

Demographic Trends in Chapel Hill

Town of Chapel Hill

April 3, 2019

Rebecca Tippett, PhD

Director, Carolina Demography

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?

What are the big demographic stories?

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



Growth



Growth



Urbanization



Growth



Urbanization



Aging



Growth



Urbanization



Aging



Diversity

14 municipalities passed 25K since 2000

by 2010

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

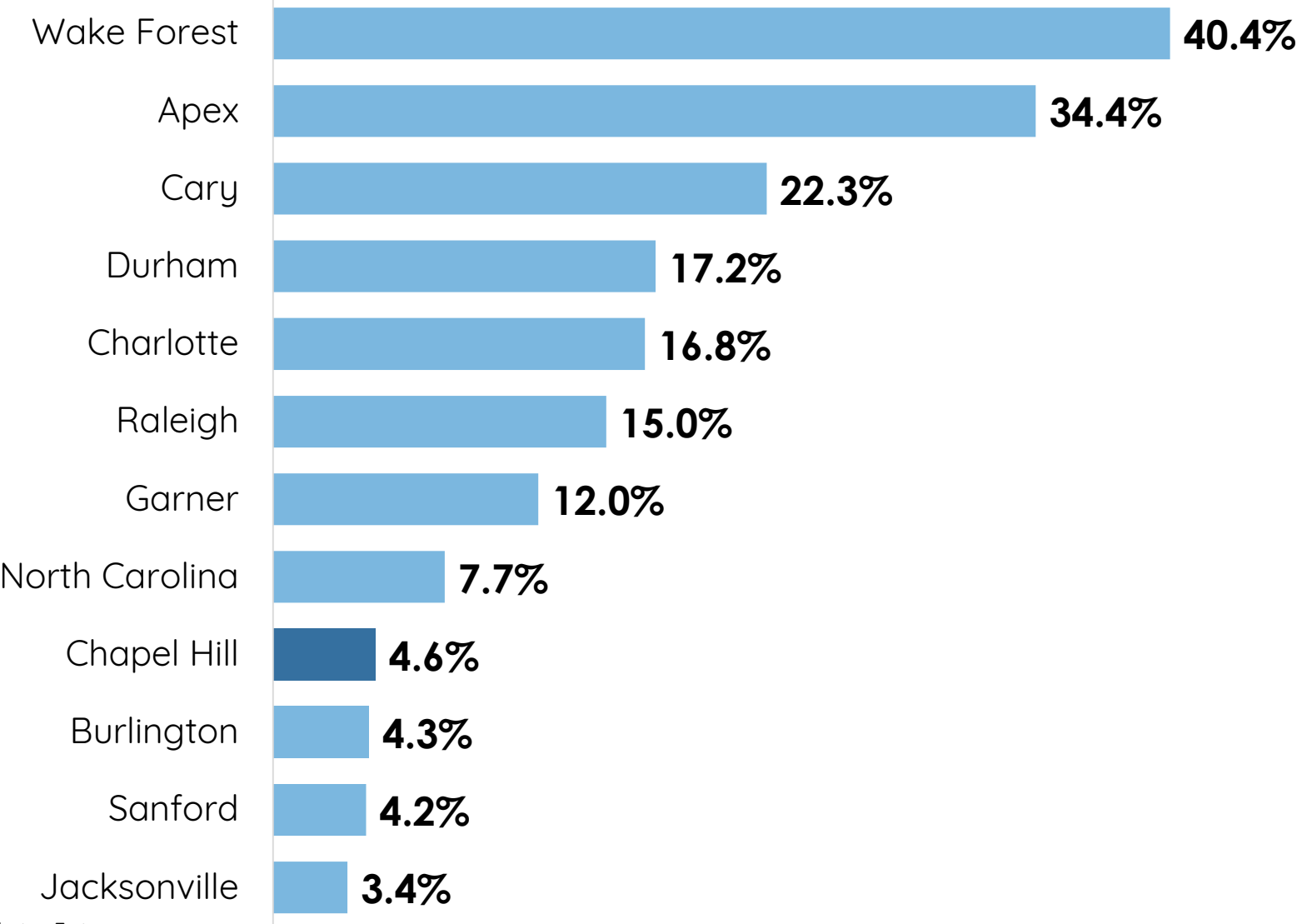
by 2017

- Mint Hill
- Morrisville
- Statesville

Apex and **Huntersville** now >50K

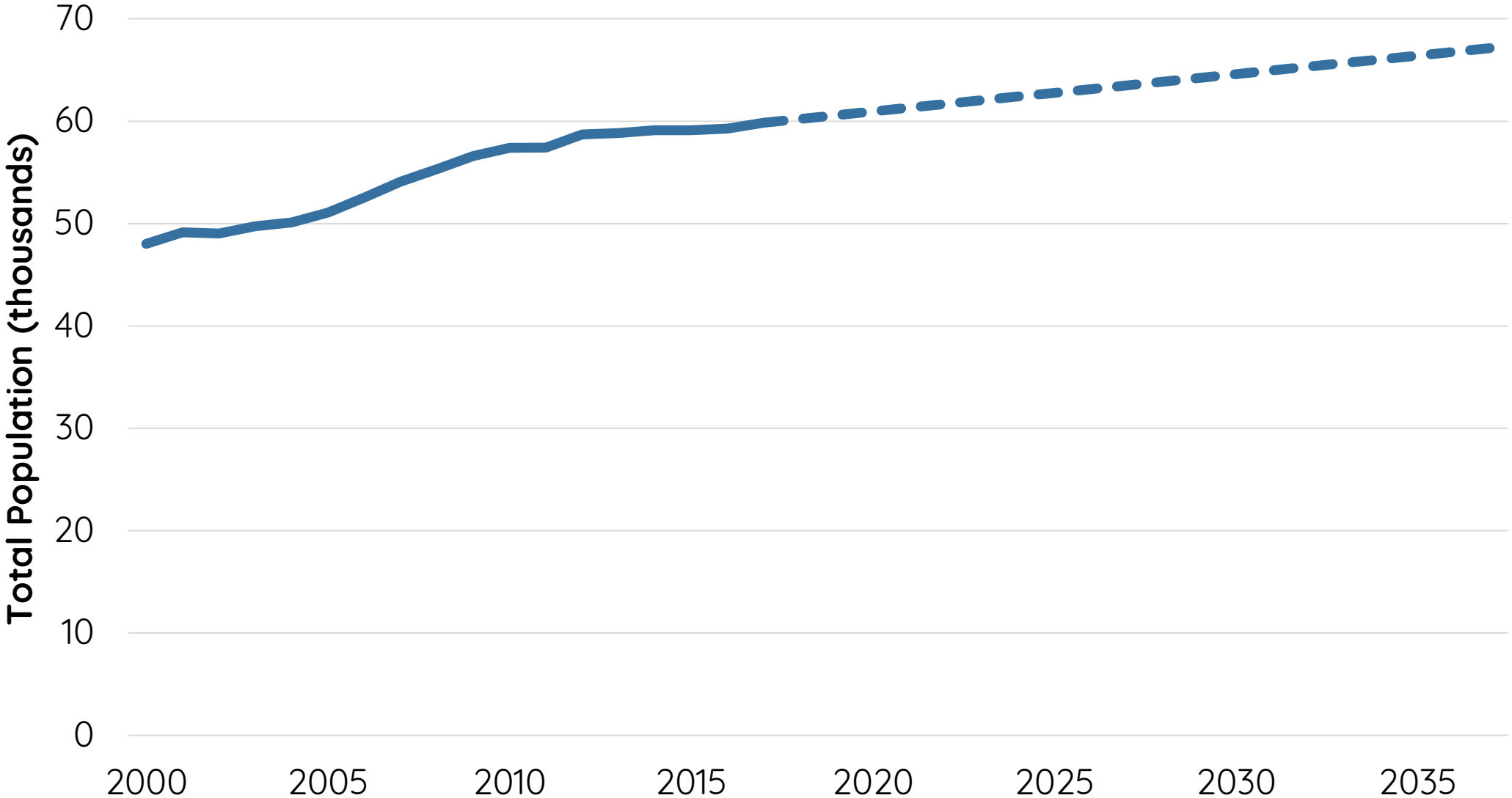
Chapel Hill growing more slowly than NC

Population growth, 2010 to 2017



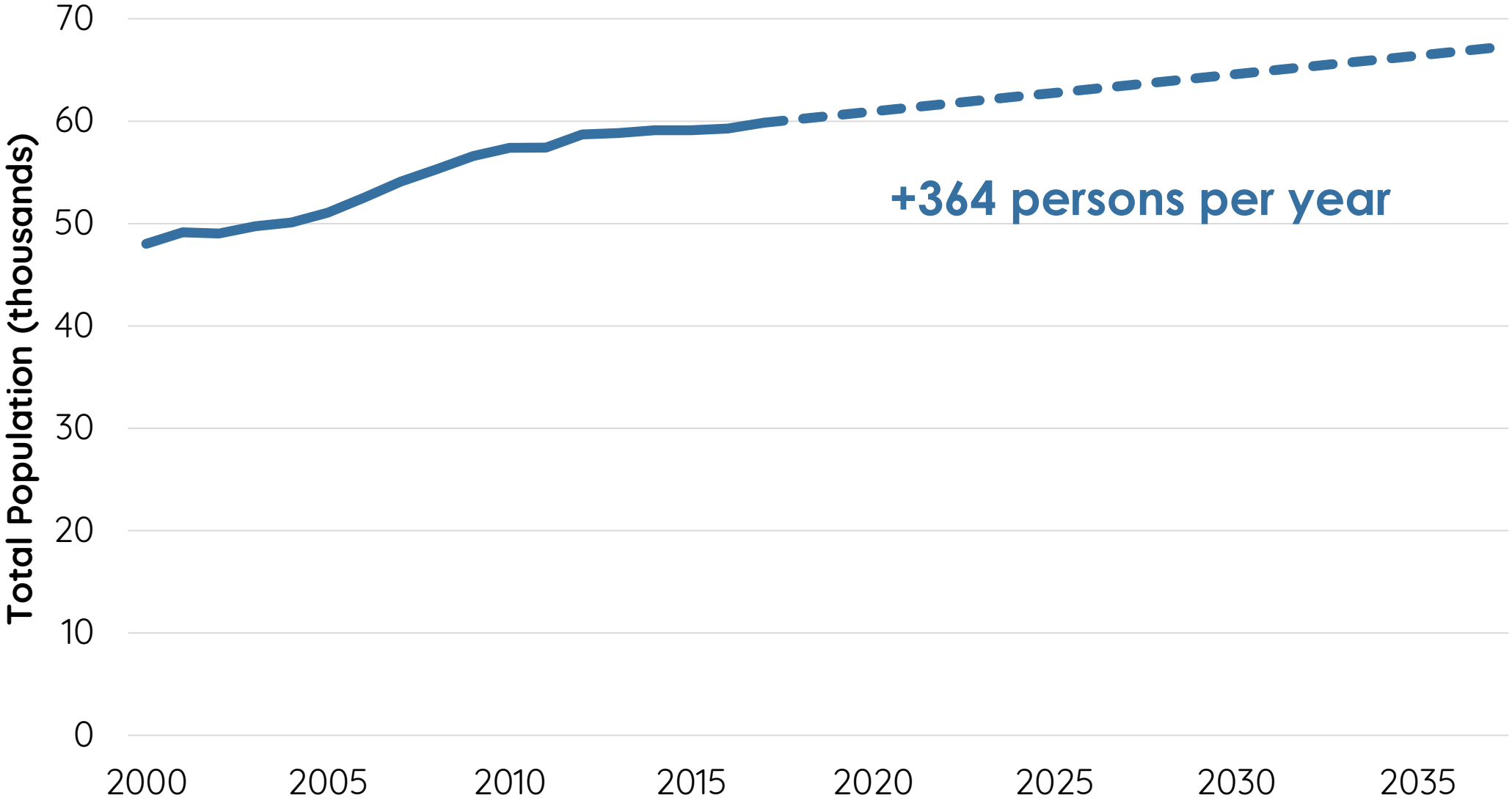
Data Source: U.S. Census Bureau Population Estimates

