

Retreat Agenda
Rizzo Center
June 16, 2018

Purpose: To gather information on data trends, ensure all member voices are heard and identify the key elements that the Board needs to consider when developing the Comprehensive Plan

Expected Outcomes:

- a. A list of questions to ask of the plan
- b. Shared agreement on Strategic priorities

Non Goals for the Retreat:

- a. It is not the goal to agree on the causes
- b. It is not the goal to identify activities/actions for the comprehensive plan

Materials: markers, half-sheet post-it notes, chart paper, colored dots

8:30 - 9:00	Sign-in Settle-in	
9:00	Welcome and Introductions	Mayor Lydia Lavelle
9:15	Overview of the Day <ul style="list-style-type: none">- Review purpose and outcomes- Review Agenda- Agreements	Betsy Ayankoya
9:30	“Getting to Yes”	Aaron Keck
10:10	Strategic Priorities	
	Carrboro Demographics: 20 year trend data: Income, Race, Age. (including timeline of dates and policy enactments)	Staff
10:45	Break	
11:00	Small and large group reflection. For each area of Carrboro data consider	ALL

	<p>each question:</p> <ol style="list-style-type: none"> What patterns or trends stood out for you? Was there anything that surprised you? What patterns or trends feel most challenging or worrisome to you? What do you think it means? How do you think the data matches our strategic priorities? In what ways can we apply what we learned to development of the comprehensive plan? What questions do we want to ask? What things do we want to consider? (Post ideas and questions) 	
12:15-1:30	<p>Break to get lunch</p> <p>Small group lunch discussion: How have the Town of Carrboro policies impacted demographic and economic changes?</p> <ul style="list-style-type: none"> Consider a current project of Carrboro on South Greensboro Street. What will the impact of this development have on the demographic and economic trends that we are addressing? 	
1:45	<p>Share insights from lunch discussion: how can we use what we learned to inform plans goals? (record and post responses)</p>	
2:15	<p>Large and Small group: Review questions/considerations rephrase and agree on questions/considerations</p>	
2:45	<p>Next steps: What needs to happen next? By whom? By when? What do we need to learn? (record and post)</p>	
3:15	<p>Final activity and Reflection: what worked well today? What could have been improved?</p>	

3:30	Adjourn	

Set a Parking lot for items to discuss when working on the comprehensive plan.

Staff requested to attend:

Clerk - Cathy

Planning - Trish

Economics - Annette

Affordable Housing - Julie

Finance - Arche

BOARD OF ALDERMEN STRATEGIC PRIORITIES

- A. Diversify revenue stream to maintain ethnic and economic diversity
- B. Protect historic neighborhoods and maintain Carrboro's unique identity
- C. Improve walkability and public transportation
- D. Encourage development that is compact, dense, and appeals to diverse lifestyles and incomes
- E. Enhance and sustain quality of life/place issues for everyone

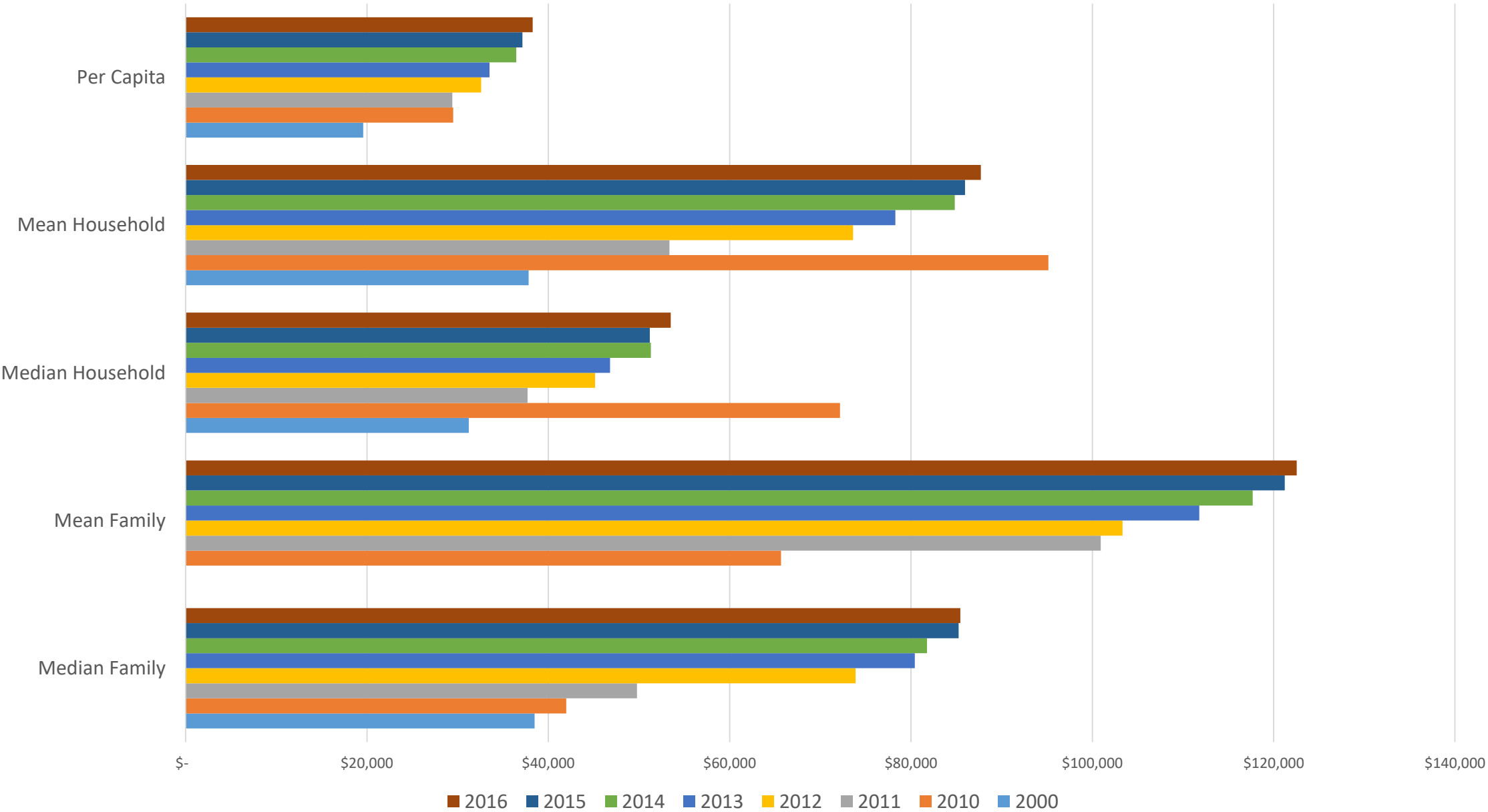
Town of Carrboro Demographics

Board of Aldermen Annual Retreat

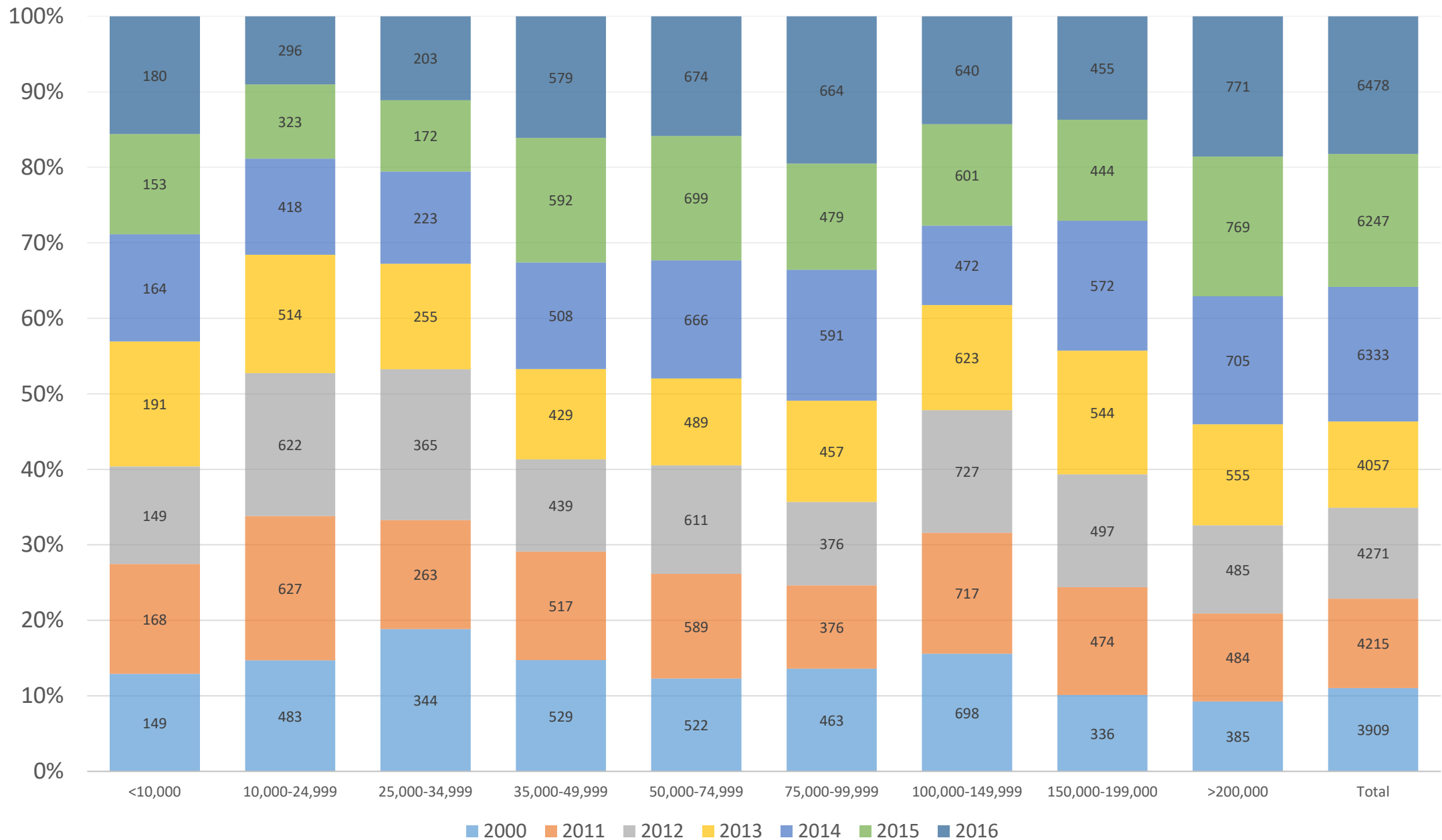
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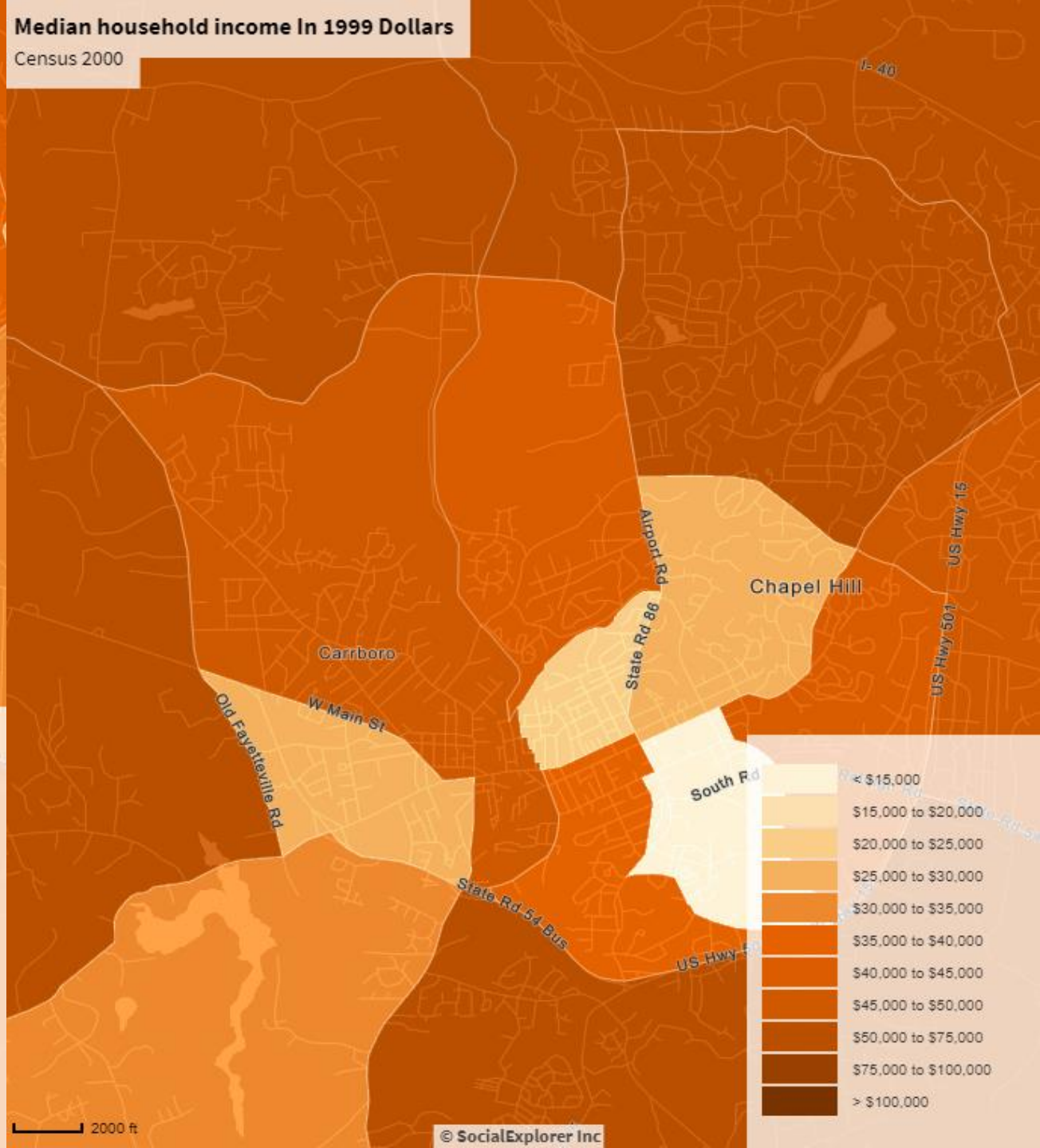
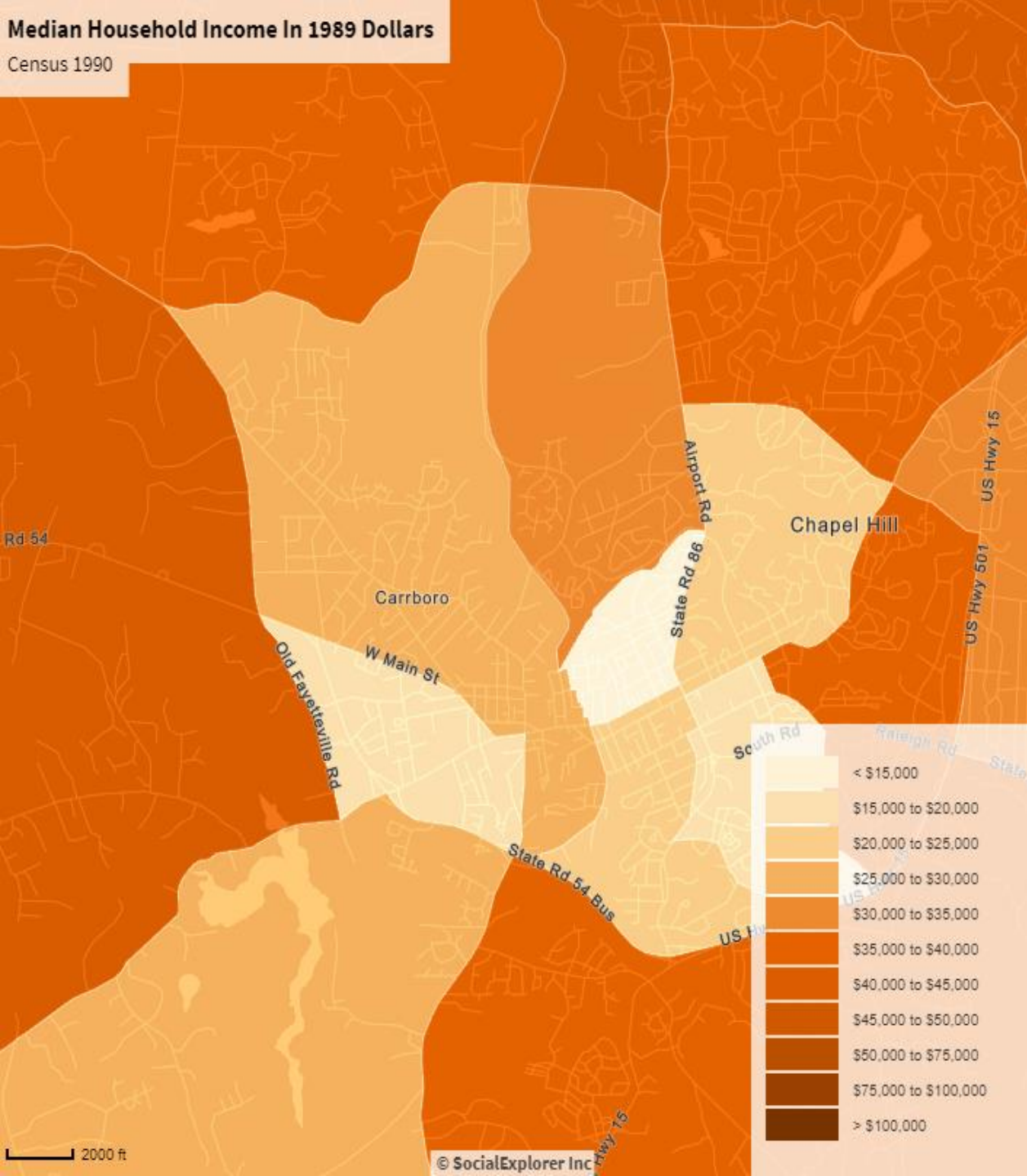


