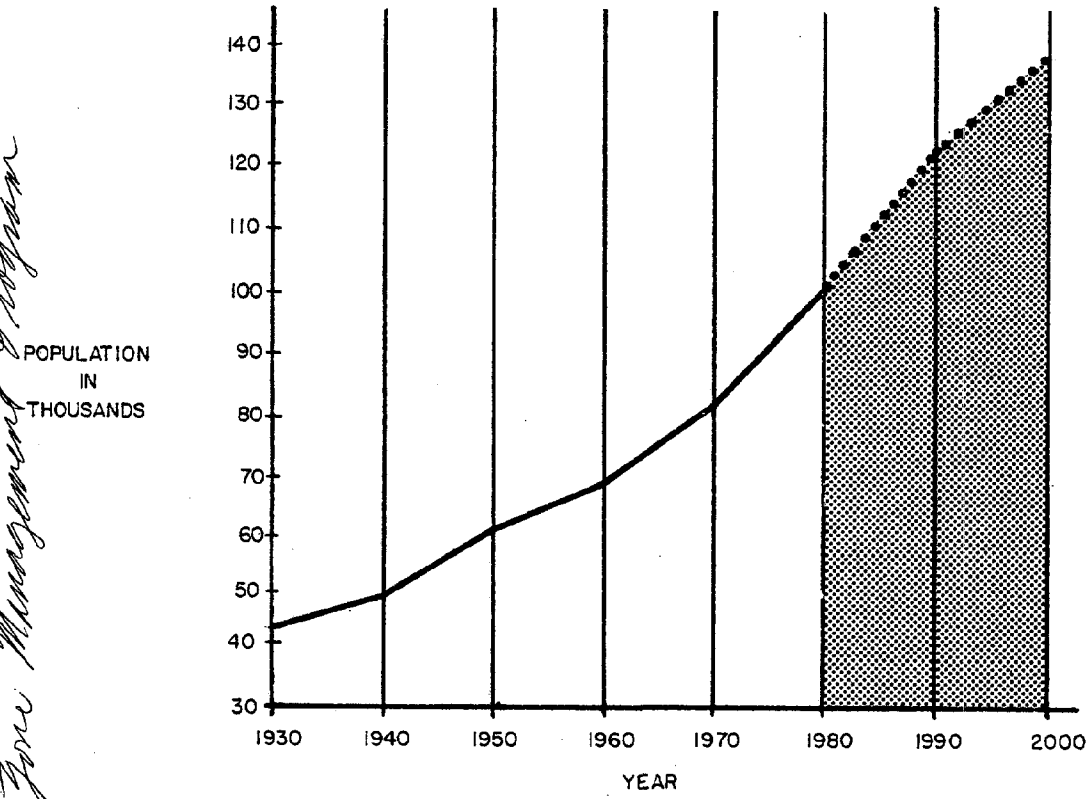
POPULATION STUDY OF NEW HANOVER COUNTY



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POPULATION STUDY OF NEW HANOVER COUNTY

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Prepared by the New Hanover County Planning Department

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I. SUMMARY

Past Growth Trends

1) New Hanover experienced accelerating growth from 1950 to 1980. The average annual growth rate increased from 1.3 percent for 1950-60 to 2.2 percent in 1970-80.

2) The 1980 Census indicates that the County's population increased from 82,996 in 1970 to 103,471 in 1980. The County population in 1984, according to the State, was 110,139.

3) Since 1950, the County's average annual growth rate has been higher than the State's and presently is growing at one and a half times the State's rate. Consequently the County's share of the total state population is growing.

4) In the 1970's the average annual growth rate of Region "O"[1] increased close to New Hanover County's 2.23 percent. Region "O"[1] average annual growth rate increased to 2.12 percent up from 0.78 percent in the 1960's. The County's share of Region "O" population has remained rather steady; it was 48.20 percent in 1970 and 48.69 percent in 1980. This is in contrast to the more pronounced increases in the 1950's and 1960's and is indicative of the accelerated growth experienced during the 1970's by the other counties of the Region.

Population Composition

1) Four major changes in the age structure of the County's population are expected during the 1980's and 1990's.

A. The percentage of older adults (35 and older) in the population is expected to increase significantly. Corresponding percentages for the years 1970, 1980, 1990, and 2000 are 41, 41.7, 46.84 and 52.65 percent.