Observed & projected Town population growth



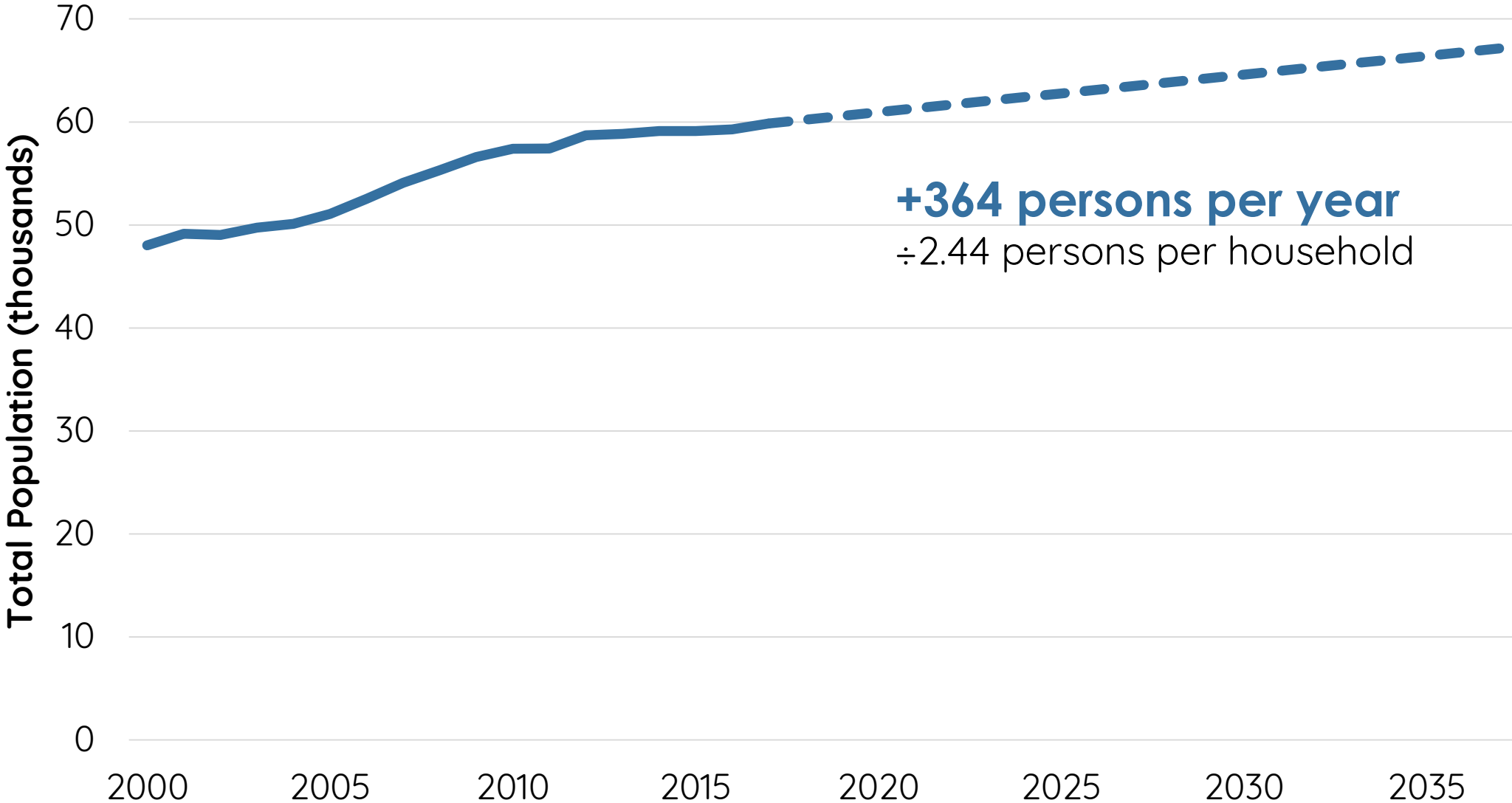
Data Sources: U.S. Census Bureau, Carolina Demography linear extrapolation of 2010-2017 population change

Observed & projected Town population growth



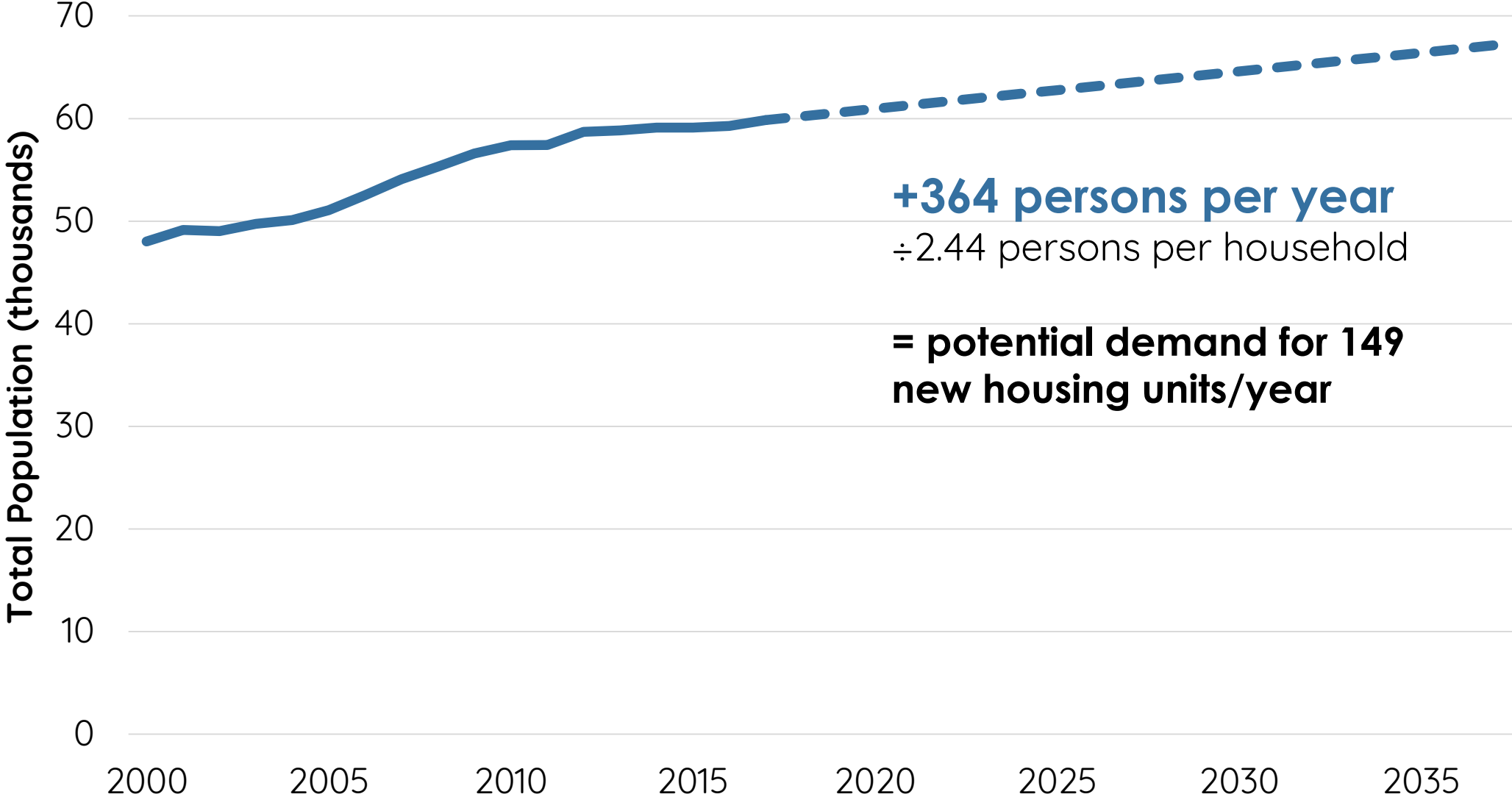
Data Sources: U.S. Census Bureau, Carolina Demography linear extrapolation of 2010-2017 population change

Observed & projected Town population growth



Data Sources: U.S. Census Bureau, Carolina Demography linear extrapolation of 2010-2017 population change

Observed & projected Town population growth

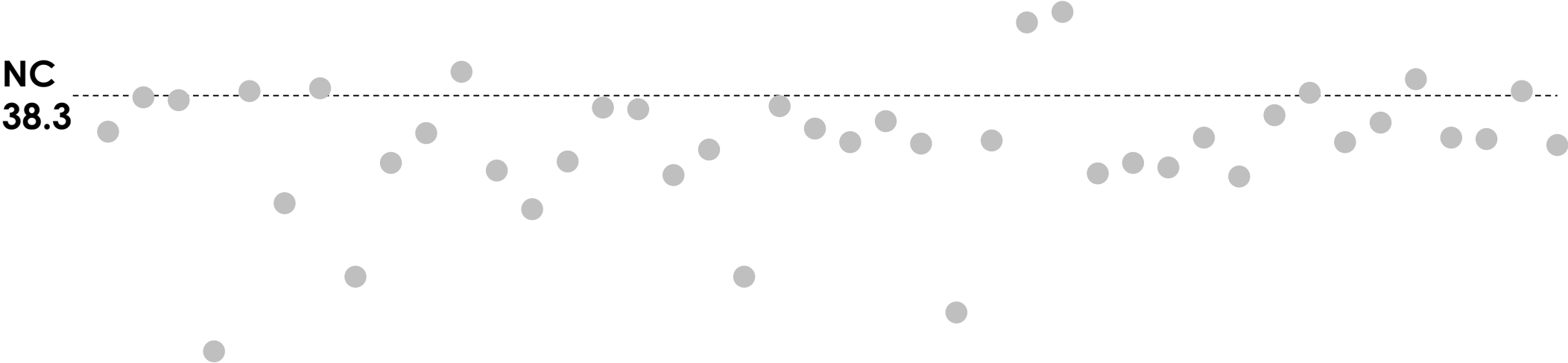


Data Sources: U.S. Census Bureau, Carolina Demography linear extrapolation of 2010-2017 population change

