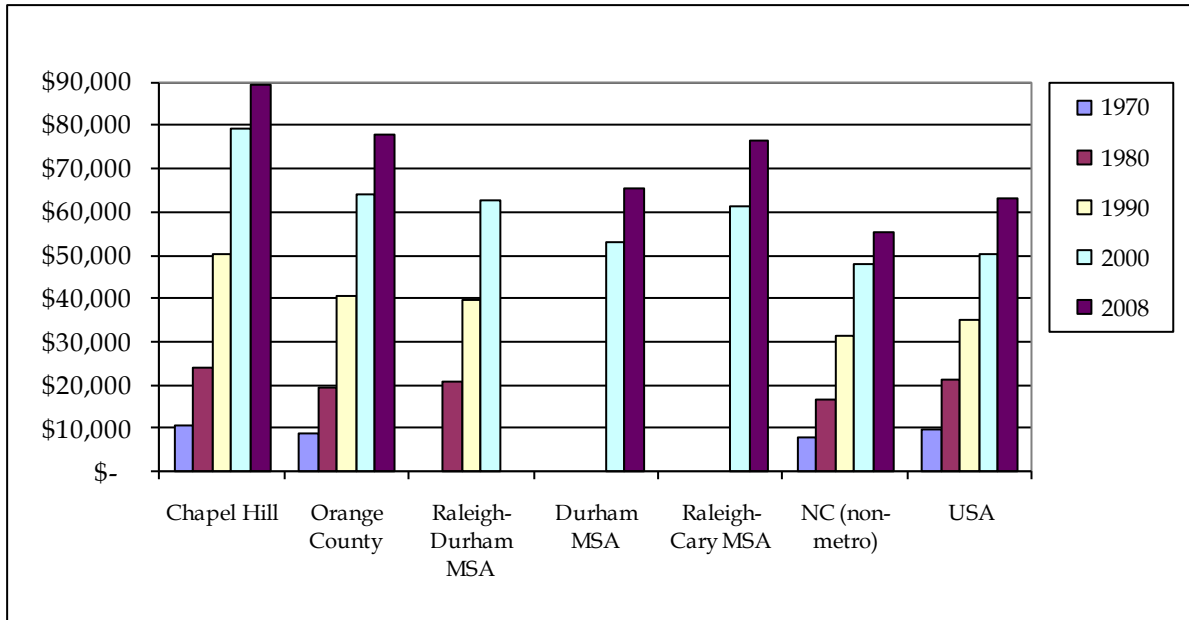
**Table 12: Median Family Income, National, State and Local Level 1970-2008**

Area	1970	% US Median Income	1980	% US Median Income	1990	% US Median Income	2000	% US Median Income	2008	% US Median Income
Chapel Hill	\$ 10,536	110%	\$ 24,007	114%	\$ 50,217	143%	\$ 79,393	158%	\$ 89,507	142%
Orange County	\$ 8,700	91%	\$ 19,305	92%	\$ 40,685	116%	\$ 64,323	128%	\$ 77,997	123%
Raleigh-Durham MSA	NA	NA	\$ 20,929	100%	\$ 39,723	113%	\$ 62,800	125%	-	-
Durham MSA <sup>1</sup>	NA	NA	NA	NA	NA	NA	\$ 53,184	106%	\$ 65,370	103%
Raleigh-Cary MSA <sup>2</sup>	NA	NA	NA	NA	NA	NA	\$ 61,398	123%	\$ 76,424	121%
NC (non-metro)*	\$ 7,774	81%	\$ 16,792	80%	\$ 31,548	90%	\$ 48,000	96%	\$ 55,410	88%
USA	\$ 9,586	100%	\$ 21,023	100%	\$ 35,224	100%	\$ 50,200	100%	\$ 63,211	100%

Source: [US Census Bureau, American Community Survey](#)

<sup>1</sup> MSA designations as of December 2005 - the original Raleigh-Durham MSA was broken into two areas: Durham MSA includes Durham, Chatham, Orange, and Person Counties. The Raleigh-Cary MSA includes Wake, Johnston, and Franklin Counties.