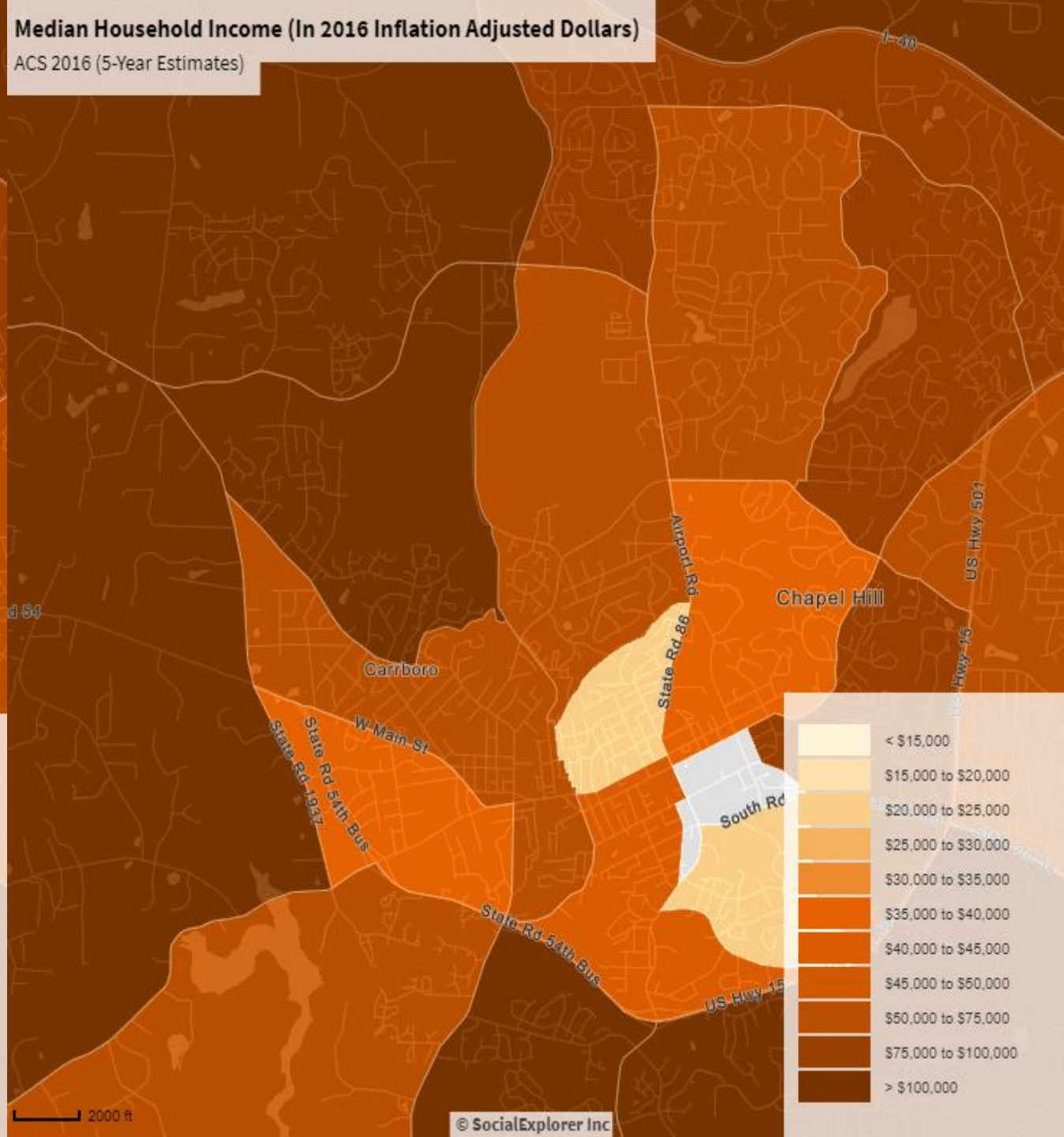
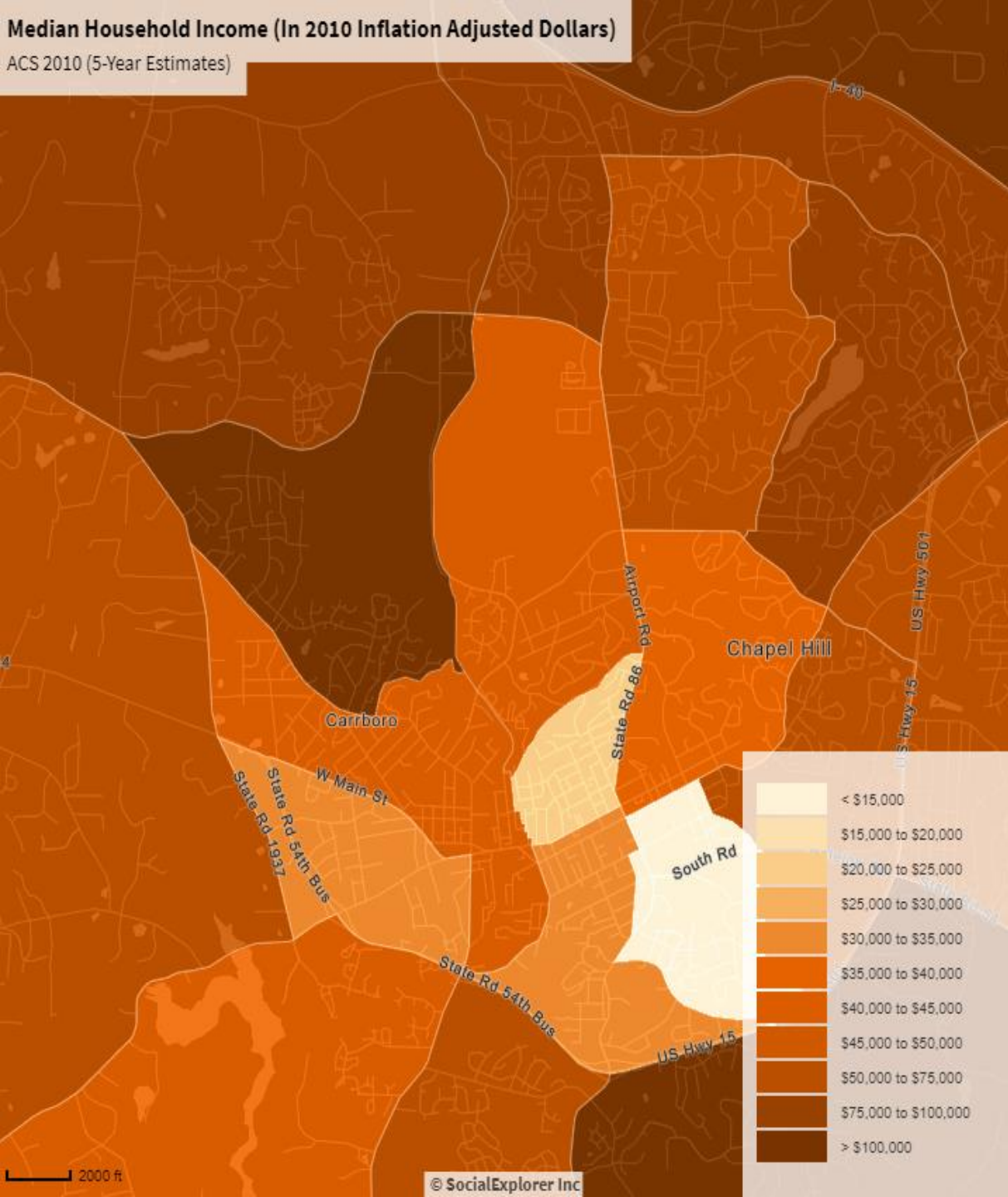
INCOME (US Census and American Community Survey (ACS))



