

2050 MTP - Default 2050 Capacity Output by Jurisdiction

Regional Growth Capacity Total Summary Table

		Total		Employment					
		Population	Dwelling Units		Industrial	Retail	Office	Service - Low Rate	Service - High Rate
			Single Family	Multi-Family					
Chatham	2050 MTP Guide Total	57,610	22,298	1,239	2,513	1,958	2,566	3,950	625
	2050 Default Capacity	89,379	34,443	2,129	33,936	39,675	28,931	23,185	11,035
	2045 Adopted MTP Guide Total	42,582	15,323	1,703	1,872	1,549	1,530	2,590	839
	2045 Adopted MTP Capacity	101,843	34,014	7,870	7,300	19,269	17,555	114,198	7,799
Durham	2050 MTP Guide Total	157,456	43,780	23,574	20,439	22,713	70,707	57,928	9,458
	2050 Default Capacity	291,308	71,580	56,283	79,303	95,255	108,582	80,128	46,659
	2045 Adopted MTP Guide Total	159,835	40,433	21,772	16,828	19,749	70,167	35,310	7,978
	2045 Adopted MTP Capacity	278,523	61,307	50,830	71,368	92,258	117,265	81,376	43,898
Franklin	2050 MTP Guide Total	39,241	14,514	806	1,483	790	1,539	1,425	218
	2050 Default Capacity	152,163	57,928	838	127,633	67,151	58,587	57,002	14,863
	2045 Adopted MTP Guide Total	33,103	12,347	650	2,616	1,407	2,102	2,533	766
	2045 Adopted MTP Capacity	468,772	180,645	521	32,295	47,891	31,288	30,674	15,634
Granville	2050 MTP Guide Total	33,819	12,226	679	1,082	424	611	2,897	136
	2050 Default Capacity	121,885	45,190	866	42,351	15,218	7,227	16,182	3,176
	2045 Adopted MTP Guide Total	15,696	5,169	574	891	509	505	1,601	156
	2045 Adopted MTP Capacity	124,947	43,815	712	6,659	6,309	5,532	6,570	3,051
Harnett	2050 MTP Guide Total	30,985	10,293	572	1,385	1,177	1,693	2,194	1,519
	2050 Default Capacity	236,152	80,160	2,242	33,505	13,885	11,130	23,905	6,784
	2045 Adopted MTP Guide Total	25,935	8,277	920	860	708	777	1,168	413
	2045 Adopted MTP Capacity	241,361	81,156	2,284	6,367	9,563	10,638	18,046	10,223
Johnston	2050 MTP Guide Total	209,844	69,621	3,868	8,416	8,092	8,135	10,195	2,382
	2050 Default Capacity	567,166	190,663	6,815	114,235	81,949	38,985	50,711	30,301
	2045 Adopted MTP Guide Total	172,919	54,472	6,052	5,705	6,273	4,881	7,839	1,631
	2045 Adopted MTP Capacity	599,665	198,973	7,579	57,713	78,643	56,688	42,919	32,490
Nash	2050 MTP Guide Total	380	135	16	381	31	82	66	5
	2050 Default Capacity	10,584	4,059	59	4,865	3,700	3,021	1,351	2,383
	2045 Adopted MTP Guide Total	1,715	640	0	70	4	25	9	0
	2045 Adopted MTP Capacity	11,387	4,174	109	4,607	3,678	791	1,084	2,113
Orange	2050 MTP Guide Total	49,922	13,402	7,216	5,283	8,202	16,329	20,520	2,936
	2050 Default Capacity	93,608	21,269	18,690	304,288	120,709	45,125	113,395	46,599
	2045 Adopted MTP Guide Total	47,956	12,878	6,934	4,820	6,992	13,124	16,159	2,484
	2045 Adopted MTP Capacity	82,912	17,432	18,166	62,626	67,366	39,555	64,194	42,682
Person	2050 MTP Guide Total	6,515	2,521	140	49	46	43	65	17
	2050 Default Capacity	309,157	124,015	209	20,684	44,816	19,806	10,661	13,129
	2045 Adopted MTP Guide Total	2,772	959	107	317	382	366	441	196
	2045 Adopted MTP Capacity	186,021	71,128	417	10,822	5,491	6,931	2,326	3,882
Wake	2050 MTP Guide Total	733,946	199,446	85,477	57,885	118,346	218,806	193,062	39,570
	2050 Default Capacity	1,078,989	245,606	192,493	59,057	472,856	455,680	245,544	245,872
	2045 Adopted MTP Guide Total	779,731	204,042	87,446	62,639	80,718	153,909	109,689	27,285
	2045 Adopted MTP Capacity	1,101,806	252,814	173,587	61,985	481,033	452,981	312,579	232,221
Totals	2050 MTP Guide Total	1,319,718	388,235	123,587	98,917	161,779	320,511	292,302	56,866
	2050 Default Capacity	2,950,390	874,913	280,624	819,857	955,214	777,074	622,064	420,801
	2045 Adopted MTP Guide Total	1,282,243	354,540	126,158	96,617	118,292	247,387	177,340	41,747
	2045 Adopted MTP Capacity	3,197,237	945,458	262,075	321,742	811,501	739,224	673,966	393,993

E & C Guide Totals
 2045 Guide Total Exceeds capacity

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Chatham County Control Totals (34-Year Forecast, 2016-2050)								Chatham County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
57,610	22,298	1,239	2,513	1,958	2,566	3,950	625	89,379	34,443	2,129	33,936	39,675	28,931	23,185	11,035	1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	666	43	623	0	0	0	1,392	11	1,381	272	0	272	0	0	0	272	0	272	0	0	0
Town of Pittsboro	17,878	16,143	1,735	1,797	1,220	577	3,316	2,206	1,110	19,412	1,958	17,454	15,380	2,563	12,817	12,536	3,922	8,614	7,340	624	6,716
Town of Cary	5,673	3,959	1,714	0	0	0	219	0	219	0	0	0	328	3	325	36	4	32	41	0	41
Unincorporated Chatham County	10,226	2,153	8,073	332	19	313	29,009	296	28,713	19,991	0	19,991	13,223	0	13,223	10,341	24	10,317	3,654	1	3,653
Countywide Totals	34,443	22,298	12,145	2,129	1,239	890	33,936	2,513	31,423	39,675	1,958	37,717	28,931	2,566	26,365	23,185	3,950	19,235	11,035	625	10,410

Total Capacity, 2050 MTP - 2050 Default			Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage					
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net			
Town of Siler City	666	1,936	732,632	6,111	726,520	93,793	0	93,793	0	0	0	93,793	0	93,793	0	0	0			
Town of Pittsboro	19,675	57,984	1,745,263	1,225,556	519,708	6,693,793	675,172	6,018,621	4,660,606	776,667	3,883,939	4,322,759	1,352,414	2,970,345	2,293,750	195,000	2,098,750			
Town of Cary	5,673	624	115,263	0	115,263	0	0	0	99,394	909	98,485	12,414	1,379	11,034	12,813	0	12,813			
Unincorporated Chatham County	10,558	76,218	15,267,895	164,444	15,103,450	6,893,448	0	6,893,448	4,006,970	0	4,006,970	3,565,862	8,276	3,557,586	1,141,875	313	1,141,563			
Countywide Totals	36,572	136,762	17,861,053	1,396,111	16,464,942	13,681,034	675,172	13,005,862	8,766,970	777,576	7,989,394	7,994,828	1,362,069	6,632,759	3,448,438	195,313	3,253,125			

Total Demand (Growth Allocation), 2050 MTP - 2050 Default			Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default									Chatham County Average Household Size	
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.48	1.86
Town of Siler City	43	11	1652	107	1545	0	0	0	1652	107	1545		
Town of Pittsboro	17,363	11,273	44337	40035	4303	3342	2269	1073	47680	42304	5376		
Town of Cary	3,959	7	14069	9818	4251	0	0	0	14069	9818	4251		
Unincorporated Chatham County	2,172	321	25360	5339	20021	618	35	582	25978	5375	20603		
Countywide Totals	23,537	11,612	85419	55299	30120	3960	2305	1655	89379	57604	31775		

Guide Total Check

Chatham County Control Totals (32-Year Forecast, 2013-2045)								Chatham County Build-Out Potential (Adopted 2045 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
42,582	15,323	1,703	1,872	1,549	1,530	2,590	839	101,843	34,014	7,870	7,300	19,269	17,555	114,198	7,799	1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 MTP																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	662	6	656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town of Pittsboro	16,039	11,110	4,929	6,892	1,587	5,305	2,932	1,870	1,062	17,270	1,549	15,721	14,314	1,489	12,825	112,921	2,581	110,340	6,562	837	5,725
Town of Cary	726	598	128	0	0	0	0	0	0	19	0	19	14	0	14	12	2	10	5	0	5
Unincorporated Chatham County	16,587	3,609	12,978	978	116	862	4,368	2	4,366	1,980	0	1,980	3,227	41	3,186	1,265	7	1,258	1,232	2	1,230
Countywide Totals	34,014	15,323	18,691	7,870	1,703	6,167	7,300	1,872	5,428	19,269	1,549	17,720	17,555	1,530	16,025	114,198	2,590	111,608	7,799	839	6,960

Total Capacity, Adopted 2045 MTP			Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage					
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net			
Town of Siler City	662	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Town of Pittsboro	22,931	153,999	1,628,889	1,038,889	590,000	5,955,172	534,138	5,421,034	4,337,576	451,212	3,886,364	38,938,276	890,000	38,048,276	2,050,625	261,563	1,789,063			
Town of Cary	726	50	0	0	0	6,552	0	6,552	4,242	0	4,242	4,138	690	3,448	1,563	0	1,563			
Unincorporated Chatham County	17,565	12,072	2,426,667	1,111	2,425,556	682,759	0	682,759	977,879	12,424	965,455	436,207	2,414	433,793	385,000	625	384,375			
Countywide Totals	40,530	65,455	4,055,556	1,040,000	3,015,556	6,644,483	534,138	6,110,345	5,319,697	463,636	4,856,061	39,378,621	893,103	38,485,517	2,437,188	262,188	2,175,000			

Total Demand (Growth Allocation), Adopted 2045 MTP			Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP									Chatham County Average Household Size	
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.58	1.79
Town of Siler City	6	0	1,708	15	1,692	0	0	0	1,708	15	1,692		
Town of Pittsboro	12,697	8,326	41,381	28,664	12,717	12,337	2,841	9,496	53,717	31,505	22,213		
Town of Cary	598	2	1,873	1,543	330	0	0	0	1,873	1,543	330		
Unincorporated Chatham County	3,725	52	42,794	9,311	33,483	1,751	208	1,543	44,545	9,519	35,026		
Countywide Totals	17,026	8,380	87,756	39,533	48,223	14,087	3,048	11,039	101,843	42,582	59,262		

