2055 MTP - Growth Analysis Output Summary by County

Regional Growth Capacity Total Summary Table

		Total Population	Dwelling Units		Employment				
			Single Family	Multi-Family	Industrial	Retail	Office	Service - Low Rate	Service - High Rate
Alamance	2055 MTP Region Guide Total	0	0	0					
	2055 MTP Capacity								
Chatham	2055 MTP Region Guide Total	47,184	17,533	1,948	4,603	872	3,283	7,363	1,424
	2055 MTP Capacity	253,489	84,142	22,944	29,146	327,668	142,621	72,441	48,057
Durham	2055 MTP Region Guide Total	150,621	42,959	23,132	21,521	12,947	65,846	92,064	18,399
	2055 MTP Capacity	536,838	111,562	138,820	47,863	167,360	379,826	129,441	96,848
Franklin	2055 MTP Region Guide Total	71,365	26,334	1,386	2,418	612	2,228	3,289	512
	2055 MTP Capacity	184,382	62,768	10,820	26,161	30,388	50,026	27,736	10,663
Granville	2055 MTP Region Guide Total	20,716	7,076	786	894	277	464	1,401	314
	2055 MTP Capacity	314,757	112,637	5,780	8,381	49,220	34,077	29,900	14,503
Harnett	2055 MTP Region Guide Total	23,113	7,634	848	136	1,412	1,337	2,802	693
	2055 MTP Capacity	530,065	185,646	5,003	1,394	120,641	49,067	47,936	51,759
Johnston	2055 MTP Region Guide Total	190,902	63,212	7,024	5,354	4,126	10,170	22,893	3,923
	2055 MTP Capacity	408,135	134,491	15,987	114,235	174,832	201,670	157,596	68,601
Nash	2055 MTP Region Guide Total	419	145	25	22	7	24	60	7
	2055 MTP Capacity	10,342	4,011	58	4,339	3,700	939	1,226	2,126
Orange	2055 MTP Region Guide Total	48,373	13,405	7,218	2,369	2,732	13,665	26,868	3,225
	2055 MTP Capacity	106,474	24,207	23,047	92,954	73,775	45,103	67,513	45,184
Person	2055 MTP Region Guide Total	1,126	386	84	0	191	222	899	98
	2055 MTP Capacity	34,576	14,145	264	2,403	7,427	1,451	1,589	2,172
Wake	2055 MTP Region Guide Total	857,125	236,962	101,555	49,772	76,012	199,236	341,739	59,195
	2055 MTP Capacity	1,406,902	274,968	331,472	110,196	495,054	478,174	354,327	238,520
Totals	2055 MTP Guide Total	1,410,944	415,646	144,006	87,089	99,188	296,475	499,378	87,790
	2055 MTP Capacity	3,785,960	1,008,577	554,195	437,072	1,450,065	1,382,954	889,705	578,433

Guide Totals match Demand Totals

Demand Exceeds Capacity

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Chatham County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
47,184	17,533	1,948	4,603	872	3,283	7,363	1,424

Chatham County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
253,489	84,142	22,944	29,146	327,668	142,621	72,441	48,057

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, Draft 2055 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	11,963	526	11,437	3,362	22	3,340	14,522	1,800	12,722	50,425	0	50,425	29,707	518	29,189	10,445	1,333	9,112	16,369	107	16,262
Town of Pittsboro	46,110	16,653	29,457	13,502	1,600	11,902	7	0	7	27,929	444	27,485	12,484	2,624	9,860	9,150	5,470	3,680	10,045	1,054	8,991
Town of Cary	1	0	1	0	0	0	1,892	912	980	520	0	520	202	0	202	188	7	181	433	26	407
Town of Goldston	5,806	283	5,523	95	95	0	195	0	195	0	0	0	386	38	348	43	21	22	45	0	45
Town of Apex	244	12	232	895	0	895	10	0	10	5,152	0	5,152	4,560	4	4,556	3,068	101	2,967	3,251	0	3,251
Unincorporated Chatham County	20,018	59	19,959	5,090	231	4,859	12,520	1,891	10,629	243,642	429	243,213	95,282	99	95,183	49,547	431	49,116	17,914	237	17,677
Countywide Totals	84,142	17,533	66,609	22,944	1,948	20,996	29,146	4,603	24,543	327,668	873	326,795	142,621	3,283	139,338	72,441	7,363	65,078	48,057	1,424	46,633
Committed	1,218			843			4,603			873			414			406			360		
Asserted	0																				
Total	1,218			843			4,603			873			414			406			360		

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Siler City	15,325	121,468
Town of Pittsboro	59,612	59,615
Town of Cary	1	3,235
Town of Goldston	5,901	669
Town of Apex	1,139	16,041
Unincorporated Chatham County	25,108	418,905
Countywide Totals	107,086	619,933
Total Committed	2,061	6,656
Total Asserted	0	0
Total Committed & Asserted	2,061	6,656

Growth Allocation by Jurisdiction,Deficiency & Needs - 2055 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 Siler City	7,643,158	947,368	6,695,789	17,387,931	0	17,387,931	9,002,121	156,970	8,845,152	3,601,724	459,655	3,142,069	5,115,313	33,438	5,081,875
Town of Pittsboro	3,684	0	3,684	9,630,690	153,103	9,477,586	3,783,030	795,152	2,987,879	3,155,172	1,886,207	1,268,966	3,139,063	329,375	2,809,688
Town of Cary	995,789	480,000	515,789	179,310	0	179,310	61,212	0	61,212	64,828	2,414	62,414	135,313	8,125	127,188
Town of Goldston	102,632	0	102,632	0	0	0	116,970	11,515	105,455	14,828	7,241	7,586	14,063	0	14,063
Town of Apex	5,263	0	5,263	1,776,552	0	1,776,552	1,381,818	1,212	1,380,606	1,057,931	34,828	1,023,103	1,015,938	0	1,015,938
Unincorporated Chatham County	6,589,474	995,263	5,594,211	84,014,483	147,931	83,866,552	28,873,333	30,000	28,843,333	17,085,172	148,621	16,936,552	5,598,125	74,063	5,524,063
Countywide Totals	15,340,000	2,422,632	12,917,368	112,988,966	301,034	112,687,931	43,218,485	994,848	42,223,636	24,979,655	2,538,966	22,440,690	15,017,813	445,000	14,572,813