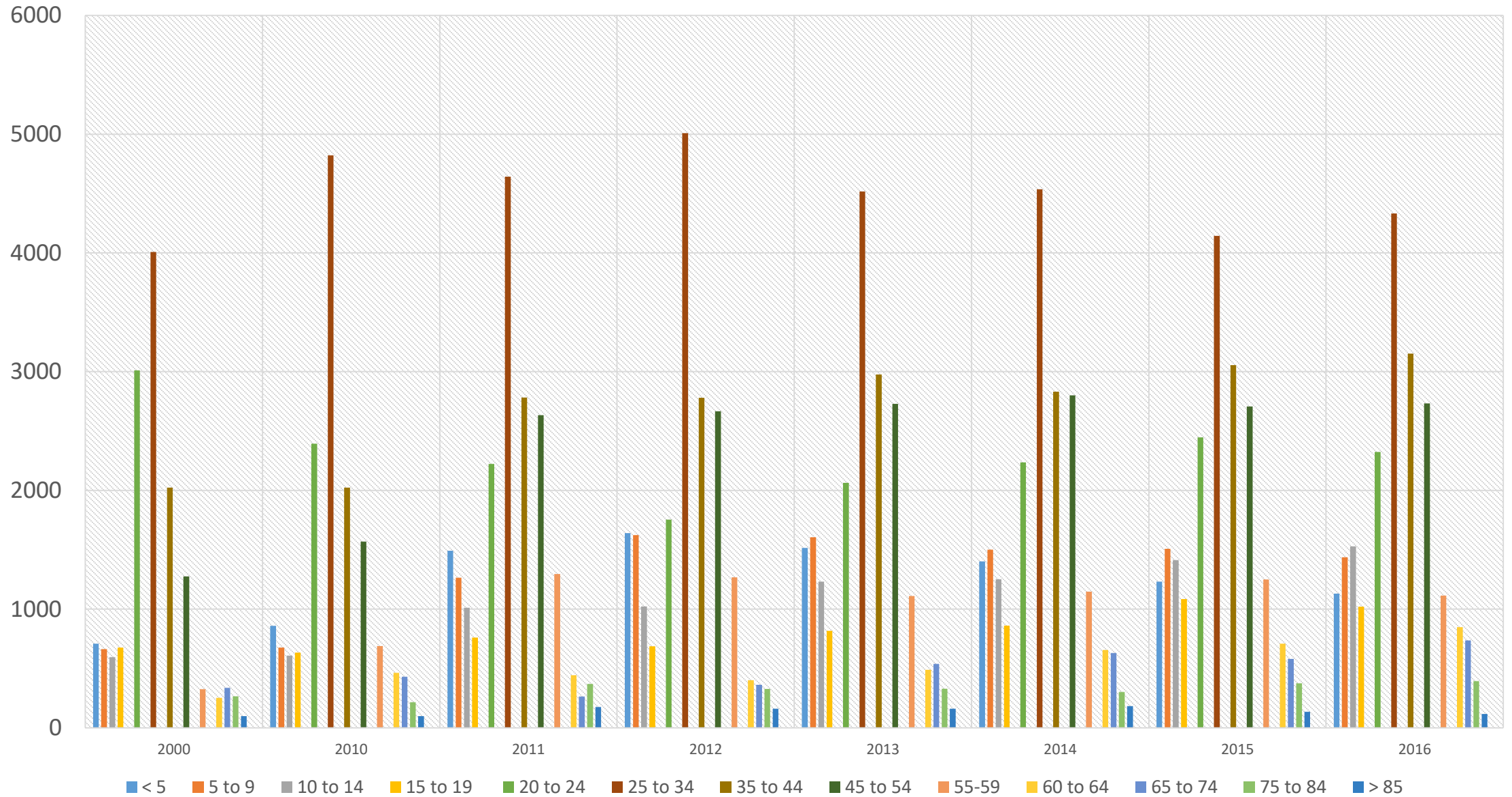
FAMILY INCOME (US CENSUS AND ACS)



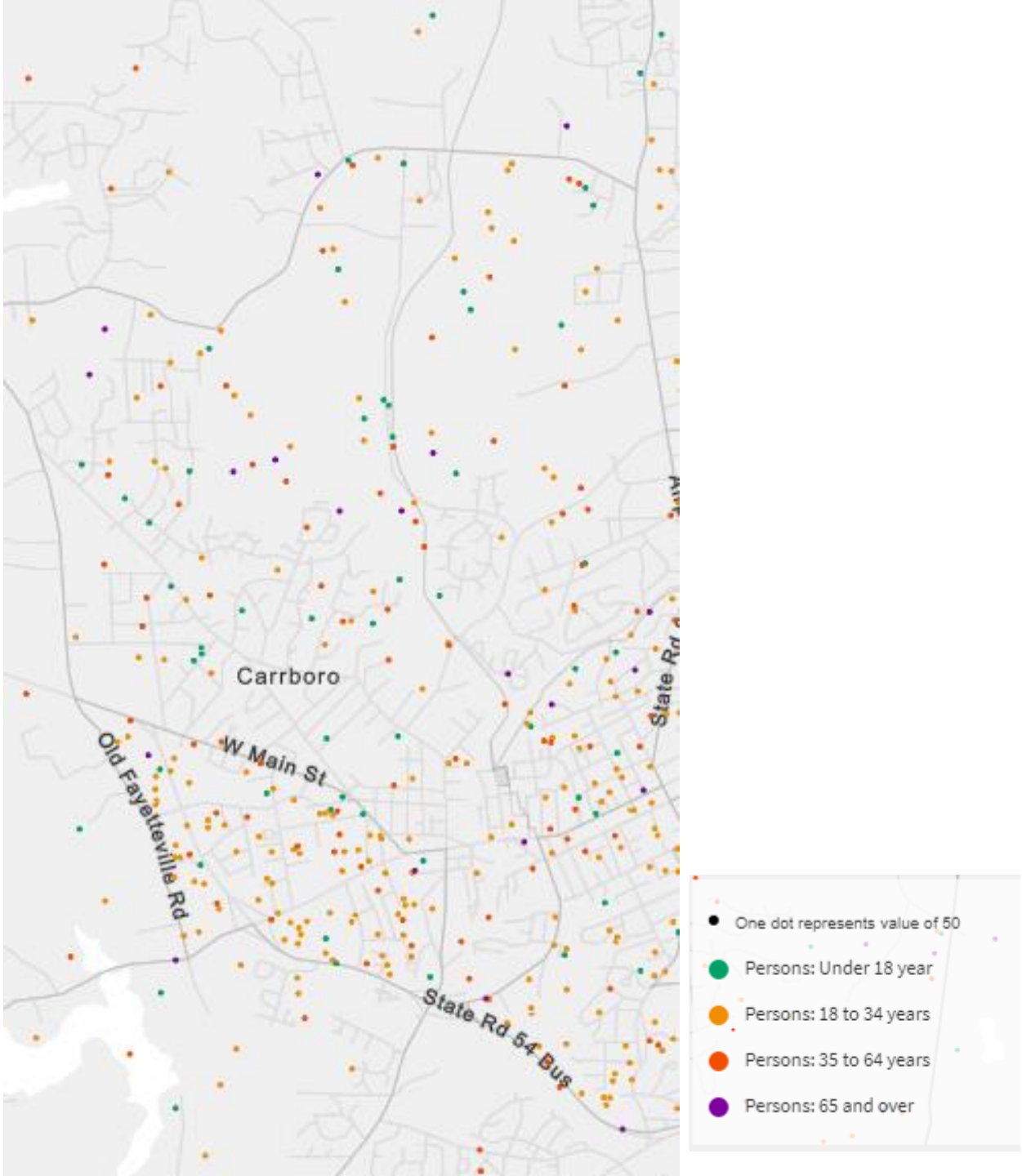




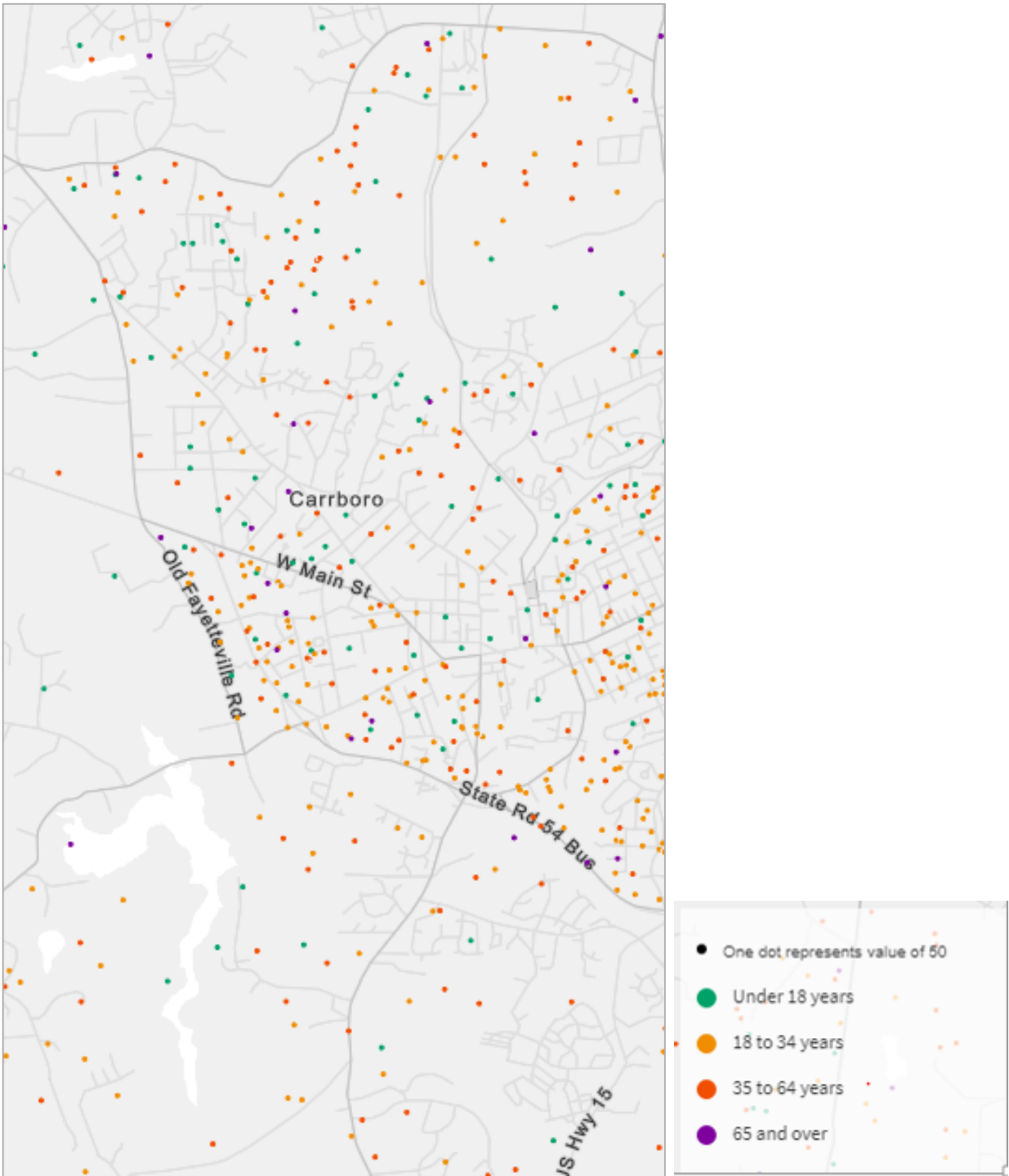
Individuals by age, 2000-2016 (US Census and ACS)



