

Summerfield Comprehensive Plan Growth Factors Analysis



Town of Summerfield, NC
Adopted May 11, 2010

Our Town
Our Plan



Summerfield Comprehensive Plan
Our **Town** Our **Plan**



Growth Factors Analysis

Population, Housing and Economic Measures

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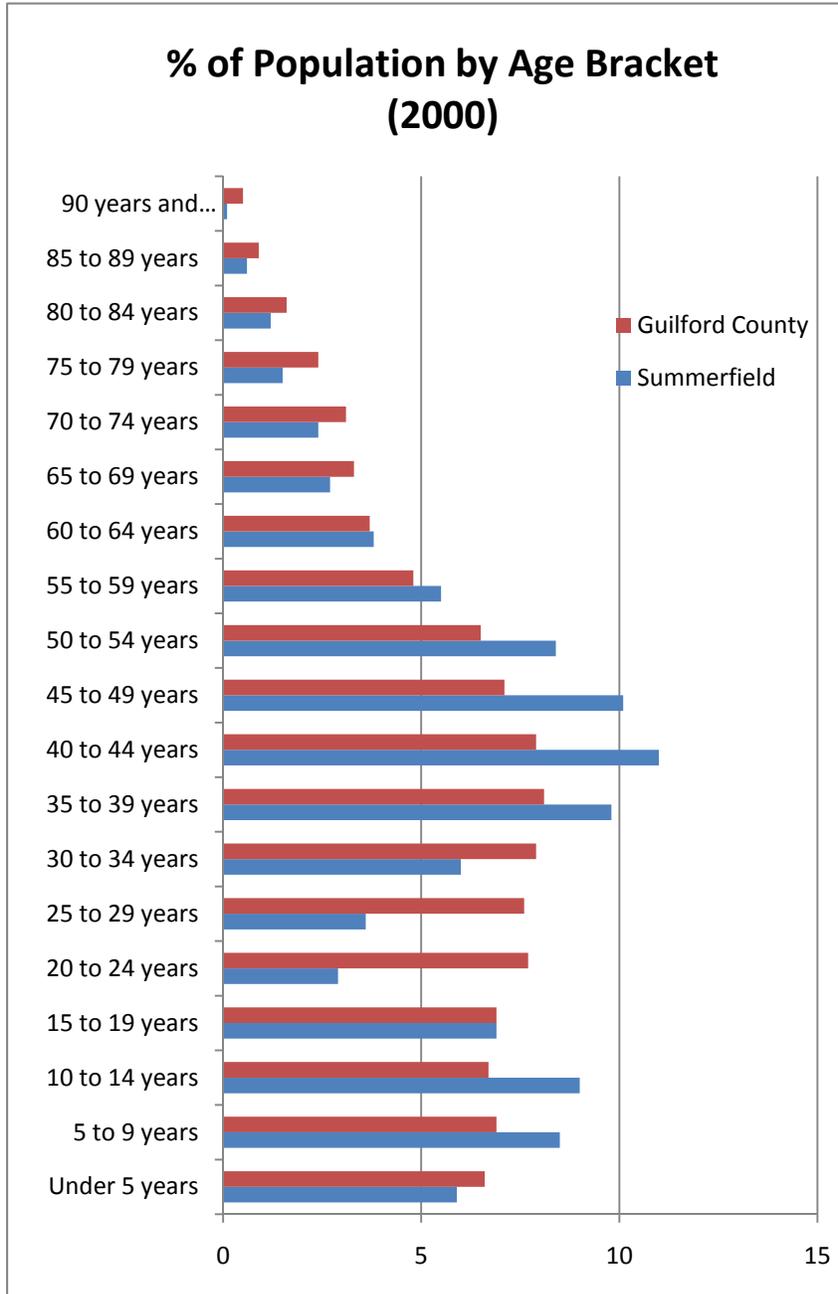
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Introduction

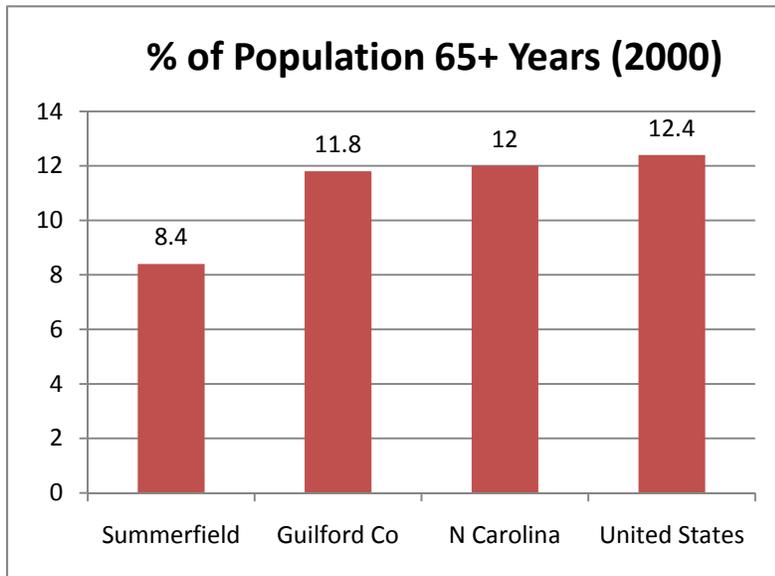
This Growth Factors Analysis includes statistical measures concerning Summerfield's population, housing, and local economy. The purpose of the Growth Factors Analysis is to provide a factual basis for understanding primarily the demographic and economic context for growth and development in Summerfield.

Measures of Population Composition and Change



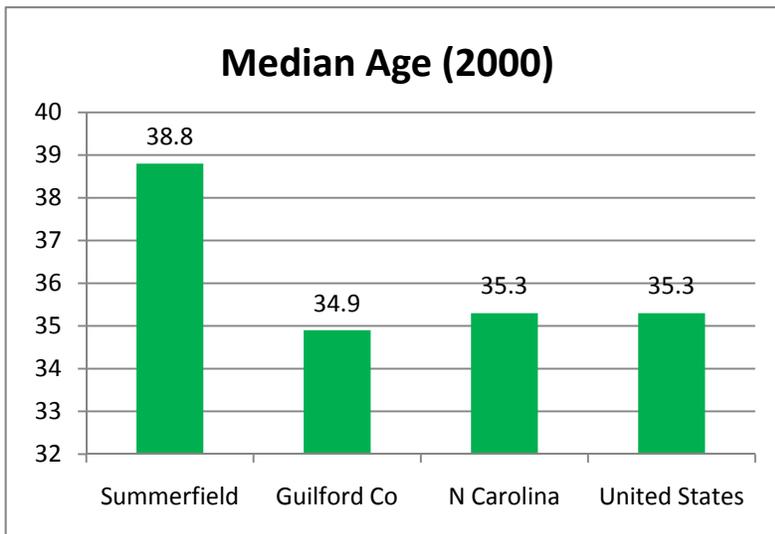
At the time of the 2000 Census, persons in their prime earning years (i.e. 35 to 59 years of age) were predominant in Summerfield's population. Of the 19 five-year age cohorts which made up the total population of the town, these five cohorts represented about 45% of the town's entire population. Contrast this with the age distribution of Guilford County, in which these same five cohorts (35 to 59 years) made up only about a third of the County's total population. Summerfield's population also had significantly more school-age children (proportionately) than Guilford County as a whole. Finally, observe that Summerfield had very few residents, proportionately, in the young adult age cohorts from 20 to 29 years of age.