Total Demand (Growth Allocation),Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	548	3,758
Town of Pittsboro	18,253	9,592
Town of Cary	0	945
Town of Goldston	378	59
Town of Apex	12	105
Unincorporated Chatham County	290	3,087
Countywide Totals	19,481	17,546

Guide Total Check

Has Committed Development

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	29,549	1,299	28,249	6,690	44	6,647	36,239	1,343	34,896
Town of Pittsboro	113,892	41,133	72,759	26,869	3,184	23,685	140,761	44,317	96,444
Town of Cary	2	0	2	0	0	0	2	0	2
Town of Goldston	14,341	699	13,642	189	189	0	14,530	888	13,642
Town of Apex	603	30	573	1,781	0	1,781	2,384	30	2,354
Unincorporated Chatham County	49,444	146	49,299	10,129	460	9,669	59,574	605	58,968
Countywide Totals	207,831	43,307	164,524	45,659	3,877	41,782	253,489	47,183	206,306

Chatham County Average Household Size

Single Family	Multi Family
2.47	1.99

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Durham County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
150,621	42,959	23,132	21,521	12,947	65,846	92,064	18,399

Durham County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
536,838	111,562	138,820	47,863	167,360	379,826	129,441	96,848

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, Draft 2055 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	95,865	42,318	53,547	125,532	21,189	104,343	38,434	20,771	17,663	125,842	11,307	114,535	138,465	46,332	92,133	89,042	66,730	22,312	76,365	16,562	59,803
Town of Chapel Hill	37	31	6	2,160	647	1,513	0	0	0	3,089	483	2,606	3,049	1,853	1,196	4,148	3,840	308	938	40	898
Research Triangle Park	7,779	580	7,199	10,807	1,296	9,511	773	718	55	34,538	1,157	33,381	99,842	17,661	82,181	34,325	21,478	12,847	19,253	1,797	17,456
City of Raleigh	102	28	74	16	0	16	57	32	25	31	0	31	5	0	5	24	11	13	15	0	15
Unincorporated Durham County	7,779	2	7,777	305	0	305	8,599	0	8,599	3,860	0	3,860	138,465	0	138,465	1,902	5	1,897	277	0	277
Countywide Totals	111,562	42,959	68,603	138,820	23,132	115,688	47,863	21,521	26,342	167,360	12,947	154,413	379,826	65,846	313,980	129,441	92,064	37,377	96,848	18,399	78,449
Committed	9,453			10,246						679			5,397			639			944		
Asserted	0			1,584			1,428			106			855			961			214		
Total	9,453	9,453		11,830	11,830		1,428	1,428		785	785		6,252	6,252		1,600	1,600		1,158	1,158	

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Durham	221,397	468,148
Town of Chapel Hill	2,197	11,224
RTP	18,586	188,731
City of Raleigh	118	132
Unincorporated Durham County	8,084	153,103
Countywide Totals	250,382	821,338
Total Committed	19,699	7,659
Total Asserted	1,584	3,564
Total Committed & Asserted	21,283	11,223

Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 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 Durham	20,228,421	10,932,105	9,296,316	43,393,793	3,898,966	39,494,828	41,959,091	14,040,000	27,919,091	30,704,138	23,010,345	7,693,793	23,864,063	5,175,625	18,688,438
Town of Chapel Hill	0	0	0	1,065,172	166,552	898,621	923,939	561,515	362,424	1,430,345	1,324,138	106,207	293,125	12,500	280,625
RTP	406,842	377,895	28,947	11,909,655	398,966	11,510,690	30,255,152	5,351,818	24,903,333	11,836,207	7,406,207	4,430,000	6,016,563	561,563	5,455,000
City of Raleigh	30,000	16,842	13,158	10,690	0	10,690	1,515	0	1,515	8,276	3,793	4,483	4,688	0	4,688
Unincorporated Durham County	4,525,789	0	4,525,789	1,331,034	0	1,331,034	41,959,091	0	41,959,091	655,862	1,724	654,138	86,563	0	86,563
Countywide Totals	25,191,053	11,326,842	13,864,211	57,710,345	4,464,483	53,245,862	115,098,788	19,953,333	95,145,455	44,634,828	31,746,207	12,888,621	30,265,000	5,749,688	24,515,313

Total Demand (Growth Allocation), Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Durham	63,507	161,702
Town of Chapel Hill	678	6,216
RTP	1,876	42,811
City of Raleigh	28	43
Unincorporated Durham County	2	5
Countywide Totals	66,091	210,777

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	240,621	106,218	134,403	232,234	39,200	193,035	472,855	145,418	327,438
Town of Chapel Hill	93	78	15	3,996	1,197	2,799	4,089	1,275	2,814
Research Triangle Park	19,525	1,456	18,069	19,993	2,398	17,595	39,518	3,853	35,665
City of Raleigh	256	70	186	30	0	30	286	70	215
Unincorporated Durham County	19,525	5	19,520	564	0	564	20,090	5	20,085
Countywide Totals	280,021	107,827	172,194	256,817	42,794	214,023	536,838	150,621	386,216

Durham County Average Household Size

Single Family	Multi Family
2.51	1.85

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Franklin County Control Totals (30-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
71,365	26,334	1,386	2,418	612	2,228	3,289	512

Franklin County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
184,382	62,768	10,820	26,161	30,388	50,026	27,736	10,663

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, Deficiency & Needs - 2055 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	6,079	5,201	878	7,377	1,170	6,207	1,230	708	522	4,538	452	4,086	3,783	1,220	2,563	2,899	1,120	1,779	1,752	268	1,484
Town of Franklinton	3,919	2,716	1,203	1,976	193	1,783	1,146	283	863	6,846	37	6,809	6,194	799	5,395	3,950	1,552	2,398	3,063	174	2,889
Town of Louisburg	3,723	1,581	2,142	180	7	173	972	258	714	2,902	114	2,788	1,540	172	1,368	1,286	109	1,177	1,140	24	1,116
Town of Bunn	3,540	2,555	985	10	3	7	347	135	212	4	0	4	9	0	9	1	0	1	2	0	2
Town of Wake Forest	946	912	34	49	5	44	15	1	14	95	1	94	14	0	14	28	12	16	69	5	64
Unincorporated Franklin County	44,561	13,369	31,192	1,228	8	1,220	22,451	1,033	21,418	16,003	8	15,995	38,486	37	38,449	19,572	496	19,076	4,637	41	4,596
Countywide Totals	62,768	26,334	36,434	10,820	1,386	9,434	26,161	2,418	23,743	30,388	612	29,776	50,026	2,228	47,798	27,736	3,289	24,447	10,663	512	10,151
Total Committed	1,159			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	1,159			0			0			0			0			0			0		