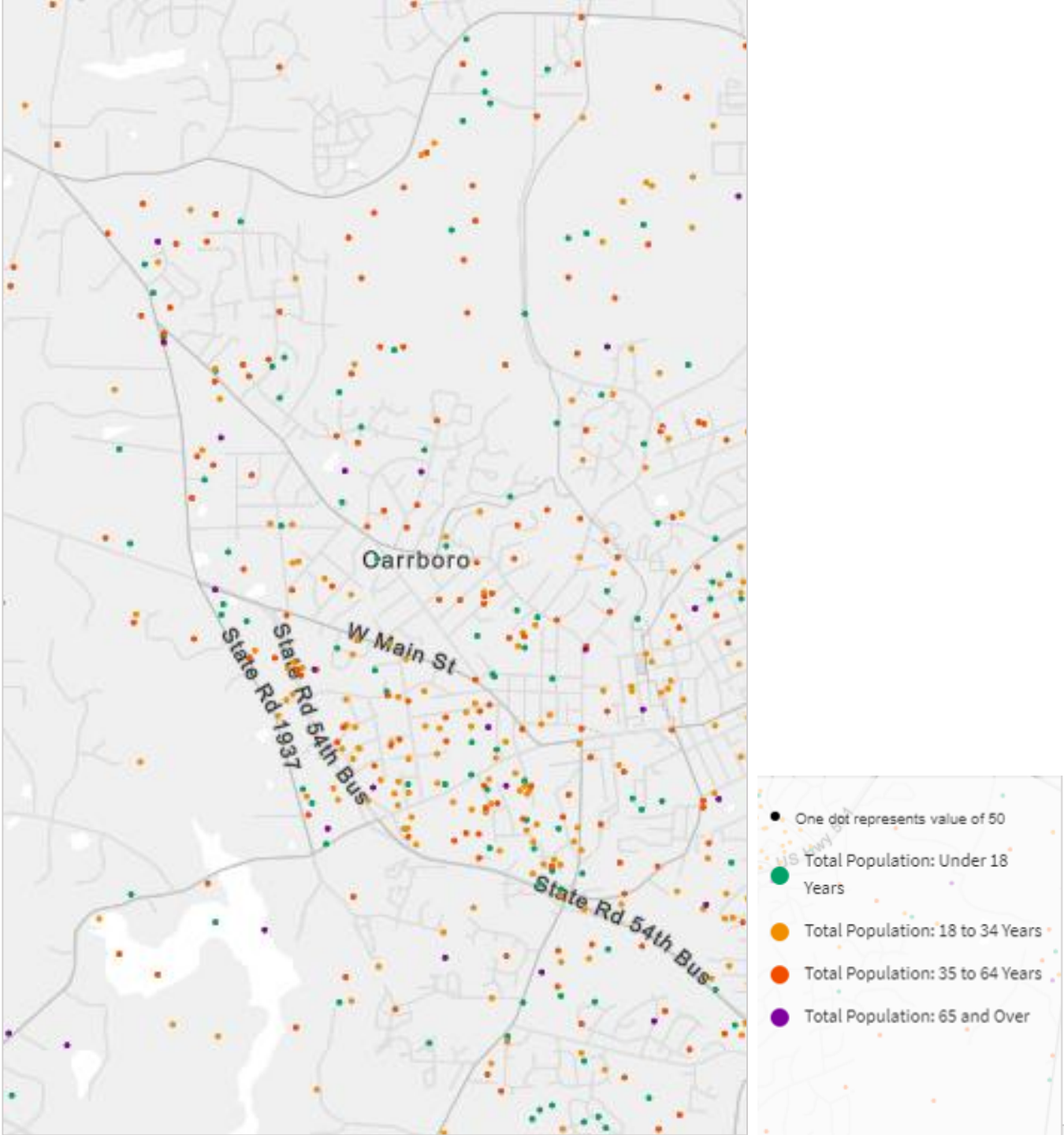
CENSUS 1990
AGE



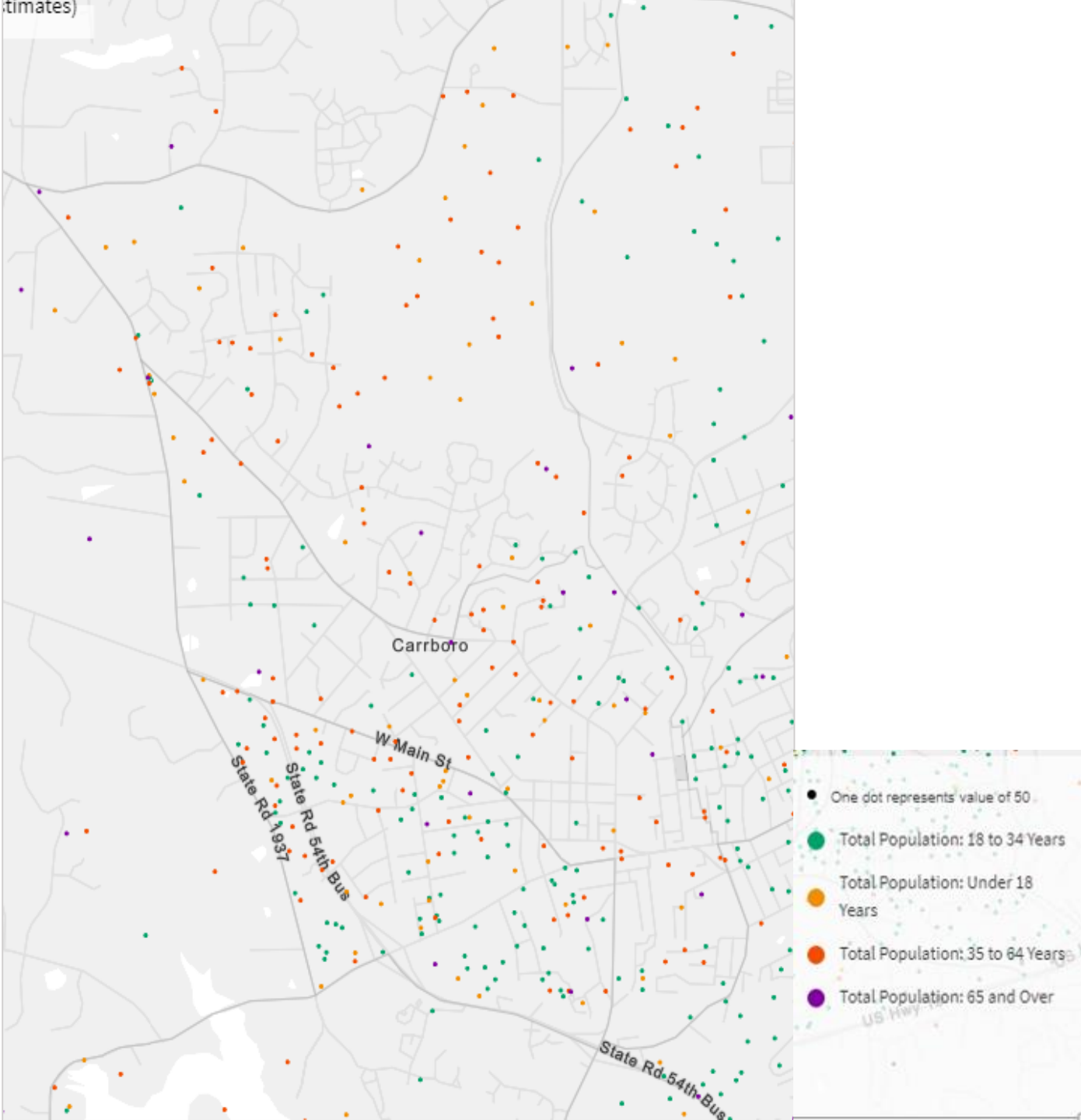
CENSUS 2000
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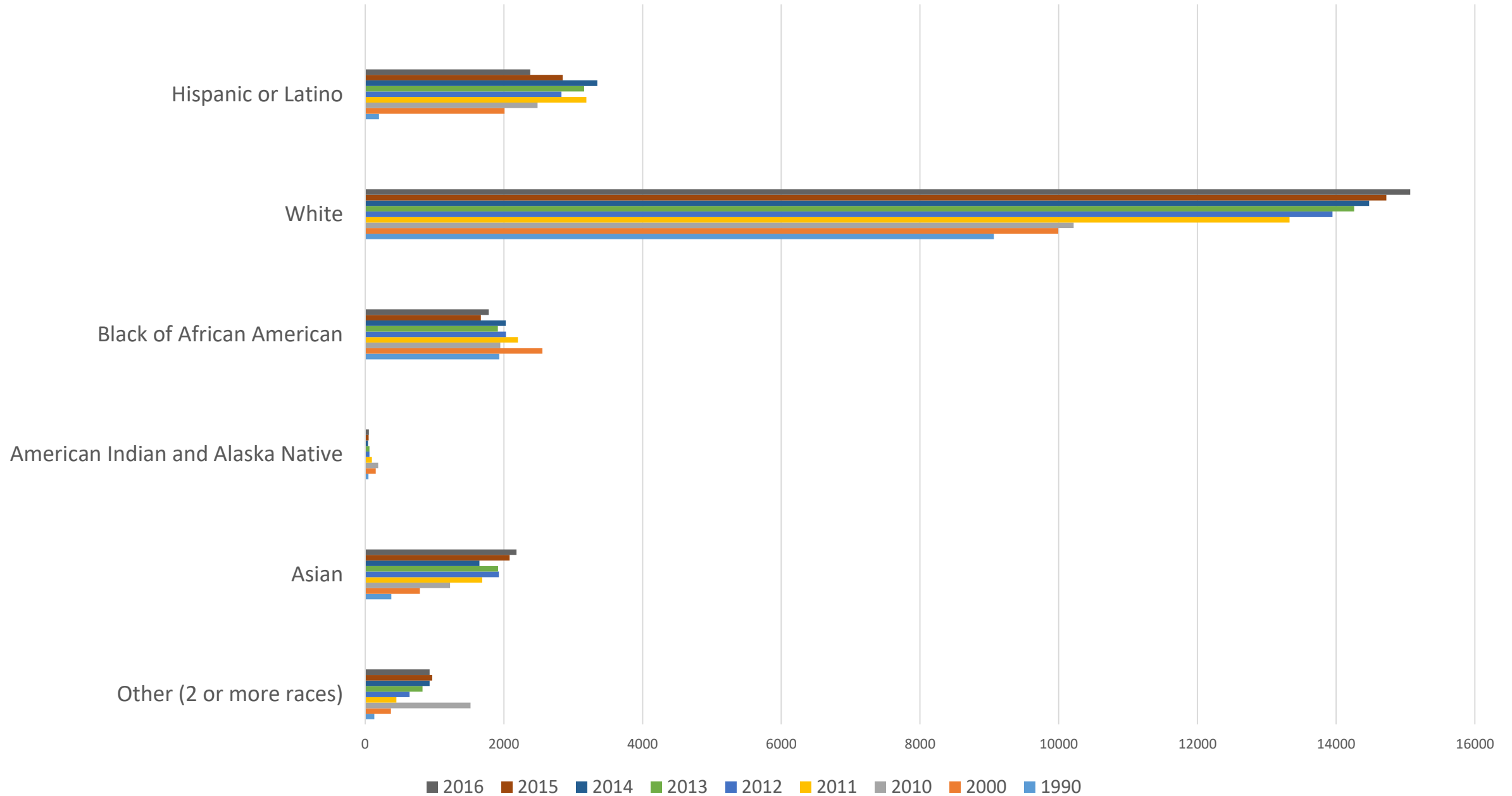
ACS 2010 (5-YEAR EST.)
AGE