Source: US Census 2000



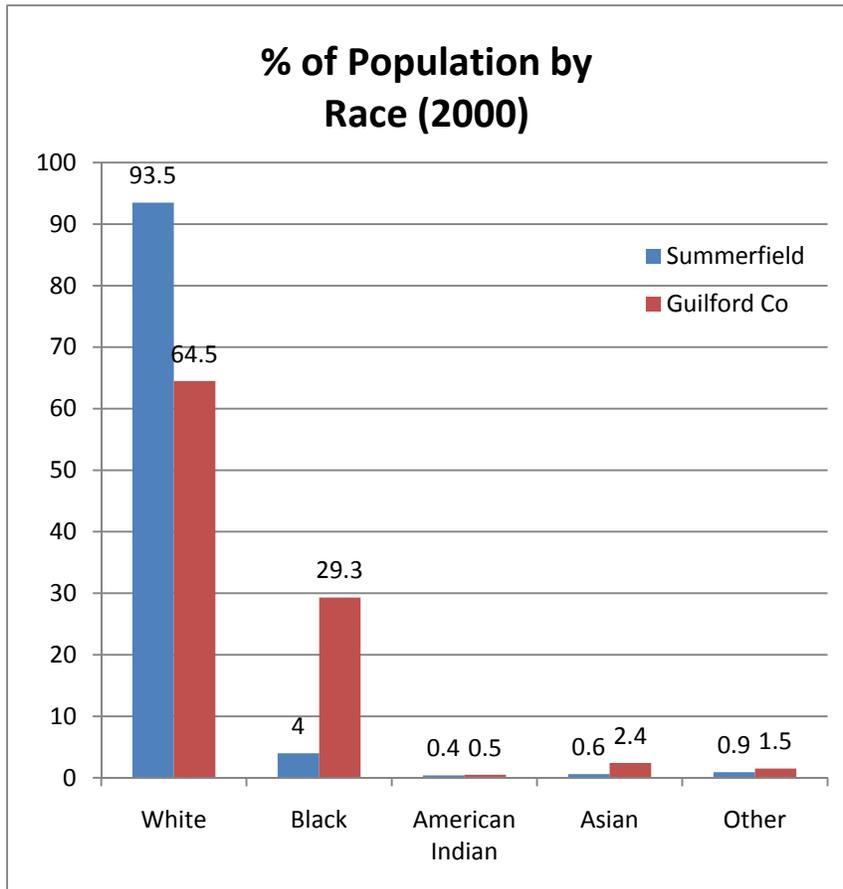
Guilford County, North Carolina and the United States each had about 12% of their population 65 years of age or older in 2000. Summerfield, on the other hand, had only about 8% of its population over 65 years of age. This may be attributed to the size of homes and “cost of entry” into the community—factors that are more consistent with families headed by high wage earners than with retirees and smaller households supported by fixed incomes.

Source: US Census 2000



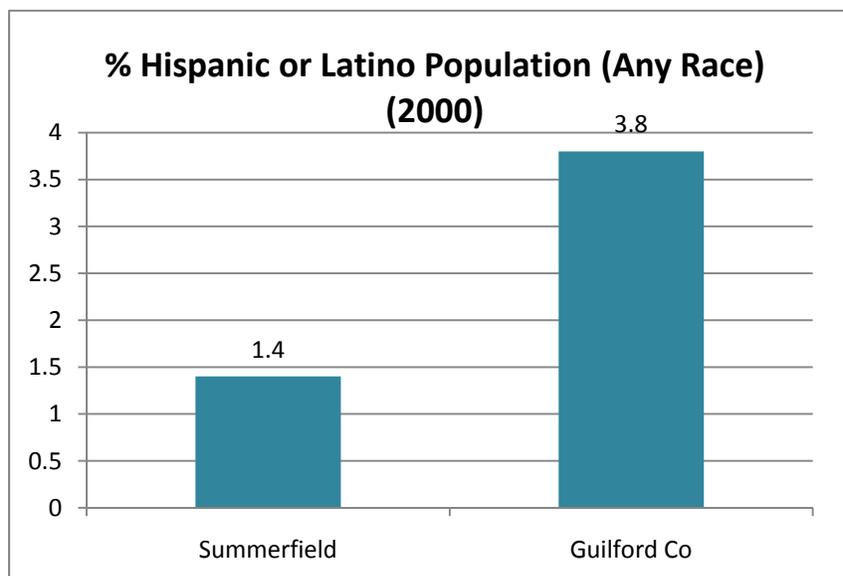
Even though Summerfield had far fewer senior citizens among its ranks than the County, State and nation, the median age of town residents was significantly higher than that of these much larger geographic areas. This is further evidence of the dominance of the 35 to 59 year old age cohorts and the dearth of 20 to 34 year olds among the town’s population.