Cities 25K+ generally younger than state

Median age, 2016

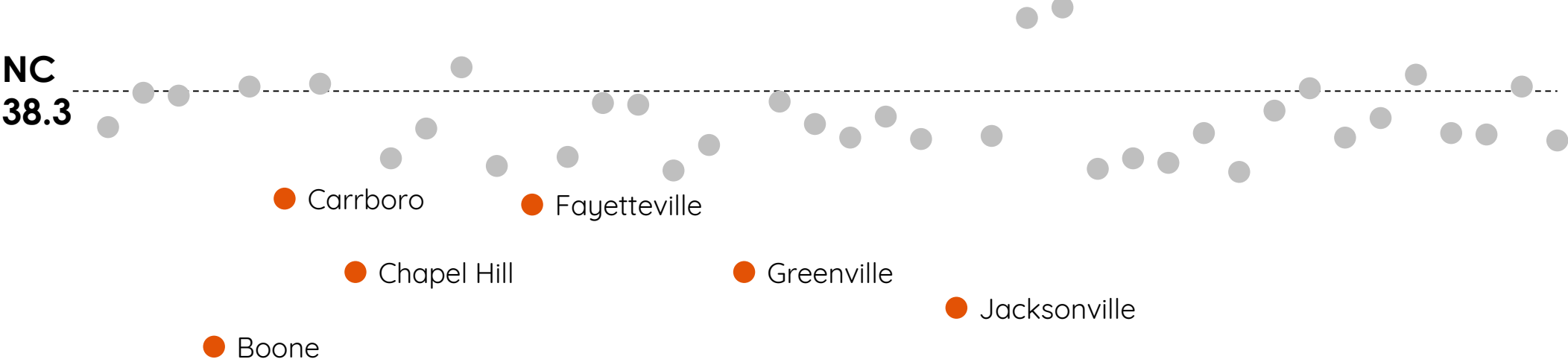
*Includes Boone and Carrboro



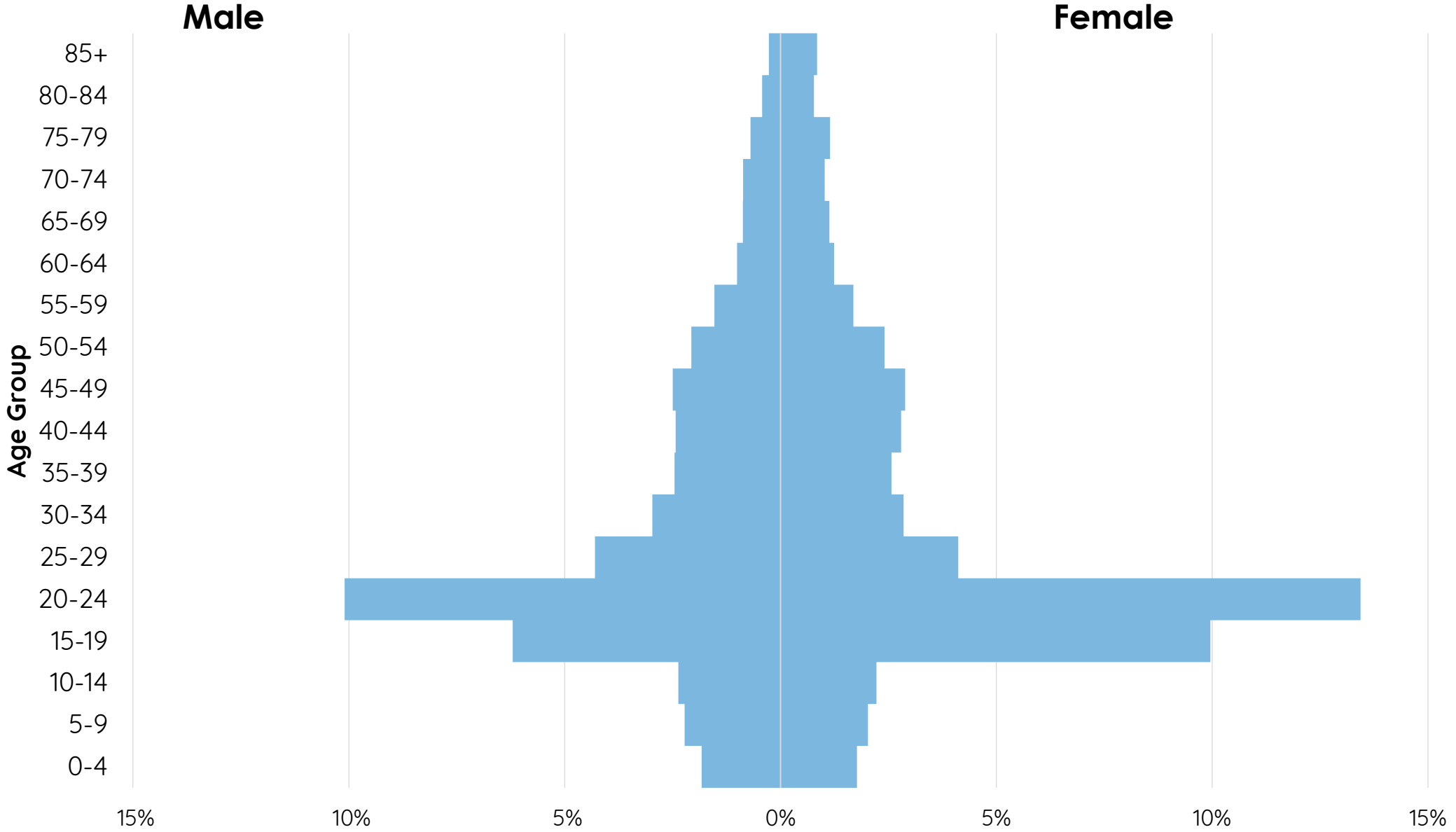
College towns, military bases very young

