



# **The State of Housing in Carrboro & Orange County**

**October 15, 2012**

**Carley Ruff**



# Carrboro Demographics



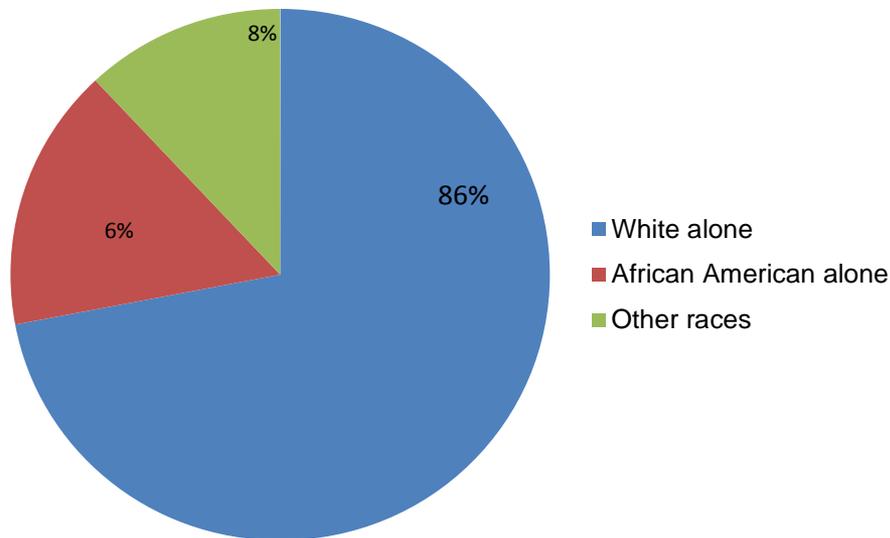
Total Population	19,582
Total UNC students living here	2,820
Median Age	30 years
Total housing units	9,258
Total number with college degree	7,724
Number of foreign born	4,658