B. In the 1980's there will be a surge in the population of children aged 5 and under.

C. There will be a marked decline of the teenage population as a percentage of the total.

D. The population over 65 years of age will continue to increase in the 1980's and 1990's, however, the increase will be less dramatic than the 1970's. In the 1970's the number of persons 65 and over increased by 49.9 percent. In the 1980's it is expected to increase by 39.24 percent and in the 1990's by 21.15 percent. (These estimates take into account migration changes.)

2) The County's average household size, which fell by approximately .75 persons over the past two decades, is expected to further decline to levels of 2.51 persons in 1990 and 2.38 persons in 2000.

[1]Region "O" consists of New Hanover County, Pender, Brunswick and Columbus Counties.

Population Projections

1) New Hanover County is expected to grow by 17,428 residents during the 1980's, with a projected total population of 120,899 in 1990. In light of recent increases in employment, this projection may be conservative.

2) Net in-migration will account for 65 to 70 percent of the County's growth during the 1980's with the remaining growth being attributed to natural increase.

3. Projected population growth for the 1980's represents an average annual rate of 1.5 percent and for the 1990's of 1.3 percent.

Subarea Trends

1) New Hanover County's population majority shifted from the City of Wilmington to the unincorporated area between 1970 and 1980.

2) Revitalization efforts and major annexations during the 1980's should work to reverse Wilmington's decline in population.

3) The beach municipalities experienced slight population increases during the 1970's. However, in the 1980's and 1990's, growth is expected to accelerate as the beach communities will continue to enjoy a building boom that began in the early 1980's.

II. OVERALL

POPULATION TRENDS AND PROJECTIONS

A. TRENDS

County Growth Trends

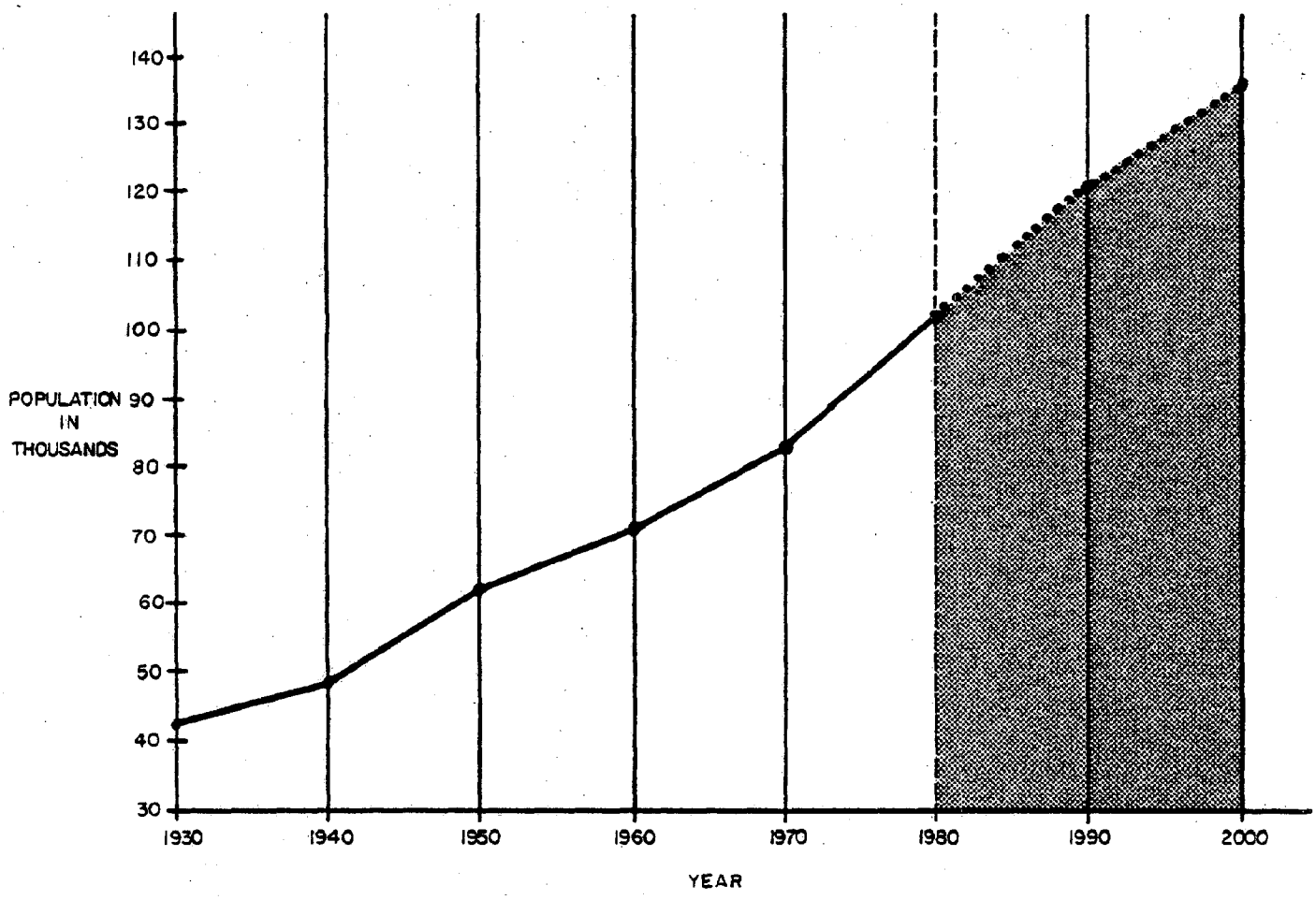
An analysis of past growth trends affords the opportunity to present information that is descriptive and also supportive of the overall population projection for the County in the year 2000.