**Figure 6: Median Family Income in Selected Areas 1970-2008**



Source: [US Census Bureau, American Community Survey](#)  
 MSA designations as of December 2005 - the original Raleigh-Durham MSA was broken into two areas: Durham MSA includes Durham, Chatham, Orange, and Person Counties. The Raleigh-Cary MSA includes Wake, Johnston, and Franklin Counties.

**Table 13: Chapel Hill Families With Poverty Status 1980-2008**

	1980	1990	2000	2008
Families with Poverty Status	7.6%	5.8%	6.4%	8.6%

Source: [US Census Bureau](#)

**Table 14: Chapel Hill Vital Statistics 1970-2008**

Year	Population	Live Births	Birth Rate (Births/1000)	Deaths	Death Rate (Deaths/1000)	Natural Increase
1970	26,199	413	15.8	90	3.4	323
1975	28,979	226	7.8	100	3.5	126
1980	32,421	261	8.1	148	4.6	113
1985	34,646	267	7.7	175	5.1	92
1990	38,872	361	9.3	204	5.2	157
2000	46,019	484	10.5	287	6.2	197
2003	51,485	543	10.5	241	4.7	302
2004	51,519	562	10.9	252	4.9	310
2005	52,397	608	11.6	282	5.4	326
2006*	53,416	547	10.2	270	5.1	277
2007*	54,904	637	11.6	308	5.6	329
2008*	55,616	598	10.8	283	5.1	315

Source: "Vital Statistics" [NC State Health center for Health Statistics](#)  
 Chapel Hill Planning Department. 1970, 1975, and 1980 migration figures do not include population increase due to annexation  
 \*Contacted statistician at NCSCHS for town data

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**Table 15: Regional Average Unemployment Rates 1975-2009**

Year	Orange County	MSA	USA
1975	4.4%	5.3%	8.5%
1980	4.2%	4.6%	7.2%
1985	2.4%	3.0%	7.2%
1990	2.5%	2.8%	6.2%
1995	1.9%	2.6%	5.5%
1996	1.8%	2.3%	5.8%
1997	1.4%	1.9%	4.9%
1998	1.3%	1.7%	4.5%
1999	1.0%	1.5%	4.2%
2000	1.2%	1.7%	4.0%
2001	2.2%	3.3%	4.8%
2002	2.9%	4.8%	5.7%
2003	2.6%	3.9%	5.7%
2004	2.3%	3.3%	5.4%
2005	3.8%	4.3%	5.1%
2006	3.3%	3.9%	4.6%
2007	3.2%	3.9%	4.6%
2008	4.1%	4.8%	5.8%
2009	6.6%	7.9%	9.3%

Source: NC Employment Security Commission, [US Bureau of Labor Statistics](#)

Labor Market Division. YTD data through December

**Table 16: Orange County Economic Rankings 2009**

	Amount
Average Weekly Earnings ( 2009)	\$887
Per Capita Personal Income (2009)	\$32,650
Median Household Income (2009)	\$55,460
Taxable sales (Oct. 09)	\$ 74,287,000
Taxable sales (FY 09-10)	\$946,300,000

Source: [N.C. Department of Commerce, Orange County Profile 2010](#)