# Carrboro Demographics

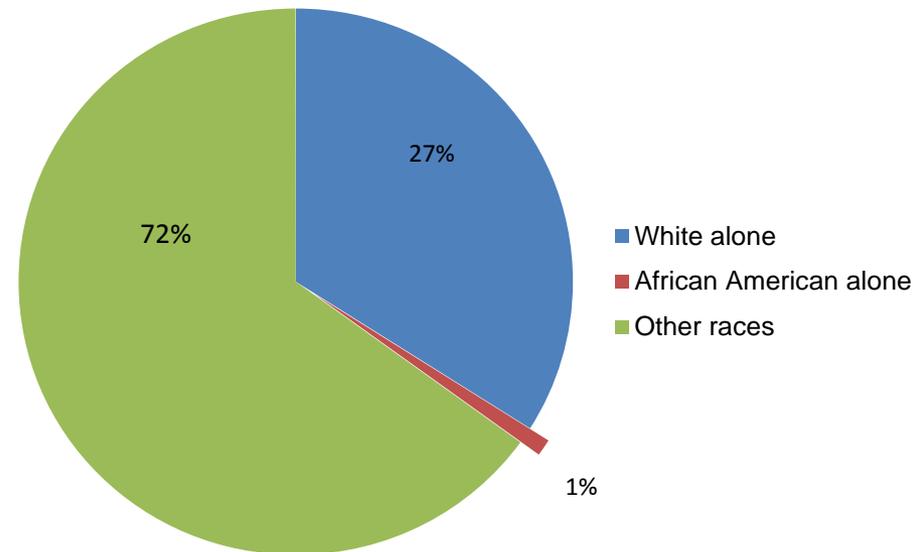


## Owner-Occupied Housing Units, by race

### Not Hispanic or Latino Householders



### Hispanic or Latino Householders

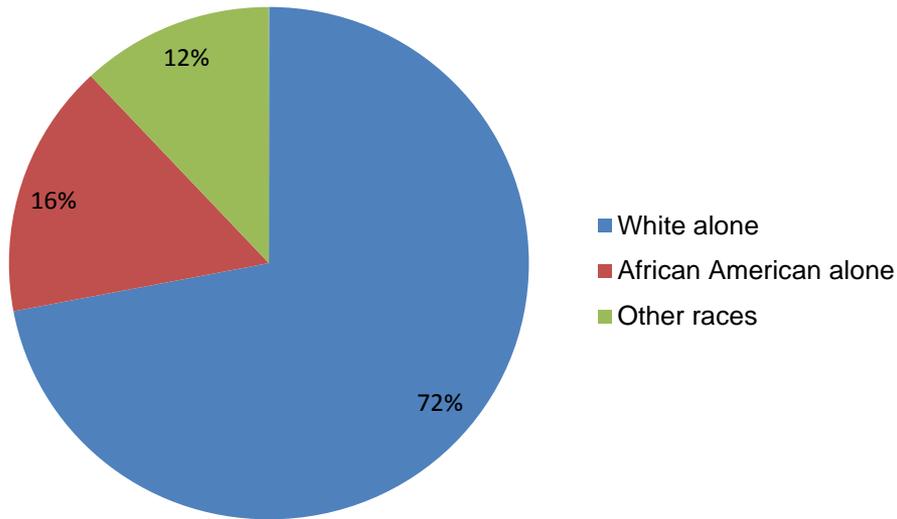


# Carrboro Demographics

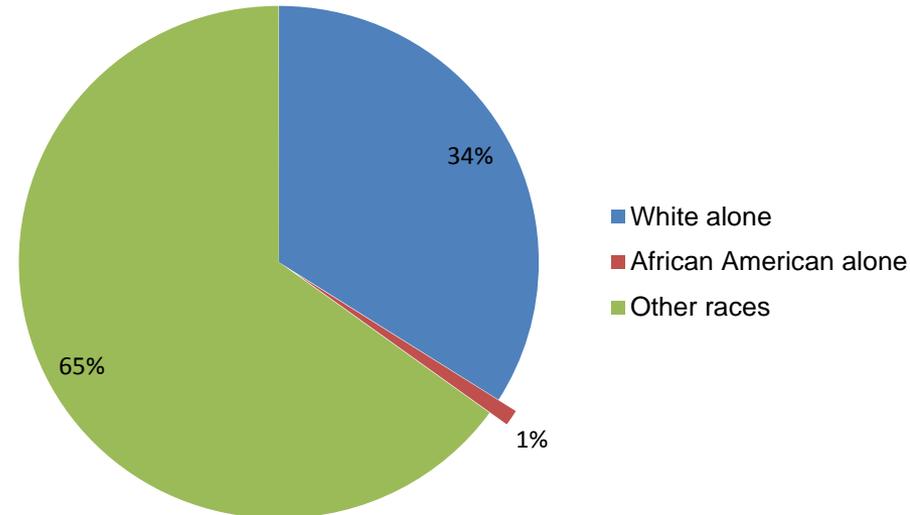


## Renter-Occupied Housing Units, by race

### Not Hispanic or Latino Householders

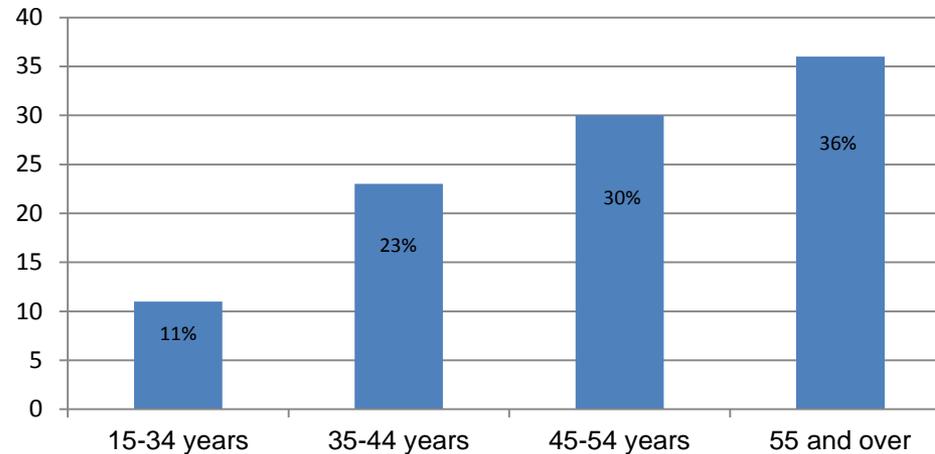


### Hispanic or Latino Householders

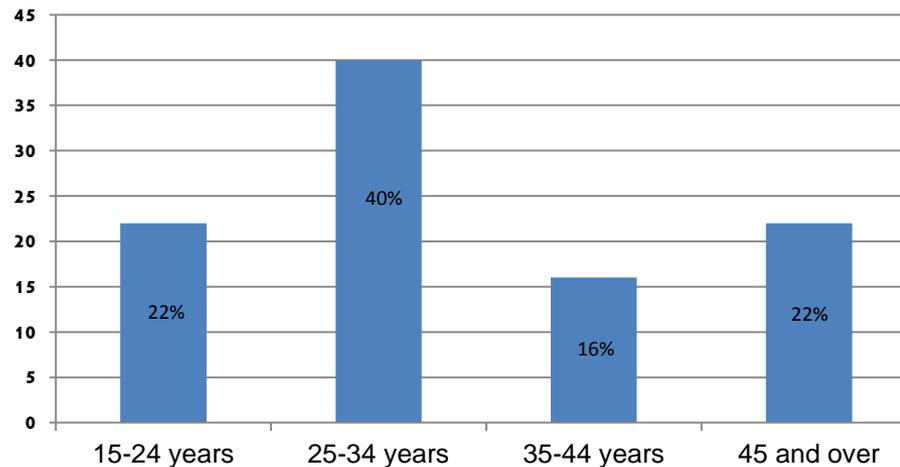




## Owner-occupied housing units, by age of householder



## Renter-occupied housing units, by age of householder



# State of Housing



	North Carolina	Orange County	Chapel Hill	Carrboro
Area Median Income (AMI)	\$59,872	\$68,700	\$75,178	\$63,308
Owner-occupied	67%	59%	48% (avg. household size= 2.55)	36% (avg. household size= 2.71)
Renter-occupied	33%	41%	52% (avg. household size= 2.20)	64% (avg. household size= 1.93)

# State of Housing



	North Carolina	Orange County	Chapel Hill	Carrboro
2012 FMR	\$709	\$779	-	-
Mean Renter Wage	\$12.11	\$9.67	-	-
Rent Affordable	\$630	\$503	-	-
% Cost Burdened by their rent	52%	58%	57%	53%
% Cost Burdened by their mortgage	34%	26%	38%	55%

# Occupations



## Occupation by Class of Worker, ages 16 & over, in Orange County

Type	Estimate	Percentage
Management, business, science and the arts	34,613	54%
Service	10,562	16%
Sales and office	11,181	17%
Natural resources, construction, and maintenance	4,092	6%
Production, transportation and material moving	3,825	5%