Median age, 2016

*Includes Boone and Carrboro

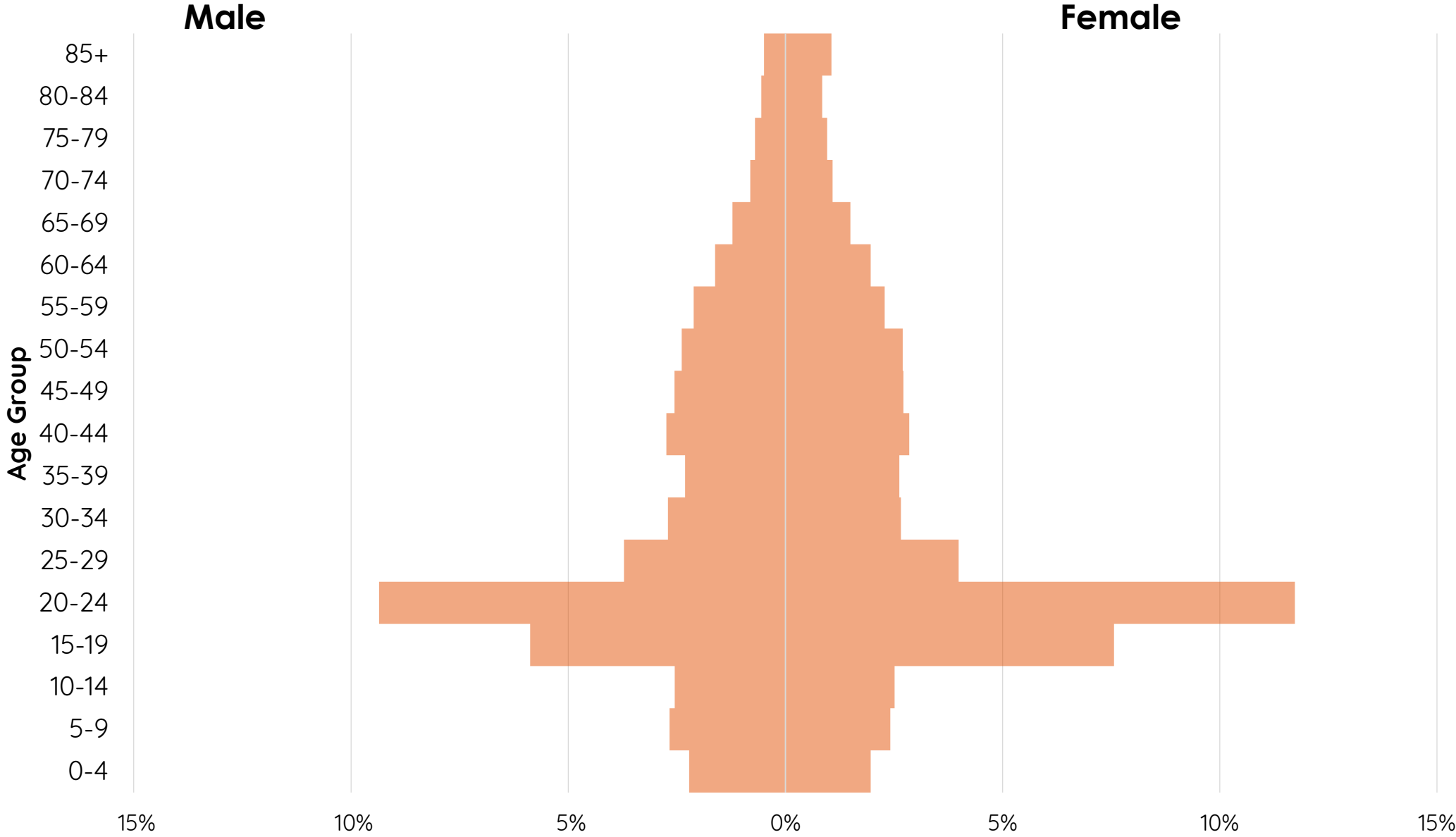


Age Composition of Chapel Hill, 2000



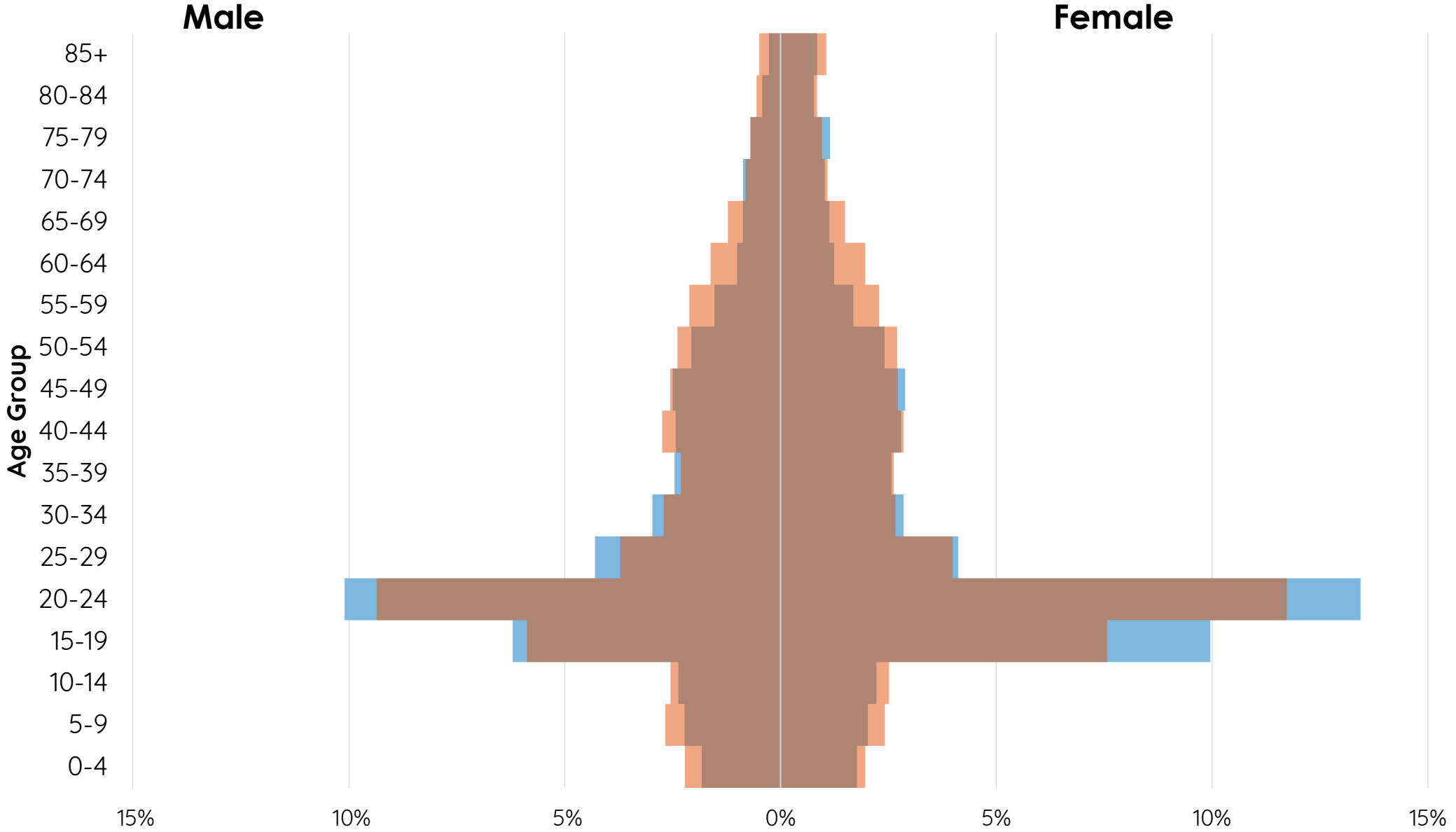
Data Source: U.S. Census Bureau

Age Composition of Chapel Hill, 2010



Data Source: U.S. Census Bureau

Age Composition of Chapel Hill, 2010

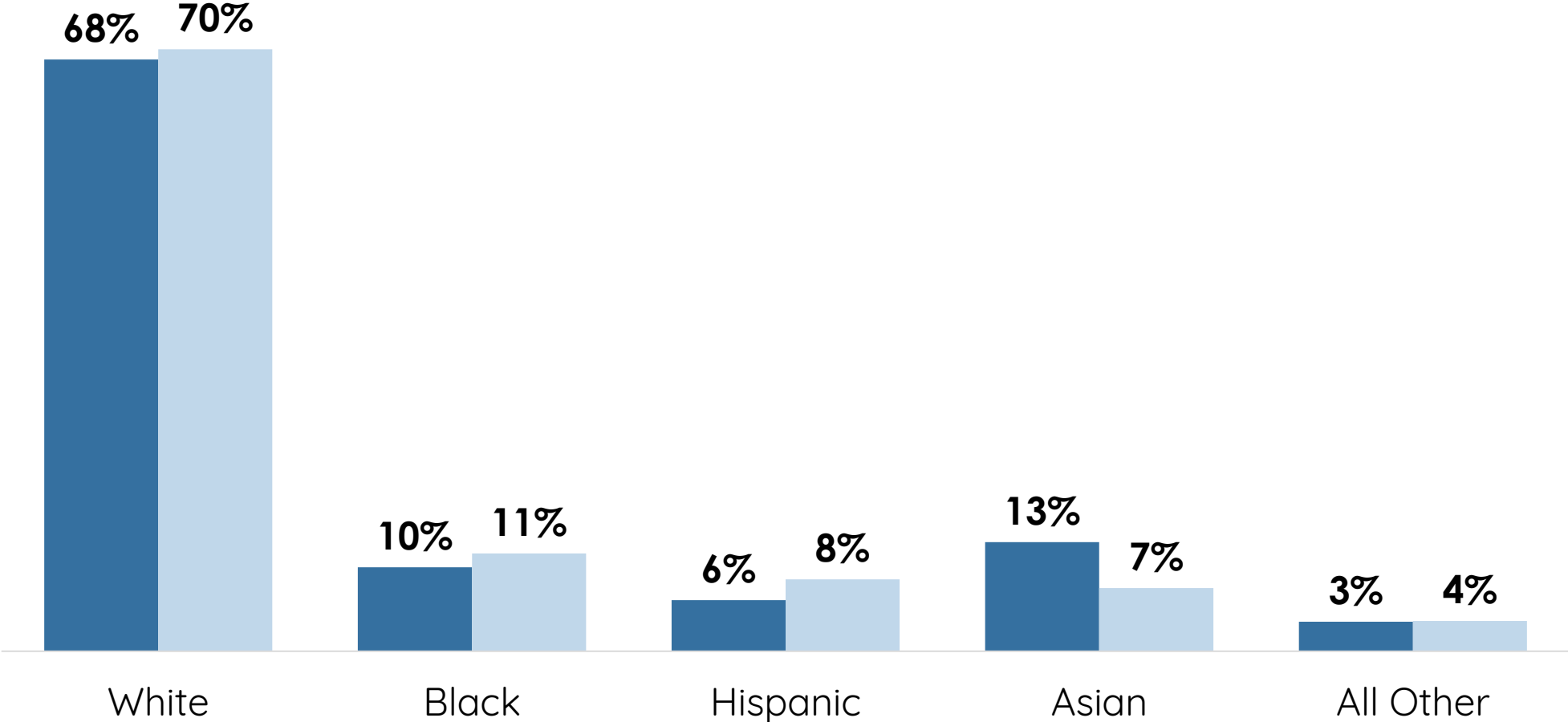


Data Source: U.S. Census Bureau

Chapel Hill population distinct from Orange

Racial/ethnic composition of population, 2016

■ Chapel Hill ■ Orange

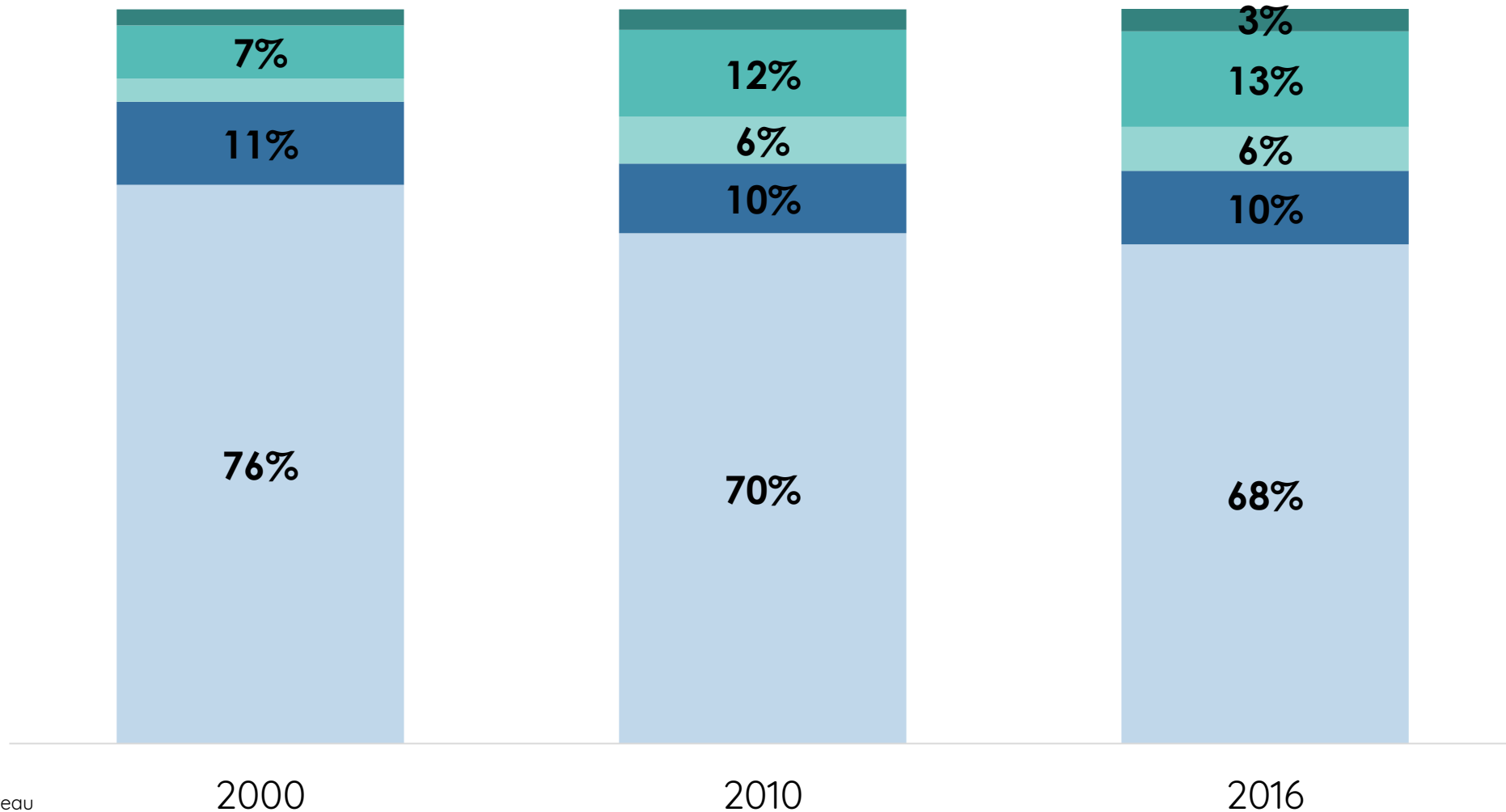


Data Source: U.S. Census Bureau 2016 5-Year ACS

...and diversity is increasing

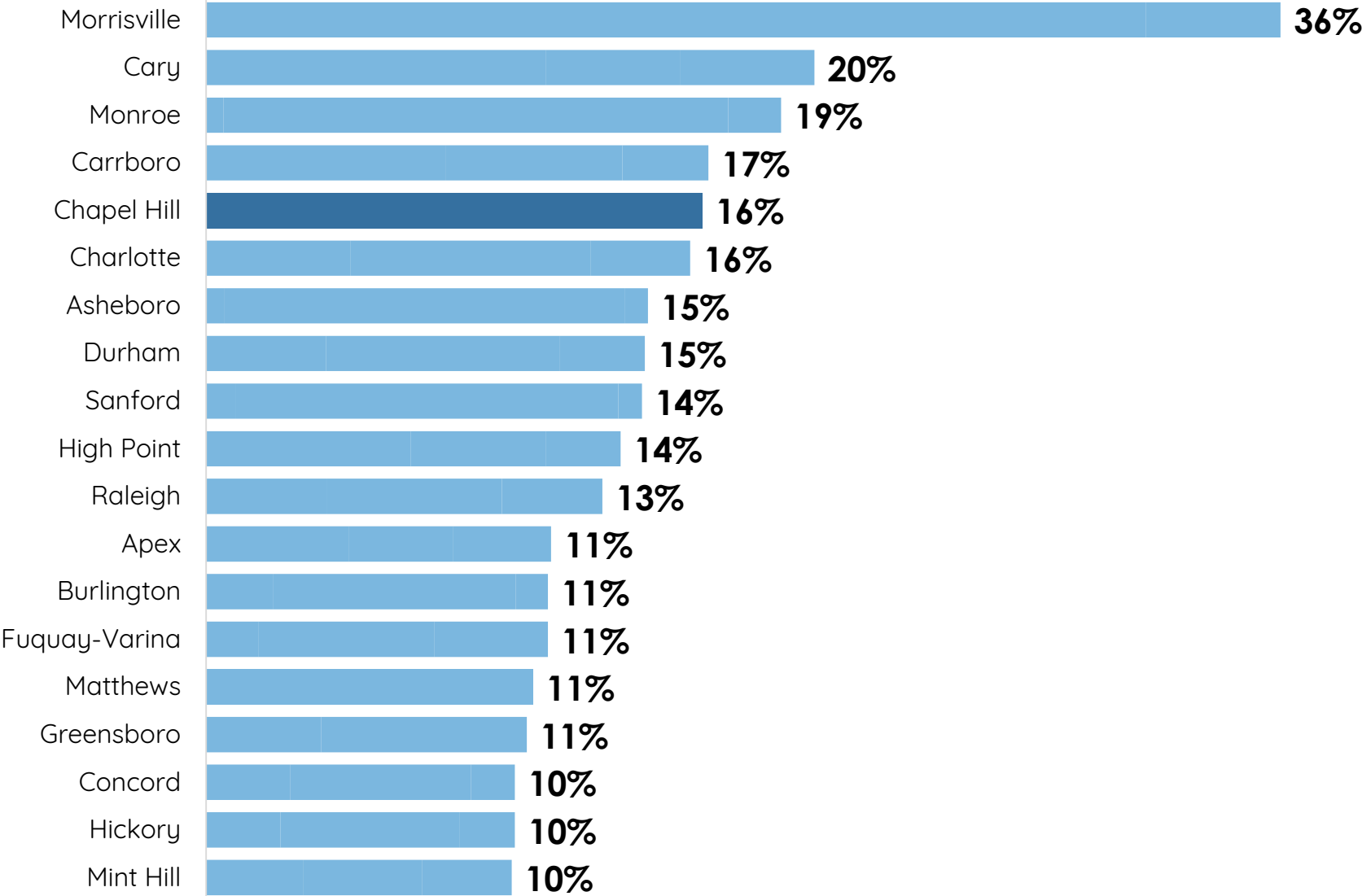
Racial/ethnic composition of Chapel Hill, 2000-2016