The recent growth history for New Hanover County is presented in Table 1 and Figure 1. Since 1930, the County's population has not grown at a uniform rate. The 1940-50 growth rate, for example, showed a large increase over the previous decade due to the County's rapid industrial expansion during World War II. The large increase for 1970-80 is a result of industrial expansion during the late 1960's and early 1970's. This development activity caused a reduction of out-migration and increased in-migration, resulting in a larger annual growth rate. This growth rate appears to have peaked in the 1970's with decreasing growth rates projected for the 1980's and 1990's.

The significance of the County's population growth rate can be better appreciated when it is discussed in terms of the number of years required for the population to double at a given growth rate. At the annual 1.5 percent growth rate of the 1960's the population of New Hanover County would double in 46 years. At the annual 2.2 percent growth rate of the 1970's the population would double in only 32 years. However at the annual 1.5 percent growth rate projected for the 1980's it would take 46 years for the County's population to double.

FIGURE I

POPULATION GROWTH TRENDS
NEW HANOVER COUNTY
1930-1980 AND PROJECTED 1990 AND 2000*



SOURCE: NEW HANOVER COUNTY PLANNING DEPARTMENT, U.S. BUREAU OF THE CENSUS, N.C. OFFICE OF STATE MANAGEMENT AND BUDGET

*SEE SECTION ON POPULATION PROJECTIONS FOR FULL DISCUSSION OF THE FIGURES FOR 1990 AND 2000.

TABLE 1

New Hanover County Population Growth

Characteristics for Selected Years

County Population

1930	43,010
1940	47.935
1950	63,272
1960	71,742
1970	82,996
1980	103,471
1990	120,899[2]
2000	137,303[2]

Absolute Increase

1930-40	4,925
1940-50	15,337
1950-60	8,470
1960-70	11,254
1970-80	20,475
1980-90	17,428[2]
1990-00	16,404[2]

Average Annual Growth Rate[3]

1930-40	1.1%
1940-50	2.8%
1950-60	1.3%
1960-70	1.5%
1970-80	2.2%
1980-90	1.5%[2]
1990-00	1.3%[2]

Source: U.S. Bureau of Census; N.C. Office of State Management and Budget and the New Hanover County Plannng Department.

[2]Estimates based on the projections of the N.C. Office of State Management and Budget.

[3]Average annual geometric rates are derived using the compound interest formula:

$$Pn=Po \quad (1+r)n$$

Where Po is the initial population, Pn is the populaton at the end of the period, n is the time period, and r is the average annual rate of change.

Comparisons to State and Region "O" Trends

A comparison of population growth rates at the State, regional and local levels is presented in Table 2. The average County annual growth rate was about one and a half times as great as that of the State.

The relationship of the growth rates of the County and Region "O"[4] changed dramatically during the 1970-80 period. For 1950-60 and 1960-70, the County's growth rate was two and a half and two times greater, respectively, than that of the region. During the 1970's , however, rapid population growth in other counties of the Region caused the Region "O" average annual growth rate to be close to the County's. While New Hanover County grew at 2.23 percent per year, the regional population increased by 2.12 percent per year.

The changes in the growth rates for the State, Region and County are further reflected in the County's share of total population for the State and Region. The County's share of population of the larger areas is shown in Table 3. As expected from the analysis of the State and County annual growth rates, New Hanover County's share of the State population is continuing to increase. Similarly, the comparison of the Regional and County growth rates confirms the change in the trend of the County's share of the Region's population. New Hanover County's share of the Region's total population was 48.20 percent in 1970 and 48.69 percent in 1980. Although the County's population increased, its share of the Region's population did not significantly increase because surrounding counties were also experiencing rapid population increases.