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Durham County Control Totals (34-Year Forecast, 2016-2050)								Durham County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
157,456	43,780	23,574	20,439	22,713	70,707	57,928	9,458	291,308	71,580	56,283	79,303	95,255	108,582	80,128	46,659	1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	33,933	26,878	7,055	46,271	18,713	27,558	33,000	11,278	21,722	69,832	17,507	52,325	63,622	42,624	20,998	51,059	39,158	11,901	38,601	8,750	29,851
Town of Chapel Hill	24	24	0	2,154	1,495	659	0	0	0	3,164	440	2,724	3,061	2,197	864	4,087	4,077	10	1,030	97	933
Research Triangle Park	9	5	4	230	45	185	286	172	114	5,941	1,229	4,712	30,273	19,241	11,032	13,795	8,876	4,919	930	70	860
Unincorporated Durham County	37,614	16,873	20,741	7,628	3,321	4,307	46,017	8,989	37,028	16,318	3,537	12,781	11,626	6,645	4,981	11,187	5,817	5,370	6,098	541	5,557
Countywide Totals	71,580	43,780	27,800	56,283	23,574	32,709	79,303	20,439	58,864	95,255	22,713	72,542	108,582	70,707	37,875	80,128	57,928	22,200	46,659	9,458	37,201

Total Capacity, 2050 MTP - 2050 Default			Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage														
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	80,204	256,114	17,368,421	6,265,556	11,102,865	24,080,000	6,036,897	18,043,103	19,279,394	12,916,364	6,363,030	17,606,552	13,502,759	4,103,793	12,062,813	2,734,375	9,328,438
Town of Chapel Hill	2,178	11,342	0	0	0	1,091,034	151,724	939,310	927,576	665,758	261,818	1,409,310	1,405,862	3,448	321,875	30,313	291,563
RTP	239	51,225	150,526	95,556	54,971	2,048,621	423,793	1,624,828	9,173,636	5,830,606	3,343,030	4,756,897	3,060,690	1,696,207	290,625	21,875	268,750
Unincorporated Durham County	45,242	91,246	24,219,474	4,993,889	19,225,585	5,626,897	1,219,655	4,407,241	3,523,030	2,013,636	1,509,394	3,857,586	2,005,862	1,851,724	1,905,625	169,063	1,736,563
Countywide Totals	127,863	409,927	41,738,421	11,355,000	30,383,421	32,846,552	7,832,069	25,014,483	32,903,636	21,426,364	11,477,273	27,630,345	19,975,172	7,655,172	14,580,938	2,955,625	11,625,313

Total Demand (Growth Allocation), 2050 MTP - 2050 Default			Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default									Durham County Average Household Size	
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.56	1.92
City of Durham	45,591	119,317	86,868	68,808	18,061	88,840	35,929	52,911	175,709	104,737	70,972		
Town of Chapel Hill	1,519	6,811	61	61	0	4,136	2,870	1,265	4,197	2,932	1,265		
RTP	50	29,588	23	13	10	442	86	355	465	99	365		
Unincorporated Durham County	20,194	25,529	96,292	43,195	53,097	14,646	6,376	8,269	110,938	49,571	61,366		
Countywide Totals	67,354	181,245	183,245	112,077	71,168	108,063	45,262	62,801	291,308	157,339	133,969		

2045 Place Type/Development Status used
Guide Total Check

Durham County Control Totals (32-Year Forecast, 2013-2045)								Durham County Build-Out Potential (Adopted 2045 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
159,835	40,433	21,772	16,828	19,749	70,167	35,310	7,978	278,523	61,307	50,830	71,368	92,258	117,265	81,376	43,898	1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 MTP																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	25,484	21,384	4,100	42,463	17,830	24,633	33,939	10,038	23,901	59,590	16,031	43,559	61,014	42,618	18,396	47,118	24,292	22,826	32,115	6,736	25,379
Town of Chapel Hill	155	149	6	1,696	931	765	0	0	0	2,382	915	1,467	2,598	2,384	214	1,978	1,526	452	1,191	76	1,115
Research Triangle Park	3	3	0	1,080	675	405	633	409	224	9,775	1,389	8,386	38,515	19,318	19,197	16,880	5,325	11,555	3,040	701	2,339
Unincorporated Durham County	35,665	18,897	16,768	5,591	2,336	3,255	36,796	6,381	30,415	20,511	1,414	19,097	15,138	5,849	9,289	15,400	4,167	11,233	7,552	466	7,086
Countywide Totals	61,307	40,433	20,874	50,830	21,772	29,058	71,368	16,828	54,540	92,258	19,749	72,509	117,265	70,169	47,096	81,376	35,310	46,066	43,898	7,979	35,919

Total Capacity, Adopted 2045 MTP			Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage														
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	67,947	233,776	18,855,000	5,576,667	13,278,333	20,548,276	5,527,931	15,020,345	18,489,091	12,914,545	5,574,545	16,247,586	8,376,552	7,871,034	10,035,938	2,105,000	7,930,938
Town of Chapel Hill	1,851	8,149	0	0	0	821,379	315,517	505,862	787,273	722,424	64,848	682,069	526,207	155,862	372,188	23,750	348,438
RTP	1,083	68,843	351,667	227,222	124,444	3,370,690	478,966	2,891,724	11,671,212	5,853,939	5,817,273	5,820,690	1,836,207	3,984,483	950,000	219,063	730,938
Unincorporated Durham County	41,256	95,397	20,442,222	3,545,000	16,897,222	7,072,759	487,586	6,585,172	4,587,273	1,772,424	2,814,848	5,310,345	1,436,897	3,873,448	2,360,000	145,625	2,214,375
Countywide Totals	112,137	406,165	39,648,889	9,348,889	30,300,000	31,813,103	6,810,000	25,003,103	35,534,848	21,263,333	14,271,515	28,060,690	12,175,862	15,884,828	13,718,125	2,493,438	11,224,688

Total Demand (Growth Allocation), Adopted 2045 MTP			Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP									Durham County Average Household Size	
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.86	2.03
City of Durham	39,214	99,715	72,884	61,158	11,726	86,200	36,195	50,005	159,084	97,353	61,731		
Town of Chapel Hill	1,080	4,901	443	426	17	3,443	1,890	1,553	3,886	2,316	1,570		
RTP	678	27,142	9	9	0	2,192	1,370	822	2,201	1,379	822		
Unincorporated Durham County	21,233	18,277	102,002	54,045	47,956	11,350	4,742	6,608	113,352	58,788	54,564		
Countywide Totals	62,205	150,035	175,338	115,638	59,700	103,185	44,197	58,988	278,523	159,836	118,687		

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Franklin County Control Totals (34-Year Forecast, 2016-2050)								Franklin County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft					
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH	
39,241	14,514	806	1,483	790	1,539	1,425	218	152,163	57,928	838	127,633	67,151	58,587	57,002	14,863	1.9	2.9	3.3	2.9	3.2	
Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	389	310	79	139	139	0	128	46	82	1,795	8	1,787	1,484	120	1,364	1,134	12	1,122	545	9	536
Town of Franklinton	496	299	197	3	3	0	40	0	40	350	2	348	154	22	132	154	0	154	153	0	153
Town of Louisburg	635	260	375	68	68	0	396	7	389	812	1	811	395	3	392	482	1	481	370	0	370
Town of Bunn	352	243	109	10	10	0	29	0	29	4	0	4	1	0	1	1	0	1	2	0	2
Town of Wake Forest	91	80	11	0	0	0	4	4	0	131	0	131	85	3	82	77	0	77	40	0	40
Unincorporated Franklin County	55,965	13,322	42,643	618	586	32	127,036	1,426	125,610	64,059	779	63,280	56,468	1,391	55,077	55,154	1,412	53,742	13,753	209	13,544
Countywide Totals	57,928	14,514	43,414	838	806	32	127,633	1,483	126,150	67,151	790	66,361	58,587	1,539	57,048	57,002	1,425	55,577	14,863	218	14,645
Total Capacity, 2050 MTP - 2050 Default			Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage																		
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage						
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net				
Town of Youngsville	528	5,086	67,368	24,211	43,158	618,966	2,759	616,207	449,697	36,364	413,333	391,034	4,138	386,897	170,313	2,813	167,500				
Town of Franklinton	499	851	21,053	0	21,053	120,690	690	120,000	46,667	6,667	40,000	53,103	0	53,103	47,813	0	47,813				
Town of Louisburg	703	2,455	208,421	3,684	204,737	280,000	345	279,655	119,697	909	118,788	166,207	345	165,862	115,625	0	115,625				
Town of Bunn	362	37	15,263	0	15,263	1,379	0	1,379	303	0	303	345	0	345	625	0	625				
Town of Wake Forest	91	337	2,105	2,105	0	45,172	0	45,172	25,758	909	24,848	26,552	0	26,552	12,500	0	12,500				
Unincorporated Franklin County	56,583	316,470	66,861,053	750,526	66,110,526	22,089,310	268,621	21,820,690	17,111,515	421,515	16,690,000	19,018,621	486,897	18,531,724	4,297,813	65,313	4,232,500				
Countywide Totals	58,766	325,236	67,175,263	780,526	66,394,737	23,155,517	272,414	22,883,103	17,753,636	466,364	17,287,273	19,655,862	491,379	19,164,483	4,644,688	68,125	4,576,563				
Total Demand (Growth Allocation), 2050 MTP - 2050 Default			Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default										Franklin County Average Household Size								
Jurisdiction	Total Capacity		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family								
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.6	1.85								
Town of Youngsville	449	195	1,011	806	205	257	257	0	1,269	1,063	205										
Town of Franklinton	302	24	1,290	777	512	6	6	0	1,295	783	512										
Town of Louisburg	328	12	1,651	676	975	126	126	0	1,777	802	975										
Town of Bunn	253	0	915	632	283	19	19	0	934	650	283										
Town of Wake Forest	80	7	237	208	29	0	0	0	237	208	29										
Unincorporated Franklin County	13,908	5,217	145,509	34,637	110,872	1,143	1,084	59	146,652	35,721	110,931										
Countywide Totals	15,320	5,455	150,613	37,736	112,876	1,550	1,491	59	152,163	39,228	112,936										
Guide Total Check																					

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Adopted 2045 MTP Scenario Results

Franklin County Control Totals (32-Year Forecast, 2013-2045)

POP	SF	MF	IND	RET	OFF	SRL	SRH
33,103	12,347	650	2,616	1,407	2,102	2,533	766

Franklin County Build-Out Potential (Adopted 2045 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
468,772	180,645	521	32,295	47,891	31,288	30,674	15,634