White Black Hispanic Asian All Other



Immigrant impact greatest in major metros

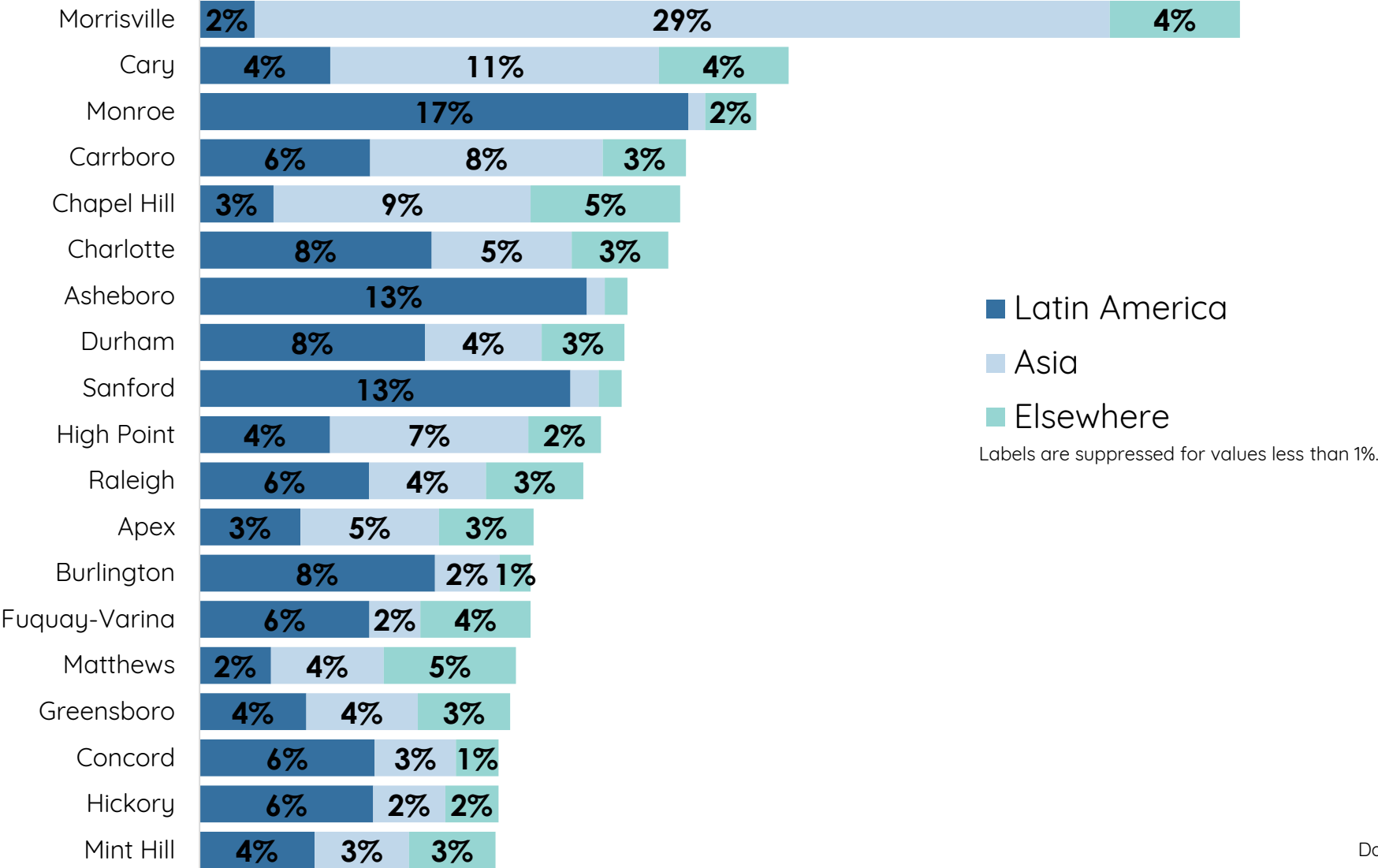
Share of population foreign-born (vs. 7.7% statewide), 2016



Data Source: U.S. Census Bureau 2016 5-Year ACS

Most immigrants from Latin America, Asia

Share of population by region of origin, 2016



Data Source: U.S. Census Bureau 2016 5-Year ACS

20.5%

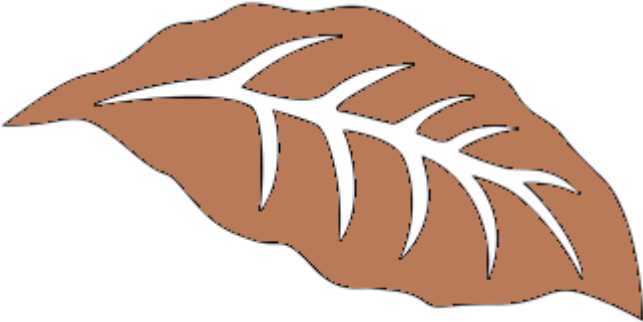
of Chapel Hill's population 5 and older
spoke language other than English
at home in 2016

6.4%

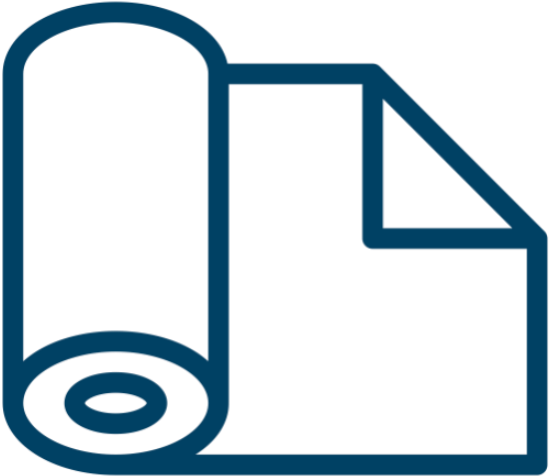
of Chapel Hill's population 5 and older
were limited English proficient in 2016