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	13,456	14,202
Town of Franklinton	5,895	21,199
Town of Louisburg	3,903	7,840
Town of Bunn	3,550	363
Town of Wake Forest	995	221
Unincorporated Franklin County	45,789	101,149
Countywide Totals	73,588	144,974
Total Committed	1,159	0
Total Asserted	0	0
Total Committed & Asserted	1,159	0

Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 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	647,368	372,632	274,737	1,564,828	155,862	1,408,966	1,146,364	369,697	776,667	999,655	386,207	613,448	547,500	83,750	463,750
Town of Franklinton	603,158	148,947	454,211	2,360,690	12,759	2,347,931	1,876,970	242,121	1,634,848	1,362,069	535,172	826,897	957,188	54,375	902,813
Town of Louisburg	511,579	135,789	375,789	1,000,690	39,310	961,379	466,667	52,121	414,545	443,448	37,586	405,862	356,250	7,500	348,750
Town of Bunn	182,632	71,053	111,579	1,379	0	1,379	2,727	0	2,727	345	0	345	625	0	625
Town of Wake Forest	7,895	526	7,368	32,759	345	32,414	4,242	0	4,242	9,655	4,138	5,517	21,563	1,563	20,000
Unincorporated Franklin County	11,816,316	543,684	11,272,632	5,518,276	2,759	5,515,517	11,662,424	11,212	11,651,212	6,748,966	171,034	6,577,931	1,449,063	12,813	1,436,250
Countywide Totals	13,768,947	1,272,632	12,496,316	10,478,621	211,034	10,267,586	15,159,394	675,152	14,484,242	9,564,138	1,134,138	8,430,000	3,332,188	160,000	3,172,188

Total Demand (Growth Allocation), Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	6,371	3,768
Town of Franklinton	2,909	2,845
Town of Louisburg	1,588	677
Town of Bunn	2,558	135
Town of Wake Forest	917	19
Unincorporated Franklin County	13,377	1,615
Countywide Totals	27,720	9,059

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	15,866	13,575	2,292	14,016	2,223	11,793	29,882	15,798	14,085
Town of Franklinton	10,229	7,089	3,140	3,754	367	3,388	13,983	7,455	6,528
Town of Louisburg	9,717	4,126	5,591	342	13	329	10,059	4,140	5,919
Town of Bunn	9,239	6,669	2,571	19	6	13	9,258	6,674	2,584
Town of Wake Forest	2,469	2,380	89	93	10	84	2,562	2,390	172
Unincorporated Franklin County	116,304	34,893	81,411	2,333	15	2,318	118,637	34,908	83,729
Countywide Totals	163,824	68,732	95,093	20,558	2,633	17,925	184,382	71,365	113,017

Franklin County Average Household Size

Single Family	Multi Family
2.61	1.9

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Granville County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
20,716	7,076	786	894	277	464	1,401	314

Granville County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
314,757	112,637	5,780	8,381	49,220	34,077	29,900	14,503

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, Draft 2055 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	12,138	4,976	7,162	3,727	671	3,056	5,324	797	4,527	27,688	179	27,509	19,704	355	19,349	17,309	1,097	16,212	7,658	226	7,432
Town of Creedmoor	3,429	1,097	2,332	380	71	309	1,748	97	1,651	4,887	98	4,789	3,555	109	3,446	2,877	295	2,582	1,669	88	1,581
Town of Stem	301	33	268	4	0	4	0	0	0	100	0	100	71	0	71	62	0	62	27	0	27
Unincorporated Granville County	96,769	970	95,799	1,669	44	1,625	1,309	0	1,309	16,545	0	16,545	10,747	0	10,747	9,652	9	9,643	5,149	0	5,149
Countywide Totals	112,637	7,076	105,561	5,780	786	4,994	8,381	894	7,487	49,220	277	48,943	34,077	464	33,613	29,900	1,401	28,499	14,503	314	14,189

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Butner	15,865	77,683
Town of Creedmoor	3,809	14,736
Town of Stem	305	260
Unincorporated Granville County	98,438	43,402
Countywide Totals	118,417	136,081

Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 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	2,802,105	419,474	2,382,632	9,547,586	61,724	9,485,862	5,970,909	107,576	5,863,333	5,968,621	378,276	5,590,345	2,393,125	70,625	2,322,500
Town of Creedmoor	920,000	51,053	868,947	1,685,172	33,793	1,651,379	1,077,273	33,030	1,044,242	992,069	101,724	890,345	521,563	27,500	494,063
Town of Stem	0	0	0	34,483	0	34,483	21,515	0	21,515	21,379	0	21,379	8,438	0	8,438
Unincorporated Granville County	688,947	0	688,947	5,705,172	0	5,705,172	3,256,667	0	3,256,667	3,328,276	3,103	3,325,172	1,609,063	0	1,609,063
Countywide Totals	4,411,053	470,526	3,940,526	16,972,414	95,517	16,876,897	10,326,364	140,606	10,185,758	10,310,345	483,103	9,827,241	4,532,188	98,125	4,434,063

Total Demand (Growth Allocation), Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	5,647	2,654
Town of Creedmoor	1,168	687
Town of Stem	33	0
Unincorporated Granville County	1,014	9
Countywide Totals	7,862	3,350

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	32,530	13,336	19,194	8,311	1,496	6,815	40,841	14,832	26,009
Town of Creedmoor	9,190	2,940	6,250	847	158	689	10,037	3,098	6,939
Town of Stem	807	88	718	9	0	9	816	88	727
Unincorporated Granville County	259,341	2,600	256,741	3,722	98	3,624	263,063	2,698	260,365
Countywide Totals	301,867	18,964	282,903	12,889	1,753	11,137	314,757	20,716	294,040