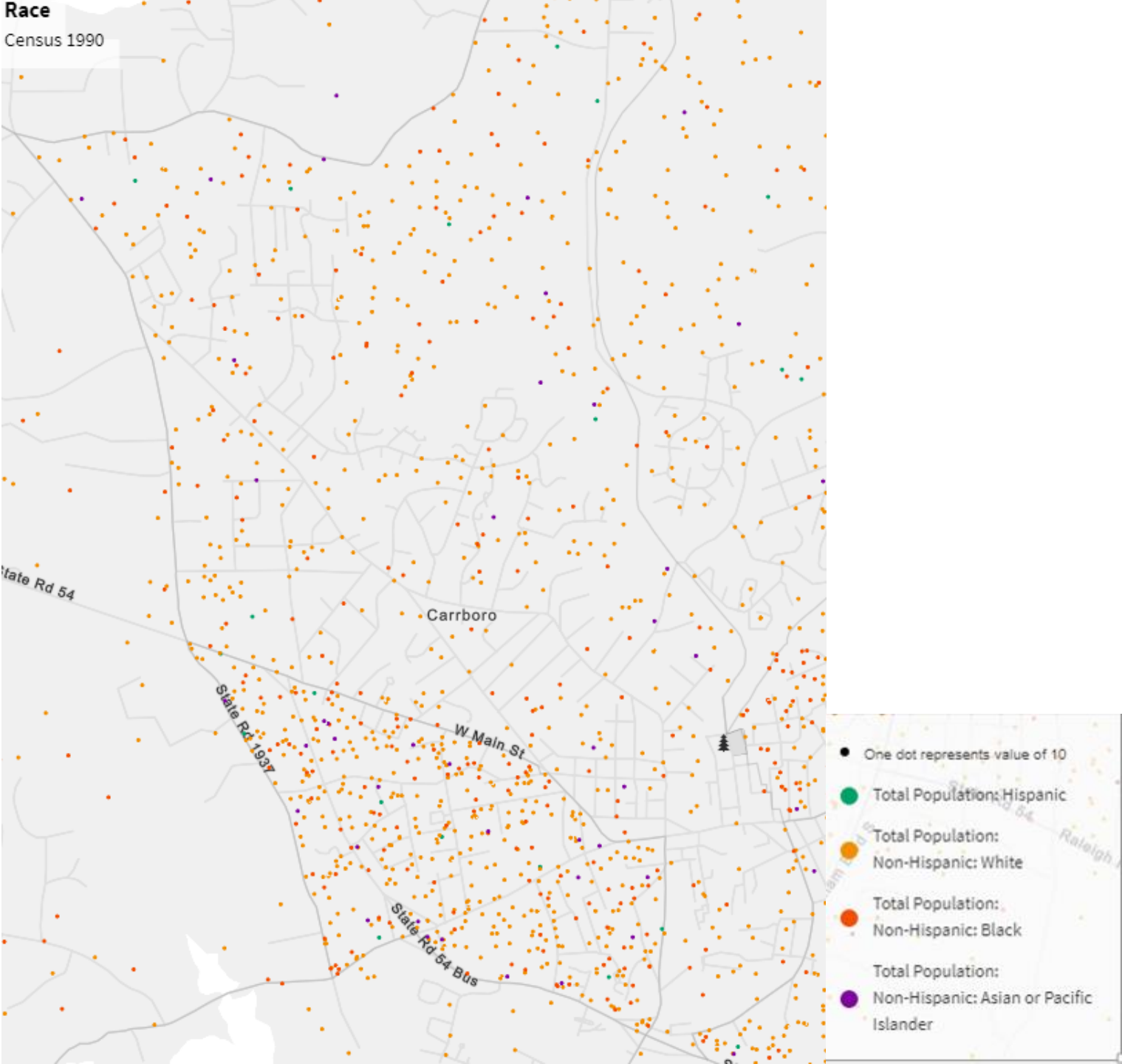
ACS 2016 (5-YEAR EST.)
AGE



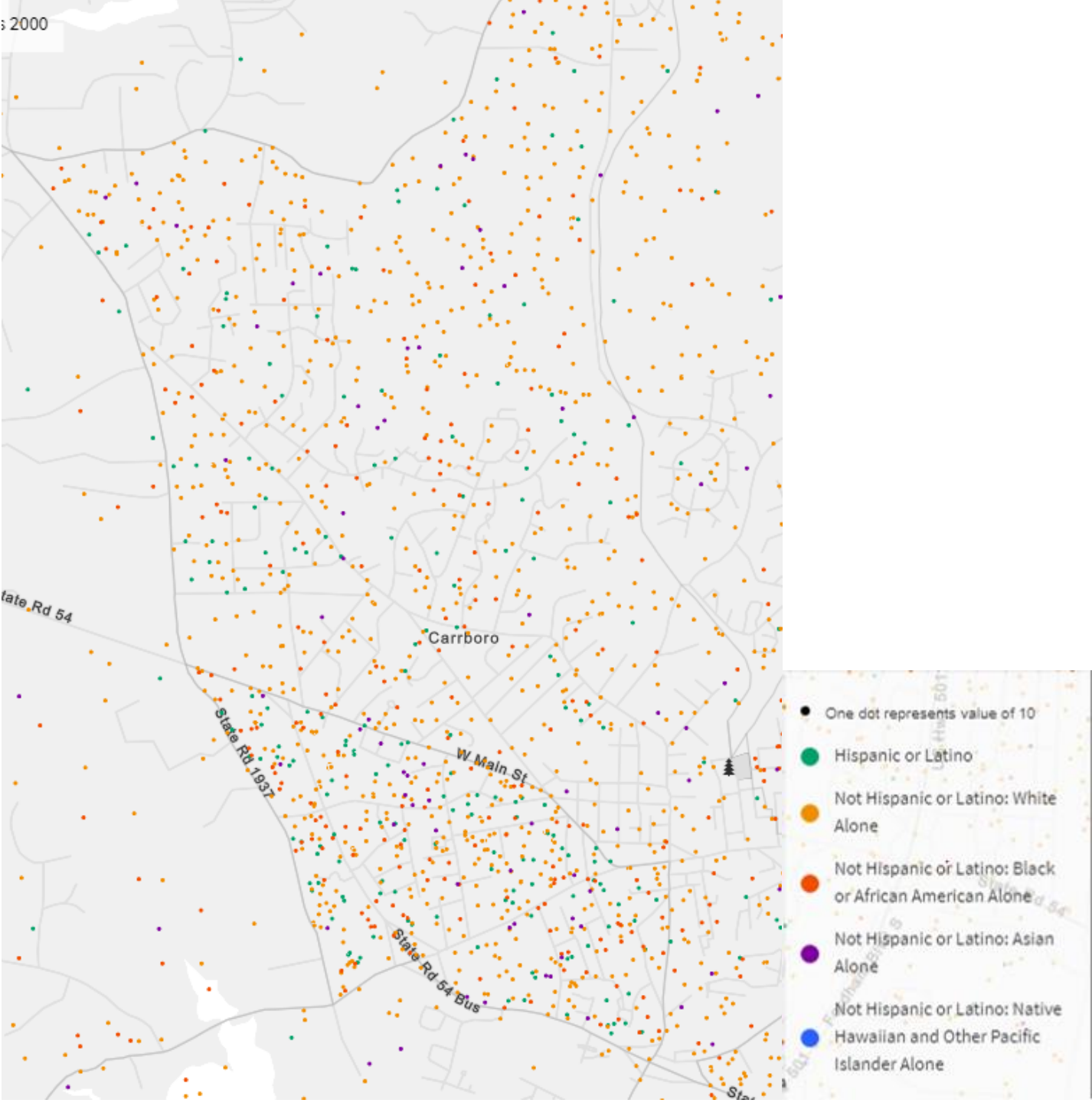
Race, 1990 to 2016 (US Census and ACS)