Source: US Census 2000



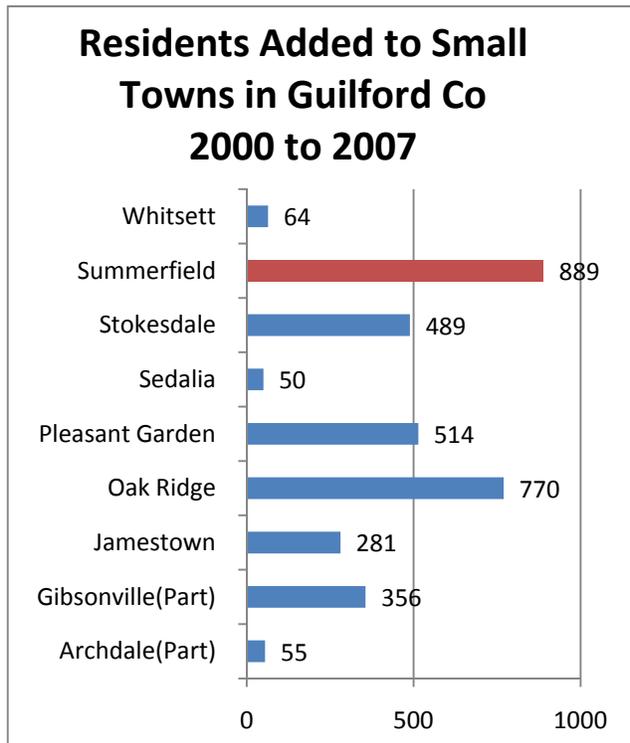
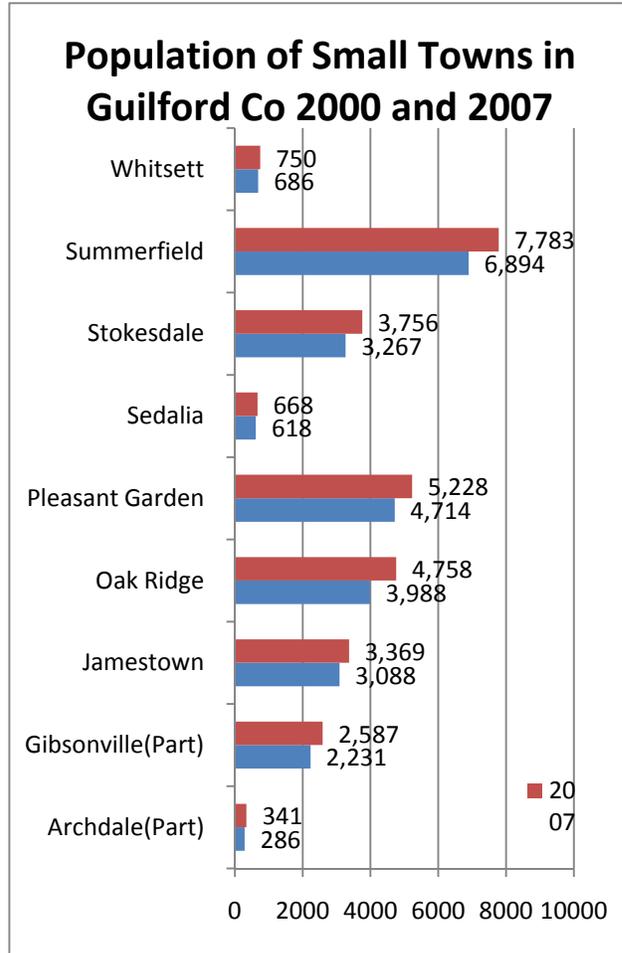
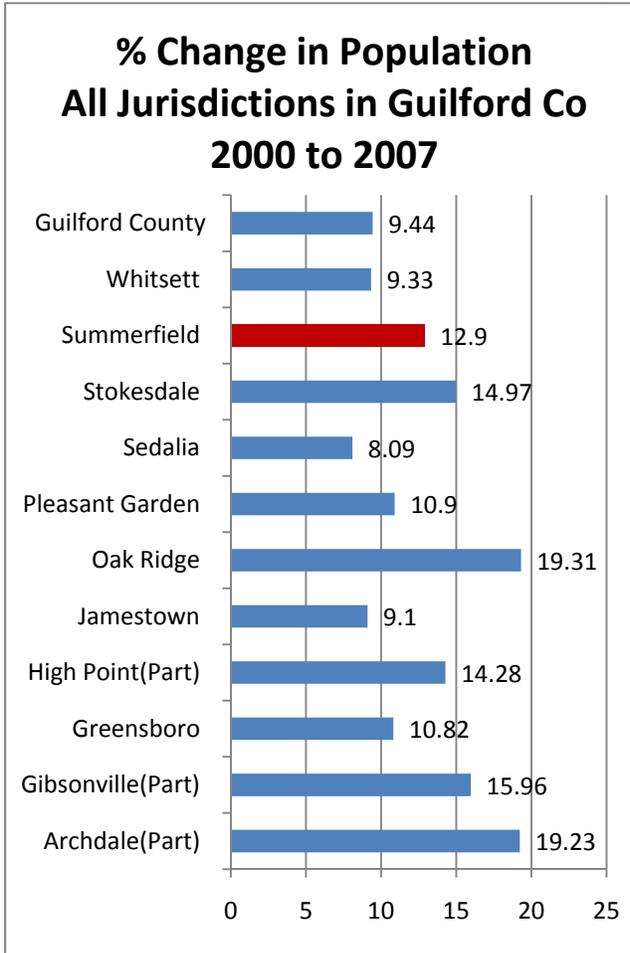
At the time of the 2000 Census, about 94% of Summerfield's population was White, 4% was Black and 2% was of some other race. In contrast, Guilford County's population was about 65% White, 30% Black and 5% Other.

Source: US Census 2000



At the time of the 2000 Census, 1.4% of Summerfield's population was of Hispanic or Latino origin, while Guilford County's population was 3.8% Hispanic or Latino. Both these numbers would likely be higher today, especially in the case of Guilford County.

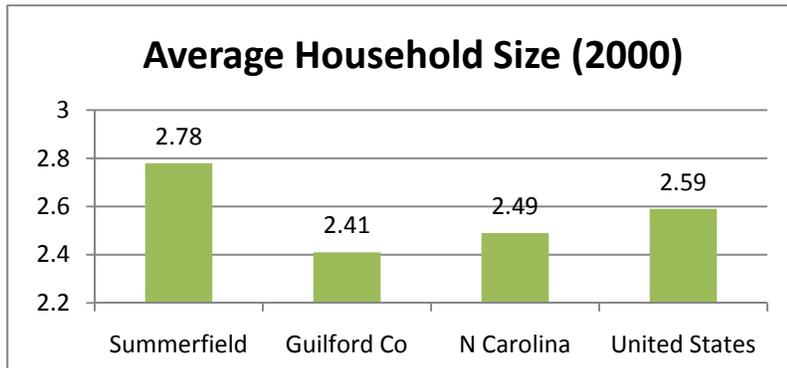
Source: US Census 2000



There has been only one decennial Census taken since Summerfield was incorporated in 1996. The three charts on this page employ population estimates provided by the North Carolina Office of State Budget and Management as of July 2007. Among all small towns in Guilford County (excludes Greensboro and High Point) Summerfield is the largest at an estimated 7,800 residents in 2007. Summerfield also added the most new residents (889) between 2000 and 2007. Percentage-wise, Summerfield was the sixth fastest growing area among all jurisdictions in Guilford County, having increased its population by 13% during the 7 year period of study.

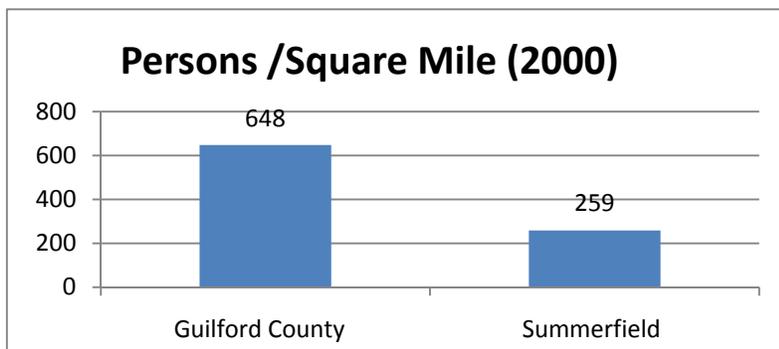
Source: NC Office of State Budget and Management

Measures of Housing Type, Tenure, and Cost



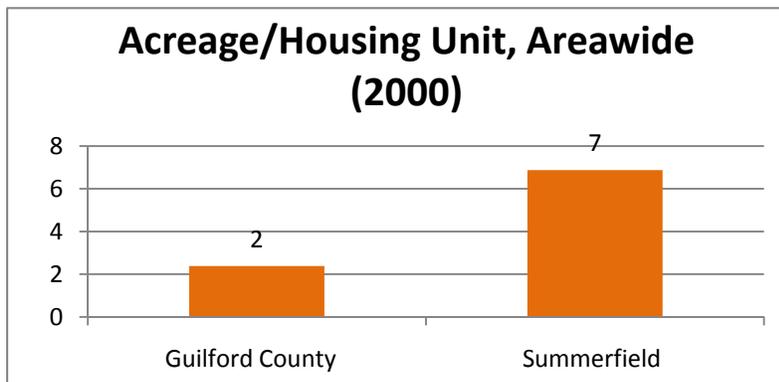
The predominance of traditional families over young singles, young couples and retirees is evident in Summerfield's significantly larger average household size.