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	283	206	77	20	20	0	94	86	8	2,078	183	1,895	1,419	297	1,122	1,260	378	882	610	37	573
Town of Franklinton	543	255	288	5	5	0	82	11	71	375	4	371	176	3	173	173	36	137	157	2	155
Town of Louisburg	739	147	592	46	46	0	364	27	337	478	3	475	193	15	178	341	50	291	265	2	263
Town of Bunn	350	128	222	10	10	0	28	0	28	4	0	4	1	0	1	1	0	1	2	0	2
Town of Wake Forest	98	76	22	0	0	0	0	0	0	56	29	27	12	1	11	17	0	17	31	0	31
Unincorporated Franklin County	178,632	11,535	167,097	440	440	0	31,727	2,492	29,235	44,900	1,188	43,712	29,487	1,786	27,701	28,882	2,069	26,813	14,569	725	13,844
Countywide Totals	180,645	12,347	168,298	521	521	0	32,295	2,616	29,679	47,891	1,407	46,484	31,288	2,102	29,186	30,674	2,533	28,141	15,634	766	14,868

Total Capacity, Adopted 2045 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	303	5,461
Town of Franklinton	548	963
Town of Louisburg	785	1,641
Town of Bunn	360	36
Town of Wake Forest	98	116
Unincorporated Franklin County	179,072	149,565
Countywide Totals	181,166	157,782

Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	52,222	47,778	4,444	716,552	63,103	653,448	430,000	90,000	340,000	434,483	130,345	304,138	190,625	11,563	179,063
Town of Franklinton	45,556	6,111	39,444	129,310	1,379	127,931	53,333	909	52,424	59,655	12,414	47,241	49,063	625	48,438
Town of Louisburg	202,222	15,000	187,222	164,828	1,034	163,793	58,485	4,545	53,939	117,586	17,241	100,345	82,813	625	82,188
Town of Bunn	15,556	0	15,556	1,379	0	1,379	303	0	303	345	0	345	625	0	625
Town of Wake Forest	0	0	0	19,310	10,000	9,310	3,636	303	3,333	5,862	0	5,862	9,688	0	9,688
Unincorporated Franklin County	17,626,111	1,384,444	16,241,667	15,482,759	409,655	15,073,103	8,935,455	541,212	8,394,242	9,959,310	713,448	9,245,862	4,552,813	226,563	4,326,250
Countywide Totals	17,941,667	1,453,333	16,488,333	16,514,138	485,172	16,028,966	9,481,212	636,970	8,844,242	10,577,241	873,448	9,703,793	4,885,625	239,375	4,646,250

Total Demand (Growth Allocation), Adopted 2045 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Youngsville	226	981
Town of Franklinton	260	56
Town of Louisburg	193	97
Town of Bunn	138	0
Town of Wake Forest	76	30
Unincorporated Franklin County	11,975	8,260
Countywide Totals	12,868	9,424

Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	733	534	199	35	35	0	768	568	199
Town of Franklinton	1,406	660	746	9	9	0	1,415	669	746
Town of Louisburg	1,914	381	1,533	80	80	0	1,994	460	1,533
Town of Bunn	907	332	575	17	17	0	924	349	575
Town of Wake Forest	254	197	57	0	0	0	254	197	57
Unincorporated Franklin County	462,657	29,876	432,781	761	761	0	463,418	30,637	432,781
Countywide Totals	467,871	31,979	435,892	901	901	0	468,772	32,880	435,892

Franklin County Average Household Size

Single Family	Multi Family
2.59	1.73

Granville County Control Totals (34-Year Forecast, 2016-2050)								Granville County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft					
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH	
33,819	12,226	679	1,082	424	611	2,897	136	121,885	45,190	866	42,351	15,218	7,227	16,182	3,176	1.9	2.9	3.3	2.9	3.2	
Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	1,709	1,679	30	351	349	2	4,059	719	3,340	1,949	276	1,673	2,436	233	2,203	5,476	1,724	3,752	1,042	41	1,001
Town of Creedmoor	1,293	1,245	48	216	206	10	252	35	217	4,219	55	4,164	3,242	378	2,864	2,527	1,054	1,473	1,424	58	1,366
Town of Stem	175	112	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Granville County	42,013	9,190	32,823	299	124	175	38,040	328	37,712	9,050	93	8,957	1,549	0	1,549	8,179	119	8,060	710	37	673
Countywide Totals	45,190	12,226	32,964	866	679	187	42,351	1,082	41,269	15,218	424	14,794	7,227	611	6,616	16,182	2,897	13,285	3,176	136	3,040
Total Capacity, 2050 MTP - 2050 Default			Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage																		
Jurisdiction	Total Capacity		Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage					
	D.U.'s	Employees		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net			
Town of Butner	2,060	14,962	Town of Butner	2,136,316	378,421	1,757,895	672,069	95,172	576,897	738,182	70,606	667,576	1,888,276	594,483	1,293,793	325,625	12,813	312,813			
Town of Creedmoor	1,509	11,664	Town of Creedmoor	132,632	18,421	114,211	1,454,828	18,966	1,435,862	982,424	114,545	867,879	871,379	363,448	507,931	445,000	18,125	426,875			
Town of Stem	175	0	Town of Stem	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Unincorporated Granville County	42,312	57,528	Unincorporated Granville County	20,021,053	172,632	19,848,421	3,120,690	32,069	3,088,621	469,394	0	469,394	2,820,345	41,034	2,779,310	221,875	11,563	210,313			
Countywide Totals	46,056	84,154	Countywide Totals	22,290,000	569,474	21,720,526	5,247,586	146,207	5,101,379	2,190,000	185,152	2,004,848	5,580,000	998,966	4,581,034	992,500	42,500	950,000			
Total Demand (Growth Allocation), 2050 MTP - 2050 Default			Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default									Granville County Average Household Size									
Jurisdiction	Total Demand		Jurisdiction	Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family							
	D.U.'s	Employees		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.66	1.94							
Town of Butner	2,028	2,993	Town of Butner	4,546	4,466	80	681	677	4	5,227	5,143	84									
Town of Creedmoor	1,451	1,580	Town of Creedmoor	3,439	3,312	128	419	400	19	3,858	3,711	147									
Town of Stem	112	0	Town of Stem	466	298	168	0	0	0	466	298	168									
Unincorporated Granville County	9,314	577	Unincorporated Granville County	111,755	24,445	87,309	580	241	340	112,335	24,686	87,649									
Countywide Totals	12,905	5,150	Countywide Totals	120,205	32,521	87,684	1,680	1,317	363	121,885	33,838	88,047									
Guide Total Check																					

Adopted 2045 MTP Scenario Results

Granville County Control Totals (32-Year Forecast, 2013-2045)

POP	SF	MF	IND	RET	OFF	SRL	SRH
15,696	5,169	574	891	509	505	1,601	156

Granville County Build-Out Potential (Adopted 2045 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
124,947	43,815	712	6,659	6,309	5,532	6,570	3,051

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	1,434	1,033	401	286	286	0	4,023	604	3,419	1,633	209	1,424	1,854	281	1,573	4,600	1,263	3,337	1,050	71	979
Town of Creedmoor	1,193	865	328	92	92	0	239	60	179	851	151	700	864	118	746	299	94	205	699	26	673
Town of Stem	178	29	149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Granville County	41,010	3,242	37,768	334	196	138	2,397	227	2,170	3,825	149	3,676	2,814	106	2,708	1,671	244	1,427	1,302	59	1,243
Countywide Totals	43,815	5,169	38,646	712	574	138	6,659	891	5,768	6,309	509	5,800	5,532	505	5,027	6,570	1,601	4,969	3,051	156	2,895

Total Capacity, Adopted 2045 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Butner	1,720	13,160
Town of Creedmoor	1,285	2,952
Town of Stem	178	0
Unincorporated Granville County	41,344	12,009
Countywide Totals	44,527	28,121

Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	2,235,000	335,556	1,899,444	563,103	72,069	491,034	561,818	85,152	476,667	1,586,207	435,517	1,150,690	328,125	22,188	305,938
Town of Creedmoor	132,778	33,333	99,444	293,448	52,069	241,379	261,818	35,758	226,061	103,103	32,414	70,690	218,438	8,125	210,313
Town of Stem	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Granville County	1,331,667	126,111	1,205,556	1,318,966	51,379	1,267,586	852,727	32,121	820,606	576,207	84,138	492,069	406,875	18,438	388,438
Countywide Totals	3,699,444	495,000	3,204,444	2,175,517	175,517	2,000,000	1,676,364	153,030	1,523,333	2,265,517	552,069	1,713,448	953,438	48,750	904,688

Total Demand (Growth Allocation), Adopted 2045 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	1,319	2,428
Town of Creedmoor	957	449
Town of Stem	29	0
Unincorporated Granville County	3,438	785
Countywide Totals	5,743	3,662

Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	4,044	2,913	1,131	558	558	0	4,602	3,471	1,131
Town of Creedmoor	3,364	2,439	925	179	179	0	3,544	2,619	925
Town of Stem	502	82	420	0	0	0	502	82	420
Unincorporated Granville County	115,648	9,142	106,506	651	382	269	116,300	9,525	106,775
Countywide Totals	123,558	14,577	108,982	1,388	1,119	269	124,947	15,696	109,251

Granville County Average Household Size

Single Family	Multi Family
2.82	1.95

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Harnett County Control Totals (34-Year Forecast, 2016-2050)								Harnett County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
30,985	10,293	572	1,385	1,177	1,693	2,194	1,519	236,152	80,160	2,242	33,505	13,885	11,130	23,905	6,784	1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	3,393	2,694	699	1,470	532	938	6,601	1,114	5,487	6,356	1,058	5,298	2,667	901	1,766	2,370	693	1,677	1,990	988	1,002
Town of Lillington	482	222	260	0	0	0	2,635	206	2,429	2,297	113	2,184	3,645	464	3,181	10,861	812	10,049	2,598	227	2,371
Town of Coats	2,544	1,503	1,041	10	6	4	1,341	15	1,326	229	4	225	11	1	10	224	16	208	8	8	0
Unincorporated Harnett County	73,741	5,874	67,867	762	34	728	22,928	50	22,878	5,003	2	5,001	4,807	327	4,480	10,450	673	9,777	2,188	296	1,892
Countywide Totals	80,160	10,293	69,867	2,242	572	1,670	33,505	1,385	32,120	13,885	1,177	12,708	11,130	1,693	9,437	23,905	2,194	21,711	6,784	1,519	5,265