**Table 17: Orange County Employment and Wages by Sector ( 1st Quarter 2010)**

	Orange County			North Carolina		
	Number Employed	% Total	Average Weekly Wage	Number Employed	% Total	Average Weekly Wage
Total All Industries	59,538	100.0%	\$887	3,726,144	100.0%	\$791
Total Government	30,547	51.3%	\$819	696,176	18.7%	\$875
Total Private Industry	28,991	48.7%	\$680	3,029,967	81.3%	\$792
Agriculture Forestry Fishing & Hunting	134	0.2%	\$652	24,504	0.7%	\$546
Mining	29	0.0%	\$808	2,988	0.1%	\$741
Utilities	140	0.2%	\$1,236	13,459	0.4%	\$1,667
Construction	1,424	2.4%	\$719	172,044	4.6%	\$718
Manufacturing	1,101	1.8%	\$911	428,712	11.5%	\$985
Wholesale Trade	665	1.1%	\$1,094	162,628	4.4%	\$1,106
Retail Trade	5,918	9.9%	\$473	431,530	11.6%	\$453
Transportation and Warehousing	489	0.8%	\$847	120,604	3.2%	\$767
Information	714	1.2%	\$1,049	69,291	1.9%	\$1,269
Finance and Insurance	1,046	1.8%	\$1,600	147,470	4.0%	\$1,760
Real Estate and Rental and Leasing	677	1.1%	\$680	45,851	1.2%	\$681
Professional and Technical Services	2,568	4.3%	\$1,192	183,213	4.9%	\$1,168
Management of Companies and Enterprises	129	0.2%	\$1,414	72,185	1.9%	\$2,035
Administrative and Waste Services	1,159	1.9%	\$693	214,482	5.8%	\$550
Educational Services	827	1.4%	\$674	385,164	10.3%	\$734
Health Care and Social Assistance	4,714	7.9%	\$668	549,355	14.7%	\$741
Arts, Entertainment and Recreation	559	0.9%	\$331	51,523	1.4%	\$534
Accommodation and Food Services	5,155	8.7%	\$297	320,509	8.6%	\$266
Other Services Ex. Public Admin	1,704	2.9%	\$628	91,189	2.4%	\$498
Public Administration	2,581	4.3%	\$884	235,921	6.3%	\$789
Unclassified	70	0.1%	\$1,011	3,521	0.1%	\$1,040

Source: [NC Department of Commerce](#)

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**Table 18: Chapel Hill Employment by Sector 2008**

Sector	Employed 2008	Percent
Agriculture	77	0.3%
Construction	582	2.2%
Manufacturing	1,172	4.4%
Wholesale Trade	165	0.6%
Retail Trade	2,205	8.2%
Trans/Warehouse/Utility	82	0.3%
Information	782	2.9%
Finance/Ins/Real Estate	1,192	4.4%
Prof/Man/Admin	3,215	11.9%
Educ/Health/Soc Service	12,096	44.9%
Arts/Enter/Food Services	3,770	14.0%
Other Services	1,103	4.1%
Public admin	501	1.9%
<b>Total</b>	<b>26,942</b>	<b>100.0%</b>

Source: [U.S. Census](#)

**Table 19: Orange County's Major Employers By Size<sup>1</sup>**

Employer	Number of Employees
University of North Carolina	1000+
UNC Hospitals	1000+
Chapel Hill-Carrboro City Schools	1000+
Blue Cross/Blue Shield	1000+
Orange County Schools	1000+
Orange County Government	500-999
Town of Chapel Hill	500-999
Eurosport	500-999
Employers Resource	500-999
Harris Teeter, Inc.	500-999
A Southern Season	250-499
PHE, Inc.	250-499
Carol Woods Attn: Liz Shmitt	250-499
Food Lion LLC	250-499
Wal-Mart Associates Inc.	250-499
Wellspring Grocery	250-499

Source: [Orange County Economic Development Commission, 2010](#)