Source: US Census 2000



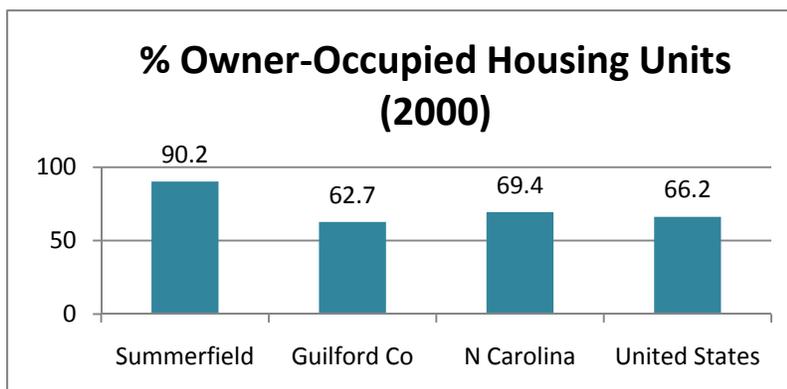
Guilford County's much higher population density is heavily influenced by the urbanized areas of Greensboro and High Point.

Source: US Census 2000



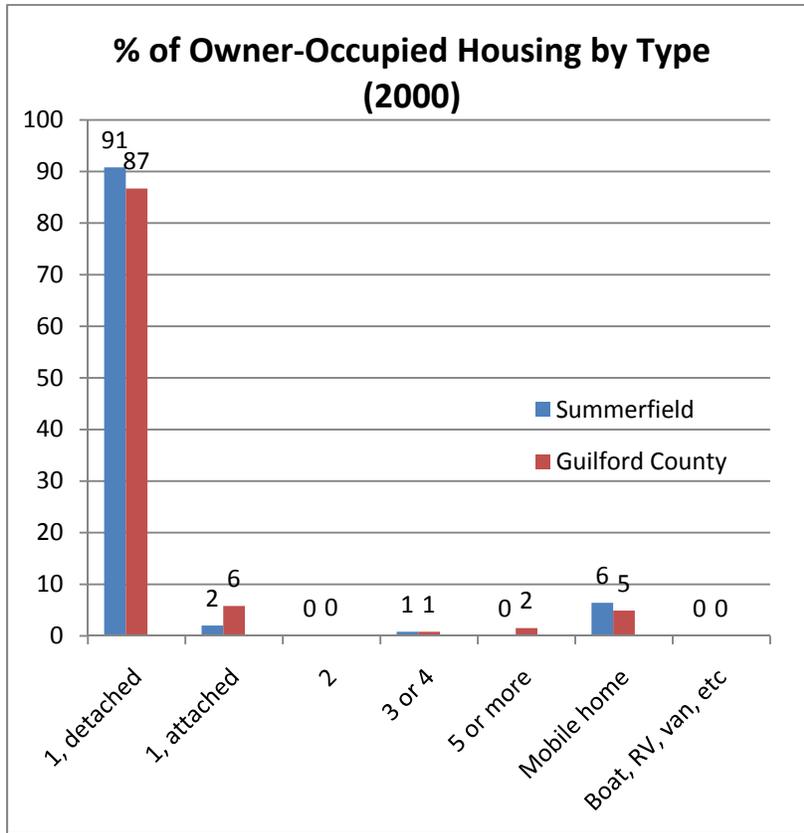
Summerfield's development density is low (7 acres/unit) when farmland, woodland, and other open spaces are included in the total. Of course, this number does not include acreage in roadways and non-residential development, but these areas account for only a small percentage of land in the community.

Source: US Census 2000 and Glenn Harbeck Associates, Inc.



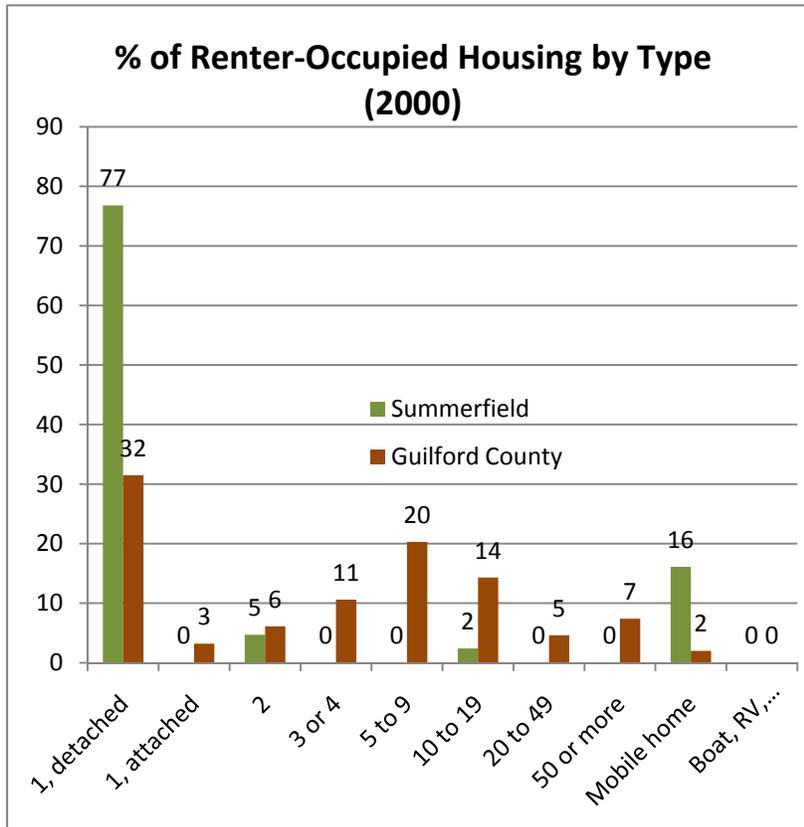
Compared to Guilford County, the state of North Carolina, and the country as a whole, Summerfield is dominated by owner-occupied housing.