[4] Region "O" consists of New Hanover County, Pender, Brunswick and Columbus Counties.

TABLE 2

Comparison of Population Growth Rates
New Hanover County, Region "O" and North Carolina

Population

	1950	1960	1970	1980
New Hanover County	63,272	71,742	82,996	103,471
Region "O"	151,554	159,501	172,305	212,500
North Carolina	4,061,929	4,556,155	5,082,059	5,881,766

Average Annual Growth Rate

	50-60	60-70	70-80
New Hanover County	1.27%	1.47%	2.23%
Region "O"	.051	0.78	2.12
North Carolina	1.15	1.10	1.47

Source: U.S. Bureau of the Census, North Carolina Office of State Budget and Management.

TABLE 3

New Hanover County Share of Total Population

	1950	1960	1970	1980
North Carolina	1.56%	1.57%	1.63%	1.76%
Region "O"	41.70	45.00	48.20	48.69

Source: U.S. Bureau of the Census, North Carolina Office of State Budget and Management.

B. POPULATION PROJECTION METHODOLOGY

Projections

Overview

Projected population figures for the years 1990 and 2000 must be determined to provide a basis for estimating future land use needs and specifically the needs of future residential development. The population projection is also useful for a wide variety of other applications including estimates of future revenues, public service needs, assessments and similar related purposes.

Projections prepared by the North Carolina State Department of Administration Office of State Budget and Management (OSBM) will be used for the purpose of this study for the following reasons: first, under the Coastal Area Management Act's land use planning guidelines, it is recommended that local governments use the OSBM Projection unless sufficient justification can be found to select another.

Second, the OSBM projection method is well equipped to handle migrational effects, which have been a major factor in the past growth of the County, and are expected to play a continued role in the future expansion of area population. The OSBM population projection of 120,899 for 1990 represents a growth of 17,428 during the 1980's. Of this growth, 69 percent can be attributed to people moving into the area from outside the County. This is a continuation of the past trends of in-migration and is the primary source of the County's growth.

Presently OSBM population estimates appear to be fairly accurate. If it is assumed that the projected population increase of 17,428 persons for the 1980-90 decade will be evenly distributed during the ten year period, then yearly, for this period, the County can expect to have a population increase of 1,743 persons. Under this assumption the County's population could be expected to have grown by 6,972 persons by 1984 and to have brought the County's total population to 110,444 persons. In July 1984, OSBM estimated the County's population to be 110,139 which represents an increase of 6,668 persons and is in keeping with the previously cited projections.

It is important to note that some authorities view OSBM figures to be overly conservative and anticipate population increases substantially higher than those projected by OSBM, particularly, over the short term. The reason for this is that migration rates are heavily influenced by economic conditions and OSBM figures may not take into account recent economic changes in New Hanover County. Certain economic indicators for the Wilmington--New Hanover area have shown that in the last several years the local economy has been moving upward at a rapid pace. This phenomenon usually accompanies a population surge because it usually fosters greater in-migration.

Fluctuations caused by seasonal population are not considered significant because (1) summer visitors tend primarily to stay in the incorporated Beach towns, (2) occupancy rates in the City's major motels are relatively stable due to year round business travel, and (3) the seasonal population fluctuation is insignificant compared to the permanent population.

Growth

Population indicators, as shown in Table 4, for North Carolina and New Hanover County point to continuing growth through the end of the century. As alreay mentioned, traditionally, the County has grown at a faster pace than the State. From 1970 to 1980 the County's population increased by 24.7 percent compared to the State's increase of 15.7 percent. However this gap is expected to narrow as New Hanover County's projected proportional increase for the 1980's is 16.84 percent while the State's is 11.06 percent. Comparable figures for the 1990's aree 11.95 percent for the County and 8.5 percent for the State.

These figures also indicate that the growth rate appears to have peaked during the last decade and will probably decline during the next twenty years. Overall these trends appear to be reflected in the population growth among both whites and nonwhites of both sexes.