<sup>1</sup> Employers with 300 or more employees

Table 20: UNC Faculty and Staff by Place of Residence, 2009

Place of Residence (based on zip code)	Faculty/ Staff 2000	% in 2000	Faculty/ Staff 2005	% in 2005	% Differ- ence 2000- 2005	Faculty/ Staff 2009	% in 2009	% Differ- ence 2000- 2009
Apex (SE)	98	1.0%	165	1.5%	0.5%	195	1.6%	0.6%
Bahama (NE)	8	0.1%	8	0.1%	0.0%	11	0.1%	0.0%
Bear Creek (SW)	23	0.2%	25	0.2%	0.0%	26	0.2%	0.0%
Burlington (NW)	149	1.5%	174	1.6%	0.0%	213	1.7%	0.2%
Bynum (S)	19	0.2%	19	0.2%	0.0%	5	0.0%	-0.2%
Carrboro (W)	705	7.2%	801	7.3%	0.0%	907	7.4%	0.2%
Cary (SE)	120	1.2%	248	2.2%	1.0%	340	2.8%	1.6%
Cedar Grove (N)	17	0.2%	20	0.2%	0.0%	27	0.2%	0.0%
Chapel Hill	3,865	39.7%	4,303	39.0%	-0.8%	4,451	36.5%	-3.3%
Durham (NE)	1,447	14.9%	1,899	17.2%	2.3%	2,259	18.5%	3.6%
Efland (NW)	52	0.5%	73	0.7%	0.1%	87	0.7%	0.2%
Elon College (W)	10	0.1%	26	0.2%	0.1%	26	0.2%	0.1%
Fuquay-Varina (SE)	4	0.0%	13	0.1%	0.1%	22	0.2%	0.1%
Garner (SE)	12	0.1%	13	0.1%	0.0%	13	0.1%	0.0%
Graham (NW)	278	2.9%	348	3.2%	0.3%	424	3.5%	0.6%
Greensboro (NW)	42	0.4%	55	0.5%	0.1%	58	0.5%	0.0%
Haw River (NW)	36	0.4%	62	0.6%	0.2%	67	0.5%	0.2%
Hillsborough (N)	361	3.7%	432	3.9%	0.2%	445	3.6%	-0.1%
Holly Springs (SE)	-	-	-	-	-	19	0.2%	-
Hurdle Mills (N)	-	-	-	-	-	25	0.2%	-
Liberty(W)	12	0.1%	25	0.2%	0.1%	27	0.2%	0.1%
Mebane (NW)	182	1.9%	257	2.3%	0.5%	322	2.6%	0.8%
Moncure (S)	31	0.3%	33	0.3%	0.0%	28	0.2%	-0.1%
Morrisville (SE)	20	0.2%	75	0.7%	0.5%	79	0.6%	0.4%
Oxford (NE)	10	0.1%	13	0.1%	0.0%	12	0.1%	0.0%
Pittsboro (S)	478	4.9%	534	4.8%	-0.1%	569	4.7%	-0.3%
Raleigh (E)	243	2.5%	393	3.6%	1.1%	497	4.1%	1.6%
Rougemont (NE)	13	0.1%	28	0.3%	0.1%	24	0.2%	0.1%
Roxboro (N)	28	0.3%	38	0.3%	0.1%	37	0.3%	0.0%
Sanford (S)	62	0.6%	71	0.6%	0.0%	76	0.6%	0.0%
Saxapahaw (W)	10	0.1%	10	0.1%	0.0%	10	0.1%	0.0%
Siler City (SW)	67	0.7%	94	0.9%	0.2%	113	0.9%	0.2%
Snow Camp (W)	80	0.8%	103	0.9%	0.1%	115	0.9%	0.1%
Timberlake	-	-	-	-	-	28	0.2%	-
Wake Forest	-	-	-	-	-	34	0.3%	-
No Local Address On File	556	5.7%	27	0.2%	-5.5%	601	4.9%	-0.8%
Other	687	7.1%	651	5.9%	-1.2%	11	0.1%	-7.0%
<b>Total</b>	<b>9,725</b>	<b>100%</b>	<b>11,036</b>	<b>100%</b>	<b>NA</b>	<b>12,203</b>	<b>100%</b>	<b>NA</b>

Source: [UNC Office of Institutional Research, and Registrar's Office](#)

- Includes academic and non-academic employees.
- Parenthesis indicates direction from Chapel Hill.