Metros Driving Growth

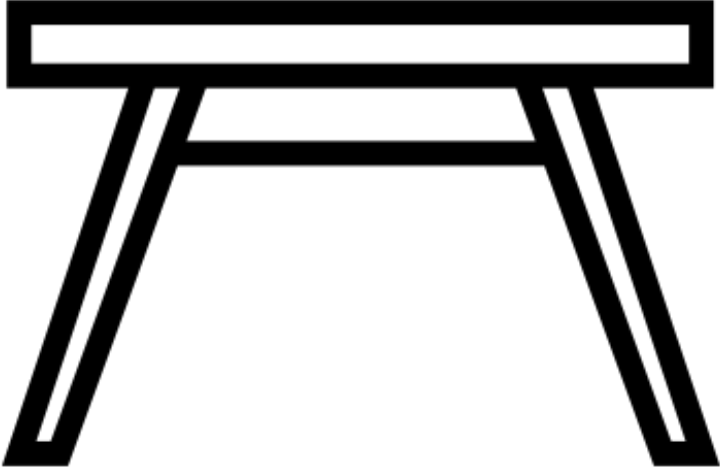
Decline of the “Big Three” industries



Tobacco



Textiles

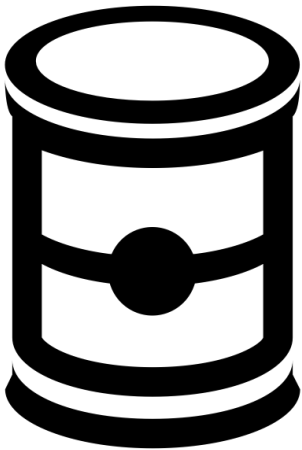


Furniture
manufacturing

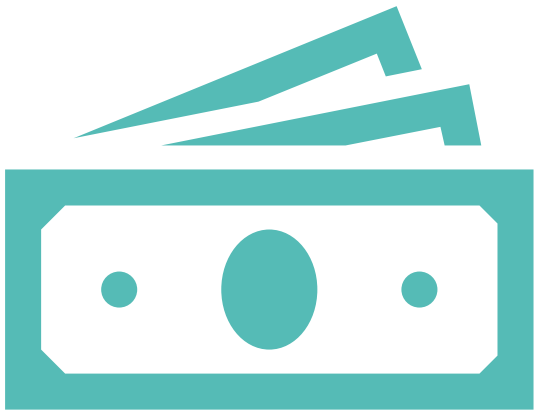
Rise of North Carolina's new industries



Information Technology



Food Production



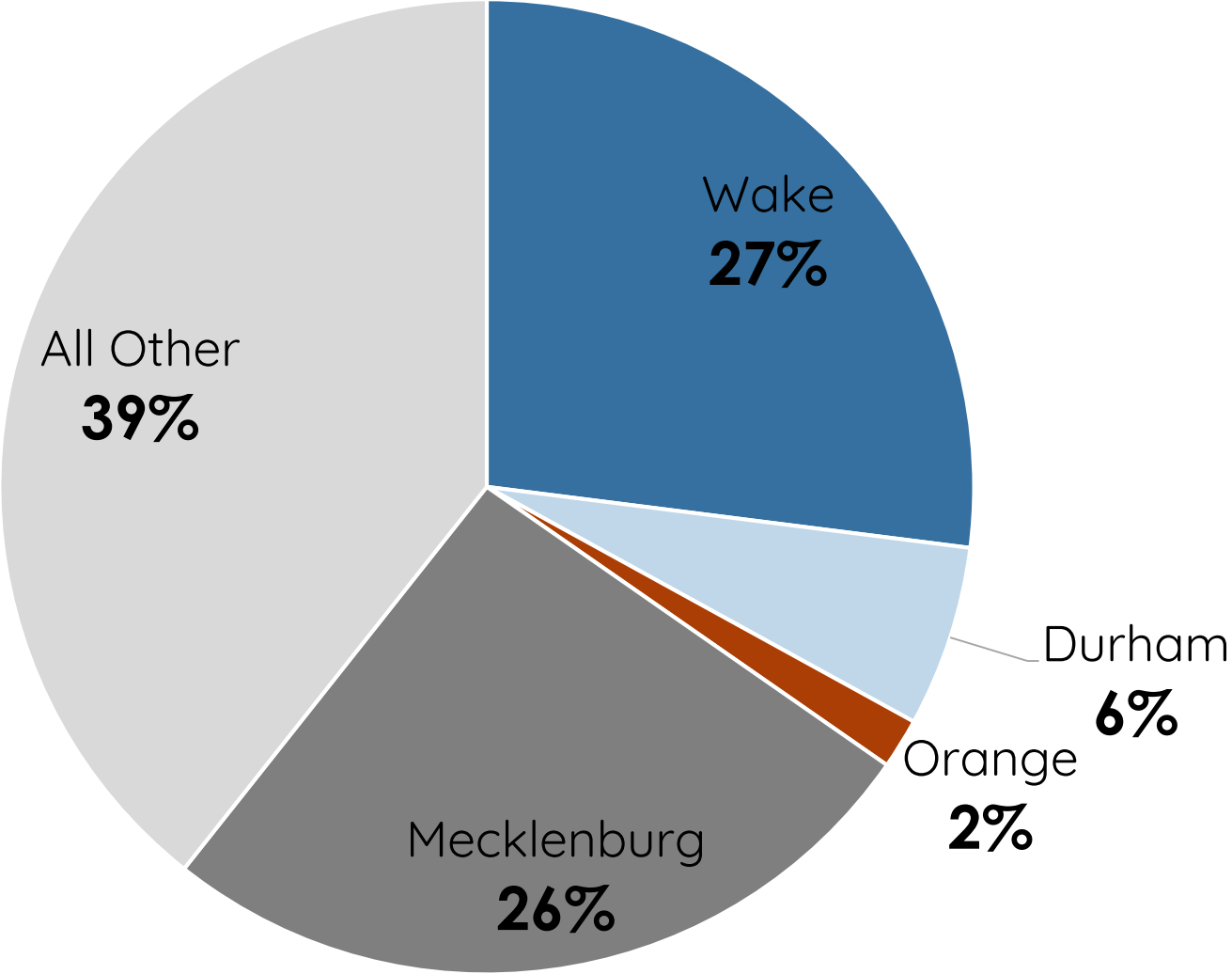
Banks and Finance



Biotechnology

35% of new establishments in Triangle

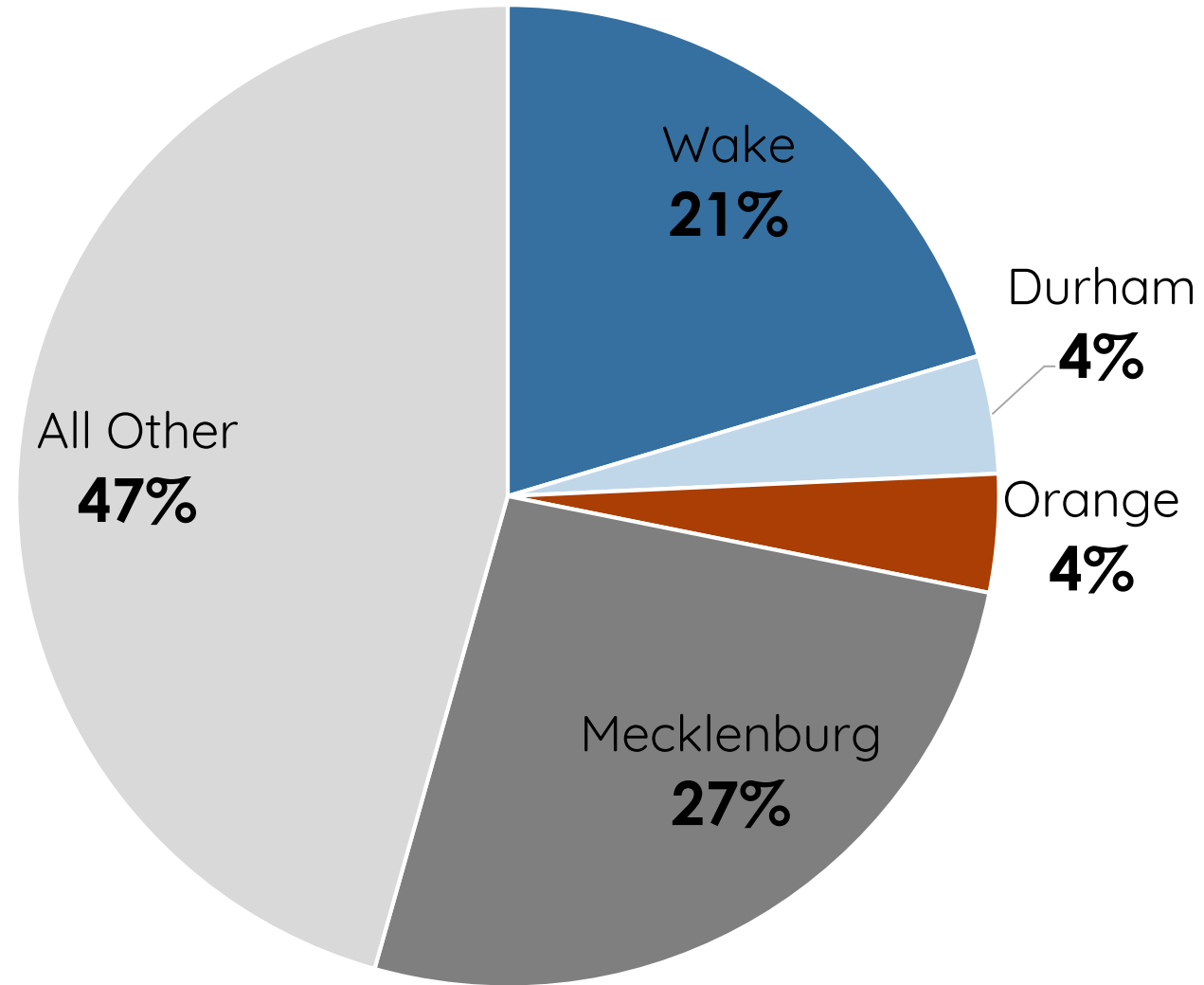
NC firm growth, 2010-2017



Data Source: Quarterly Census of Employment and Wages (QCEW)