Total Capacity, 2050 MTP - 2050 Default			Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage					
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	4,863	19,984	3,474,211	586,316	2,887,895	2,191,724	364,828	1,826,897	808,182	273,030	535,152	817,241	238,966	578,276	621,875	308,750	313,125			
Town of Lillington	482	22,036	1,386,842	108,421	1,278,421	792,069	38,966	753,103	1,104,545	140,606	963,939	3,745,172	280,000	3,465,172	811,875	70,938	740,938			
Town of Coats	2,554	1,813	705,789	7,895	697,895	78,966	1,379	77,586	3,333	303	3,030	77,241	5,517	71,724	2,500	2,500	0			
Unincorporated Harnett County	74,503	45,376	12,067,368	26,316	12,041,053	1,725,172	690	1,724,483	1,456,667	99,091	1,357,576	3,603,448	232,069	3,371,379	683,750	92,500	591,250			
Countywide Totals	82,402	89,209	17,634,211	728,947	16,905,263	4,787,931	405,862	4,382,069	3,372,727	513,030	2,859,697	8,243,103	756,552	7,486,552	2,120,000	474,688	1,645,313			

Total Demand (Growth Allocation), 2050 MTP - 2050 Default			Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default									Harnett County Average Household Size	
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.88	2.36
Town of Angier	3,226	4,754	9,772	7,759	2,013	3,469	1,256	2,214	13,241	9,014	4,227		
Town of Lillington	222	1,822	1,388	639	749	0	0	0	1,388	639	749		
Town of Coats	1,509	44	7,327	4,329	2,998	24	14	9	7,350	4,343	3,008		
Unincorporated Harnett County	5,908	1,348	212,374	16,917	195,457	1,798	80	1,718	214,172	16,997	197,175		
Countywide Totals	10,865	7,968	230,861	29,644	201,217	5,291	1,350	3,941	236,152	30,994	205,158		

Guide Total Check

Adopted 2045 MTP Scenario Results																					
Harnett County Control Totals (32-Year Forecast, 2013-2045)								Harnett County Build-Out Potential (Adopted 2045 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft					
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH	
25,935	8,277	920	860	708	777	1,168	413	241,361	81,156	2,284	6,367	9,563	10,638	18,046	10,223	1.8	2.9	3.3	2.9	3.2	

Growth Allocation by Jurisdiction, Adopted 2045 MTP																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	1,534	1,111	423	873	540	333	99	99	0	5,117	598	4,519	2,793	553	2,240	1,168	233	935	1,842	369	1,473
Town of Lillington	482	214	268	0	0	0	0	0	0	1,693	60	1,633	3,335	25	3,310	9,575	715	8,860	2,328	4	2,324
Town of Coats	1,745	616	1,129	10	4	6	24	23	1	13	0	13	11	0	11	8	0	8	8	0	8
Unincorporated Harnett County	77,395	6,336	71,059	1,401	376	1,025	6,244	738	5,506	2,740	50	2,690	4,499	199	4,300	7,295	220	7,075	6,045	40	6,005
Countywide Totals	81,156	8,277	72,879	2,284	920	1,364	6,367	860	5,507	9,563	708	8,855	10,638	777	9,861	18,046	1,168	16,878	10,223	413	9,810

Total Capacity, Adopted 2045 MTP			Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage					
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	2,407	11,019	55,000	55,000	0	1,764,483	206,207	1,558,276	846,364	167,576	678,788	402,759	80,345	322,414	575,625	115,313	460,313			
Town of Lillington	482	16,931	0	0	0	583,793	20,690	563,103	1,010,606	7,576	1,003,030	3,301,724	246,552	3,055,172	727,500	1,250	726,250			
Town of Coats	1,755	64	13,333	12,778	556	4,483	0	4,483	3,333	0	3,333	2,759	0	2,759	2,500	0	2,500			
Unincorporated Harnett County	78,796	26,823	3,468,889	410,000	3,058,889	944,828	17,241	927,586	1,363,333	60,303	1,303,030	2,515,517	75,862	2,439,655	1,889,063	12,500	1,876,563			
Countywide Totals	83,440	54,837	3,537,222	477,778	3,059,444	3,297,586	244,138	3,053,448	3,223,636	235,455	2,988,182	6,222,759	402,759	5,820,000	3,194,688	129,063	3,065,625			

Total Demand (Growth Allocation), Adopted 2045 MTP			Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP									Harnett County Average Household Size	
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.92	1.92
Town of Angier	1,651	1,852	4,479	3,244	1,235	1,676	1,037	639	6,155	4,281	1,875		
Town of Lillington	214	804	1,407	625	783	0	0	0	1,407	625	783		
Town of Coats	620	23	5,095	1,799	3,297	19	8	12	5,115	1,806	3,308		
Unincorporated Harnett County	6,712	1,247	225,993	18,501	207,492	2,690	722	1,968	228,683	19,223	209,460		
Countywide Totals	9,197	3,926	236,976	24,169	212,807	4,385	1,766	2,619	241,361	25,935	215,426		

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Johnston County Control Totals (34-Year Forecast, 2016-2050)

POP	SF	MF	IND	RET	OFF	SRL	SRH
209,844	69,621	3,868	8,416	8,092	8,135	10,195	2,382

Johnston County Build-Out Potential (2050 MTP - 2050 Default)

POP	SF	MF	IND	RET	OFF	SRL	SRH
567,166	190,663	6,815	114,235	81,949	38,985	50,711	30,301

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	31,007	26,527	4,480	3,301	2,372	929	9,701	3,477	6,224	23,506	6,142	17,364	17,499	6,760	10,739	15,895	7,977	7,918	8,217	1,540	6,677
Town of Benson	948	808	140	761	576	185	1,573	351	1,222	2,114	336	1,778	1,245	316	929	1,152	272	880	728	88	640
Town of Wilson's Mills	937	772	165	38	5	33	1,142	160	982	996	114	882	413	96	317	344	82	262	574	37	537
Town of Kenly	206	61	145	0	0	0	215	0	215	200	0	200	45	3	42	60	5	55	111	0	111
Town of Micro	354	251	103	3	2	1	25	0	25	2	0	2	0	0	0	1	0	1	1	0	1
Town of Selma	582	464	118	21	14	7	12,671	2,117	10,554	1,259	222	1,037	299	64	235	383	100	283	695	13	682
Town of Smithfield	3,979	2,903	1,076	63	37	26	1,094	300	794	2,465	247	2,218	1,676	391	1,285	2,426	525	1,901	1,419	99	1,320
Town of Four Oaks	530	451	79	0	0	0	1,303	266	1,037	246	1	245	52	13	39	73	35	38	142	30	112
Town of Archer Lodge	1,506	892	614	74	31	43	1,910	306	1,604	641	120	521	293	0	293	423	106	317	193	1	192
Unincorporated Johnson County	150,614	36,492	114,122	2,554	831	1,723	114,261	1,439	112,822	50,520	910	49,610	17,463	492	16,971	29,954	1,093	28,861	18,221	574	17,647
Countywide Totals	190,663	69,621	121,042	6,815	3,868	2,947	114,235	8,416	135,479	81,949	8,092	73,857	38,985	8,135	30,850	50,711	10,195	40,516	30,301	2,382	27,919

Total Capacity, 2050 MTP - 2050 Default

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	34,308	74,818
Town of Benson	1,709	6,812
Town of Wilson's Mills	975	3,469
Town of Kenly	206	631
Town of Micro	357	29
Town of Selma	603	15,307
Town of Smithfield	4,042	9,080
Town of Four Oaks	530	1,816
Town of Archer Lodge	1,580	3,460
Unincorporated Johnson County	153,168	230,419
Countywide Totals	197,478	345,841

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	5,105,789	1,830,000	3,275,789	8,105,517	2,117,931	5,987,586	5,302,727	2,048,485	3,254,242	5,481,034	2,750,690	2,730,345	2,567,813	481,250	2,086,563
Town of Benson	827,895	184,737	643,158	728,966	115,862	613,103	377,273	95,758	281,515	397,241	93,793	303,448	227,500	27,500	200,000
Town of Wilson's Mills	601,053	84,211	516,842	343,448	39,310	304,138	125,152	29,091	96,061	118,621	28,276	90,345	179,375	11,563	167,813
Town of Kenly	113,158	0	113,158	68,966	0	68,966	13,636	909	12,727	20,690	1,724	18,966	34,688	0	34,688
Town of Micro	13,158	0	13,158	690	0	690	0	0	0	345	0	345	313	0	313
Town of Selma	6,668,947	1,114,211	5,554,737	434,138	76,552	357,586	90,606	19,394	71,212	132,069	34,483	97,586	217,188	4,063	213,125
Town of Smithfield	575,789	157,895	417,895	850,000	85,172	764,828	507,879	118,485	389,394	836,552	181,034	655,517	443,438	30,938	412,500
Town of Four Oaks	685,789	140,000	545,789	84,828	345	84,483	15,758	3,939	11,818	25,172	12,069	13,103	44,375	9,375	35,000
Town of Archer Lodge	1,005,263	161,053	844,211	221,034	41,379	179,655	88,788	0	88,788	145,862	36,552	109,310	60,313	313	60,000
Unincorporated Johnson County	60,137,368	757,368	59,380,000	17,420,690	313,793	17,106,897	5,291,818	149,091	5,142,727	10,328,966	376,897	9,952,069	5,694,063	179,375	5,514,688
Countywide Totals	75,734,211	4,429,474	71,304,737	28,258,276	2,790,345	25,467,931	11,813,636	2,465,152	9,348,485	17,486,552	3,515,517	13,971,034	9,469,063	744,375	8,724,688

Total Demand (Growth Allocation), 2050 MTP - 2050 Default

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	28,899	25,896
Town of Benson	1,384	1,363
Town of Wilson's Mills	777	489
Town of Kenly	61	8
Town of Micro	253	0
Town of Selma	478	2,516
Town of Smithfield	2,940	1,562
Town of Four Oaks	451	345
Town of Archer Lodge	923	533
Unincorporated Johnson County	37,323	4,508
Countywide Totals	73,489	37,220

Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	89,920	76,928	12,992	6,899	4,957	1,942	96,819	81,886	14,934
Town of Benson	2,749	2,343	406	1,590	1,204	387	4,340	3,547	793
Town of Wilson's Mills	2,717	2,239	479	79	10	69	2,797	2,249	547
Town of Kenly	597	177	421	0	0	0	597	177	421
Town of Micro	1,027	728	299	6	4	2	1,033	732	301
Town of Selma	1,688	1,346	342	44	29	15	1,732	1,375	357
Town of Smithfield	11,539	8,419	3,120	132	77	54	11,671	8,496	3,175
Town of Four Oaks	1,537	1,308	229	0	0	0	1,537	1,308	229
Town of Archer Lodge	4,367	2,587	1,781	155	65	90	4,522	2,652	1,870
Unincorporated Johnson County	436,781	105,827	330,954	5,338	1,737	3,601	442,118	107,564	334,555
Countywide Totals	552,923	201,901	351,022	14,243	8,084	6,159	567,166	209,985	357,181