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**Table 21: UNC Students by Place of Residence , 2009**

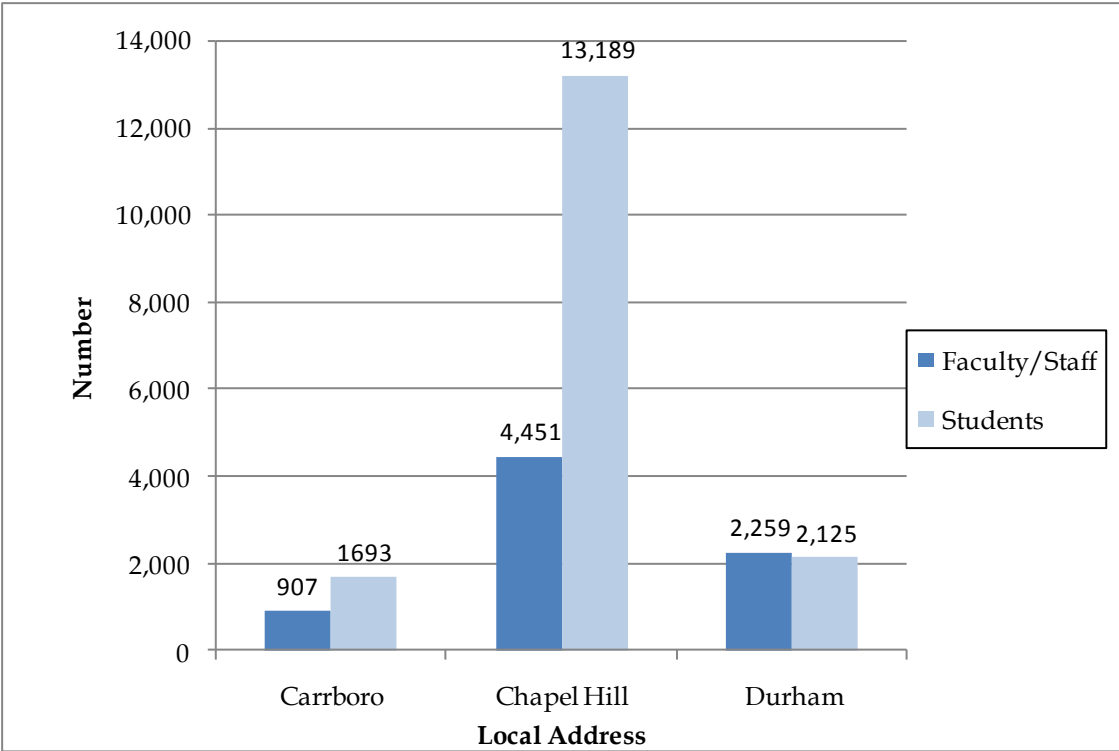
Place of Residence (Based on Zip Code)	Students 2002	% in 2002	Students 2005	% in 2005	% Differ- ence 2002- 2005	Students 2009	% in 2009	% Differ- ence 2002- 09
Chapel Hill	16,544	65.3%	15,294	56.1%	-9.2%	13,189	45.6%	-19.7%
Durham	1,936	7.6%	2,268	8.3%	0.7%	2,125	7.3%	-0.3%
Carrboro	2,587	10.2%	1,758	6.4%	-3.8%	1,693	5.9%	-4.4%
Raleigh (E)	746	2.9%	1,062	3.9%	0.9%	1,428	4.9%	2.0%
Cary (SE)	390	1.5%	452	1.7%	0.1%	660	2.3%	0.7%
Greensboro (NW)	187	0.7%	263	1.0%	0.2%	439	1.5%	0.8%
Morrisville (SE)	105	0.4%	157	0.6%	0.2%	137	0.5%	0.1%
Hillsborough (N)	141	0.6%	154	0.6%	0.0%	132	0.5%	-0.1%
Apex (SE)	128	0.5%	146	0.5%	0.0%	201	0.7%	0.2%
Pittsboro (S)	110	0.4%	112	0.4%	0.0%	112	0.4%	0.0%
Burlington (NW)	74	0.3%	73	0.3%	0.0%	119	0.4%	0.1%
Mebane (NW)	67	0.3%	67	0.2%	0.0%	84	0.3%	0.0%
Sanford (S)	59	0.2%	63	0.2%	0.0%	63	0.2%	0.0%
Graham (NW)	54	0.2%	62	0.2%	0.0%	50	0.2%	0.0%
Garner (SE)	25	0.1%	35	0.1%	0.0%	26	0.1%	0.0%
Siler City (SW)	14	0.1%	25	0.1%	0.0%	17	0.1%	0.0%
Efland (NW)	18	0.1%	23	0.1%	0.0%	11	0.0%	0.0%
Roxboro (N)	14	0.1%	16	0.1%	0.0%	22	0.1%	0.0%
Snow Camp (W)	13	0.1%	15	0.1%	0.0%	10	0.0%	0.0%
Oxford (NE)	14	0.1%	12	0.0%	0.0%	17	0.1%	0.0%
Rougemont (NE)	6	0.0%	11	0.0%	0.0%	7	0.0%	0.0%
Bahama (NE)	11	0.0%	8	0.0%	0.0%	9	0.0%	0.0%
Liberty(W)	5	0.0%	8	0.0%	0.0%	10	0.0%	0.0%
Cedar Grove (N)	10	0.0%	7	0.0%	0.0%	5	0.0%	0.0%
Haw River (NW)	9	0.0%	6	0.0%	0.0%	6	0.0%	0.0%
Bear Creek (SW)	3	0.0%	2	0.0%	0.0%	3	0.0%	0.0%
Moncure (S)	3	0.0%	2	0.0%	0.0%	2	0.0%	0.0%
Saxapahaw (W)	4	0.0%	2	0.0%	0.0%	12	0.0%	0.0%
Bynum (S)	2	0.0%	1	0.0%	0.0%	0	0.0%	0.0%
No Local Address On File	9	0.0%	13	0.0%	0.0%	4	0.0%	NA
Other	2,050	8.1%	5,159	18.9%	NA	8,323	28.8%	NA
<b>Total</b>	<b>25,338</b>	<b>100.0%</b>	<b>27,276</b>	<b>100.0%</b>	<b>NA</b>	<b>28,916</b>	<b>100.0%</b>	<b>NA</b>