29% of new jobs in Triangle

NC firm growth, 2010-2017



Housing

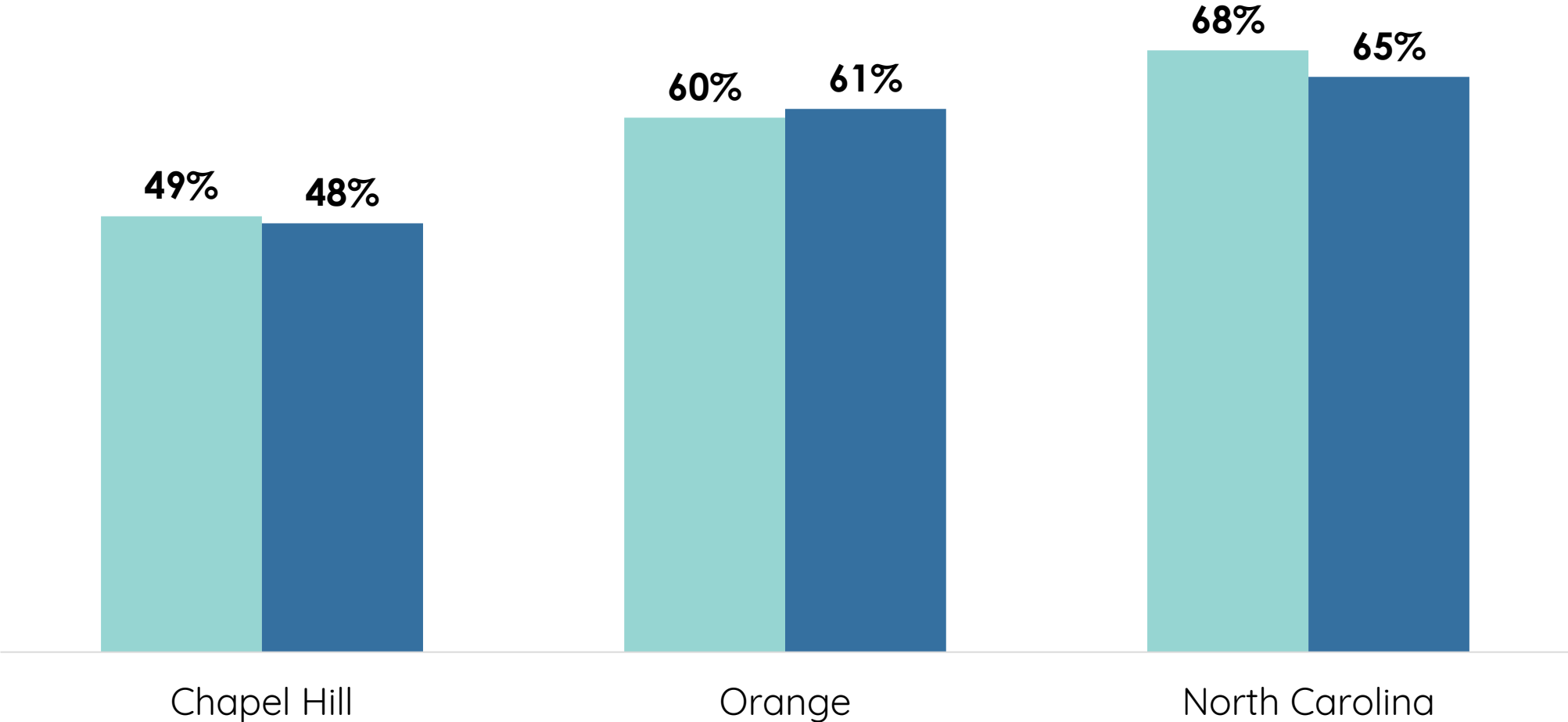
1985

Median year housing structures
were built in Chapel Hill

Low levels of home ownership in Chapel Hill

Share of owner-occupied housing, 2011 vs. 2016

2011 2016



Data Source: U.S. Census Bureau 2011 and 2016 5-Year ACS

Over 1 in 3

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

Commuting

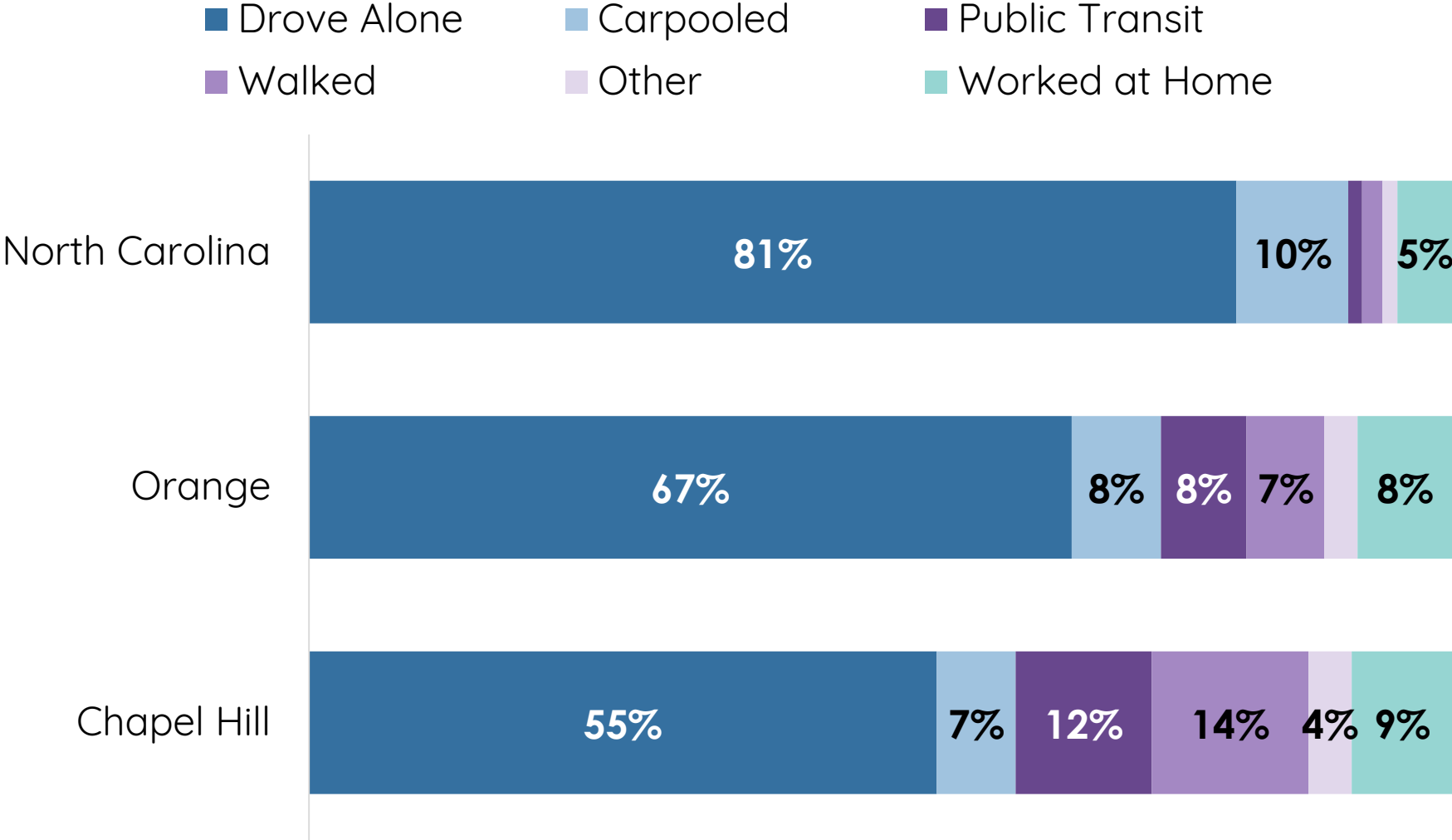
19.8

vs. 24.1 statewide

average one-way
commute time, in minutes

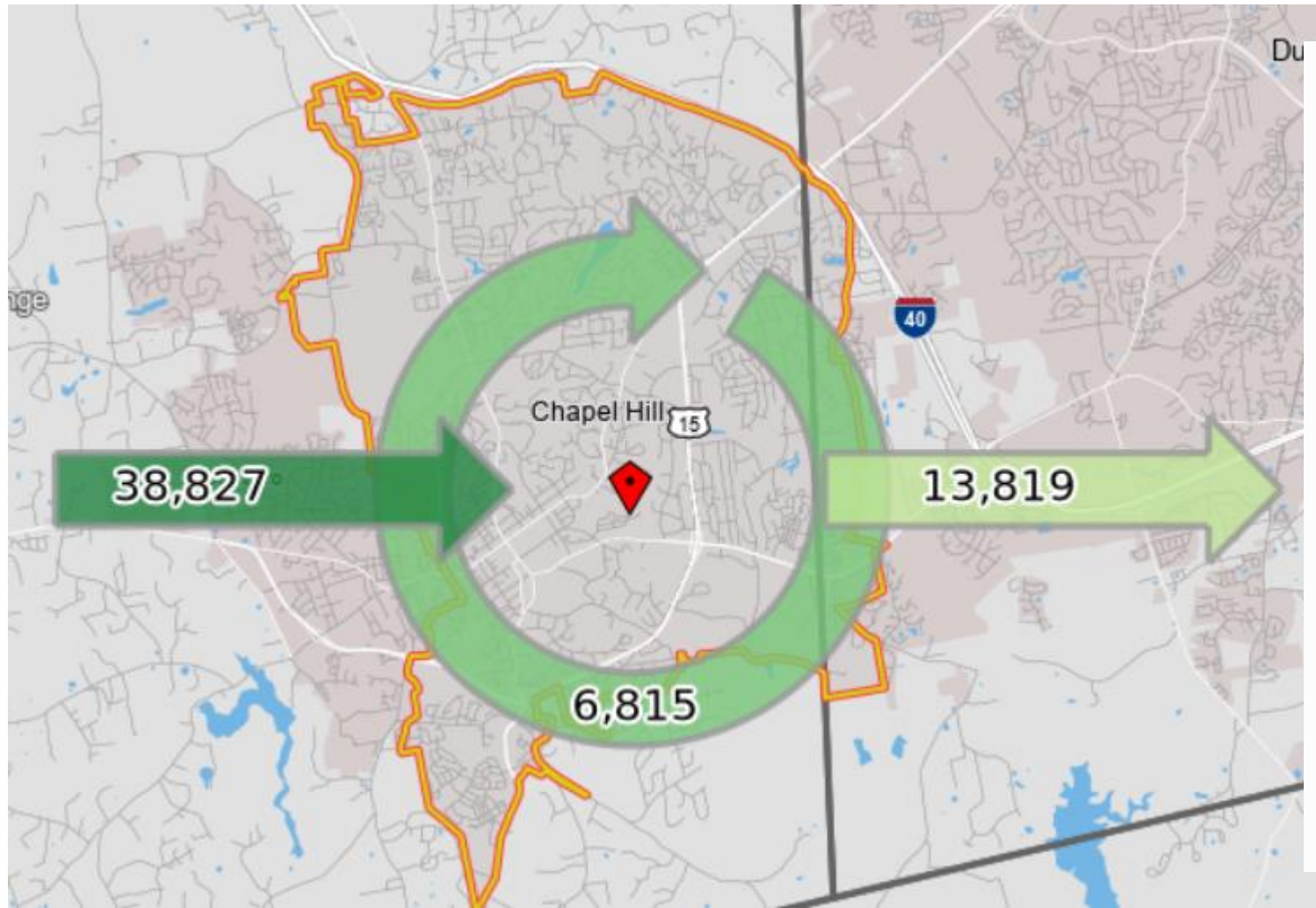
Town workers more likely to walk, use transit, work at home