Source: US Census 2000



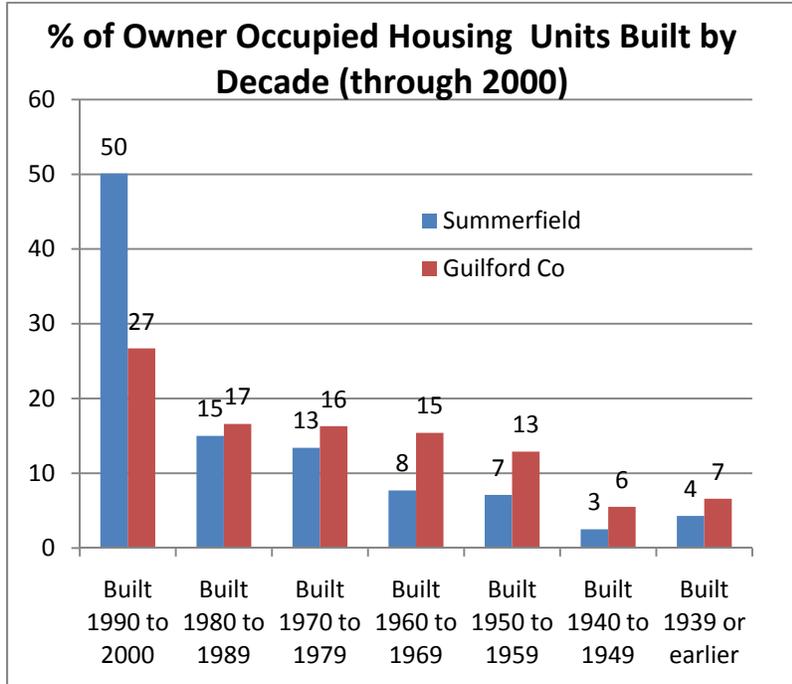
About 90% of Summerfield's and Guilford County's owner-occupied housing is single family, detached. In 2000, mobile homes made up about 6% of the Town's and 5% of the County's owner-occupied housing stock.

Source: US Census 2000



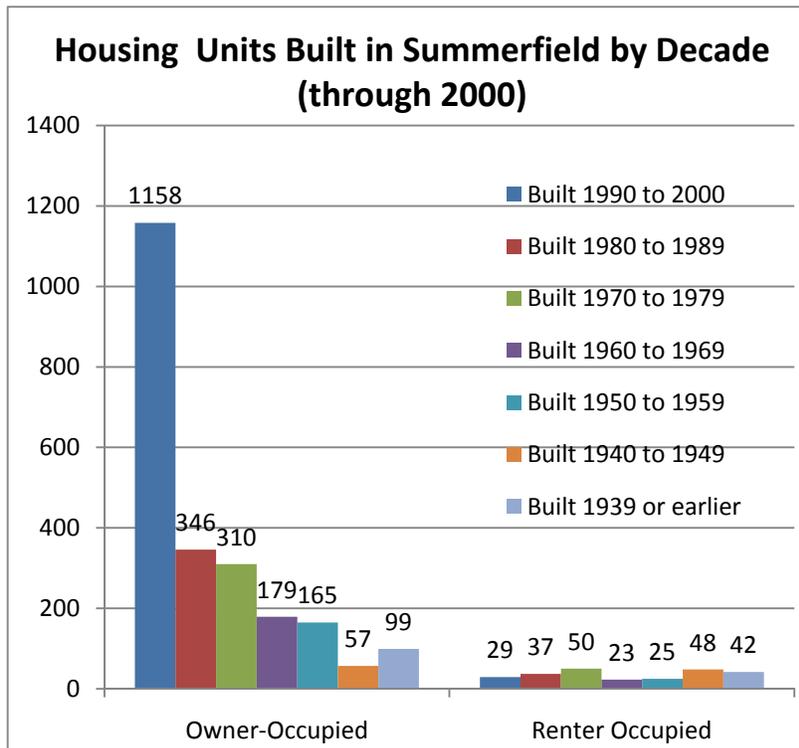
Over three-fourths of Summerfield's renter-occupied housing is single family detached. This compares with less than one-third of the County's. Stated another way, about two-thirds of the County's rental housing is in multi-family structures. Also, some 16% of Summerfield's mobile homes are renter occupied compared to just 2% of the County's. Even so, recall that over 90% of Summerfield's housing is owner occupied, so these numbers are small.

Source: US Census 2000



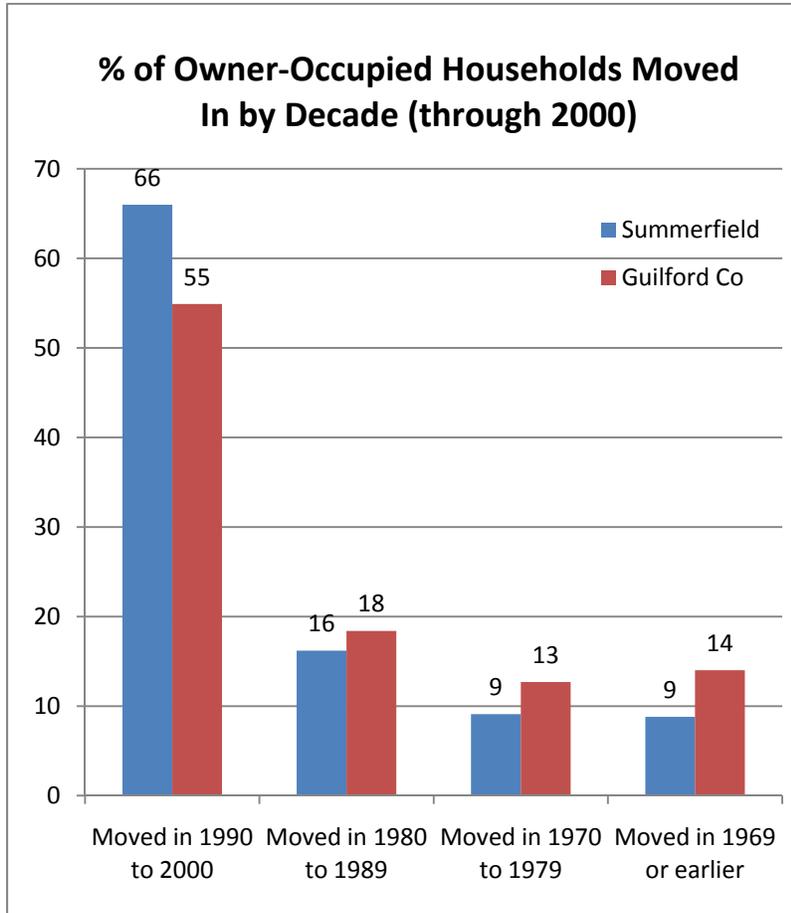
By 2000, fully one half of all housing ever built in Summerfield was constructed during the 1990's.