Source: [UNC Office of Institutional Research, and Registrar's Office](#).

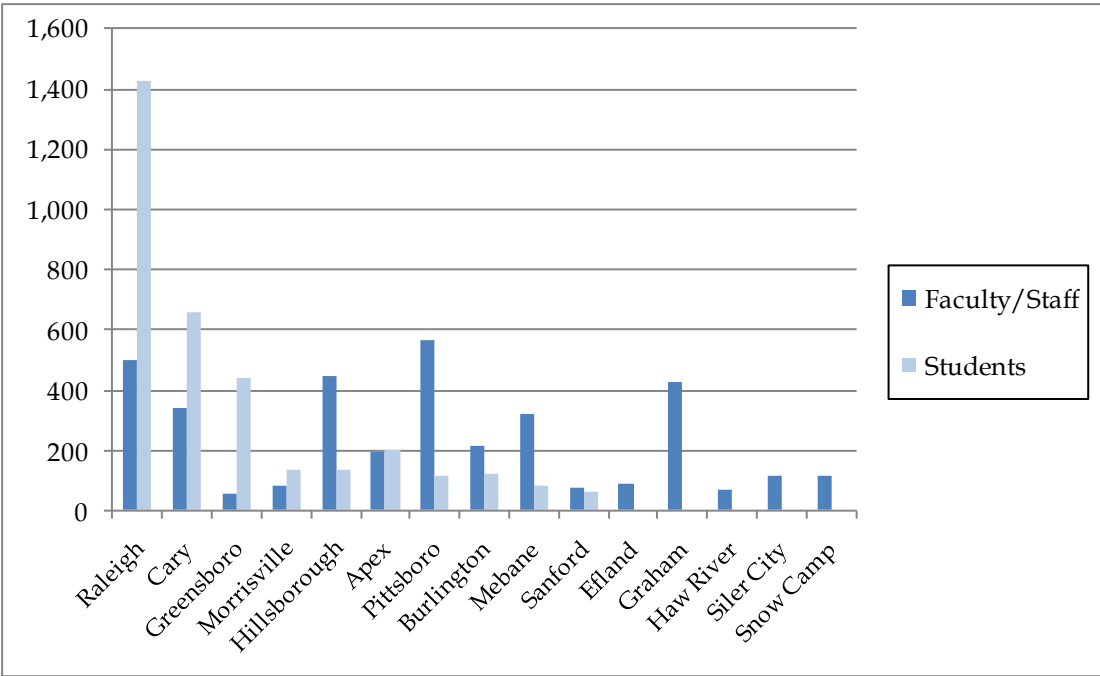
- Includes academic and non-academic employees.
- Parenthesis indicates direction from Chapel Hill.