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

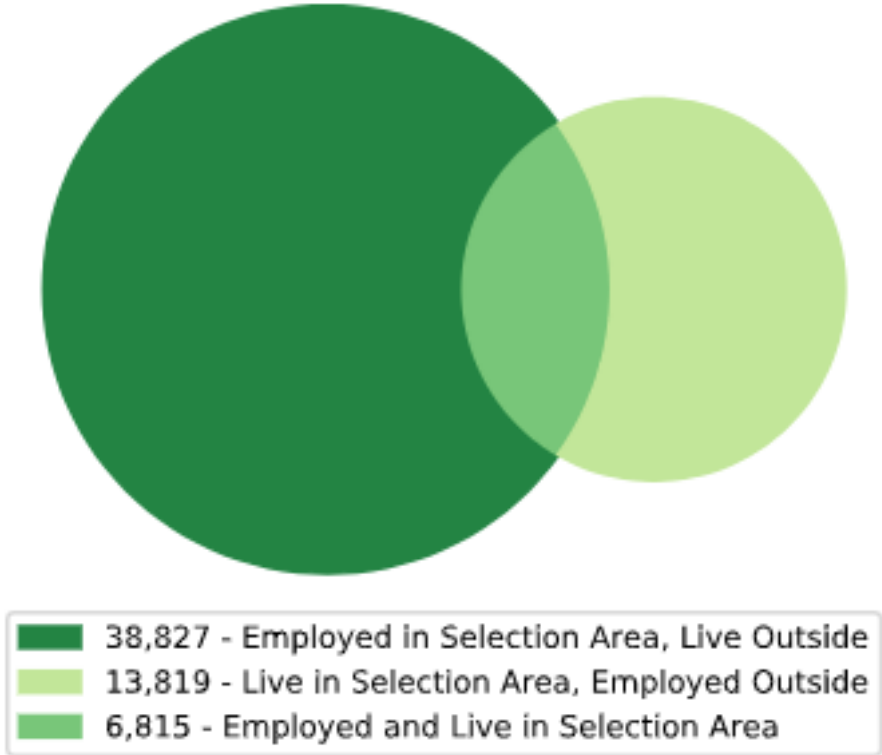


Data Source: U.S. Census Bureau 2016 5-Year ACS; values less than 3% not labeled

Large inflows & outflows of workers



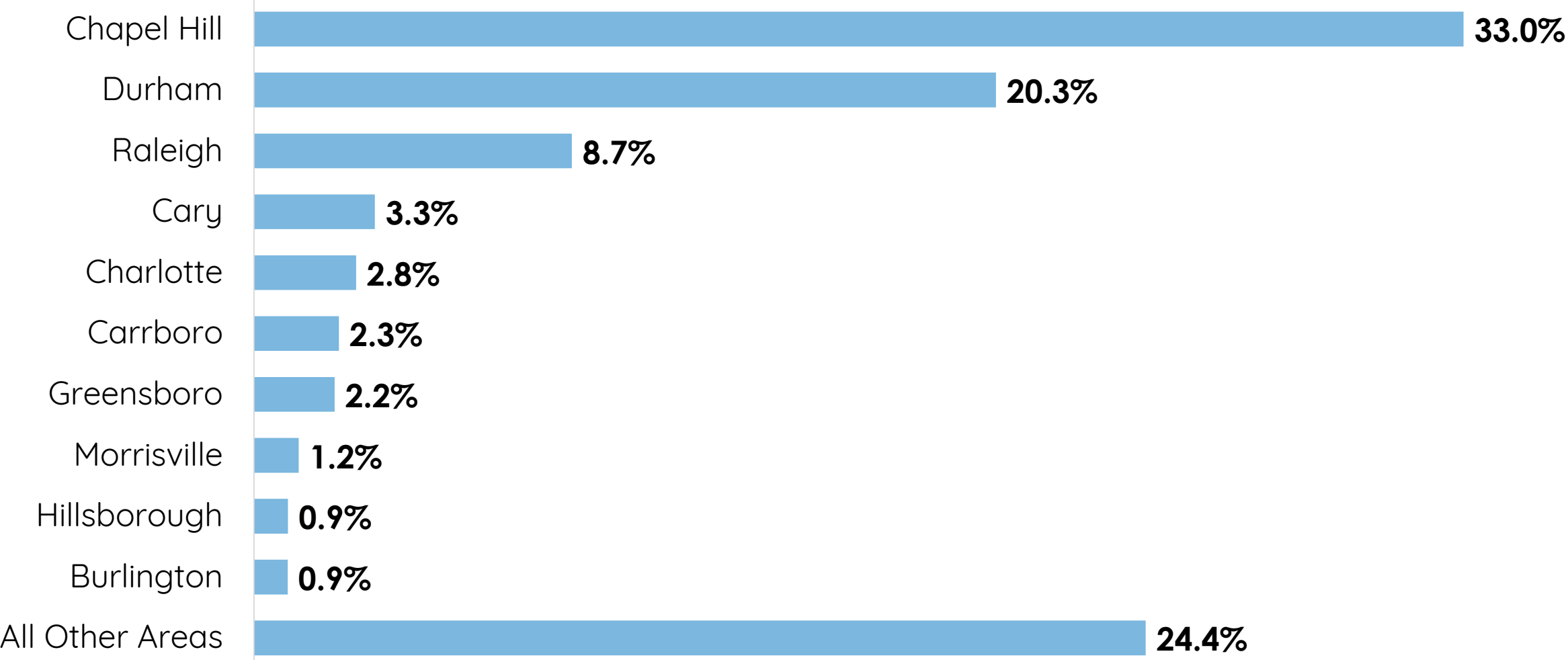
Inflow/Outflow Job Counts in 2015



Data Source: U.S. Census Bureau LODES

Where Chapel Hill residents work

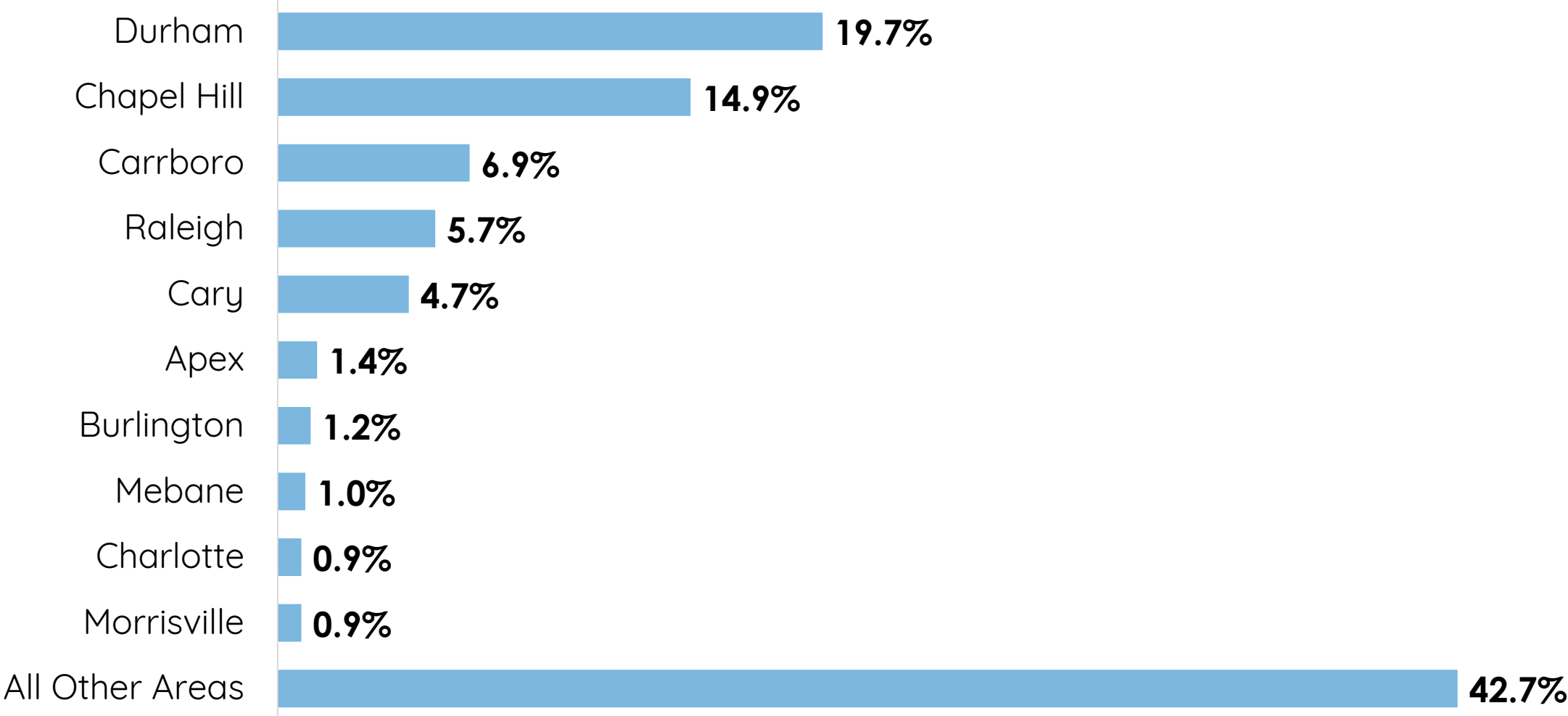
Top 10 places of work for Chapel Hill residents, 2015



Data Source: U.S. Census Bureau LODES

Where Chapel Hill workers live

Top 10 places of residence for Chapel Hill workers, 2015



Data Source: U.S. Census Bureau LODES

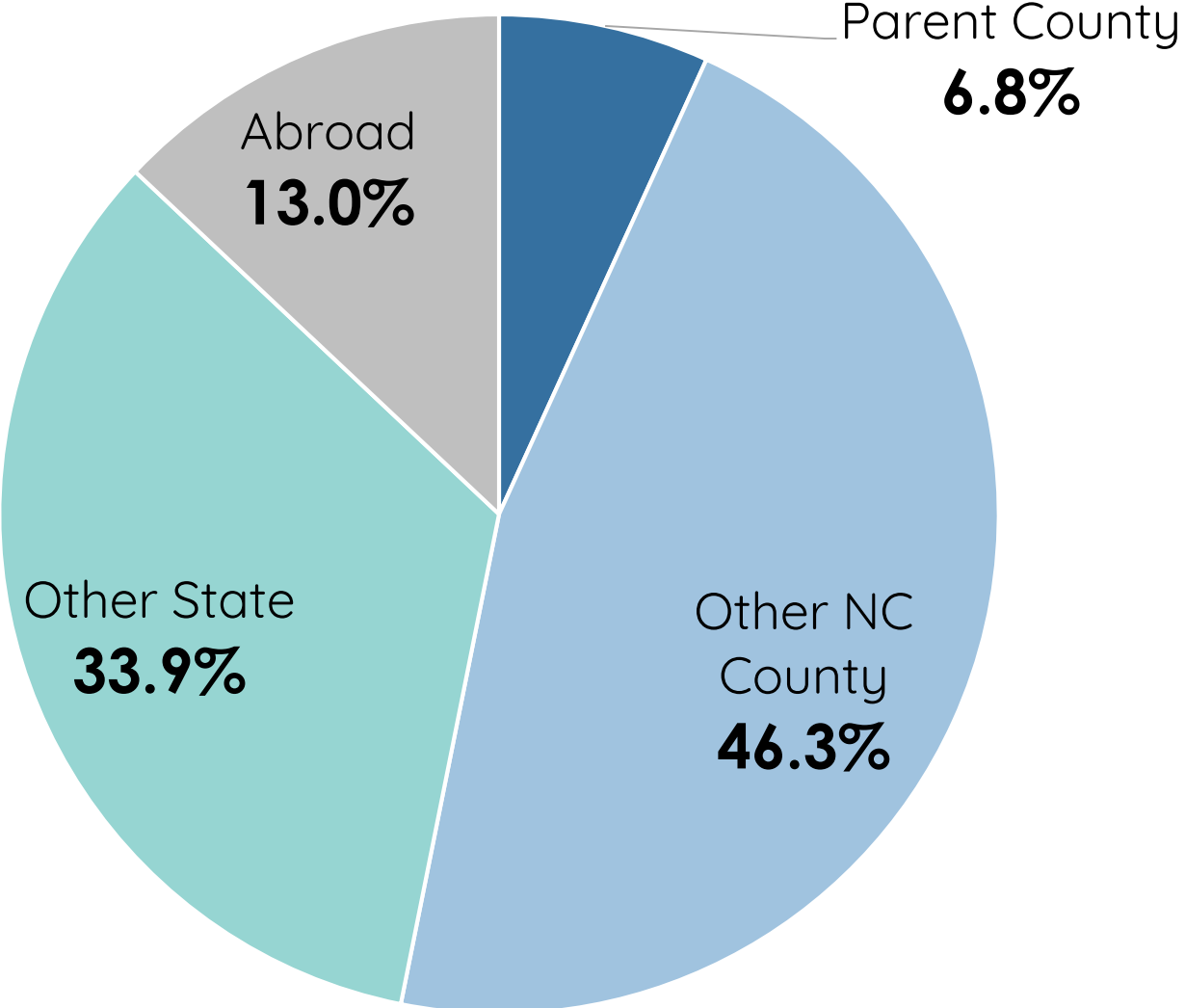
22%

versus 0.6% average annual growth rate

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

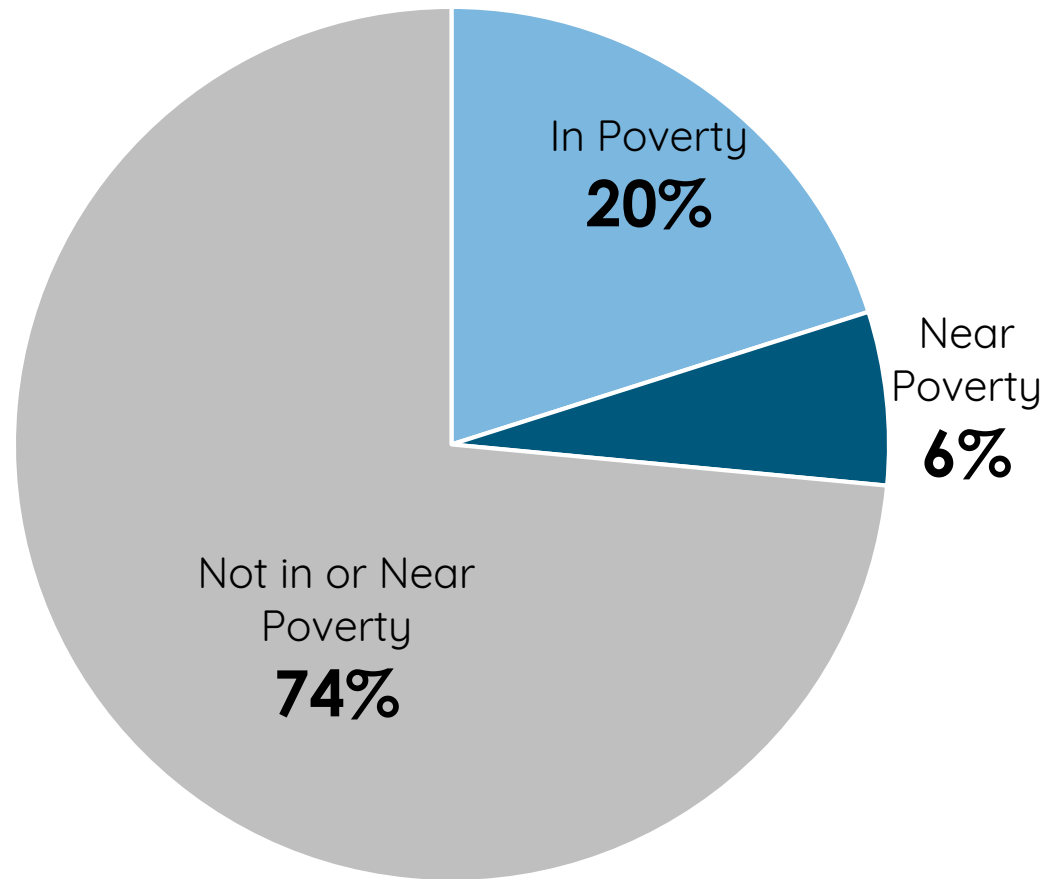
New residents arrive from many places

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



Data Source: U.S. Census Bureau 2016 5-Year ACS

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%

**What does this
mean for you?**

Contact

Rebecca Tippett | demography@unc.edu