



What are the *Carolina Demography* housing unit historic estimates and projections?

Using decennial Census data from 1940-2010 and the 2007-2011 American Community Survey 5-year data, *Carolina Demography* produced historical estimates of housing unit counts for each decade from 1940-2010. We then projected housing units for 2020, 2030, 2040, and 2050.

Historical estimates and projections were constructed for all 6,155 block groups in North Carolina. Users can aggregate these block groups to larger geographical areas—such as counties, census tracts, or self-defined regions—to create historical estimates and projections from 1940 through 2050.

Why anchor on 2010 Census block groups?

These estimates and projections use the 2010 block groups as the reference for all years. The block group is the smallest tabulation area for which detailed social and economic data are readily available. The housing unit historic estimates and projections can be combined with other data available from the 2010 Census and 5-year American Community Surveys to a broader range of community characteristics.

How could use these data be used?

The estimates can be used to explore historic development patterns while the projections illuminate potential patterns of future housing growth, based on the last 40 years of housing development.

Does housing growth mean population growth?

Not necessarily. Housing units can grow even if population remains relatively stable. This can happen when changes in family structure decrease average household size or when there is an increase in seasonal or vacation housing.

Were community-specific growth/development plans and zoning considered in the projections?

No. However, *Carolina Demography* can develop locally specific scenario projections under contract.

How accurate are these numbers?

All projections are uncertain, as the future is inherently unknown. Changes in major employers, infrastructure development, and zoning and policy regulations can yield significant changes in population and housing. These housing projections provide a picture of what the future may look like. Projections inform planning processes by highlighting potential challenges and opportunities.

Interested in a more detailed analysis for your community? We can help.

Many factors can cause populations to change substantially from past patterns, including new developments, employer relocations, and zoning ordinances. **Carolina Demography** can assist your community in producing projections that account for local planning and development. Please contact Rebecca Tippett at rebecca.tippett@unc.edu or (919) 966-2829 for a free consultation about our contract services.

For more information about **Carolina Demography**, visit <http://demography.cpc.unc.edu>.

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