# Employers



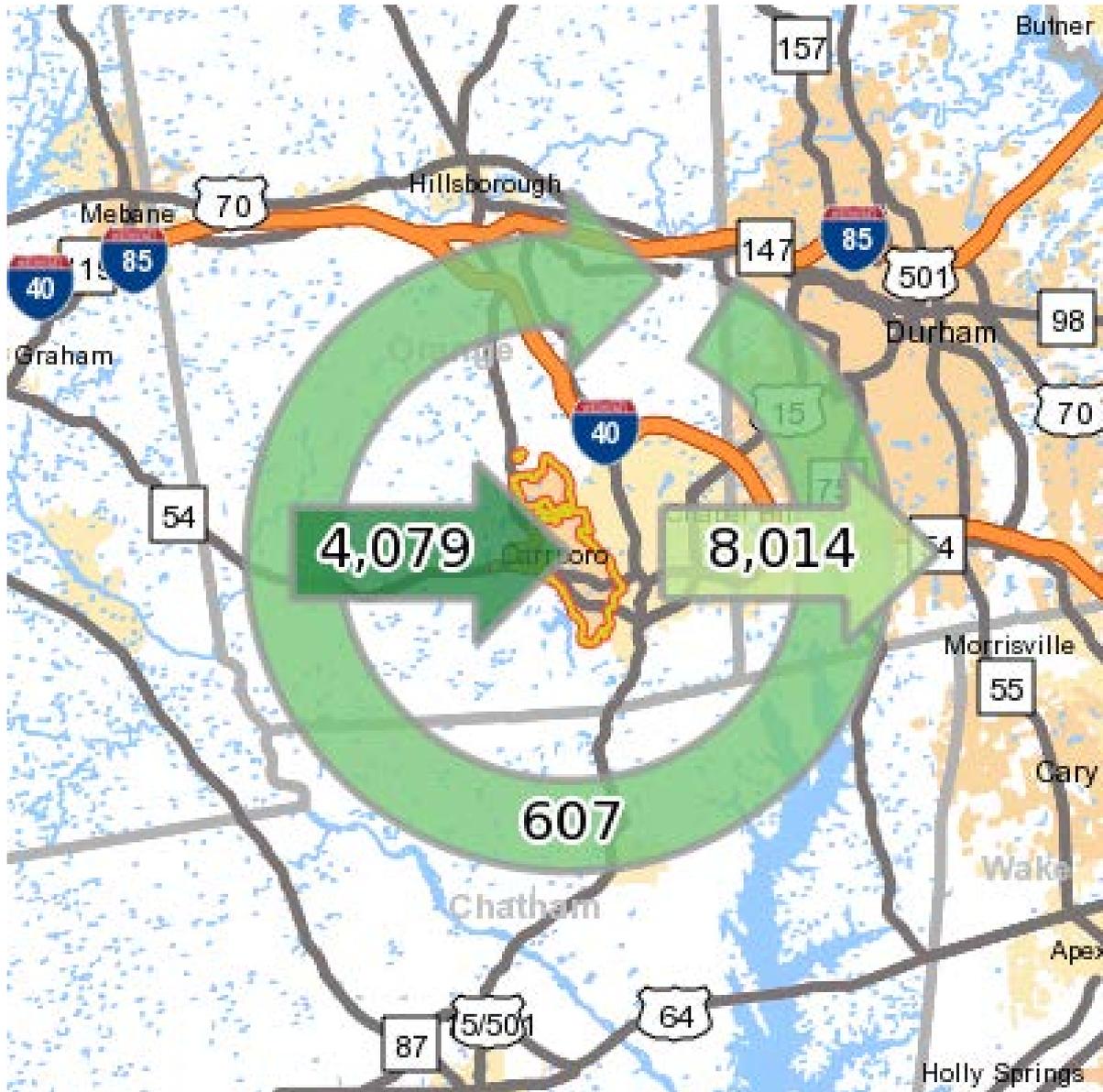
Top 5 public employers	Top 5 private employers
1. UNC at Chapel Hill 16,217 employees	1. Blue Cross Blue Shield 1,239 employees
2. UNC Health Care System 7,964 employees	2. Sports Endeavors 676 employees
3. Chapel Hill-Carrboro City Schools 2,138 employees	3. Harris Teeter, Inc. 489 employees
4. Orange County Schools 1,157 employees	4. PHE, Inc. 316 employees
5. Town of Chapel Hill 912 employees	5. A Southern Season 314 employees

# Occupations



	North Carolina	Orange County	Chapel Hill	Carrboro
Work hours needed to afford FMR 2 bedroom at Mean Renter Wage	45	62	-	-
Commute time to work	23 minutes	22 minutes	19 minutes	18 minutes
% working outside county in which they reside	25%	43%	36%	30%