Granville County Average Household Size

Single Family	Multi Family
2.68	2.23

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Harnett County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
23,113	7,634	848	136	1,412	1,337	2,802	693

Harnett County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
530,065	185,646	5,003	1,394	120,641	49,067	47,936	51,759

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, Draft 2055 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	5,347	1,339	4,008	1,124	335	789	321	88	233	4,408	398	4,010	2,107	128	1,979	1,321	59	1,262	1,828	168	1,660
Town of Lillington	6,253	2,428	3,825	1,339	72	1,267	636	31	605	17,145	283	16,862	11,569	94	11,475	11,372	1,300	10,072	8,178	70	8,108
Town of Coats	5,699	487	5,212	950	222	728	249	8	241	7,513	214	7,299	6,298	425	5,873	4,427	437	3,990	3,769	129	3,640
Town of Erwin	5,132	50	5,082	0	0	0	17	9	8	1,088	0	1,088	247	0	247	326	1	325	600	0	600
Town of Fuquay-Varina	28	0	28	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	163,187	3,330	159,857	1,587	219	1,368	171	0	171	90,487	517	89,970	28,846	690	28,156	30,490	1,005	29,485	37,384	326	37,058
Countywide Totals	185,646	7,634	178,012	5,003	848	4,155	1,394	136	1,258	120,641	1,412	119,229	49,067	1,337	47,730	47,936	2,802	45,134	51,759	693	51,066
Total Committed	4,541			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	4,541			0			0			0			0			0			0		

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Angier	6,471	9,985
Town of Lillington	7,592	48,900
Town of Coats	6,649	22,256
Town of Erwin	5,132	2,278
Town of Fuquay-Varina	31	0
Unincorporated Harnett County	164,774	187,378
Countywide Totals	190,649	270,797
Total Committed	4,541	0
Total Asserted	0	0
Total Committed & Asserted	4,541	0

Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 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 Angier	168,947	46,316	122,632	1,520,000	137,241	1,382,759	638,485	38,788	599,697	455,517	20,345	435,172	571,250	52,500	518,750
Town of Lillington	334,737	16,316	318,421	5,912,069	97,586	5,814,483	3,505,758	28,485	3,477,273	3,921,379	448,276	3,473,103	2,555,625	21,875	2,533,750
Town of Coats	131,053	4,211	126,842	2,590,690	73,793	2,516,897	1,908,485	128,788	1,779,697	1,526,552	150,690	1,375,862	1,177,813	40,313	1,137,500
Town of Erwin	8,947	4,737	4,211	375,172	0	375,172	74,848	0	74,848	112,414	345	112,069	187,500	0	187,500
Town of Fuquay-Varina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	90,000	0	90,000	31,202,414	178,276	31,024,138	8,741,212	209,091	8,532,121	10,513,793	346,552	10,167,241	11,682,500	101,875	11,580,625
Countywide Totals	733,684	71,579	662,105	41,600,345	486,897	41,113,448	14,868,788	405,152	14,463,636	16,529,655	966,207	15,563,448	16,174,688	216,563	15,958,125

Total Demand (Growth Allocation), Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Angier	1,674	841
Town of Lillington	2,500	1,778
Town of Coats	709	1,213
Town of Erwin	50	10
Town of Fuquay-Varina	0	0
Unincorporated Harnett County	3,549	2,538
Countywide Totals	8,482	6,380

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	14,972	3,749	11,222	2,304	687	1,617	17,276	4,436	12,840
Town of Lillington	17,508	6,798	10,710	2,745	148	2,597	20,253	6,946	13,307
Town of Coats	15,957	1,364	14,594	1,948	455	1,492	17,905	1,819	16,086
Town of Erwin	14,370	140	14,230	0	0	0	14,370	140	14,230
Town of Fuquay-Varina	78	0	78	6	0	6	85	0	85
Unincorporated Harnett County	456,924	9,324	447,600	3,253	449	2,804	460,177	9,773	450,404
Countywide Totals	519,809	21,375	498,434	10,256	1,738	8,518	530,065	23,114	506,951

Harnett County Average Household Size

Single Family	Multi Family
2.8	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Johnston County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
190,902	63,212	7,024	5,354	4,126	10,170	22,893	3,923

Johnston County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
408,135	134,491	15,987	114,235	174,832	201,670	157,596	68,601

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, Deficiency & Needs - 2055 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	30,243	24,351	5,892	8,990	4,392	4,598	17,451	1,315	16,136	26,796	921	25,875	27,611	3,667	23,944	18,919	7,576	11,343	12,473	1,317	11,156
Town of Benson	6,533	5,253	1,280	665	386	279	7,181	420	6,761	8,845	410	8,435	4,732	237	4,495	4,490	1,432	3,058	3,350	214	3,136
Town of Wilson's Mills	2,530	2,272	258	802	223	579	5,003	194	4,809	11,238	416	10,822	7,440	664	6,776	6,681	1,083	5,598	4,070	433	3,637
Town of Kenly	1,955	1,394	561	202	130	72	116	1	115	1,036	1	1,035	2,316	11	2,305	5,708	797	4,911	619	11	608
Town of Micro	1,730	1,216	514	0	0	0	10	0	10	9,324	212	9,112	85,458	2,567	82,891	10,912	1,966	8,946	0	0	0
Town of Selma	3,564	2,680	884	2,359	900	1,459	17,770	971	16,799	35,221	1,332	33,889	22,509	1,090	21,419	14,888	3,536	11,352	11,616	1,047	10,569
Town of Smithfield	10,393	7,254	3,139	2,563	962	1,601	8,743	1,620	7,123	33,762	756	33,006	20,656	1,513	19,143	8,669	2,399	6,270	11,949	772	11,177
Town of Four Oaks	13,497	9,417	4,080	1	1	0	11,586	683	10,903	1,684	60	1,624	381	27	354	504	168	336	937	94	843
Town of Archer Lodge	1,252	790	462	7	1	6	347	21	326	185	3	182	239	12	227	94	10	84	144	0	144
Town of Pine Level	2,063	1,603	460	149	28	121	1,576	50	1,526	2,407	15	2,392	295	65	230	667	187	480	1,261	19	1,242
Town of Princeton	1,265	870	395	7	0	7	1,408	0	1,408	334	0	334	155	1	154	83	12	71	248	1	247
Unincorporated Johnson County	59,466	6,112	53,354	242	1	241	77,831	79	77,752	44,000	0	44,000	29,878	316	29,562	85,981	3,727	82,254	21,934	15	21,919
Countywide Totals	134,491	63,212	71,279	15,987	7,024	8,963	114,235	5,354	143,668	174,832	4,126	170,706	201,670	10,170	191,500	157,596	22,893	134,703	68,601	3,923	64,678
Total Committed	6,244			1,274			1,228			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	6,244			1,274			1,228			0			0			0			0		