**Figure 7: UNC Employees and Students: Where They Live in 2009.**  
 Approximately 62% of UNC Employees and 59% of UNC students live in Durham, Chapel Hill and Carrboro.



**Figure 8: Locations outside of Durham, Chapel Hill and Carrboro with more than 50 UNC faculty/staff or students in 2009.**



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**Table 22.1: UNC Population 1990-2009: Student Body, Employees, & Hospital Employees**

Year	Students	UNC Staff <sup>1</sup>	UNC Hospital Staff <sup>2</sup>
1990	23,852	8,289	4,203
1991	23,794	8,415	4,556
1992	23,944	8,728	4,660
1993	24,299	8,893	6,326
1994	24,463	9,065	6,227
1995	24,439	9,200	6,259
1996	24,141	9,445	4,914
1997	24,189	9,564	4,855
1998	24,238	9,619	5,082
1999	24,605	9,381	4,863
2000	24,872	10,086	5,189
2001	25,464	10,111	5,855
2002	26,028	10,115	5,473
2003	26,359	10,676	6,819
2004	26,878	10,935	6,853
2005	27,276	11,036	6,475
2006	27,538	10,371	7,054
2007	28,136	10,685	7,565
2008	28,567	11,145	7,467
2009	28,916	11,567	7,768
<b>Avg. Annual Change 1990-2009</b>	<b>1.3%</b>	<b>2.2%</b>	<b>4.1%</b>

Source: [UNC Office of Institutional Research](#), UNC Hospital, and UNC Human Resources/Public Affairs

1. Includes full-time permanent staff (academic and non-academic)

2. Includes permanent and temporary, part-time and fulltime staff

**Table 22.2: 2005-2010 Employment in Chapel Hill**

Year	Employees
2005	36,719
2010	42,521

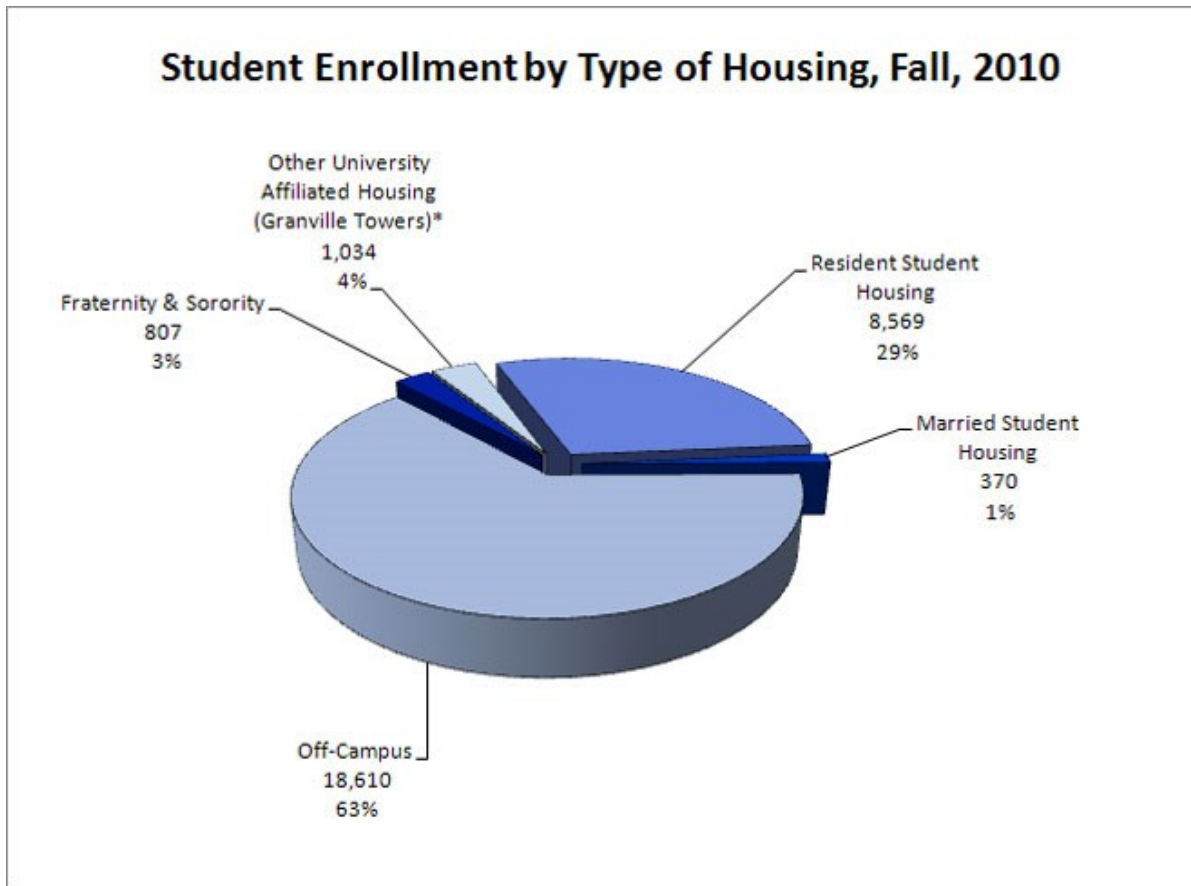
Source: Durham, Chapel Hill, Carrboro MPO geocoder.