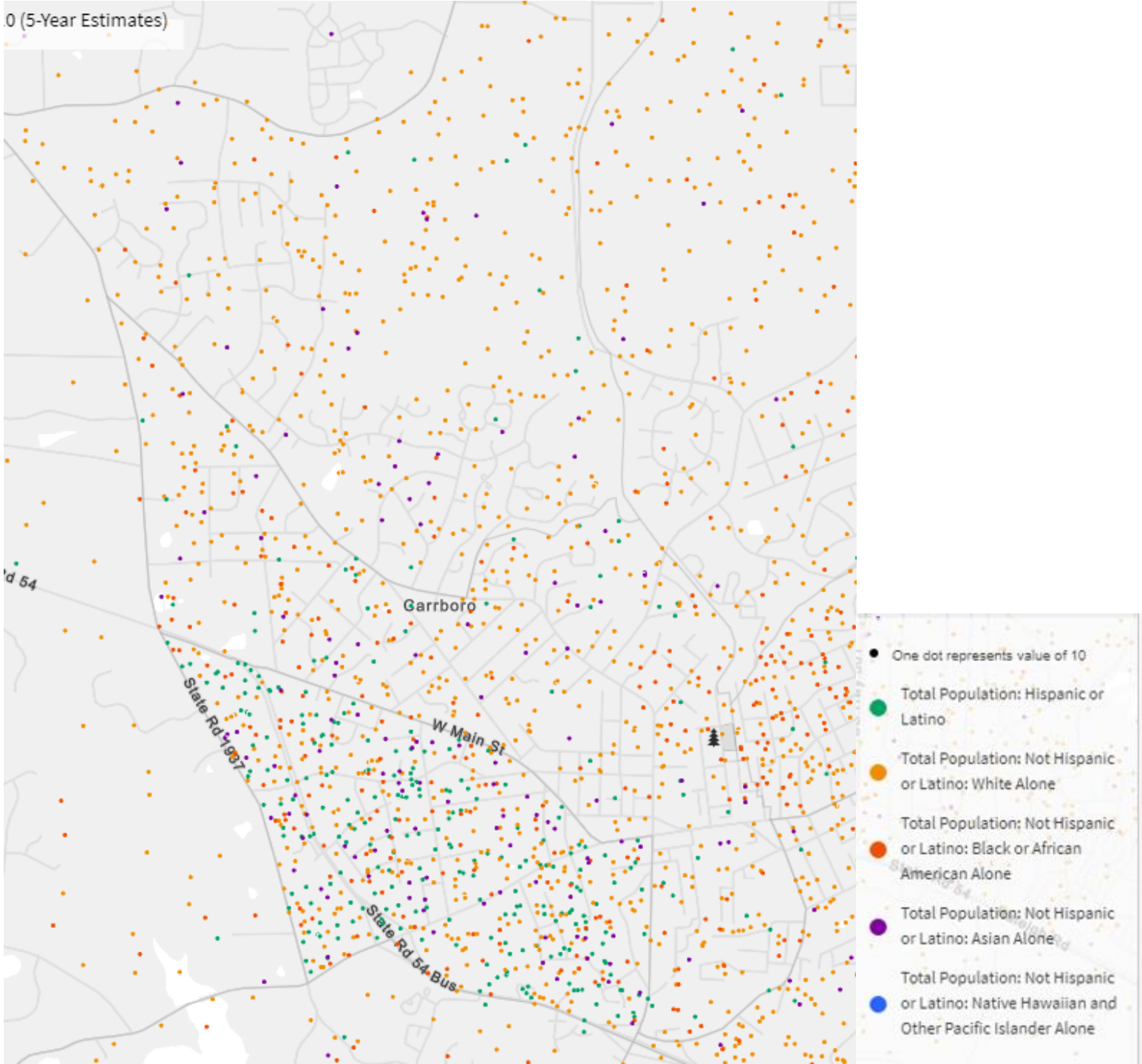
CENSUS 1990
RACE



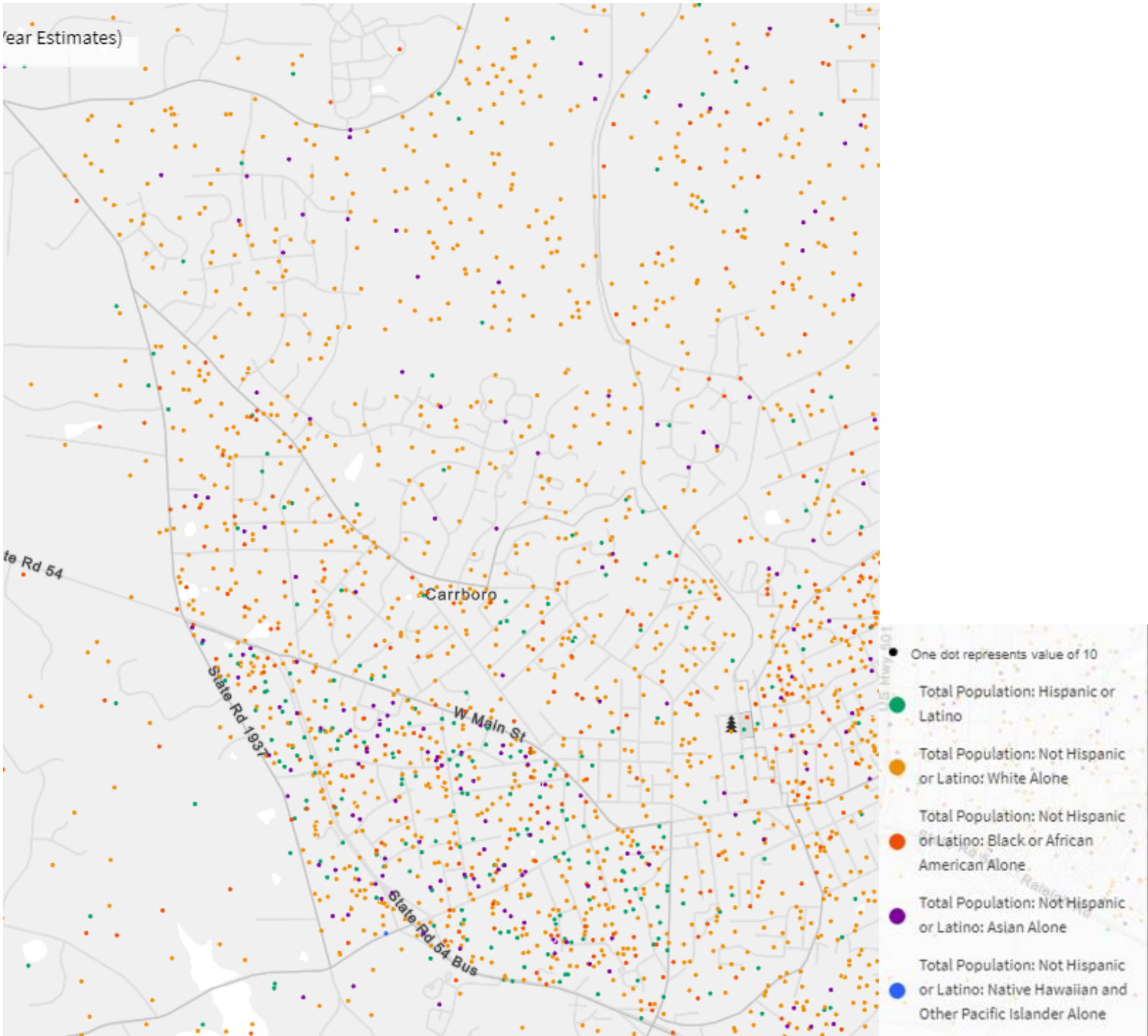
CENSUS 2000
RACE



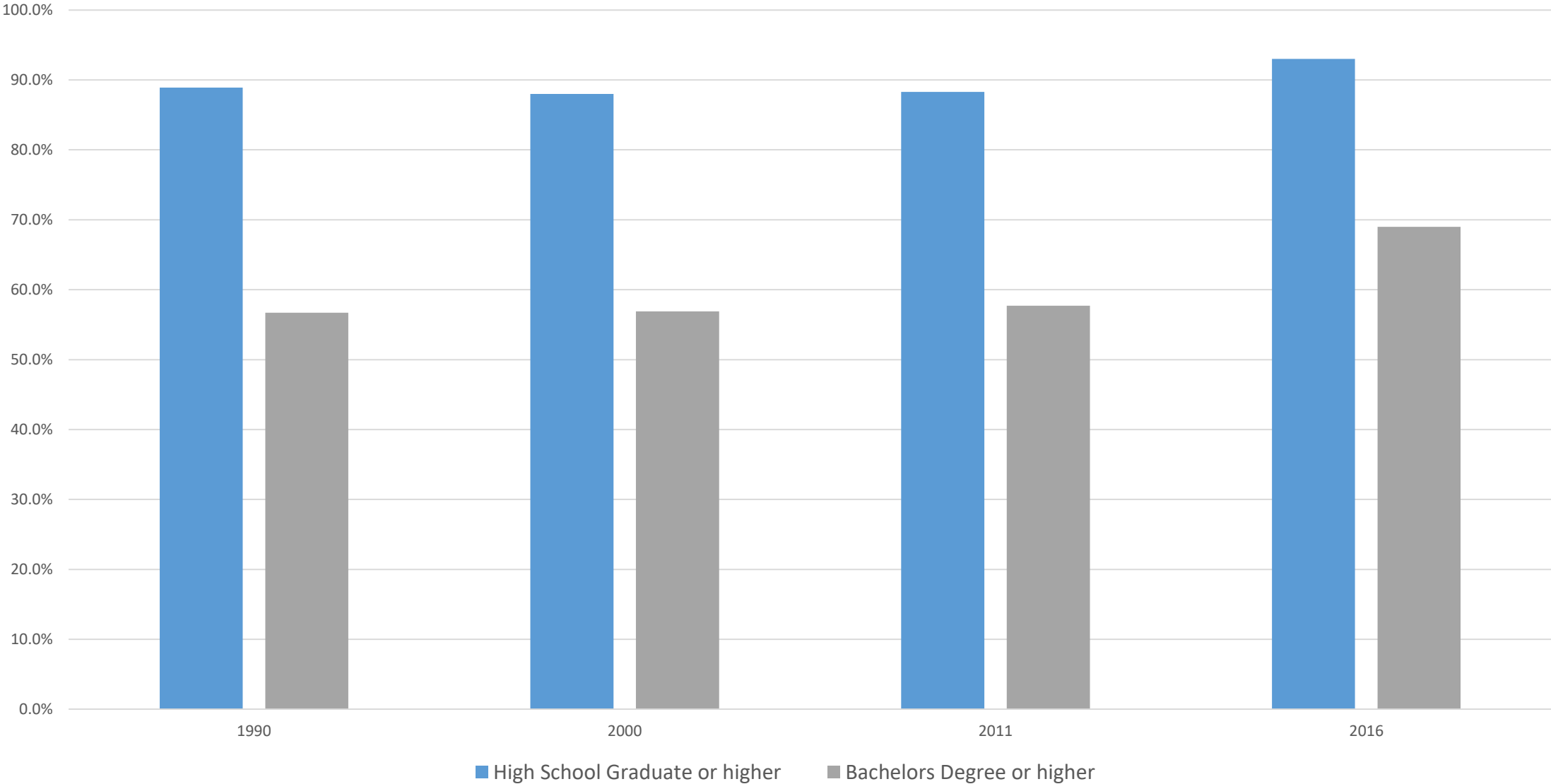
ACS 2010 (5-YEAR EST.)
RACE



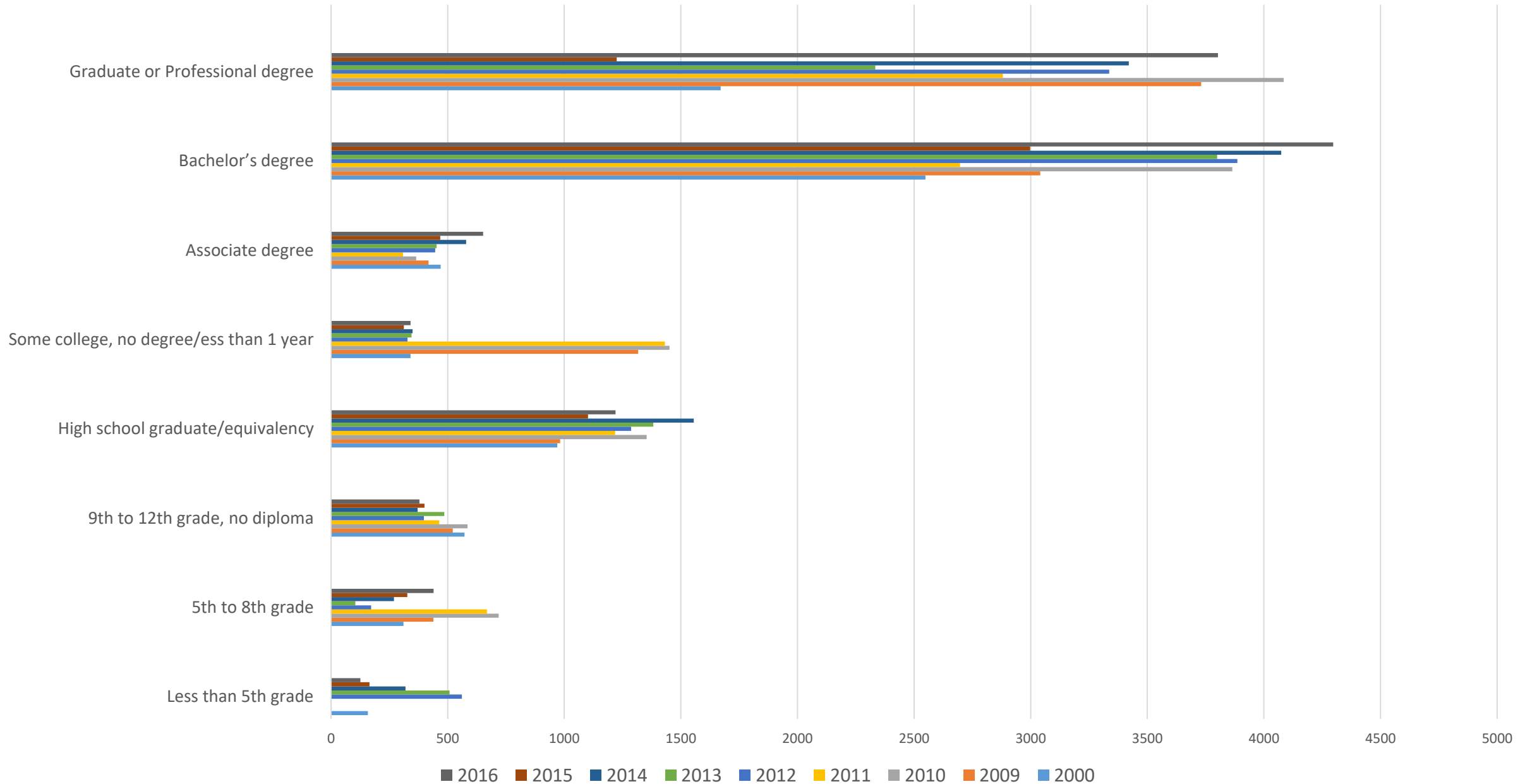
ACS 2016 (5-YEAR EST.)
RACE



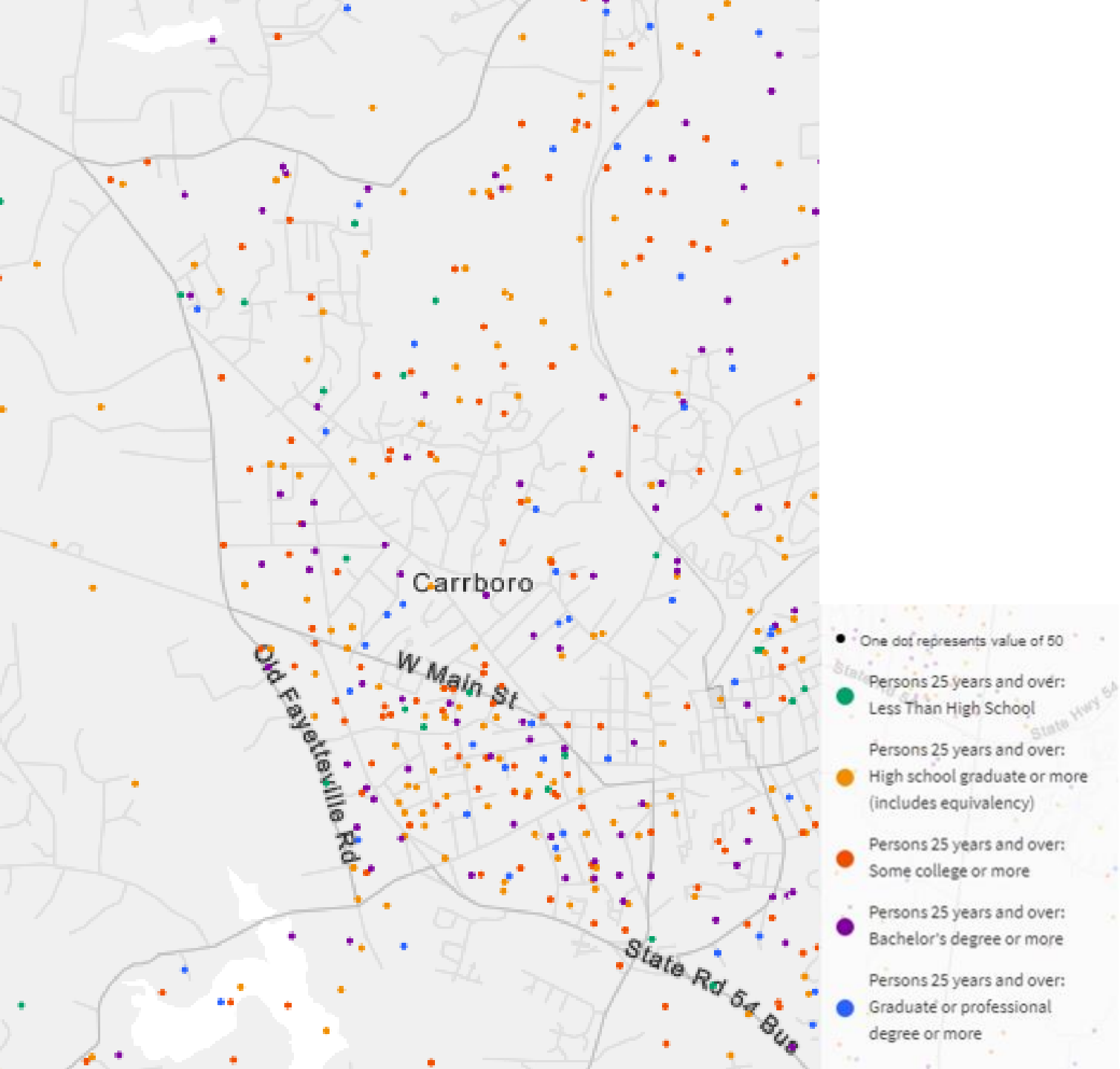
Percent of Individuals 25 years and Older, Educational Attainment 1990 - 2016 (US Census and ACS)