TABLE 4

POPULATION FOR NORTH CAROLINA

	1970	1980	1990[5]	2000[5]
TOTAL POPULATION	5,084,411	5,881,766	6,532,560	7,087,156
Total White	3,905,371	4,457,507	4,890,117	5,297,623
White Male	1,922,851	2,176,628	2,391,567	2,584,806
White Female	1,982,520	2,280,879	2,498,550	2,712,817
Total Nonwhite	1,179,040	1,424,259	1,642,443	1,789,533
Nonwhite Male	566,667	678,757	775,850	823,648
Nonwhite Female	612,373	745,502	866,593	965,885

	ABSOLUTE INCREASE			PERCENT CHANGE		
	70/80	80/90[5]	90/00[5]	70/80	80/90[5]	90/00[5]
TOTAL POPULATION	797,355	650,794	554,596	15.68	11.06	8.50
Total White	552,136	432,610	407,506	14.14	9.70	8.33
White Male	253,777	214,939	193,239	13.20	9.87	8.08
White Female	298,359	217,671	214,267	15.05	9.50	8.57
Total Nonwhite	245,219	218,184	147,090	20.80	15.32	8.95
Nonwhite Male	112,090	97,093	47,798	19.78	14.30	6.16
Nonwhite Female	133,129	121,091	99,292	21.74	16.24	11.45

[5]Projected population data
Source: U.S. Bureau of the Census, N.C. Office of State Budget and Management, and New Hanover County Planning Department.

TABLE 5

POPULATION FOR NEW HANOVER COUNTY

	1970	1980	1990[6]	2000[6]
TOTAL POPULATION	82,996	103,471	120,899	137,303
Total White	63,998	80,353	94,218	108,126
White Male	30,957	38,791	45,504	52,004
White Female	33,042	41,562	48,714	56,122
Total Nonwhite	18,998	23,118	26,681	29,177
Nonwhite Male	8,711	10,573	12,222	13,121
Nonwhite Female	10,287	12,545	14,459	16,056

	ABSOLUTE INCREASE			PERCENT CHANGE		
	70/80	80/90[6]	90/00[6]	70/80	80/90[6]	90/00[6]
TOTAL POPULATION	20,475	17,428	16,404	24.67	16.84	11.95
Total White	16,355	13,865	13,908	25.55	17.25	12.86
White Male	7,835	6,713	6,500	25.31	17.30	12.50
White Female	8,520	7,152	7,408	25.78	17.21	13.20
Total Nonwhite	4,120	3,563	2,496	21.69	15.41	8.55
Nonwhite Male	1,862	1,649	899	21.37	15.60	6.85
Nonwhite Female	2,258	1,914	1,597	21.95	15.26	9.95

[6]Projected population data.
Source: U.S. Bureau of the Census, N.C. Office of State Budget and Management, and New Hanover County Planning Department.

MIGRATION

Projected migration figures, shown in Table 6, indicate that overall more persons will be moving into the State and County than will be leaving. However, these net in-migration figures will be lower in the 1980/2000 period than they were in the 1970's. Whereas, the State had a net in-migration of over 400,000 persons in the 1970's, in the 1980's this figure is expected to drop to slightly over 330,000 and in the 1990's to roughly 317,000.

At the County level, the net in-migration figure for the 1970's was at roughly 15,000. In the 1980's this number is expected to decline to roughly 12,000 and to stay at roughly that level until the end of the century.

TABLE 6

	TOTAL IN-MIGRATION FOR NORTH CAROLINA	TOTAL IN-MIGRATION FOR NEW HANOVER COUNTY
1970/80	408,433	15,109
1980/90[7]	330,610	11,965
1990/00[7]	317,147	11,688

[7]Projected population data.
Source: N.C. Office of State Budget and Management and New Hanover County Planning Department.

III. SUBAREA TRENDS AND PROJECTIONS

The purpose of this section is to examine the population trends and projections of New Hanover County in terms of its municipalities and the unincorporated area, as shown in Table 7.

The dominant municipality in New Hanover County is the City of Wilmington. Wilmington's share of the County's population, however, has steadily decreased from a majority of 61.4 percent in 1960 to 42.5 percent in 1980. In 1990 Wilmington's share of the population is expected to increase to 47.3 percent principally as a result of two major annexations that took place in the early 1980's. Barring any more annexations, Wilmington's share of the County's population is again expected to decrease, this time to 43.7 percent. Conversely, the unincorporated area increased its proportion of the County's population from 35.5 percent in 1960 to 52.2 percent in 1980. After the annexations of 1985, the unincorporated area's population fell to 41.6 percent, however toward the end of the century this percentage is expected to increase to 43.3 percent.