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	39,233	103,250
Town of Benson	7,198	28,598
Town of Wilson's Mills	3,332	34,432
Town of Kenly	2,157	9,795
Town of Micro	1,730	105,704
Town of Selma	5,923	102,004
Town of Smithfield	12,956	83,779
Town of Four Oaks	13,498	15,092
Town of Archer Lodge	1,259	1,009
Town of Pine Level	2,212	6,206
Town of Princeton	1,272	2,228
Unincorporated Johnson County	59,708	259,624
Countywide Totals	150,478	751,721
Total Committed	7,518	1,228
Total Asserted	0	0
Total Committed & Asserted	7,518	1,228

Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 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	9,184,737	692,105	8,492,632	9,240,000	317,586	8,922,414	8,366,970	1,111,212	7,255,758	6,523,793	2,612,414	3,911,379	3,897,813	411,563	3,486,250
Town of Benson	3,779,474	221,053	3,558,421	3,050,000	141,379	2,908,621	1,433,939	71,818	1,362,121	1,548,276	493,793	1,054,483	1,046,875	66,875	980,000
Town of Wilson's Mills	2,633,158	102,105	2,531,053	3,875,172	143,448	3,731,724	2,254,545	201,212	2,053,333	2,303,793	373,448	1,930,345	1,271,875	135,313	1,136,563
Town of Kenly	61,053	526	60,526	357,241	345	356,897	701,818	3,333	698,485	1,968,276	274,828	1,693,448	193,438	3,438	190,000
Town of Micro	5,263	0	5,263	3,215,172	73,103	3,142,069	25,896,364	777,879	25,118,485	3,762,759	677,931	3,084,828	0	0	0
Town of Selma	9,352,632	511,053	8,841,579	12,145,172	459,310	11,685,862	6,820,909	330,303	6,490,606	5,133,793	1,219,310	3,914,483	3,630,000	327,188	3,302,813
Town of Smithfield	4,601,579	852,632	3,748,947	11,642,069	260,690	11,381,379	6,259,394	458,485	5,800,909	2,989,310	827,241	2,162,069	3,734,063	241,250	3,492,813
Town of Four Oaks	6,097,895	359,474	5,738,421	580,690	20,690	560,000	115,455	8,182	107,273	173,793	57,931	115,862	292,813	29,375	263,438
Town of Archer Lodge	182,632	11,053	171,579	63,793	1,034	62,759	72,424	3,636	68,788	32,414	3,448	28,966	45,000	0	45,000
Town of Pine Level	829,474	26,316	803,158	830,000	5,172	824,828	89,394	19,697	69,697	230,000	64,483	165,517	394,063	5,938	388,125
Town of Princeton	741,053	0	741,053	115,172	0	115,172	46,970	303	46,667	28,621	4,138	24,483	77,500	313	77,188
Unincorporated Johnson County	40,963,684	41,579	40,922,105	15,172,414	0	15,172,414	9,053,939	95,758	8,958,182	29,648,621	1,285,172	28,363,448	6,854,375	4,688	6,849,688
Countywide Totals	78,432,632	2,817,895	75,614,737	60,286,897	1,422,759	58,864,138	61,112,121	3,081,818	58,030,303	54,343,448	7,894,138	46,449,310	21,437,813	1,225,938	20,211,875

Total Demand (Growth Allocation), Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	28,743	14,796
Town of Benson	5,639	2,713
Town of Wilson's Mills	2,495	2,790
Town of Kenly	1,524	821
Town of Micro	1,216	4,745
Town of Selma	3,580	7,976
Town of Smithfield	8,216	7,060
Town of Four Oaks	9,418	1,032
Town of Archer Lodge	791	46
Town of Pine Level	1,631	336
Town of Princeton	870	14
Unincorporated Johnson County	6,113	4,137
Countywide Totals	70,236	46,466

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	84,983	68,426	16,557	16,991	8,301	8,690	101,974	76,727	25,247
Town of Benson	18,358	14,761	3,597	1,257	730	527	19,615	15,490	4,124
Town of Wilson's Mills	7,109	6,384	725	1,516	421	1,094	8,625	6,806	1,819
Town of Kenly	5,494	3,917	1,576	382	246	136	5,875	4,163	1,712
Town of Micro	4,861	3,417	1,444	0	0	0	4,861	3,417	1,444
Town of Selma	10,015	7,531	2,484	4,459	1,701	2,758	14,473	9,232	5,242
Town of Smithfield	29,204	20,384	8,821	4,844	1,818	3,026	34,048	22,202	11,846
Town of Four Oaks	37,927	26,462	11,465	2	2	0	37,928	26,464	11,465
Town of Archer Lodge	3,518	2,220	1,298	13	2	11	3,531	2,222	1,310
Town of Pine Level	5,797	4,504	1,293	282	53	229	6,079	4,557	1,521
Town of Princeton	3,555	2,445	1,110	13	0	13	3,568	2,445	1,123
Unincorporated Johnson County	167,099	17,175	149,925	457	2	455	167,557	17,177	150,380
Countywide Totals	377,920	177,626	200,294	30,215	13,275	16,940	408,135	190,901	217,234

Johnston County Average Household Size

Single Family	Multi Family
2.81	1.89

Committed / Asserted Development Includec

Guide Total Check

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Nash County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
419	145	25	22	7	24	60	7

Nash County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
10,342	4,011	58	4,339	3,700	939	1,226	2,126

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, Draft 2055 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 Middlesex	1,053	121	932	58	25	33	4,236	22	4,214	3,318	7	3,311	763	24	739	984	60	924	1,905	7	1,898
Unincorporated Nash County	2,958	24	2,934	0	0	0	103	0	103	382	0	382	176	0	176	242	0	242	221	0	221
Countywide Totals	4,011	145	3,866	58	25	33	4,339	22	4,317	3,700	7	3,693	939	24	915	1,226	60	1,166	2,126	7	2,119