Johnston County Average Household Size

Single Family	Multi Family
2.9	2.09

Guide Total Check

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Adopted 2045 MTP Scenario Results

Johnston County Control Totals (32-Year Forecast, 2013-2045)

POP	SF	MF	IND	RET	OFF	SRL	SRH
172,919	54,472	6,052	5,705	6,273	4,881	7,839	1,631

Johnston County Build-Out Potential (Adopted 2045 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
599,665	198,973	7,579	57,713	78,643	56,688	42,919	32,490

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	8,276	6,660	1,616	2,389	2,315	74	1,559	230	1,329	6,920	1,351	5,569	7,287	1,521	5,766	6,538	2,846	3,692	2,824	612	2,212
Town of Benson	909	614	295	780	647	133	1,489	107	1,382	3,170	436	2,734	2,037	45	1,992	1,838	287	1,551	995	14	981
Town of Wilson's Mills	1,286	933	353	40	40	0	1,487	258	1,229	1,171	62	1,109	432	32	400	388	101	287	666	53	613
Town of Kenly	329	46	283	0	0	0	259	0	259	180	0	180	41	0	41	54	0	54	99	0	99
Town of Micro	397	126	271	3	2	1	29	0	29	2	0	2	0	0	0	1	0	1	1	0	1
Town of Selma	666	417	249	21	19	2	12,657	854	11,803	1,259	29	1,230	299	5	294	385	17	368	696	14	682
Town of Smithfield	4,542	2,561	1,981	63	58	5	1,061	14	1,047	2,346	93	2,253	1,608	118	1,490	2,278	135	2,143	1,355	32	1,323
Town of Four Oaks	640	410	230	0	0	0	1,107	209	898	228	23	205	51	5	46	68	9	59	130	25	105
Town of Archer Lodge	1,339	645	694	329	300	29	112	1	111	4,018	0	4,018	2,617	5	2,612	859	74	785	1,529	23	1,506
Unincorporated Johnson County	180,589	42,060	138,529	3,954	2,671	1,283	37,953	4,032	33,921	59,349	4,279	55,070	42,316	3,150	39,166	30,510	4,370	26,140	24,195	858	23,337
Countywide Totals	198,973	54,472	144,501	7,579	6,052	1,527	57,713	5,705	52,008	78,643	6,273	72,370	56,688	4,881	51,807	42,919	7,839	35,080	32,490	1,631	30,859

Total Capacity, Adopted 2045 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	10,665	25,128
Town of Benson	1,689	9,529
Town of Wilson's Mills	1,326	4,144
Town of Kenly	329	633
Town of Micro	400	33
Town of Selma	687	15,296
Town of Smithfield	4,605	8,648
Town of Four Oaks	640	1,584
Town of Archer Lodge	1,668	9,135
Unincorporated Johnson County	184,543	194,323
Countywide Totals	206,552	268,453

Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	866,111	127,778	738,333	2,386,207	465,862	1,920,345	2,208,182	460,909	1,747,273	2,254,483	981,379	1,273,103	882,500	191,250	691,250
Town of Benson	827,222	59,444	767,778	1,093,103	150,345	942,759	617,273	13,636	603,636	633,793	98,966	534,828	310,938	4,375	306,563
Town of Wilson's Mills	826,111	143,333	682,778	403,793	21,379	382,414	130,909	9,697	121,212	133,793	34,828	98,966	208,125	16,563	191,563
Town of Kenly	143,889	0	143,889	62,069	0	62,069	12,424	0	12,424	18,621	0	18,621	30,938	0	30,938
Town of Micro	16,111	0	16,111	690	0	690	0	0	0	345	0	345	313	0	313
Town of Selma	7,031,667	474,444	6,557,222	434,138	10,000	424,138	90,606	1,515	89,091	132,759	5,862	126,897	217,500	4,375	213,125
Town of Smithfield	589,444	7,778	581,667	808,966	32,069	776,897	487,273	35,758	451,515	785,517	46,552	738,966	423,438	10,000	413,438
Town of Four Oaks	615,000	116,111	498,889	78,621	7,931	70,690	15,455	1,515	13,939	23,448	3,103	20,345	40,625	7,813	32,813
Town of Archer Lodge	62,222	556	61,667	1,385,517	0	1,385,517	793,030	1,515	791,515	296,207	25,517	270,690	477,813	7,188	470,625
Unincorporated Johnson County	21,085,000	2,240,000	18,845,000	20,465,172	1,475,517	18,989,655	12,823,030	954,545	11,868,485	10,520,690	1,506,897	9,013,793	7,560,938	268,125	7,292,813
Countywide Totals	32,062,778	3,169,444	28,893,333	27,118,276	2,163,103	24,955,172	17,178,182	1,479,091	15,699,091	14,799,655	2,703,103	12,096,552	10,153,125	509,688	9,643,438

Total Demand, Adopted 2045 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	8,975	6,560
Town of Benson	1,261	889
Town of Wilson's Mills	973	506
Town of Kenly	46	0
Town of Micro	128	0
Town of Selma	436	919
Town of Smithfield	2,619	392
Town of Four Oaks	410	271
Town of Archer Lodge	945	103
Unincorporated Johnson County	44,731	16,689
Countywide Totals	60,524	26,329

Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	24,249	19,514	4,735	5,256	5,093	163	29,504	24,607	4,898
Town of Benson	2,663	1,799	864	1,716	1,423	293	4,379	3,222	1,157
Town of Wilson's Mills	3,768	2,734	1,034	88	88	0	3,856	2,822	1,034
Town of Kenly	964	135	829	0	0	0	964	135	829
Town of Micro	1,163	369	794	7	4	2	1,170	374	796
Town of Selma	1,951	1,222	730	46	42	4	1,998	1,264	734
Town of Smithfield	13,308	7,504	5,804	139	128	11	13,447	7,631	5,815
Town of Four Oaks	1,875	1,201	674	0	0	0	1,875	1,201	674
Town of Archer Lodge	3,923	1,890	2,033	724	660	64	4,647	2,550	2,097
Unincorporated Johnson County	529,126	123,236	405,890	8,699	5,876	2,823	537,825	129,112	408,713
Countywide Totals	582,991	159,603	423,388	16,674	13,314	3,359	599,665	172,917	426,747

Johnston County Average Household Size

Single Family	Multi Family
2.93	2.2

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Nash County Control Totals (34-Year Forecast, 2016-2050)								Nash County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
380	135	16	381	31	82	66	5	10,584	4,059	59	4,865	3,700	3,021	1,351	2,383	1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	1,052	99	953	59	16	43	4,763	378	4,385	3,318	31	3,287	882	82	800	997	66	931	1,918	5	1,913
Unincorporated Nash County	3,007	36	2,971	0	0	0	102	3	99	382	0	382	2,139	0	2,139	354	0	354	465	0	465
Countywide Totals	4,059	135	3,924	59	16	43	4,865	381	4,484	3,700	31	3,669	3,021	82	2,939	1,351	66	1,285	2,383	5	2,378

Total Capacity, 2050 MTP - 2050 Default

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Middlesex	1,111	11,878
Unincorporated Nash County	3,007	3,442
Countywide Totals	4,118	15,320

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,506,842	198,947	2,307,895	1,144,138	9,688	1,134,450	267,273	24,848	242,424	343,793	22,759	321,034	599,375	1,563	597,813
Unincorporated Nash County	53,684	1,579	52,105	131,724	0	131,724	648,182	0	648,182	122,069	0	122,069	145,313	0	145,313
Countywide Totals	2,560,526	200,526	2,360,000	1,275,862	9,688	1,266,175	915,455	24,848	890,606	465,862	22,759	443,103	744,688	1,563	743,125

Total Demand, 2050 MTP - 2050 Default

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	115	562
Unincorporated Nash County	36	3
Countywide Totals	151	565

Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,714	255	2,459	112	30	81	2,826	286	2,540
Unincorporated Nash County	7,758	93	7,665	0	0	0	7,758	93	7,665
Countywide Totals	10,472	348	10,124	112	30	81	10,584	379	10,205

Nash County Average Household Size

Single Family	Multi Family
2.58	1.89

Guide Total Check

Adopted 2045 MTP Scenario Results

Nash County Control Totals (32-Year Forecast, 2013-2045)								Nash County Build-Out Potential (Adopted 2045 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
1,715	640	0	70	4	25	9	0	11,387	4,174	109	4,607	3,678	791	1,084	2,113	1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 Metropolitan Transportation Plan

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	1,077	395	682	105	0	105	4,485	70	4,415	3,328	4	3,324	721	25	696	983	9	974	1,905	0	1,905
Unincorporated Nash County	3,097	245	2,852	4	0	4	122	0	122	350	0	350	70	0	70	101	0	101	208	0	208
Countywide Totals	4,174	640	3,534	109	0	109	4,607	70	4,537	3,678	4	3,674	791	25	766	1,084	9	1,075	2,113	0	2,113

Total Capacity, Adopted 2045 Metropolitan Transportation Plan

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Middlesex	1,182	11,422
Unincorporated Nash County	3,101	851
Countywide Totals	4,283	12,273

Growth Allocation by Jurisdiction, Adopted 2045 Metropolitan Transportation Plan, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,491,667	38,889	2,452,778	1,147,586	1,250	1,146,336	218,485	7,576	210,909	338,966	3,103	335,862	595,313	0	595,313
Unincorporated Nash County	67,778	0	67,778	109,375	0	109,375	21,212	0	21,212	34,828	0	34,828	65,000	0	65,000
Countywide Totals	2,559,444	38,889	2,520,556	1,256,961	1,250	1,255,711	239,697	7,576	232,121	373,793	3,103	370,690	660,313	0	660,313

Total Demand, Adopted 2045 Metropolitan Transportation Plan

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	395	108
Unincorporated Nash County	245	0
Countywide Totals	640	108

Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,886	1,059	1,828	193	0	193	3,080	1,059	2,021
Unincorporated Nash County	8,300	657	7,643	7	0	7	8,307	657	7,651
Countywide Totals	11,186	1,715	9,471	201	0	201	11,387	1,715	9,672