Source: US Census 2000



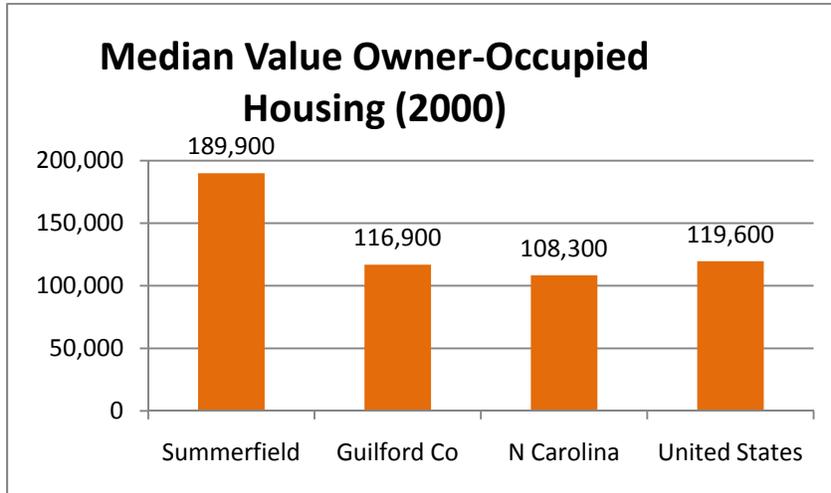
In the decades after World War II, numbers of owner-occupied housing units constructed in Summerfield proceeded at a modest but steadily increasing rate—residential development then exploded in volume during the 1990's. Housing units occupied by renters in 2000 represented a very small proportion of the total housing stock in Summerfield. No single decade was responsible for producing a sizable number of housing units now occupied by renters.

Source: US Census 2000



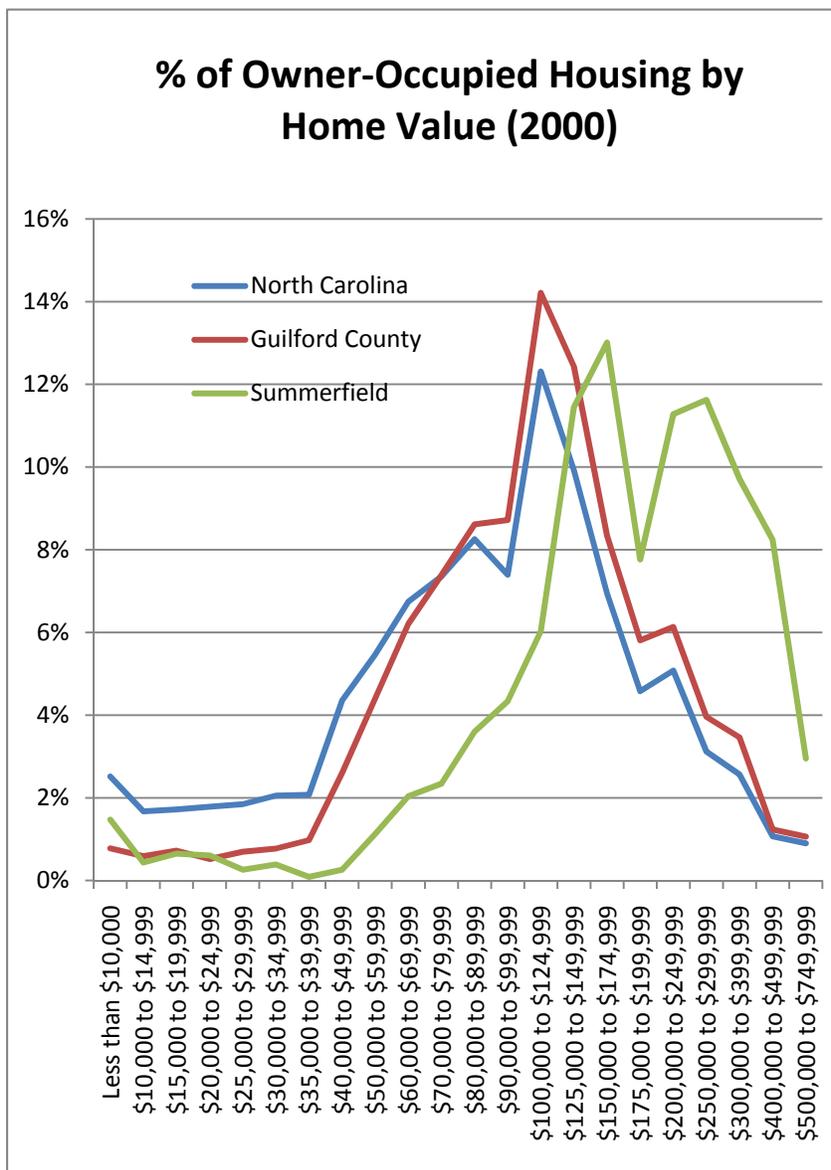
About two-thirds of all Summerfield households living in owner occupied housing moved into their homes during the 1990's. At the time of the 2000 Census, many neighbors in Summerfield were just getting to know one another.

Source: US Census 2000



At the time of the 2000 Census, half of all homes in Summerfield were valued at less than \$190,000 and half were valued more. This median value was substantially higher than the same measures of home value for the county, state, and nation.

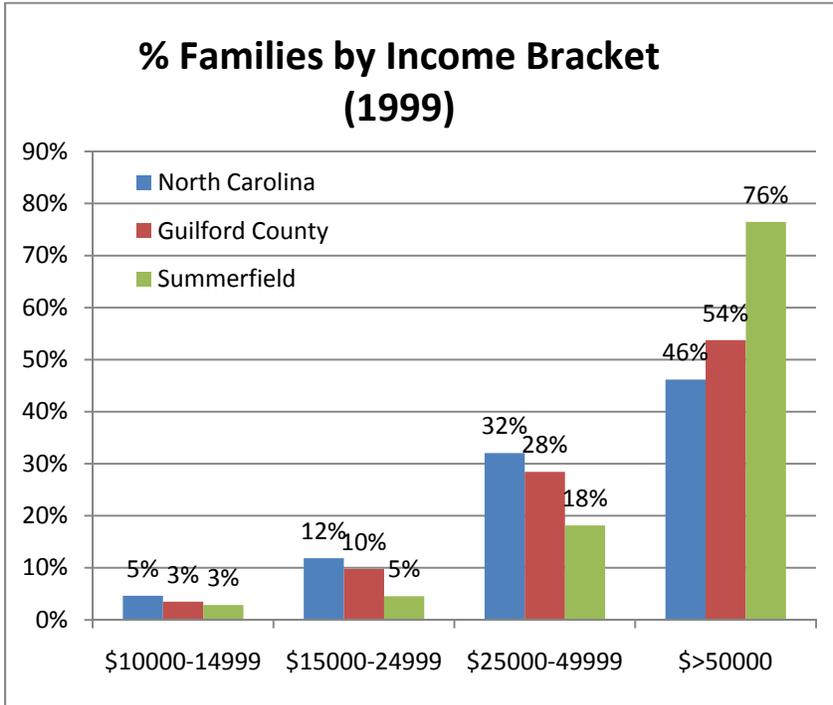
Source: US Census 2000



Home values in Guilford County closely parallel home values statewide. A decade ago (at the time of the 2000 Census), only about 18% of all owner-occupied homes in the County and State were valued at over \$175,000. In contrast, over half of all owner-occupied homes in Summerfield were valued at over \$175,000 in 2000. Nearly one third of all owner-occupied homes in Summerfield were worth over \$250,000. Note also that while nearly 60% of all homes in Guilford County were valued at less than \$125,000, only 22% of Summerfield homes were under \$125,000 in 2000.