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Middlesex	1,111	11,206
Unincorporated Nash County	2,958	1,124
Countywide Totals	4,069	12,330

Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 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 Middlesex	2,229,474	11,579	2,217,895	1,144,138	2,188	1,141,950	231,212	7,273	223,939	339,310	20,690	318,621	595,313	2,188	593,125
Unincorporated Nash County	54,211	0	54,211	131,724	0	131,724	53,333	0	53,333	83,448	0	83,448	69,063	0	69,063
Countywide Totals	2,283,684	11,579	2,272,105	1,275,862	2,188	1,273,675	284,545	7,273	277,273	422,759	20,690	402,069	664,375	2,188	662,188

Total Demand, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	146	120
Unincorporated Nash County	24	0
Countywide Totals	170	120

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,685	309	2,377	114	49	65	2,799	358	2,442
Unincorporated Nash County	7,543	61	7,482	0	0	0	7,543	61	7,482
Countywide Totals	10,228	370	9,858	114	49	65	10,342	419	9,923

Nash County Average Household Size

Single Family	Multi Family
2.55	1.97

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Orange County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
48,373	13,405	7,218	2,369	2,732	13,665	26,868	3,225

Orange County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
106,474	24,207	23,047	92,954	73,775	45,103	67,513	45,184

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, Deficiency & Needs - 2055 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	337	334	3	556	63	493	342	32	310	252	91	161	1,134	139	995	240	155	85	265	97	168
Town of Chapel Hill	2,581	2,507	74	15,415	6,721	8,694	961	262	699	18,929	2,504	16,425	23,744	11,829	11,915	23,104	19,279	3,825	16,000	3,078	12,922
Town of Hillsborough	3,687	3,302	385	2,505	412	2,093	890	13	877	4,637	137	4,500	3,670	416	3,254	6,213	2,358	3,855	2,875	49	2,826
City of Mebane	1,194	1,168	26	462	0	462	9,089	592	8,497	769	0	769	434	4	430	512	49	463	336	0	336
Unincorporated Orange County	16,408	6,094	10,314	4,109	22	4,087	81,672	1,470	80,202	49,188	0	49,188	16,121	1,277	14,844	37,444	5,027	32,417	25,708	1	25,707
Countywide Totals	24,207	13,405	10,802	23,047	7,218	15,829	92,954	2,369	90,585	73,775	2,732	71,043	45,103	13,665	31,438	67,513	26,868	40,645	45,184	3,225	41,959
Total Committed	2,822			4,587			1,015			1,590			2,268			1,363			914		
Total Asserted	0			0			0			228			2,316			2,181			19		
Total Committed & Asserted	2,822	2,822		4,587	4,587		1,015	1,015		1,818	1,818		4,584	4,584		3,544	3,544		933	933	

Total Capacity, Draft 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Carrboro	893	2,233
Town of Chapel Hill	17,996	82,738
Town of Hillsborough	6,192	18,285
City of Mebane	1,656	11,140
Unincorporated Orange County	20,517	210,133
Countywide Totals	47,254	324,529
Total Committed	7,409	7,150
Total Asserted	0	4,744
Total Committed & Asserted	7,409	11,894

Growth Allocation by Jurisdiction, (Deficiency & Needs - 2055 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	180,000	16,842	163,158	86,897	31,379	55,517	343,636	42,121	301,515	82,759	53,448	29,310	82,813	30,313	52,500
Town of Chapel Hill	505,789	137,895	367,895	6,527,241	863,448	5,663,793	7,195,152	3,584,545	3,610,606	7,966,897	6,647,931	1,318,966	5,000,000	961,875	4,038,125
Town of Hillsborough	468,421	6,842	461,579	1,598,966	47,241	1,551,724	1,112,121	126,061	986,061	2,142,414	813,103	1,329,310	898,438	15,313	883,125
City of Mebane	4,783,684	311,579	4,472,105	265,172	0	265,172	131,515	1,212	130,303	176,552	16,897	159,655	105,000	0	105,000
Unincorporated Orange County	42,985,263	773,684	42,211,579	16,961,379	0	16,961,379	4,885,152	386,970	4,498,182	12,911,724	1,733,448	11,178,276	8,033,750	313	8,033,438
Countywide Totals	48,923,158	1,246,842	47,676,316	25,439,655	942,069	24,497,586	13,667,576	4,140,909	9,526,667	23,280,345	9,264,828	14,015,517	14,120,000	1,007,813	13,112,188

Total Demand, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	397	514
Town of Chapel Hill	9,228	36,952
Town of Hillsborough	3,714	2,973
City of Mebane	1,168	645
Unincorporated Orange County	6,116	7,775
Countywide Totals	20,623	48,859

Includes Committed / Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction,Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	869	862	8	1,062	120	942	1,931	982	949
Town of Chapel Hill	6,659	6,468	191	29,443	12,837	16,606	36,102	19,305	16,796
Town of Hillsborough	9,512	8,519	993	4,785	787	3,998	14,297	9,306	4,991
City of Mebane	3,081	3,013	67	882	0	882	3,963	3,013	950
Unincorporated Orange County	42,333	15,723	26,610	7,848	42	7,806	50,181	15,765	34,416
Countywide Totals	62,454	34,585	27,869	44,020	13,786	30,233	106,474	48,371	58,103

Orange County Average Household Size

Single Family	Multi Family
2.58	1.91

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Person County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
1,126	386	84	0	191	222	899	98

Person County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
34,576	14,145	264	2,403	7,427	1,451	1,589	2,172

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, Draft 2055 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	3,199	386	2,813	264	84	180	616	0	616	1,814	149	1,665	554	147	407	652	509	143	1,040	97	943
Unincorporated Person County	10,946	0	10,946	0	0	0	1,787	0	1,787	5,613	42	5,571	897	75	822	937	390	547	1,132	1	1,131
Countywide Totals	14,145	386	13,759	264	84	180	2,403	0	2,403	7,427	191	7,236	1,451	222	1,229	1,589	899	690	2,172	98	2,074
Total Committed	386			84			0			34			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	386			84			0			34			0			0			0		