Nash County Average Household Size

Single Family	Multi Family
2.68	1.84

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Orange County Control Totals (34-Year Forecast, 2016-2050)								Orange County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft					
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH	
49,922	13,402	7,216	5,283	8,202	16,329	20,520	2,936	93,608	21,269	18,690	304,288	120,709	45,125	113,395	46,599	1.9	2.9	3.3	2.9	3.2	
Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	466	466	0	507	145	362	891	236	655	1,482	749	733	1,871	434	1,437	803	52	751	562	204	358
Town of Chapel Hill	1,988	1,988	0	15,294	6,723	8,571	982	960	22	21,739	19,733	2,006	24,095	15,894	8,201	23,482	2,884	20,598	17,160	7,998	9,162
Town of Hillsborough	2,475	2,387	88	848	88	760	1,497	361	1,136	5,323	0	5,323	3,828	0	3,828	5,846	0	5,846	2,778	0	2,778
City of Mebane	444	386	58	462	32	430	8,663	0	8,663	882	0	882	461	0	461	551	0	551	399	0	399
City of Durham	597	597	0	0	0	0	4,934	3,698	1,236	0	0	0	484	0	484	1,281	0	1,281	0	0	0
Unincorporated Orange County	15,299	7,578	7,721	1,579	228	1,351	287,321	28	287,293	91,283	38	91,245	14,386	1	14,385	81,432	0	81,432	25,700	0	25,700
Countywide Totals	21,269	13,402	7,867	18,690	7,216	11,474	304,288	5,283	299,005	120,709	20,520	100,189	45,125	16,329	28,796	113,395	2,936	110,459	46,599	8,202	38,397
Total Capacity, 2050 MTP - 2050 Default			Growth Allocation by Jurisdiction, (2050 MTP - 2050 Default) , Non-Residential Square Footage																		
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage						
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net				
Town of Carrboro	973	5,609	468,947	124,211	344,737	511,034	258,276	252,759	566,970	131,515	435,455	276,897	17,931	258,966	175,625	63,750	111,875				
Town of Chapel Hill	17,282	87,458	516,842	505,263	11,579	7,496,207	6,804,483	691,724	7,301,515	4,816,364	2,485,152	8,097,241	994,483	7,102,759	5,362,500	2,499,375	2,863,125				
Town of Hillsborough	3,323	19,272	787,895	190,000	597,895	1,835,517	0	1,835,517	1,160,000	0	1,160,000	2,015,862	0	2,015,862	868,125	0	868,125				
City of Mebane	906	10,956	4,559,474	0	4,559,474	304,138	0	304,138	139,697	0	139,697	190,000	0	190,000	124,688	0	124,688				
City of Durham	597	6,699	2,596,842	1,946,316	650,526	0	0	0	146,667	0	146,667	441,724	0	441,724	0	0	0				
Unincorporated Orange County	16,878	500,122	151,221,579	14,737	151,206,842	31,476,897	13,103	31,463,793	4,359,394	303	4,359,091	28,080,000	0	28,080,000	8,031,250	0	8,031,250				
Countywide Totals	39,959	630,116	160,151,579	2,780,526	157,371,053	41,623,793	7,075,862	34,547,931	13,674,242	4,948,182	8,726,061	39,101,724	1,012,414	38,089,310	14,562,188	2,563,125	11,999,063				
Total Demand, 2050 MTP - 2050 Default			Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default									Orange County Average Household Size									
Jurisdiction	Total Demand		Single Family DU Population			Multifamily DU Population			Total Population			Single Family	Multi Family								
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.67	1.97								
Town of Carrboro	611	1,675	1,244	1,244	0	999	286	713	2,243	1,530	713										
Town of Chapel Hill	8,711	47,469	5,308	5,308	0	30,129	13,244	16,885	35,437	18,552	16,885										
Town of Hillsborough	2,475	361	6,608	6,373	235	1,671	173	1,497	8,279	6,547	1,732										
City of Mebane	418	0	1,185	1,031	155	910	63	847	2,096	1,094	1,002										
City of Durham	597	3,698	1,594	1,594	0	0	0	0	1,594	1,594	0										
Unincorporated Orange County	7,806	67	40,848	20,233	20,615	3,111	449	2,661	43,959	20,682	23,277										
Countywide Totals	20,618	53,270	56,788	35,783	21,005	36,819	14,216	22,604	93,608	49,999	43,609										
Guide Total Check																					

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Adopted 2045 MTP Scenario Results

Orange County Control Totals (32-Year Forecast, 2013-2045)

POP	SF	MF	IND	RET	OFF	SRL	SRH
47,956	12,878	6,934	4,820	6,992	13,124	16,159	2,484

Orange County Build-Out Potential (Adopted 2045 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
82,912	17,432	18,166	62,626	67,366	39,555	64,194	42,682

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	713	712	1	444	114	330	297	58	239	2,122	64	2,058	2,490	130	2,360	1,473	133	1,340	834	24	810
Town of Chapel Hill	2,420	2,406	14	14,465	6,247	8,218	862	821	41	17,548	6,633	10,915	19,341	12,748	6,593	19,567	14,542	5,025	15,049	2,459	12,590
Town of Hillsborough	3,423	3,337	86	1,490	435	1,055	945	149	796	4,248	239	4,009	4,059	202	3,857	5,475	233	5,242	3,033	0	3,033
City of Mebane	542	420	122	692	0	692	8,265	231	8,034	882	0	882	461	0	461	551	5	546	399	0	399
City of Durham	451	444	7	0	0	0	4,685	1,209	3,476	0	0	0	484	19	465	1,284	197	1,087	0	0	0
Unincorporated Orange County	9,883	5,559	4,324	1,075	138	937	47,572	2,352	45,220	42,566	56	42,510	12,720	27	12,693	35,844	1,048	34,796	23,367	0	23,367
Countywide Totals	17,432	12,878	4,554	18,166	6,934	11,232	62,626	4,820	57,806	67,366	6,992	60,374	39,555	13,126	26,429	64,194	16,158	48,036	42,682	2,483	40,199

Total Capacity, Adopted 2045 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Carrboro	1,157	7,216
Town of Chapel Hill	16,885	72,367
Town of Hillsborough	4,913	17,760
City of Mebane	1,234	10,558
City of Durham	451	6,453
Unincorporated Orange County	10,958	162,069
Countywide Totals	35,598	276,423

Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	165,000	32,222	132,778	731,724	22,069	709,655	754,545	39,394	715,152	507,931	45,862	462,069	260,625	7,500	253,125
Town of Chapel Hill	478,889	456,111	22,778	6,051,034	2,287,241	3,763,793	5,860,909	3,863,030	1,997,879	6,747,241	5,014,483	1,732,759	4,702,813	768,438	3,934,375
Town of Hillsborough	525,000	82,778	442,222	1,464,828	82,414	1,382,414	1,230,000	61,212	1,168,788	1,887,931	80,345	1,807,586	947,813	0	947,813
City of Mebane	4,591,667	128,333	4,463,333	304,138	0	304,138	139,697	0	139,697	190,000	1,724	188,276	124,688	0	124,688
City of Durham	2,602,778	671,667	1,931,111	0	0	0	146,667	5,758	140,909	442,759	67,931	374,828	0	0	0
Unincorporated Orange County	26,428,889	1,306,667	25,122,222	14,677,931	19,310	14,658,621	3,854,545	8,182	3,846,364	12,360,000	361,379	11,998,621	7,302,188	0	7,302,188
Countywide Totals	34,792,222	2,677,778	32,114,444	23,229,655	2,411,034	20,818,621	11,986,364	3,977,576	8,008,788	22,135,862	5,571,724	16,564,138	13,338,125	775,938	12,562,188

Total Demand, Adopted 2045 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	826	409
Town of Chapel Hill	8,653	37,203
Town of Hillsborough	3,772	823
City of Mebane	420	236
City of Durham	444	1,425
Unincorporated Orange County	5,697	3,483
Countywide Totals	19,812	43,579

Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	1,868	1,865	3	910	234	677	2,778	2,099	679
Town of Chapel Hill	6,340	6,304	37	29,653	12,806	16,847	35,994	19,110	16,884
Town of Hillsborough	8,968	8,743	225	3,055	892	2,163	12,023	9,635	2,388
City of Mebane	1,420	1,100	320	1,419	0	1,419	2,839	1,100	1,738
City of Durham	1,182	1,163	18	0	0	0	1,182	1,163	18
Unincorporated Orange County	25,893	14,565	11,329	2,204	283	1,921	28,097	14,847	13,250
Countywide Totals	45,672	33,740	11,931	37,240	14,215	23,026	82,912	47,955	34,957

Orange County Average Household Size

Single Family	Multi Family
2.62	2.05

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Person County Control Totals (34-Year Forecast, 2016-2050)								Person County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft					
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH	
6,515	2,521	140	49	46	43	65	17	309,157	124,015	209	20,684	44,816	19,806	10,661	13,129	1.9	2.9	3.3	2.9	3.2	
Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	9,753	1,522	8,231	205	140	65	2,457	49	2,408	4,682	46	4,636	2,990	43	2,947	1,556	6	1,550	2,624	4	2,620
Unincorporated Person County	114,262	999	113,263	4	0	4	18,227	0	18,227	40,134	0	40,134	16,816	0	16,816	9,105	59	9,046	10,505	13	10,492
Countywide Totals	124,015	2,521	121,494	209	140	69	20,684	49	20,635	44,816	46	44,770	19,806	43	19,763	10,661	65	10,596	13,129	17	13,112
Total Capacity, 2050 MTP - 2050 Default						Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage															
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage						
	D.U.'s	Emp	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net				
City of Roxboro	9,958	14,309	1,293,158	25,789	1,267,368	1,614,483	15,862	1,598,621	906,061	13,030	893,030	536,552	2,069	534,483	820,000	1,250	818,750				
Unincorporated Person	114,266	94,787	9,593,158	0	9,593,158	13,839,310	0	13,839,310	5,095,758	0	5,095,758	3,139,655	20,345	3,119,310	3,282,813	4,063	3,278,750				
Countywide Totals	124,224	109,096	10,886,316	25,789	10,860,526	15,453,793	15,862	15,437,931	6,001,818	13,030	5,988,788	3,676,207	22,414	3,653,793	4,102,813	5,313	4,097,500				
Total Demand, 2050 MTP - 2050 Default			Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default																		
Jurisdiction	Total Demand		Single Family DU Population			Multifamily DU Population			Total Population			Person County Average Household Size									
	D.U.'s	Emp	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Single Family	Multi Family								
City of Roxboro	1,662	148	24,285	3,790	20,495	353	241	112	24,638	4,031	20,607	2.49	1.72								
Unincorporated Person	999	72	284,512	2,488	282,025	7	0	7	284,519	2,488	282,032										
Countywide Totals	2,661	220	308,797	6,277	302,520	359	241	119	309,157	6,518	302,639										
Guide Total Check																					
Adopted 2045 MTP Scenario Results																					
Person County Control Totals (32-Year Forecast, 2013-2045)								Person County Build-Out Potential (Adopted 2045 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft					
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH	
2,772	959	107	317	382	366	441	196	186,021	71,128	417	10,822	5,491	6,931	2,326	3,882	1.8	2.9	3.3	2.9	3.2	
Growth Allocation by Jurisdiction, Adopted 2045 MTP																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	9,746	579	9,167	408	107	301	2,651	285	2,366	4,196	317	3,879	3,087	334	2,753	1,569	368	1,201	2,635	196	2,439
Unincorporated Person County	61,382	380	61,002	9	0	9	8,171	32	8,139	1,295	65	1,230	3,844	32	3,812	757	73	684	1,247	0	1,247
Countywide Totals	71,128	959	70,169	417	107	310	10,822	317	10,505	5,491	382	5,109	6,931	366	6,565	2,326	441	1,885	3,882	196	3,686
Total Capacity, Adopted 2045 MTP						Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage															
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage						
	D.U.'s	Emp	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net				
City of Roxboro	10,154	14,138	1,472,778	158,333	1,314,444	1,446,897	99,063	1,347,834	935,455	101,212	834,242	541,034	126,897	414,138	823,438	61,250	762,188				
Unincorporated Person	61,391	15,314	4,539,444	17,778	4,521,667	404,688	20,313	384,375	1,164,848	9,697	1,155,152	261,034	25,172	235,862	389,688	0	389,688				
Countywide Totals	71,545	29,452	6,012,222	176,111	5,836,111	1,851,584	119,375	1,732,209	2,100,303	110,909	1,989,394	802,069	152,069	650,000	1,213,125	61,250	1,151,875				
Total Demand, Adopted 2045 MTP			Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP																		
Jurisdiction	Total Demand		Single Family DU Population			Multifamily DU Population			Total Population			Person County Average Household Size									
	D.U.'s	Emp	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Single Family	Multi Family								
City of Roxboro	686	1,500	25,340	1,505	23,834	1,065	279	786	26,404	1,785	24,620	2.6	2.61								
Unincorporated Person	380	202	159,593	988	158,605	23	0	23	159,617	988	158,629										
Countywide Totals	1,066	1,702	184,933	2,493	182,439	1,088	279	809	186,021	2,773	183,249										