# Commuter Patterns for Carrboro

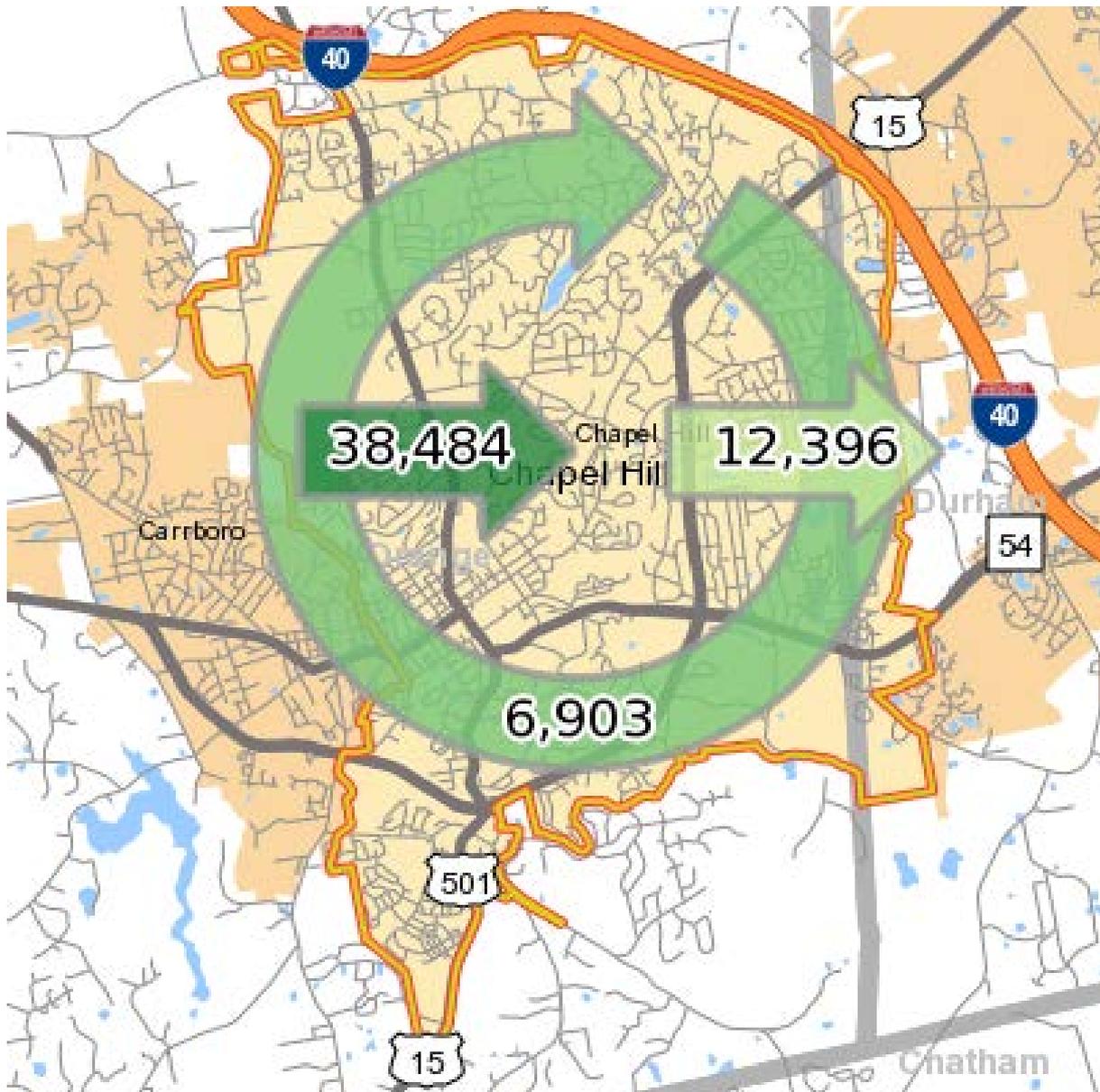


## N Analysis Selection

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- ➡ Employed and Live in Selection Area
- ➡ Employed in Selection Area, Live Outside
- ➡ Live in Selection Area, Employed Outside

# Commuter Patterns for Chapel Hill



## **N** Analysis Selection

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

# Resources



- NLIHC Out of Reach Report  
[www.nlihc.org](http://www.nlihc.org)
- American Community Survey  
[www.census.gov/acs](http://www.census.gov/acs)
- On the Map Census tool  
<http://onthemap.ces.census.gov/>



## **Carley Ruff**

cruff@nchousing.org

919.881.0707

[www.nchousing.org](http://www.nchousing.org)

