

## Comparison to Peers

- Highest rate of job growth
- Highest rate of regional job capture
- With Austin, most diverse types of development
- Fewer “distressed” zip codes vulnerable to displacement



PEER CITY	WITHIN 2 MILES OF CENTER OF THE CITY	
	% OF CITYWIDE HOUSING UNITS (2018)	CAPTURE OF NEW CITYWIDE UNITS (2010-2018)
MINNEAPOLIS	36%	53%
SEATTLE	27%	45%
DENVER	23%	38%
ATLANTA	22%	35%
NASHVILLE	10%	30%
CHARLOTTE	9%	24%
AUSTIN	11%	19%
RALEIGH	11%	18%
PHOENIX	4%	6%

Charlotte’s Peer Cities were chosen for their similarity to Charlotte in the size of population, rate of population growth, regional role, and equitable growth concerns.

## Charlotte in 2040

FORECAST		2010-2040 FORECAST				
		2010	2040	TOTAL	ANN #	ANN %
POPULATION	MECKLENBURG COUNTY	919,600	1,491,900	572,300	19,077	1.6%
	% CAPTURE OF CONNECT AREA	38%	40%	43%		
	CONNECT AREA	2,431,500	3,766,081	1,334,581	44,486	1.5%
EMPLOYMENT	MECKLENBURG COUNTY	689,800	689,800	390,300	13,010	1.5%
	% CAPTURE OF CONNECT AREA	52%	52%	60%		
	CONNECT AREA	1,313,995	1,313,995	647,543	21,585	1.3%

## Key Findings

- Strong growth, but unequal benefit
- Regional role is getting stronger
- Increasing diversity in race and foreign-born
- Affordability affecting residents and small businesses
- Support needed to spur start-ups
- Distribute growth opportunities and pressures



Note: The CONNECT Area forecast has 2050 as an end year. The 2040 total is estimated by EPS using the rate of growth used to derive the 2050 total.

### Data Sources

ESRI, Charlotte CONNECT, CRTPO, Metropolitan Transportation Plan, Economic & Planning Sources