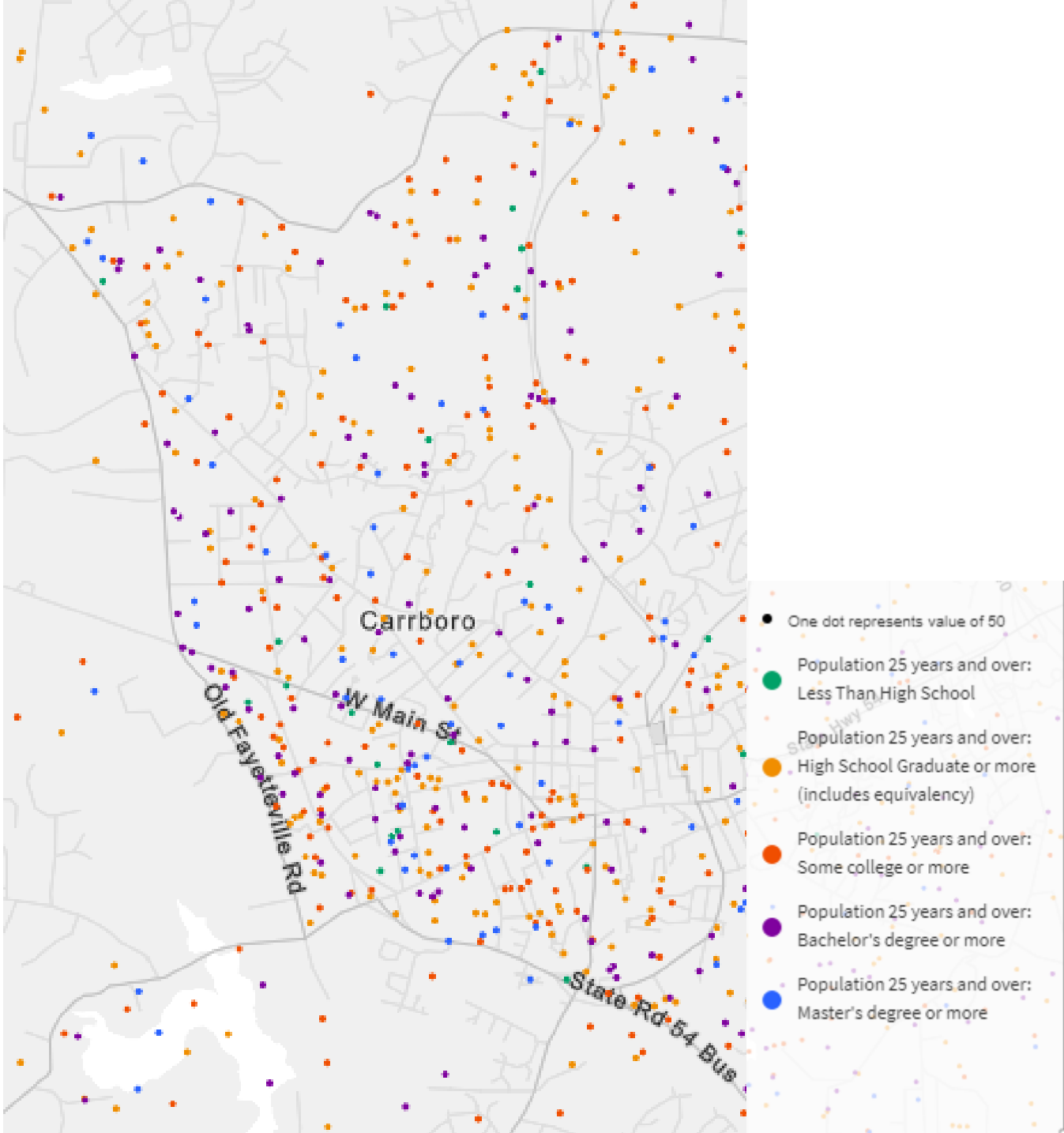
Individuals 25 years and Older, Educational Attainment, 2000 - 2016 (US Census and ACS)