**Table 22.3: 2010 UNC Student Enrollment by Type of Housing**

	Male		Female		Total	
Resident Student Housing	3,525	12%	5,044	17%	8,569	29%
Married Student Housing	208	1%	162	1%	370	1%
Off-Campus	7,454	25%	11,156	38%	18,610	63%
Fraternity & Sorority	446	2%	361	1%	807	3%
Other University Affiliated Housing (Granville Towers)	450	2%	584	2%	1,034	4%
<b>Total</b>	<b>12,083</b>	<b>41%</b>	<b>17,307</b>	<b>59%</b>	<b>29,390</b>	<b>100%</b>

Source: [NCHED A-2 \(Student Housing Report\), Fall 2010](#)

**Figure 9: 2010 UNC Student Enrollment by Type of Housing**



Source: [NCHED A-2 \(Student Housing Report\), Fall 2010](#)

**Table 23: UNC Main Campus Development Plan 2010**

Facilities	Square Feet
Existing Campus Development, Gross	13,700,000
Proposed Development, Gross (45% In-	7,904,979
Existing Buildings Demolished, Gross	235,000
Net Increase, New Occupied Floor Area (37%	3,900,000

Breakdown of Development Plan	
Classification	Square Feet
Academic	1,818,486
Cultural	140,629
Housing	923,163
Infrastructure	312,382
Office	460,200
Parking	1,950,700
Research	787,400
Student Life	339,699
UNC Health Care	961,350
UNC Athletics	210,970
<b>Total</b>	<b>7,904,979</b>

Source: [UNC Development Plan, Traffic Impact Assessment January, 2010](#)

**Table 24: UNC Main Campus Development Plan Anticipated Employee Growth**

	2000	2010	2000-2010
Number of Employees	14,303	18,187	3,884
Employees on Main Campus	13,016	16,550	3,534
Employees off Main Campus	1,287	1,637	350
Growth Rate			27%

Source: [UNC Development Plan, Traffic Impact Assessment June 2006](#)

**Table 25: UNC Main Campus Development Plan Anticipated Student Growth**

	2000	2010	2000-2010	Growth Rate
Number of Students	24,872	28,505	3,633	15%
Commuting Students	17,628	19,223	1,595	9%
Resident Students	7,244	9,282	2,038	28%

Source: [UNC Development Plan, Traffic Impact Assessment June 2006](#)