The beach municipalities experienced slight population increases during the 1970s. However, in the 1980s and 1990s, this trend is expected to accelerate as the beach communities will continue to enjoy a building boom that began in the early 1980's. The percent of the total county population living at Wrightsville, Carolina, and Kure Beaches in 1990 will be roughly double what it was in 1980--5,495 persons. In 1980 Wrightsville Beach had a population of 2,884 or 2.8 percent of the County. In 1990 it is expected its population will be 6,750 or 5.6 percent of the County. Although by the end of the century Wrightsville Beach's population is expected to be 7,550, its percentage of the total county population (5.5 percent) will remain almost what it was in 1990. In contrast Carolina and Kure Beaches' shares of total county population are anticipated to increase. In 1980 Carolina Beach had a population of 2,000 or 1.9 percent of the County. Kure Beach had a population of 611 or 0.6 percent of the County. In 1990 Carolina Beach is anticipated to have a population of 5,239 or 4.3 percent of the county. Kure Beach is anticipated to have a population of 1,458 or 1.2 percent of the county. By the end of the century Carolina Beach is expected to have a population of 7,875 or 5.7 percent of the county. Kure Beach is expected to have a population of 2,430 or 1.8 percent of the county.

TABLE 7

NEW HANOVER COUNTY POPULATION BY MUNICIPALITY AND UNINCORPORATED AREA

JURISDICTION	1960 Population	% of County	1970 Population	% of County	1980 Population	% of County	1990 Population	% of County	2000 Population	% of County
New Hanover County	71,742	100	82,996	100	103,471	100	120,899	100	137,303	100
Unincorporated Area	25,521	35.5	33,069	39.8	53,976	52.2	50,323	41.6	59,398	43.3
City of Wilmington	44,013	61.4	46,169	55.6	44,000	42.5	57,129[8]	47.3	60,050	43.7
Wrightsville Beach	723	1.0	1,701	2.1	2,884	2.8	6,750	5.6	7,550	5.5
Carolina Beach	1,192	1.7	1,663	2.0	2,000	1.9	5,239	4.3	7,875	5.7
Kure Beach	293	0.4	394	0.5	611	0.6	1,458	1.2	2,430	1.8

Sources: U.S. Bureau of Census; Cape Fear Council of Governments; Wrightsville, Carolina, and Kure Beaches and the City of Wilmington.

[8] Projections for Wilmington in the 1990's include annexations: "Area A" from Annexation 1981 and "Area B" from Annexation 1982, to be effective by 1985.

IV. CHANGES IN POPULATION, COMPOSITION AND HOUSING NEEDS

Changes in Age Structure

During the 1980's and 1990's there are major changes expected in the age structure of the County's population, as indicated in Table 8. Some of these changes form distinct patterns that will be evident in the future as residents move into successively older groups. First, the large number of children born soon after World War II are commonly referred to as the baby-boom generation. The aging of the baby-boom generation becomes evident in the population structure table for New Hanover County for 1970, 1980, 1990 and 2000. In the 1970s the most apparent population increase occurred among the ranks of the 25-34 year olds which increased by 65.9 percent. In the 1980's it is anticipated the most apparent population increase will occur among the ranks of the 35-44 year olds which are expected to increase by 54.41 percent. In the 1990s it is expected the most apparent population increase will occur among the ranks of the 45-54 year olds which are expected to increase by 48.54 percent. In general the proportion of older adults (35 and older) is expected to increase in the coming decades. The percentage of older adults in the population was 41 in 1970 and 41.7 in 1980. In 1990 this percentage is anticipated to be 46.84 and in the year 2000, 52.65.

Second, while in the 1970's there was a 5.1 percent decline in the number of children under 5 years of age, in the 1980s there appears to be a surge of children within this age category which will increase the population by 13.39 percent to roughly 7,656 children. This population level for children aged 5 and under is expected to be maintained; in the year 2000 it is expected there will be 7,670 children aged 5 and under.

Third, the marked decline among the ranks of the children under 14 years of age during the 1970s is expected to produce a marked decline among persons aged 5-24 in the 1980s. In the 1990s this trend is expected to produce a marked decline in the number 15-34 year olds. Thus in the future the teenage population of the County is expected to decline as a percentage of the total population.

Fourth, improved health care and increased life expectancies will continue to push a large percentage of the local and national population into the ranks of the elderly. The increasing attractiveness of New Hanover County as a retirement area will also foster this growth. The number of persons over 65 years of age increased by 49.9 percent in the 1970s. In the 1980's and 1990's the ranks of the elderly are expected to continue increasing, although less dramatically than in the 1970's. In the 1980's the number of those 65 and over is expected to increase by 39.24 percent and in the 1990s by 21.15 percent.