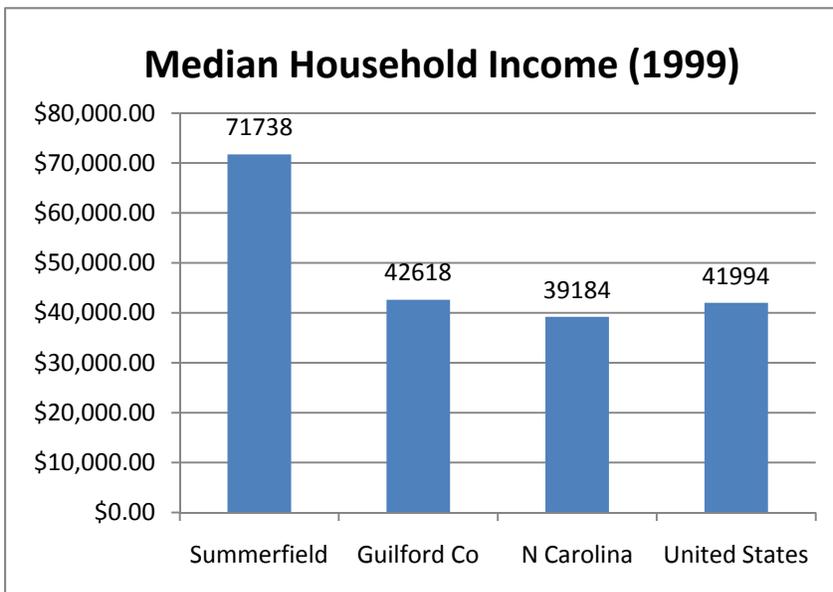
Source: US Census and Glenn Harbeck Associates, Inc.

Measures of Local Economic Conditions



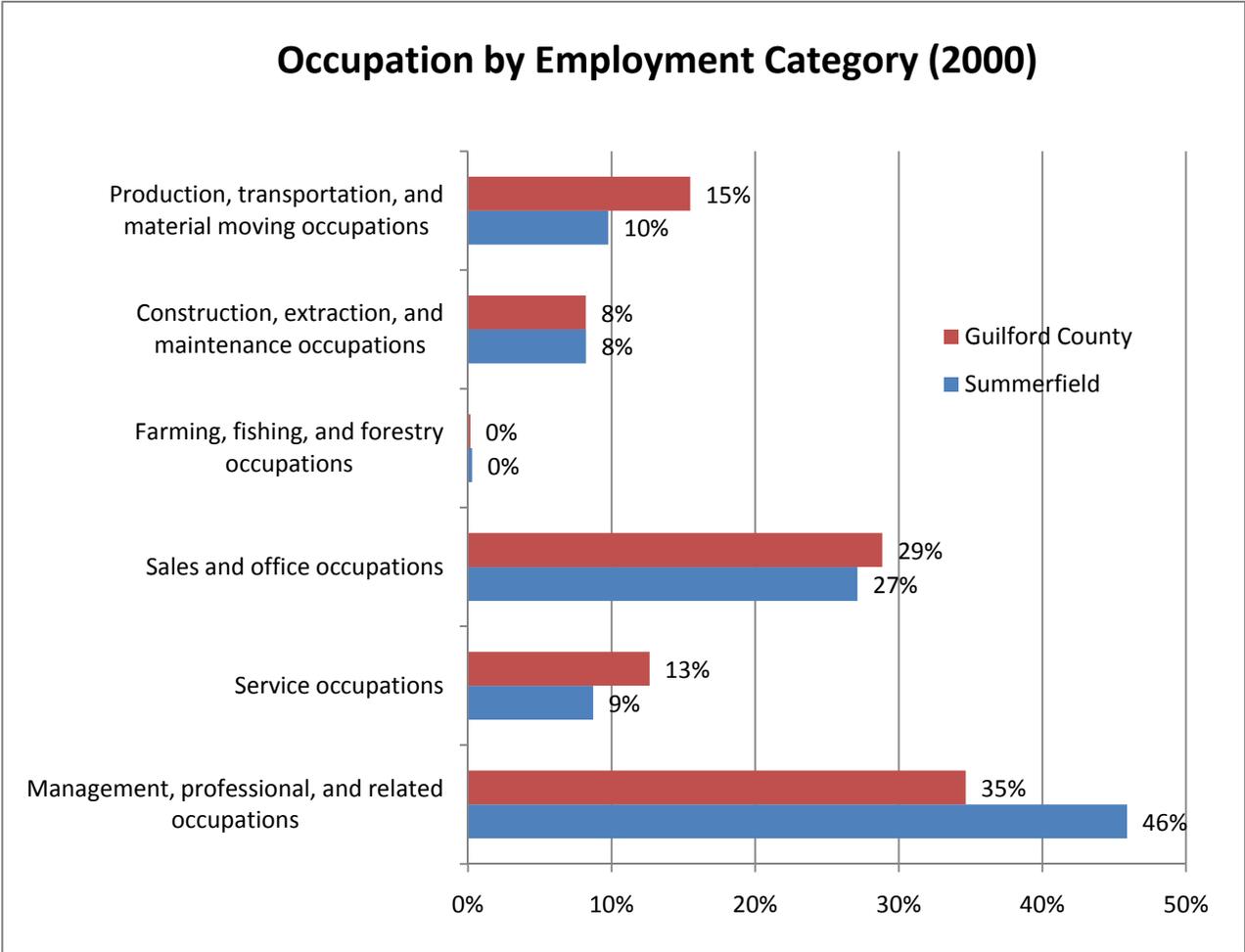
At the time of the 2000 US Census, slightly over 75% of all families in Summerfield had incomes in excess of \$50,000. By comparison, less than 50% of North Carolina's families had incomes over that amount. Low to moderate income families were under-represented in Summerfield compared to county and state averages..