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Emp
City of Roxboro	3,463	4,676
Unincorporated Person	10,946	10,366
Countywide Totals	14,409	15,042
Total Committed	470	34
Total Asserted	0	0
Total Committed & Asserted	470	34

Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 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 Roxboro	324,211	0	324,211	625,517	51,379	574,138	167,879	44,545	123,333	224,828	175,517	49,310	325,000	30,313	294,688
Unincorporated Person	940,526	0	940,526	1,935,517	14,483	1,921,034	271,818	22,727	249,091	323,103	134,483	188,621	353,750	313	353,438
Countywide Totals	1,264,737	0	1,264,737	2,561,034	65,862	2,495,172	439,697	67,273	372,424	547,931	310,000	237,931	678,750	30,625	648,125

Total Demand, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Emp
City of Roxboro	470	902
Unincorporated Person	0	508
Countywide Totals	470	1,410

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	7,678	926	6,751	628	200	428	8,306	1,126	7,180
Unincorporated Person County	26,270	0	26,270	0	0	0	26,270	0	26,270
Countywide Totals	33,948	926	33,022	628	200	428	34,576	1,126	33,450

Person County Average Household Size

Single Family	Multi Family
2.4	2.38

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs (10.25.24)

Wake County Control Totals (35-Year Forecast, 2020-2055)

POP	SF	MF	IND	RET	OFF	SRL	SRH
857,125	236,962	101,555	49,772	76,012	199,236	341,739	59,195

Wake County Build-Out Potential (Deficiency & Needs - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
1,406,902	274,968	331,472	110,196	495,054	478,174	354,327	238,520

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, Draft 2055 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	132,232	111,715	20,517	198,697	73,253	125,444	43,600	15,783	27,817	152,459	50,185	102,274	193,416	114,944	78,472	162,029	159,273	2,756	95,089	43,643	51,446
Town of Wake Forest	5,395	4,867	528	5,606	1,894	3,712	895	620	275	7,306	665	6,641	6,102	2,355	3,747	3,631	3,121	510	4,150	224	3,926
Town of Rolesville	6,974	6,790	184	3,680	271	3,409	152	22	130	24,746	1,301	23,445	14,915	3,943	10,972	6,568	6,362	206	8,384	688	7,696
Town of Knightdale	4,972	4,727	245	3,689	1,339	2,350	5,541	3,212	2,329	25,611	1,102	24,509	16,200	3,332	12,868	6,693	6,576	117	9,270	901	8,369
Town of Zebulon	3,921	3,792	129	481	72	409	1,091	310	781	1,048	112	936	1,655	231	1,424	1,395	1,117	278	657	35	622
Town of Wendell	8,193	7,572	621	5,703	1,484	4,219	3,235	639	2,596	31,271	278	30,993	17,004	1,264	15,740	6,637	6,253	384	12,030	979	11,051
Town of Garner	27,291	23,003	4,288	16,677	2,884	13,793	22,372	17,105	5,267	49,943	2,176	47,767	44,601	7,314	37,287	30,121	26,132	3,989	17,855	1,013	16,842
Town of Holly Springs	12,011	10,685	1,326	4,480	867	3,613	6,330	3,754	2,576	19,185	712	18,473	13,460	3,266	10,194	6,714	6,463	251	8,728	894	7,834
Town of Fuquay-Varina	40,431	34,205	6,226	10,654	2,027	8,627	14,748	3,803	10,945	39,824	3,089	36,735	27,375	6,030	21,345	20,763	20,223	540	20,132	2,080	18,052
Town of Apex	15,759	13,404	2,355	39,031	6,124	32,907	4,337	1,591	2,746	92,040	7,283	84,757	58,181	12,785	45,396	58,772	55,890	2,882	32,972	1,942	31,030
Town of Cary	14,370	13,578	792	35,599	9,328	26,271	5,350	1,904	3,446	44,030	8,519	35,511	56,226	25,435	30,791	43,026	42,643	383	24,019	5,201	18,818
Town of Morrisville	1,653	1,573	80	5,122	1,997	3,125	941	688	253	5,111	474	4,637	13,730	10,301	3,429	4,039	4,003	36	3,125	452	2,673
Town of Angier	529	491	38	0	0	0	298	59	239	297	11	286	240	115	125	77	73	4	219	37	182
Research Triangle Park	197	189	8	1,732	14	1,718	0	0	0	1,302	51	1,251	12,929	6,954	5,975	3,182	3,117	65	201	0	201
Town of Clayton	109	85	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	147	137	10	128	1	127	63	27	36	348	3	345	194	102	92	167	167	0	176	29	147
Unincorporated Wake County	784	149	635	193	0	193	1,243	255	988	533	51	482	1,946	865	1,081	513	326	187	1,513	1,077	436
Countywide Totals	274,968	236,962	38,006	331,472	101,555	229,917	110,196	49,772	60,424	495,054	76,012	419,042	478,174	199,236	278,938	354,327	341,739	12,588	238,520	59,195	179,325
Total Committed	41,900			52,962			22,609			11,088			32,398			6,819			5,912		
Total Asserted	0			3,538			958			661			8,731			5,722			2,497		
Total Committed & Asserted	41,900	41,900	0	56,500	56,500	0	23,567	23,567	0	11,749	11,749	0	41,129	41,129	0	12,541	12,541	0	8,409	8,409	0

Total Capacity, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	330,929	646,593
Town of Wake Forest	11,001	22,084
Town of Rolesville	10,654	54,765
Town of Knightdale	8,661	63,315
Town of Zebulon	4,402	5,846
Town of Wendell	13,896	70,177
Town of Garner	43,968	164,892
Town of Holly Springs	16,491	54,417
Town of Fuquay-Varina	51,085	122,842
Town of Apex	54,790	246,302
Town of Cary	49,969	172,651
Town of Morrisville	6,775	26,946
Town of Angier	529	1,131
Research Triangle Park	1,929	17,614
Town of Clayton	109	0
City of Durham	275	948
Unincorporated Wake County	977	5,748
Countywide Totals	606,440	1,676,271
Total Committed	94,862	78,826
Total Asserted	3,538	18,569
Total Committed & Asserted	98,400	97,395

Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 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	22,947,368	8,306,842	14,640,526	52,572,069	17,305,172	35,266,897	58,610,909	34,831,515	23,779,394	55,872,069	54,921,724	950,345	29,715,313	13,638,438	16,076,875
Town of Wake Forest	471,053	326,316	144,737	2,519,310	229,310	2,290,000	1,849,091	713,636	1,135,455	1,252,069	1,076,207	175,862	1,296,875	70,000	1,226,875
Town of Rolesville	80,000	11,579	68,421	8,533,103	448,621	8,084,483	4,519,697	1,194,848	3,324,848	2,264,828	2,193,793	71,034	2,620,000	215,000	2,405,000
Town of Knightdale	2,916,316	1,690,526	1,225,789	8,831,379	380,000	8,451,379	4,909,091	1,009,697	3,899,394	2,307,931	2,267,586	40,345	2,896,875	281,563	2,615,313
Town of Zebulon	574,211	163,158	411,053	361,379	38,621	322,759	501,515	70,000	431,515	481,034	385,172	95,862	205,313	10,938	194,375
Town of Wendell	1,702,632	336,316	1,366,316	10,783,103	95,862	10,687,241	5,152,727	383,030	4,769,697	2,288,621	2,156,207	132,414	3,759,375	305,938	3,453,438
Town of Garner	11,774,737	9,002,632	2,772,105	17,221,724	750,345	16,471,379	13,515,455	2,216,364	11,299,091	10,386,552	9,011,034	1,375,517	5,579,688	316,563	5,263,125
Town of Holly Springs	3,331,579	1,975,789	1,355,789	6,615,517	245,517	6,370,000	4,078,788	989,697	3,089,091	2,315,172	2,228,621	86,552	2,727,500	279,375	2,448,125
Town of Fuquay-Varina	7,762,105	2,001,579	5,760,526	13,732,414	1,065,172	12,667,241	8,295,455	1,827,273	6,468,182	7,159,655	6,973,448	186,207	6,291,250	650,000	5,641,250
Town of Apex	2,282,632	837,368	1,445,263	31,737,931	2,511,379	29,226,552	17,630,606	3,874,242	13,756,364	20,266,207	19,272,414	993,793	10,303,750	606,875	9,696,875
Town of Cary	2,815,789	1,002,105	1,813,684	15,182,759	2,937,586	12,245,172	17,038,182	7,707,576	9,330,606	14,836,552	14,704,483	132,069	7,505,938	1,625,313	5,880,625
Town of Morrisville	495,263	362,105	133,158	1,762,414	163,448	1,598,966	4,160,606	3,121,515	1,039,091	1,392,759	1,380,345	12,414	976,563	141,250	835,313
Town of Angier	156,842	31,053	125,789	102,414	3,793	98,621	72,727	34,848	37,879	26,552	25,172	1,379	68,438	11,563	56,875
Research Triangle Park	0	0	0	448,966	17,586	431,379	3,917,879	2,107,273	1,810,606	1,097,241	1,074,828	22,414	62,813	0	62,813
Town of Clayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	33,158	14,211	18,947	120,000	1,034	118,966	58,788	30,909	27,879	57,586	57,586	0	55,000	9,063	45,938
Unincorporated Wake County	654,211	134,211	520,000	183,793	17,586	166,207	589,697	262,121	327,576	176,897	112,414	64,483	472,813	336,563	136,250
Countywide Totals	57,997,895	26,195,789	31,802,105	170,708,276	26,211,034	144,497,241	144,901,212	60,374,545	84,526,667	122,181,724	117,841,034	4,340,690	74,537,500	18,498,438	56,039,063

Total Demand, Deficiency & Needs - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	184,968	383,828
Town of Wake Forest	6,761	6,985
Town of Rolesville	7,061	12,316
Town of Knightdale	6,066	15,123
Town of Zebulon	3,864	1,805
Town of Wendell	9,056	9,413
Town of Garner	25,887	53,740
Town of Holly Springs	11,552	15,089
Town of Fuquay-Varina	36,232	35,225
Town of Apex	19,528	79,491
Town of Cary	22,906	83,702
Town of Morrisville	3,570	15,918
Town of Angier	491	295
Research Triangle Park	203	10,122
Town of Clayton	85	0
City of Durham	138	328
Unincorporated Wake County	149	2,574
Countywide Totals	338,517	725,954

Household Population Growth Allocation by Jurisdiction, Deficiency & Needs - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	368,927	311,685	57,242	383,485	141,378	242,107	752,412	453,063	299,349
Town of Wake Forest	15,052	13,579	1,473	10,820	3,655	7,164	25,872	17,234	8,637
Town of Rolesville	19,457	18,944	513	7,102	523	6,579	26,560	19,467	7,093
Town of Knightdale	13,872	13,188	684	7,120	2,584	4,536	20,992	15,773	5,219
Town of Zebulon	10,940	10,580	360	928	139	789	11,868	10,719	1,149
Town of Wendell	22,858	21,126	1,733	11,007	2,864	8,143	33,865	23,990	9,875
Town of Garner	76,142	64,178	11,964	32,187	5,566	26,620	108,329	69,744	38,584
Town of Holly Springs	33,511	29,811	3,700	8,646	1,673	6,973	42,157	31,484	10,673
Town of Fuquay-Varina	112,802	95,432	17,371	20,562	3,912	16,650	133,365	99,344	34,021
Town of Apex	43,968	37,397	6,570	75,330	11,819	63,511	119,297	49,216	70,081
Town of Cary	40,092	37,883	2,210	68,706	18,003	50,703	108,798	55,886	52,913
Town of Morrisville	4,612	4,389	223	9,885	3,854	6,031	14,497	8,243	6,254
Town of Angier	1,476	1,370	106	0	0	0	1,476	1,370	106
Research Triangle Park	550	527	22	3,343	27	3,316	3,892	554	3,338
Town of Clayton	304	237	67	0	0	0	304	237	67
City of Durham	410	382	28	247	2	245	657	384	273
Unincorporated Wake County	2,187	416	1,772	372	0	372	2,560	416	2,144
Countywide Totals	767,161	661,124	106,037	639,741	196,001	443,740	1,406,902	857,125	549,777

Wake County Average Household Size

Single Family	Multi Family
2.79	1.93

Committed/Asserted Development Included

Guide Total Check