TABLE 8

POPULATION STRUCTURE OF NEW HANOVER COUNTY BY AGE 1970, 1980, 1990 and 2000

AGE GROUP	YEAR			
	1970	1980	1990	2000
Under 5	7,117	6,752	7,656	7,670
5-14	16,483	16,477	15,821	17,469
15-24	14,559	19,167	18,766	18,059
25-34	10,799	17,917	22,023	21,809
35-44	9,590	12,174	18,798	23,012
45-54	9,956	10,446	12,774	18,975
55-64	7,527	10,098	10,524	12,697
Over 65	6,965	10,440	14,537	17,612
TOTAL	82,996	103,471	120,899	137,303

	%Change 1970-80	%Change 1980-90	%Change 1990-00
Under 5	-5.1	13.39	0.18
5-14	-0.0	-3.98	10.42
15-24	31.6	-2.09	-3.77
25-34	65.9	22.92	-0.97
35-44	26.9	54.41	22.42
45-54	4.9	22.29	48.54
55-64	34.1	4.22	20.65
Over 65	49.9	39.24	21.15
TOTAL	24.7	16.84	13.57

PROPORTION OF OLDER ADULTS (35 and older) IN THE POPULATION

	1970	1980	1990	2000
Number of Older Adults (35 and older)	34,038	43,158	56,633	72,296
TOTAL POPULATION	82,996	103,471	120,899	137,303
Percent of older adults in the total population	41.01%	41.71%	46.84%	52.65%

Source: U.S. Census and N.C. Office of State Budget and Management and New Hanover County Planning Department.

Household Characteristics

In the 1980's and 90's there will be a trend toward stabilization of the dominant local and national trends of the 1960's and 70's of declining household and family size and increase in the single parent and nonfamily households.

Locally this trend appears evident in the projected stabilization of household size. Table 9 illustrates these changes and facilitates household size comparisons between areas. However, it is important to note that the average household size is one of the most difficult demographic characteristics to predict.

Between 1960 and 1980, New Hanover County's average household size declined from 3.43 persons to 2.69 persons or by roughly 0.75 persons per housing unit. This meant that in 1980 five homes were required to house the same number of people that four homes accommodated in 1960. It is projected that between 1980 and 2000, New Hanover County's average household size will decline from 2.69 in 1980 to 2.38 in 2000. This means that in the year 2000 nine housing units will be required to house the same number of people that eight homes accommodated in 1980.

In the 1970's the rapid growth of non-family households was a major reason for the sharp decline in the average U.S. household size. At that time the large number of persons born in the post World War II baby boom era reached adulthood during the 60's and 70's and chose to establish single person and non-family households. In the 1980's and 90's many members of the baby boom generation will likely marry and establish joint households. This decrease in single person households will be partially offset by the new generation of young adults and the growing ranks of the elderly setting up single person households. As a result future changes in household size will be less dramatic than those of the past.

The figures in Table 9 show that as New Hanover County has become more urbanized, the average household size of area homes has become smaller than the national average. This trend has become especially noticeable in the City of Wilmington, where the number of persons per household fell dramatically from 1970 to 1980 and is expected to continue decreasing. However, while average household sizes are expected to continue declining at the national and local levels, demographic experts anticipate that future declines will be less than those in the past.[9]

[9]United States Department of Commerce News, "Less Change Ahead for the American Family? Census Bureau Demographers Think So." February 11, 1979.

TABLE 9

AVERAGE HOUSEHOLD SIZE
NEW HANOVER COUNTY
AND UNITED STATES

	1960	1970	1980	1990	2000
New Hanover County	3.43	3.08	2.69	2.51	2.38
City Of Wilmington	3.36	2.93	2.45	2.31	2.22
Balance of County	--	3.28	2.95	2.75	2.61
North Carolina	3.66	3.24	2.80	2.57	2.40
United States	3.33	3.14	2.74	2.53	2.39

Source: U.S. Bureau of the Census, North Carolina Office of State Management and Budget, the City of Wilmington Planning Department, and the New Hanover County Planning Department.

GROSS HOUSING NEEDS

New Hanover County, which saw its housing stock increase by over 11,800 units during the 1970's, is projected to net an additional 8,473 units during the 1980's and 10,240 units during the 1990's (after demolitions). This estimate was obtained by dividing the projected total population by the projected average household size for 1990. An allowance was made for an estimated vacancy rate of 7 percent in 1990 and 2000 to arrive at the total housing unit figure shown in Table 10.

For the area of the County within the Wilmington City limits, a net increase of approximately 6700 units is forecasted from 1980 to 1990. Nearly 60 percent of this increase (3854 housing units) will be located in the newly annexed areas A and B to the City of Wilmington as shown on Table II. Assuming that no other major annexations occur until the end of the century, the number of housing units within the City of Wilmington are to expected increase by roughly 2500 from 1980 to 1990.