Wake County Control Totals (34-Year Forecast, 2016-2050)							
POP	SF	MF	IND	RET	OFF	SRL	SRH
733,946	199,446	85,477	57,885	118,346	218,806	193,062	39,570

Wake County Build-Out Potential (2050 MTP - 2050 Default)							
POP	SF	MF	IND	RET	OFF	SRL	SRH
1,078,989	245,606	192,493	59,057	472,856	455,680	245,544	245,872

Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2050 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	47,368	44,183	3,185	113,396	53,680	59,716	17,964	17,962	2	183,403	71,040	112,363	186,170	109,719	76,451	107,305	91,522	15,783	99,180	27,528	71,652
Town of Wake Forest	2,013	1,879	134	903	388	515	512	512	0	2,077	339	1,738	857	521	336	699	525	174	1,299	24	1,275
Town of Rolesville	6,541	5,667	874	3,238	1,179	2,059	161	161	0	22,885	3,851	19,034	16,402	7,049	9,353	7,165	5,675	1,490	7,492	651	6,841
Town of Knightdale	9,665	9,272	393	1,115	505	610	1,513	1,513	0	7,495	1,891	5,604	3,762	2,153	1,609	3,328	2,654	674	3,158	320	2,838
Town of Zebulon	4,369	4,101	268	438	133	305	473	473	0	2,079	195	1,884	819	320	499	1,024	756	268	9,839	162	9,677
Town of Wendell	10,338	9,683	655	2,876	1,112	1,764	2,077	2,077	0	5,497	1,137	4,360	3,314	1,225	2,089	4,815	4,354	461	1,916	167	1,749
Town of Garner	15,067	13,465	1,602	6,392	2,896	3,496	10,508	10,508	0	22,307	5,225	17,082	15,396	8,374	7,022	10,077	7,279	2,798	8,596	877	7,719
Town of Holly Springs	10,805	9,438	1,367	4,535	1,121	3,414	3,435	3,311	124	11,870	1,461	10,409	6,912	2,357	4,555	5,178	3,397	1,781	5,883	389	5,494
Town of Fuquay-Varina	46,478	39,644	6,834	8,936	2,570	6,366	3,778	3,778	0	45,051	6,452	38,599	48,393	15,784	32,609	31,355	22,344	9,011	29,389	2,062	27,327
Town of Apex	10,565	8,149	2,416	17,072	5,816	11,256	5,079	4,344	735	98,735	12,149	86,586	75,978	30,736	45,242	38,095	26,575	11,520	39,905	2,990	36,915
Town of Cary	19,999	18,867	1,132	31,132	15,560	15,572	6,288	6,288	0	45,855	10,978	34,877	52,815	28,315	24,500	24,527	21,435	3,092	27,061	3,668	23,393
Town of Morrisville	1,104	1,088	16	582	269	313	1,383	1,383	0	8,000	2,217	5,783	7,607	4,228	3,379	3,269	2,802	467	3,603	570	3,033
Town of Angier	317	282	35	2	1	1	101	101	0	388	33	355	300	88	212	140	75	65	266	12	254
Research Triangle Park	2	2	0	4	3	1	0	0	0	1,374	355	1,019	9,491	4,783	4,708	199	166	33	9	0	9
Unincorporated Wake County	60,975	33,726	27,249	1,872	244	1,628	5,785	5,474	311	15,840	1,023	14,817	27,464	3,154	24,310	8,368	3,503	4,865	8,276	150	8,126
Countywide Totals	245,606	199,446	46,160	192,493	85,477	107,016	59,057	57,885	1,172	472,856	118,346	354,510	455,680	218,806	236,874	245,544	193,062	52,482	245,872	39,570	206,302

Total Capacity, 2050 MTP - 2050 Default

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	160,764	594,022
Town of Wake Forest	2,916	5,444
Town of Rolesville	9,779	54,105
Town of Knightdale	10,780	19,256
Town of Zebulon	4,807	14,234
Town of Wendell	13,214	17,619
Town of Garner	21,459	66,884
Town of Holly Springs	15,340	33,278
Town of Fuquay-Varina	55,414	157,966
Town of Apex	27,637	257,792
Town of Cary	51,131	156,546
Town of Morrisville	1,686	23,862
Town of Angier	319	1,195
Research Triangle Park	6	11,073
Unincorporated Wake County	62,847	65,733
Countywide Totals	438,099	1,479,009

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	9,454,737	9,453,684	1,053	63,242,414	24,496,552	38,745,862	56,415,152	33,248,182	23,166,970	37,001,724	31,559,310	5,442,414	30,993,750	8,602,500	22,391,250
Town of Wake Forest	269,474	269,474	0	716,207	116,897	599,310	259,697	157,879	101,818	241,034	181,034	60,000	405,938	7,500	398,438
Town of Rolesville	84,737	84,737	0	7,891,379	1,327,931	6,563,448	4,970,303	2,136,061	2,834,242	2,470,690	1,956,897	513,793	2,341,250	203,438	2,137,813
Town of Knightdale	796,316	796,316	0	2,584,483	652,069	1,932,414	1,140,000	652,424	487,576	1,147,586	915,172	232,414	986,875	100,000	886,875
Town of Zebulon	248,947	248,947	0	716,897	67,241	649,655	248,182	96,970	151,212	353,103	260,690	92,414	3,074,688	50,625	3,024,063
Town of Wendell	1,093,158	1,093,158	0	1,895,517	392,069	1,503,448	1,004,242	371,212	633,030	1,660,345	1,501,379	158,966	598,750	52,188	546,563
Town of Garner	5,530,526	5,530,526	0	7,692,069	1,801,724	5,890,345	4,665,455	2,537,576	2,127,879	3,474,828	2,510,000	964,828	2,686,250	274,063	2,412,188
Town of Holly Springs	1,807,895	1,742,632	65,263	4,093,103	503,793	3,589,310	2,094,545	714,242	1,380,303	1,785,517	1,171,379	614,138	1,838,438	121,563	1,716,875
Town of Fuquay-Varina	1,988,421	1,988,421	0	15,534,828	2,224,828	13,310,000	14,664,545	4,783,030	9,881,515	10,812,069	7,704,828	3,107,241	9,184,063	644,375	8,539,688
Town of Apex	2,673,158	2,286,316	386,842	34,046,552	4,189,310	29,857,241	23,023,636	9,313,939	13,709,697	13,136,207	9,163,793	3,972,414	12,470,313	934,375	11,535,938
Town of Cary	3,309,474	3,309,474	0	15,812,069	3,785,517	12,026,552	16,004,545	8,580,303	7,424,242	8,457,586	7,391,379	1,066,207	8,456,563	1,146,250	7,310,313
Town of Morrisville	727,895	727,895	0	2,758,621	764,483	1,994,138	2,305,152	1,281,212	1,023,939	1,127,241	966,207	161,034	1,125,938	178,125	947,813
Town of Angier	53,158	53,158	0	133,793	11,379	122,414	90,909	26,667	64,242	48,276	25,862	22,414	83,125	3,750	79,375
Research Triangle Park	0	0	0	473,793	122,414	351,379	2,876,061	1,449,394	1,426,667	68,621	57,241	11,379	2,813	0	2,813
Unincorporated Wake County	3,044,737	2,881,053	163,684	5,462,069	352,759	5,109,310	8,322,424	955,758	7,366,667	2,885,517	1,207,931	1,677,586	2,586,250	46,875	2,539,375
Countywide Totals	31,082,632	30,465,789	616,842	163,053,793	40,808,966	122,244,828	138,084,848	66,304,848	71,780,000	84,670,345	66,573,103	18,097,241	76,835,000	12,365,625	64,469,375

Total Demand, 2050 MTP - 2050 Default

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	97,863	317,771
Town of Wake Forest	2,267	1,921
Town of Rolesville	6,846	17,387
Town of Knightdale	9,777	8,531
Town of Zebulon	4,234	1,906
Town of Wendell	10,795	8,960
Town of Garner	16,361	32,263
Town of Holly Springs	10,559	10,915
Town of Fuquay-Varina	42,214	50,420
Town of Apex	13,965	76,794
Town of Cary	34,427	70,684
Town of Morrisville	1,357	11,200
Town of Angier	283	309
Research Triangle Park	5	5,304
Unincorporated Wake County	33,970	13,304
Countywide Totals	284,923	627,669

Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	133,104	124,154	8,950	229,060	108,434	120,626	362,164	232,588	129,576
Town of Wake Forest	5,657	5,280	377	1,824	784	1,040	7,481	6,064	1,417
Town of Rolesville	18,380	15,924	2,456	6,541	2,382	4,159	24,921	18,306	6,615
Town of Knightdale	27,159	26,054	1,104	2,252	1,020	1,232	29,411	27,074	2,337
Town of Zebulon	12,277	11,524	753	885	269	616	13,162	11,792	1,369
Town of Wendell	29,050	27,209	1,841	5,810	2,246	3,563	34,859	29,455	5,404
Town of Garner	42,338	37,837	4,502	12,912	5,850	7,062	55,250	43,687	11,564
Town of Holly Springs	30,362	26,521	3,841	9,161	2,264	6,896	39,523	28,785	10,738
Town of Fuquay-Varina	130,603	111,400	19,204	18,051	5,191	12,859	148,654	116,591	32,063
Town of Apex	29,688	22,899	6,789	34,485	11,748	22,737	64,173	34,647	29,526
Town of Cary	56,197	53,016	3,181	62,887	31,431	31,455	119,084	84,447	34,636
Town of Morrisville	3,102	3,057	45	1,176	543	632	4,278	3,601	677
Town of Angier	891	792	98	4	2	2	895	794	100
Research Triangle Park	6	6	0	8	6	2	14	12	2
Unincorporated Wake County	171,340	94,770	76,570	3,781	493	3,289	175,121	95,263	79,858
Countywide Totals	690,153	560,443	129,710	388,836	172,664	216,172	1,078,989	733,107	345,882

Wake County Average Household Size

Single Family	Multi Family
2.81	2.02

Guide Total Check

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Adopted 2045 MTP Scenario Results

Wake County Control Totals (32-Year Forecast, 2013-2045)

POP	SF	MF	IND	RET	OFF	SRL	SRH
779,731	204,042	87,446	62,639	80,718	153,909	109,689	27,285

Wake County Build-Out Potential (Adopted 2045 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
1,101,806	252,814	173,587	61,985	481,033	452,981	312,579	232,221

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	48,715	45,579	3,136	133,238	73,783	59,455	14,897	14,664	233	199,226	63,477	135,749	190,945	99,682	91,263	127,125	69,529	57,596	110,917	22,135	88,782
Town of Wake Forest	600	573	27	105	64	41	126	126	0	271	9	262	114	27	87	96	36	60	166	8	158
Town of Rolesville	5,176	4,932	244	280	6	274	9	9	0	879	0	879	1,324	198	1,126	438	50	388	624	26	598
Town of Knightdale	12,180	11,557	623	1,705	114	1,591	2,326	2,326	0	8,143	281	7,862	3,738	717	3,021	2,629	981	1,648	4,031	20	4,011
Town of Zebulon	4,483	3,706	777	437	23	414	5,512	5,512	0	2,697	8	2,689	956	56	900	910	123	787	1,474	0	1,474
Town of Wendell	8,795	7,656	1,139	2,796	124	2,672	1,101	1,101	0	4,895	77	4,818	2,765	183	2,582	2,843	284	2,559	2,014	1	2,013
Town of Garner	12,639	11,989	650	3,332	1,382	1,950	6,819	6,819	0	19,148	1,951	17,197	13,620	4,484	9,136	8,357	3,098	5,259	7,006	220	6,786
Town of Holly Springs	15,056	13,396	1,660	3,993	162	3,831	3,213	3,213	0	39,918	510	39,408	26,183	1,058	25,125	23,881	2,886	20,995	14,431	12	14,419
Town of Fuquay-Varina	24,842	22,748	2,094	4,359	1,224	3,135	3,143	3,143	0	28,818	626	28,192	35,442	3,835	31,607	21,568	3,074	18,494	12,265	345	11,920
Town of Apex	9,787	8,444	1,343	7,032	2,711	4,321	4,960	4,960	0	79,853	2,273	77,580	55,159	7,801	47,358	36,123	6,659	29,464	34,641	141	34,500
Town of Cary	11,431	11,204	227	10,438	5,519	4,919	4,125	4,125	0	46,732	6,511	40,221	44,537	20,520	24,017	29,853	13,677	16,176	20,544	2,003	18,541
Town of Morrisville	1,317	1,311	6	2,682	2,011	671	1,320	1,320	0	14,543	4,756	9,787	16,488	10,653	5,835	7,589	5,268	2,321	6,204	1,290	4,914
Town of Angier	377	352	25	61	6	55	102	102	0	1,844	81	1,763	1,410	26	1,384	1,068	21	1,047	660	0	660
Research Triangle Park	0	0	0	16	10	6	83	83	0	1,648	102	1,546	12,203	2,007	10,196	7,469	2,066	5,403	429	1	428
Unincorporated Wake County	97,416	60,595	36,821	3,113	307	2,806	14,249	14,249	0	32,418	57	32,361	48,097	2,662	45,435	42,630	1,938	40,692	16,815	1,081	15,734
Countywide Totals	252,814	204,042	48,772	173,587	87,446	86,141	61,985	61,752	233	481,033	80,719	400,314	452,981	153,909	299,072	312,579	109,690	202,889	232,221	27,283	204,938

Total Capacity, Adopted 2045 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	181,953	643,110
Town of Wake Forest	705	773
Town of Rolesville	5,456	3,274
Town of Knightdale	13,885	20,867
Town of Zebulon	4,920	11,549
Town of Wendell	11,591	13,618
Town of Garner	15,971	54,950
Town of Holly Springs	19,049	107,626
Town of Fuquay-Varina	29,201	101,236
Town of Apex	16,819	210,736
Town of Cary	21,869	145,791
Town of Morrisville	3,999	46,144
Town of Angier	438	5,084
Research Triangle Park	16	21,832
Unincorporated Wake County	100,529	154,209
Countywide Totals	426,401	1,540,799

Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	8,276,111	8,146,667	129,444	68,698,621	21,888,621	46,810,000	57,862,121	30,206,667	27,655,455	43,836,207	23,975,517	19,860,690	34,661,563	6,917,188	27,744,375
Town of Wake Forest	70,000	70,000	0	93,448	3,103	90,345	34,545	8,182	26,364	33,103	12,414	20,690	51,875	2,500	49,375
Town of Rolesville	5,000	5,000	0	303,103	0	303,103	401,212	60,000	341,212	151,034	17,241	133,793	195,000	8,125	186,875
Town of Knightdale	1,292,222	1,292,222	0	2,807,931	96,897	2,711,034	1,132,727	217,273	915,455	906,552	338,276	568,276	1,259,688	6,250	1,253,438
Town of Zebulon	3,062,222	3,062,222	0	930,000	2,759	927,241	289,697	16,970	272,727	313,793	42,414	271,379	460,625	0	460,625
Town of Wendell	611,667	611,667	0	1,687,931	26,552	1,661,379	837,879	55,455	782,424	980,345	97,931	882,414	629,375	313	629,063
Town of Garner	3,788,333	3,788,333	0	6,602,759	672,759	5,930,000	4,127,273	1,358,788	2,768,485	2,881,724	1,068,276	1,813,448	2,189,375	68,750	2,120,625
Town of Holly Springs	1,785,000	1,785,000	0	13,764,828	175,862	13,588,966	7,934,242	320,606	7,613,636	8,234,828	995,172	7,239,655	4,509,688	3,750	4,505,938
Town of Fuquay-Varina	1,746,111	1,746,111	0	9,937,241	215,862	9,721,379	10,740,000	1,162,121	9,577,879	7,437,241	1,060,000	6,377,241	3,832,813	107,813	3,725,000
Town of Apex	2,755,556	2,755,556	0	27,535,517	783,793	26,751,724	16,714,848	2,363,939	14,350,909	12,456,207	2,296,207	10,160,000	10,825,313	44,063	10,781,250
Town of Cary	2,291,667	2,291,667	0	16,114,483	2,245,172	13,869,310	13,496,061	6,218,182	7,277,879	10,294,138	4,716,207	5,577,931	6,420,000	625,938	5,794,063
Town of Morrisville	733,333	733,333	0	5,014,828	1,640,000	3,374,828	4,996,364	3,228,182	1,768,182	2,616,897	1,816,552	800,345	1,938,750	403,125	1,535,625
Town of Angier	56,667	56,667	0	635,862	27,931	607,931	427,273	7,879	419,394	368,276	7,241	361,034	206,250	0	206,250
Research Triangle Park	46,111	46,111	0	568,276	35,172	533,103	3,697,879	608,182	3,089,697	2,575,517	712,414	1,863,103	134,063	313	133,750
Unincorporated Wake County	7,916,111	7,916,111	0	11,178,621	19,655	11,158,966	14,574,848	806,667	13,768,182	14,700,000	668,276	14,031,724	5,254,688	337,813	4,916,875
Countywide Totals	34,436,111	34,306,667	129,444	165,873,448	27,834,138	138,039,310	137,266,970	46,639,091	90,627,879	107,785,862	37,824,138	69,961,724	72,569,063	8,525,938	64,043,125

Total Demand, Adopted 2045 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	119,362	269,487
Town of Wake Forest	637	206
Town of Rolesville	4,938	283
Town of Knightdale	11,671	4,325
Town of Zebulon	3,729	5,699
Town of Wendell	7,780	1,646
Town of Garner	13,371	16,572
Town of Holly Springs	13,558	7,679
Town of Fuquay-Varina	23,972	11,023
Town of Apex	11,155	21,834
Town of Cary	16,723	46,836
Town of Morrisville	3,322	23,287
Town of Angier	358	230
Research Triangle Park	10	4,259
Unincorporated Wake County	60,902	19,987
Countywide Totals	291,488	433,353

Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	142,735	133,546	9,188	277,135	153,469	123,666	419,870	287,015	132,855
Town of Wake Forest	1,758	1,679	79	218	133	85	1,976	1,812	164
Town of Rolesville	15,166	14,451	715	582	12	570	15,748	14,463	1,285
Town of Knightdale	35,687	33,862	1,825	3,546	237	3,309	39,234	34,099	5,135
Town of Zebulon	13,135	10,859	2,277	909	48	861	14,044	10,906	3,138
Town of Wendell	25,769	22,432	3,337	5,816	258	5,558	31,585	22,690	8,895
Town of Garner	37,032	35,128	1,905	6,931	2,875	4,056	43,963	38,002	5,961
Town of Holly Springs	44,114	39,250	4,864	8,305	337	7,968	52,420	39,587	12,832
Town of Fuquay-Varina	72,787	66,652	6,135	9,067	2,546	6,521	81,854	69,198	12,656
Town of Apex	28,676	24,741	3,935	14,627	5,639	8,988	43,302	30,380	12,923
Town of Cary	33,493	32,828	665	21,711	11,480	10,232	55,204	44,307	10,897
Town of Morrisville	3,859	3,841	18	5,579	4,183	1,396	9,437	8,024	1,413
Town of Angier	1,105	1,031	73	127	12	114	1,231	1,044	188
Research Triangle Park	0	0	0	33	21	12	33	21	12
Unincorporated Wake County	285,429	177,543	107,886	6,475	639	5,836			