Source: US Census

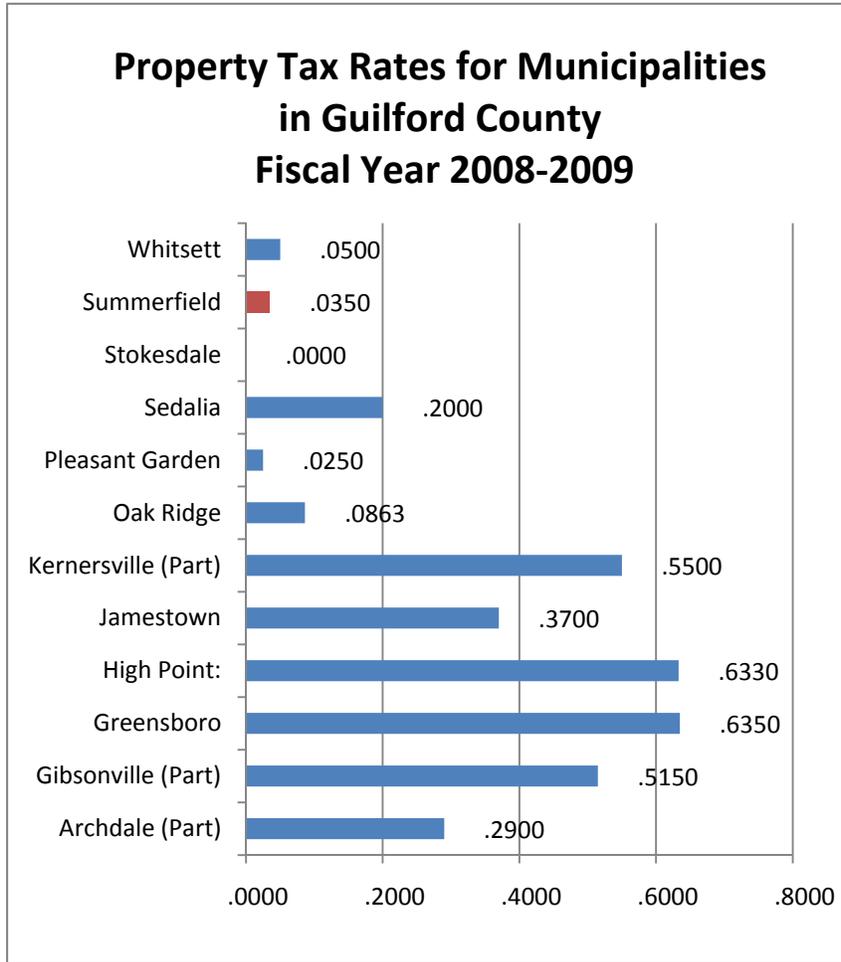


For Summerfield in 1999, \$71,738 was the income level at which one-half of the community's households fell above and one half fell below that number. Median household income in Summerfield exceeded county, state and national median incomes by a wide margin.

Source: US Census

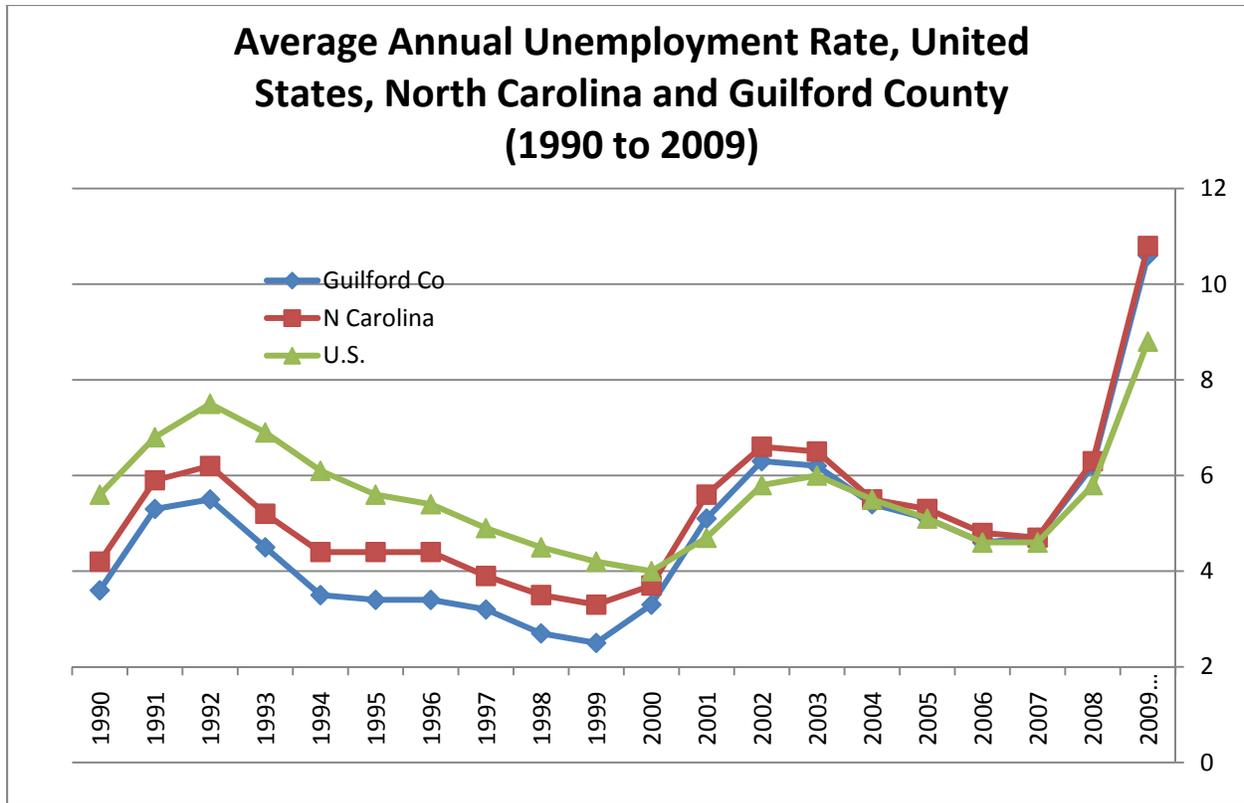


As might be expected, *Management, Professional and Related Occupations* make up a substantially greater percentage of workers in Summerfield than in Guilford County as a whole. Workers in *Production, Transportation and Material Moving Occupations* (including manufacturing) are less well represented in Summerfield when compared to Guilford County.



According to the most recent report from the North Carolina Department of Revenue, property tax rates for municipalities located (in whole or in part) in Guilford County range from a high of 63½ cents per hundred dollars to 0 cents per hundred. At 3½ cents per hundred, Summerfield was near the bottom of the range for fiscal year 2008-2009.

Source: Property Tax Rates for North Carolina Municipalities, NC Department of Revenue, June 2009.



	Guilford Co	N Carolina	US
2009 YTD	10.6	10.8	8.8
2008	6.2	6.3	5.8
2007	4.7	4.7	4.6
2006	4.6	4.8	4.6
2005	5.1	5.3	5.1
2004	5.4	5.5	5.5
2003	6.2	6.5	6.0
2002	6.3	6.6	5.8
2001	5.1	5.6	4.7
2000	3.3	3.7	4.0
1999	2.5	3.3	4.2
1998	2.7	3.5	4.5
1997	3.2	3.9	4.9
1996	3.4	4.4	5.4
1995	3.4	4.4	5.6
1994	3.5	4.4	6.1
1993	4.5	5.2	6.9
1992	5.5	6.2	7.5
1991	5.3	5.9	6.8
1990	3.6	4.2	5.6

The table and graph show the average annual unemployment rates for Guilford County, the state of North Carolina and the United States for the period from 1990 through May of 2009. During the 1990's, Guilford County and North Carolina had unemployment rates consistently lower than the nation as a whole. Starting around 2000, however, this relationship reversed with the County and State experiencing nearly identical unemployment rates-- higher than the national average. This difference has been especially pronounced during the first half of 2009, with the County and State showing unemployment rates about 2 percentage points higher than the nation as a whole.

Source: NC Employment Security Commission

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Town of Summerfield
4117 Oak Ridge Rd
PO Box 970
Summerfield NC 27358
336-643-8655
www.summerfieldgov.com