TABLE 10
POPULATION, HOUSING AND HOUSEHOLD SIZE
NEW HANOVER COUNTY
(INCLUDING BEACH COMMUNITIES)

	POPULATION	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	AVERAGE HOUSEHOLD SIZE
1960[10]	71,742	34,578	20,932	3.34
1970[10]	82,996	31,475	26,623	3.08
1980[10]	103,471	43,319	37,723	2.69
1990[11]	120,899	51,792	48,167	2.51
2000[11]	137,303	62,032	57,690	2.38

ABSOLUTE CHANGE

	POPULATION	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS
1960-70	11,254	-3,103	5,691
1970-80	20,475	11,844	11,100
1980-90	17,428	8,473	10,444
1990-00	16,404	10,240	9,523

[10]Source: U.S. Census of Population

[11]Assumes a 7% vacancy rate including beach communities. Projections by N.C. State Office of Budget and Management and the New Hanover County Planning Department.

TABLE 11

POPULATION, HOUSING AND HOUSEHOLD SIZE[13]

City of Wilmington

Year	Population	Total Housing Units	Occuppied Housing Units	Average Household Size
1960	44,013	14,158	13,111	3.36
1970	46,169	17,223	15,639	2.93
1980	44,000	19,212	17,418	2.45
1990[12]	57,129	26,198	24,731	2.31
2000[12]	60,050	28,654	27,049	2.22

[12]Figures include annexation of "Area A" from Annexation 1981 and "Area B" from Annexation 1982, effective by 1985.

[13]Assumption: The city-wide vacancy rate for the 1980's and 1990's is 5.6 percent: (Source: Housing Market Analysis of New Hanover County North Carolina, February 1983, Wilmington Planning Department and the New Hanover County Planning Department.

HOUSING DEMAND BY TYPE[14]

New Hanover County has been closely paralleling the nation with regard to housing tenure. An overall trend toward increased owner-occupancy is reflected in Table 12. Given this trend, it is likely that by the mid-1980's, two out of every three housing units in the County will be owner-occupied. Figures for the City of Wilmington, which appear to counter this movement, can be explained. The City has historically been the area's focal point for multi-family rental housing. The availability of public water and sewer, and other municipal services have made this concentration possible. A slight shift toward increased owner occupancy from 1960 to 1970 is a result of a major annexation of suburban territory in the mid-1960's. Figures showing an increase in the percentage of rental units in the City from 1970 to 1980 reflect heavy construction of new apartment complexes during the early part of the 1970's.

It is interesting to note, as illustrated in Table 13, from 1981 to 1983 more mobile home dwelling units than any other type of dwelling unit have been awarded certificates of occupancy in the unincorporated areas of the county. In 1980 38 percent of all new certificates of occupancy in the unincorporated county were awarded for mobile home dwelling units; in 1981 this figure was 60 percent, in 1982 it was 64 percent and in 1983 it was 44 percent. Thus a significant portion of the housing stock in New hanover County is made up of mobile homes.

[14] Source: Housing Market Analysis of New Hanover County North Carolina prepared by the Wilmington Planning Department.

TABLE 12

HOUSING BY TENURE
WILMINGTON, NEW HANOVER COUNTY AND THE UNITED STATES

	% OWNER OCCUPIED			% RENTAL OCCUPIED		
	1960	1970	1980	1960	1970	1980
Wilmington	50.5	51.5	47.2	49.5	48.5	52.8
New Hanover	58.3	62.9	64.6	41.7	37.1	35.4
United States	61.9	62.9	64.4	38.1	37.1	35.6

Source: U.S. Bureau of Census and Housing Market Analysis of New Hanover County North Carolina prepared by the Wilmington Planning Department.

TABLE 13

RESIDENTIAL CONSTRUCTION IN UNINCORPORATED NEW HANOVER COUNTY

NUMBER OF DWELLING UNITS

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983
Single-Family	832	427	420	510	613	619	648	647	383	210	383
*Duplex	8	2	0	2	4	4	14	0	2	24	48
Multi-Family	219	0	0	0	0	0	0	4	12	40	204

*Note: One duplex equals TWO units.

NUMBER OF MOBILE HOME DWELLING UNITS AWARDED CERTIFICATES OF OCCUPANCY

1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983
638	565	457	467	461	439	426	401	593	491	506

Source: New Hanover County Inspections Department and New Hanover County Planning Department.

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