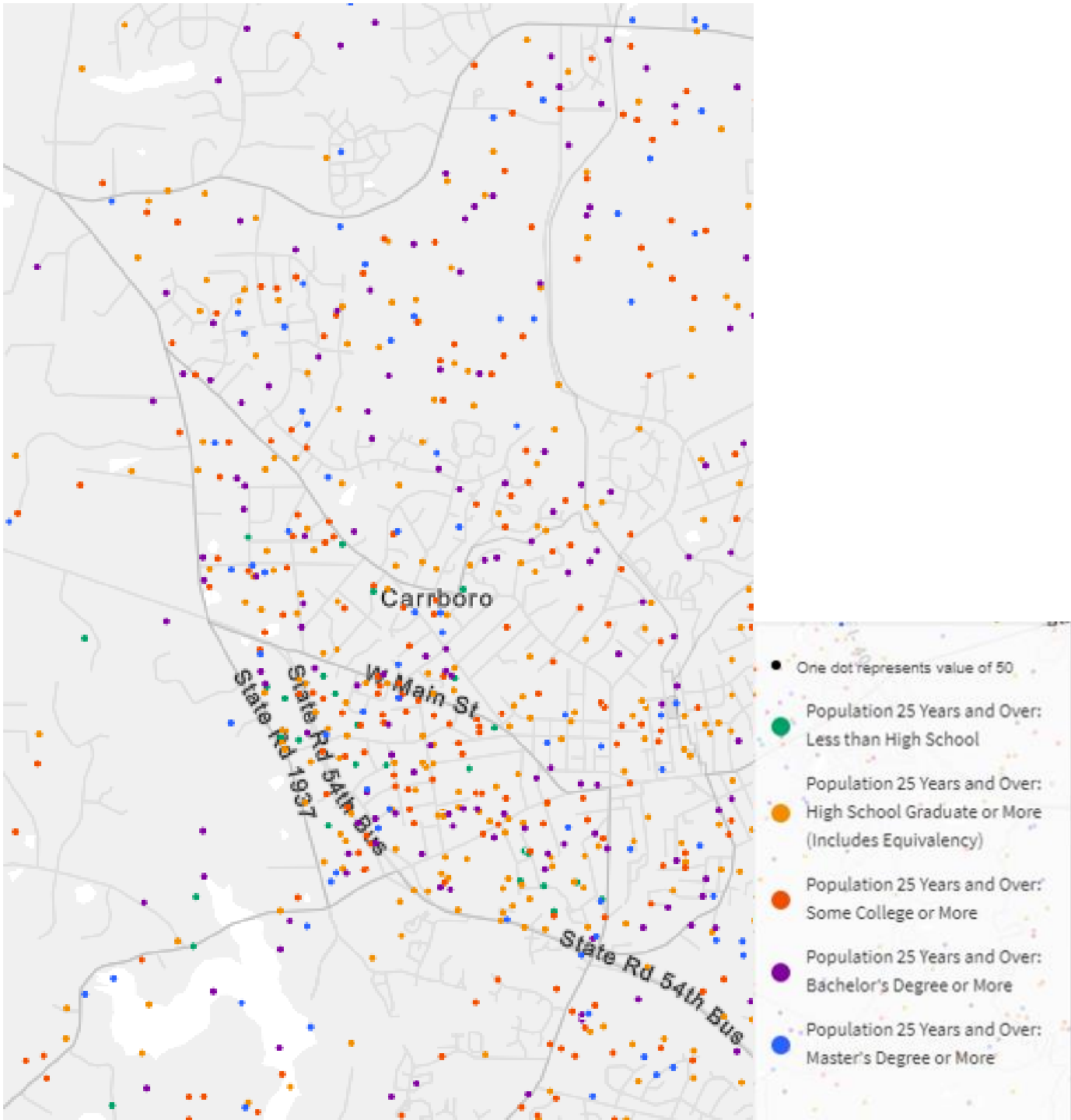
CENSUS 1990
EDUCATION



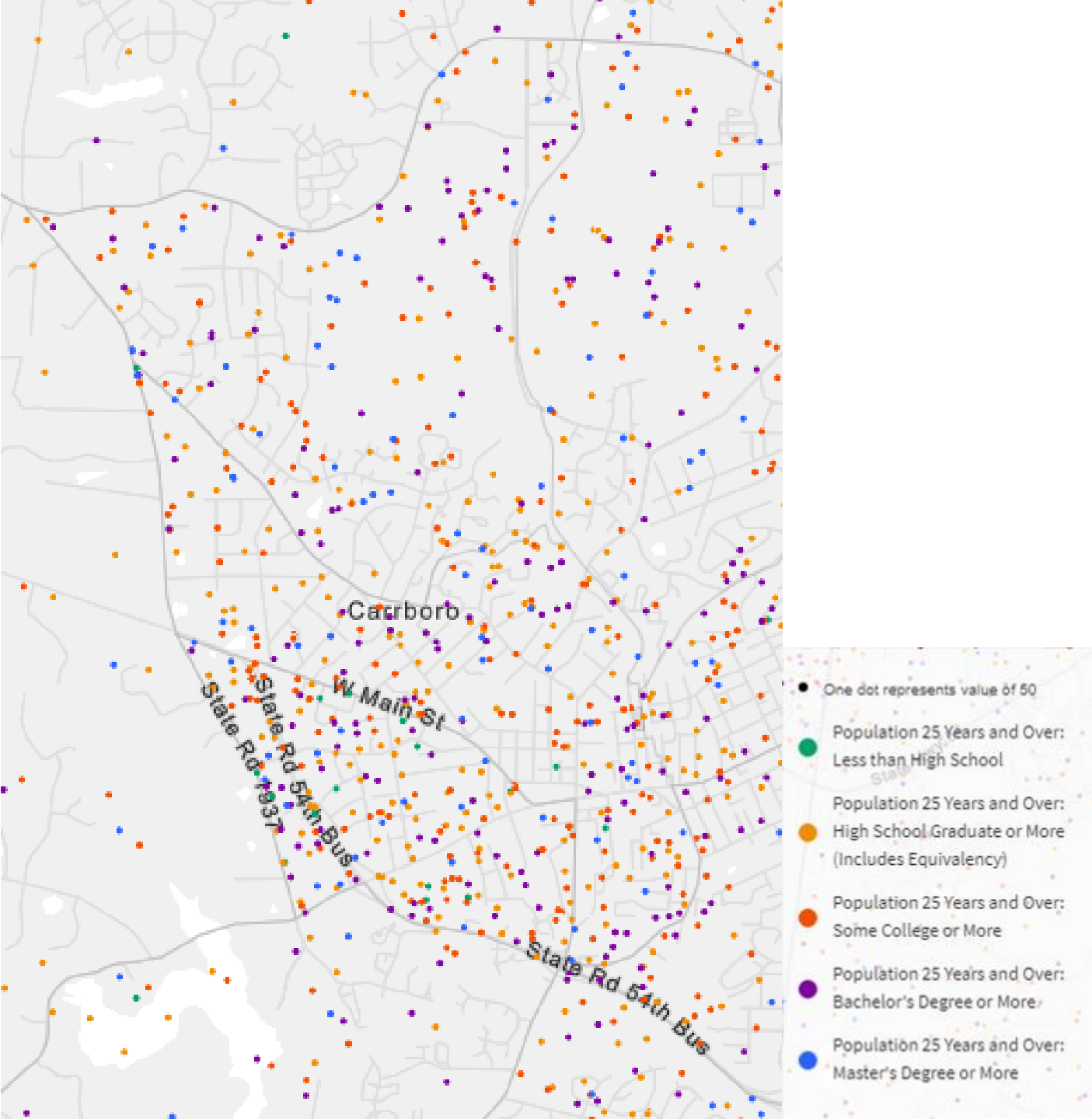
CENSUS 2000
EDUCATION



ACS 2010 (5-YEAR EST.)
EDUCATION

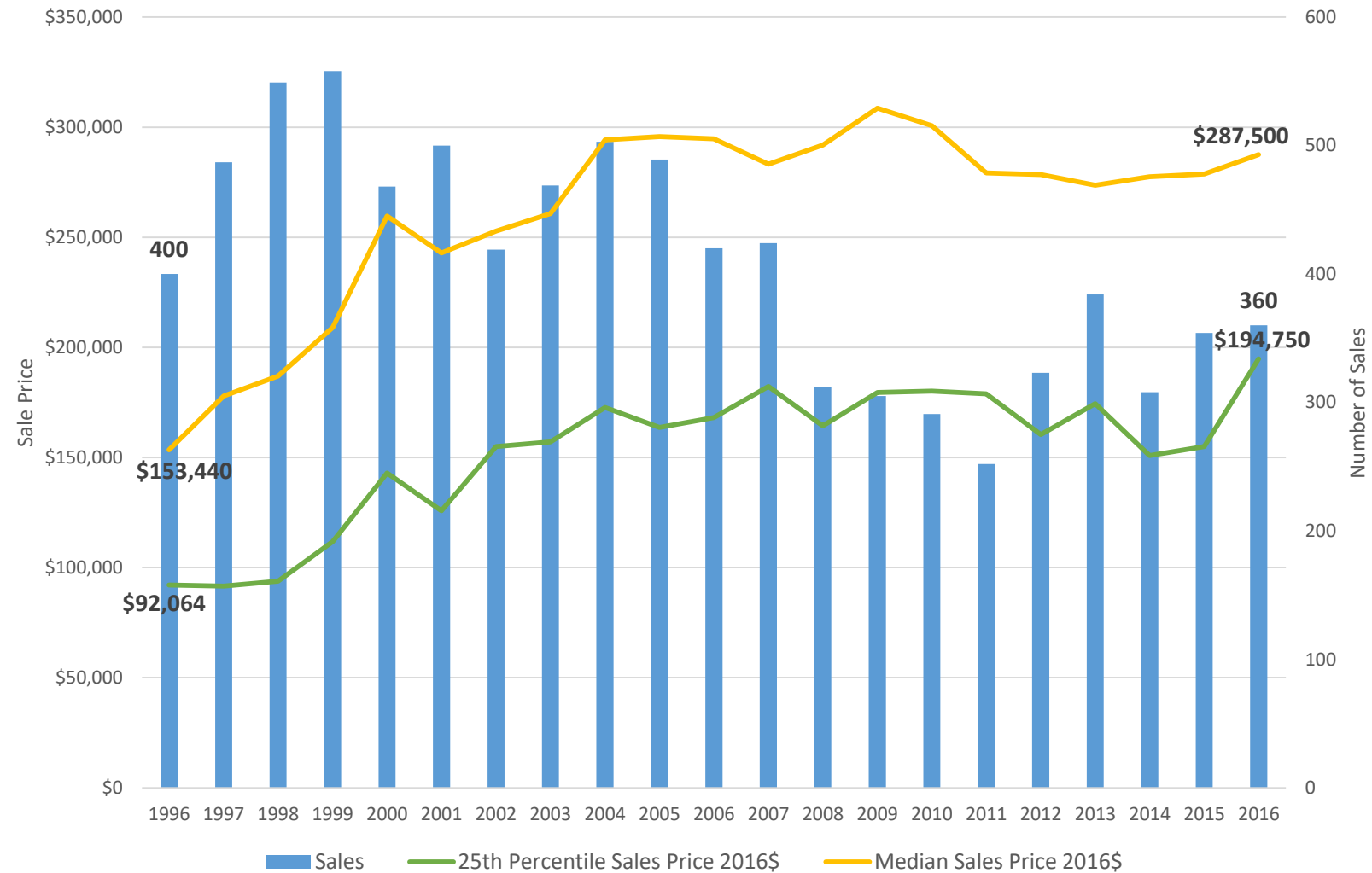


ACS 2016 (5-YEAR EST.)
EDUCATION



Housing Costs by Sales Data

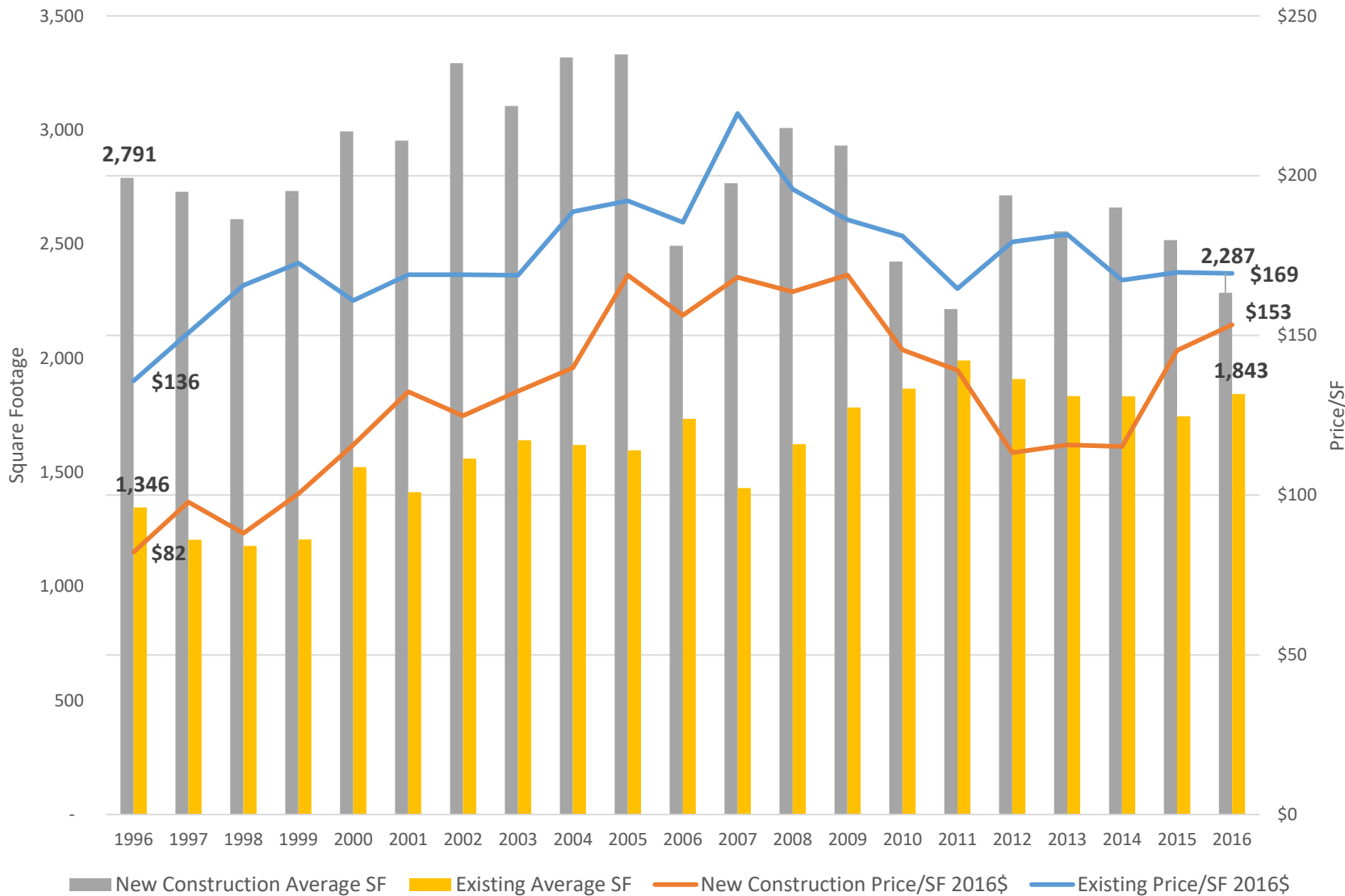
Looking at 20 years of residential sales data, the total number of sales per year has decreased since the 1990s. The median sales price (adjusted to 2016 dollars) has increased by 87%, and the 25th percentile sales price, an indicator of where the lower end of the home price scale is, has increased by 111%. The gap between the median and the 25th percentile has increased by \$30,000 over that same time frame.



Data source: Orange County Tax Assessor's Office; Data Compilation/Analysis: Aspen Romeyn, TJCOG

Square Footage Housing Costs by Sales Data, New Construction v. Existing Homes

Comparing new construction versus existing homes over the past 20 years, the average square footage of new homes has decreased by almost 500 square feet. However, the price per square foot (adjusted to 2016 dollars) has increased. In 1996, new homes were \$54/sf more expensive than existing homes. In 2016, this gap has shrunk to \$16/sf.



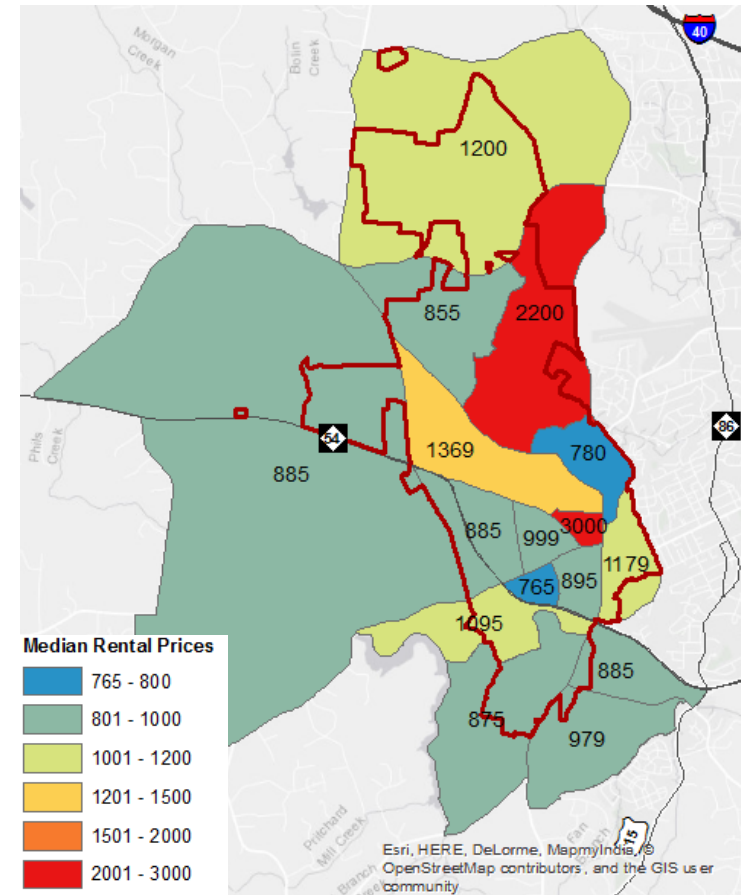
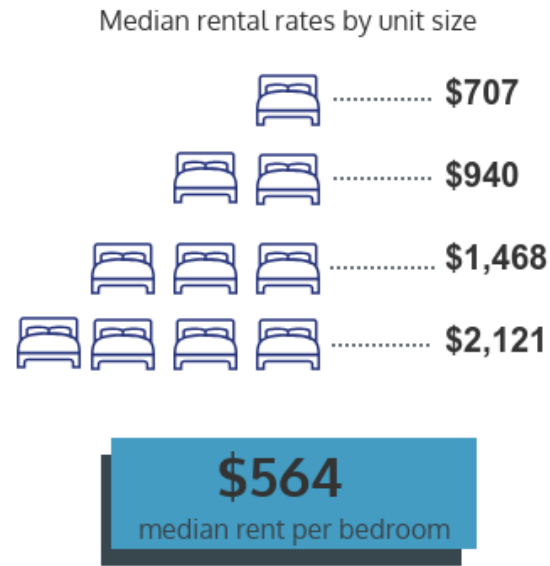
Data source: Orange County Tax Assessor's Office; Data Compilation/Analysis: Aspen Romeyn, TJCOG

Housing Costs by Rental Data

DataWorks NC provides quarterly and annual cleaned and aggregated rental data by block group for four Research Triangle-area counties. Most listings in 2017 were for a one- or two-bedroom, and the median rent for all listings is \$1,178. Median rental prices are more affordable in the south and western part of Carrboro, and more expensive in the neighborhood near Carrboro Elementary and the part of town that includes the Webbwood, Spring Valley, Quarterpath Trace, and Bolin Forest neighborhoods.

Median rental prices by block group, 2017

Carrboro

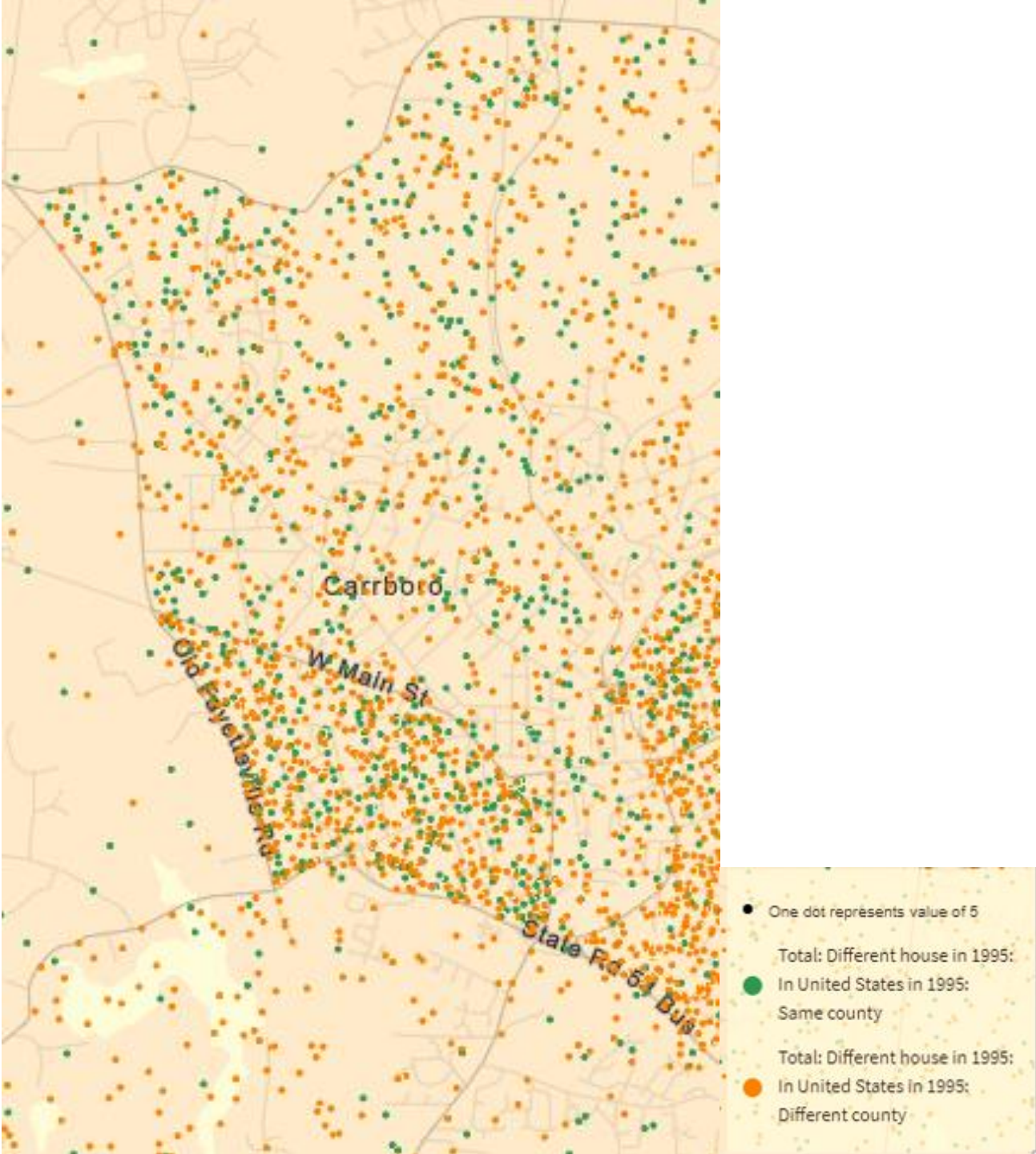


Commercial properties and rents

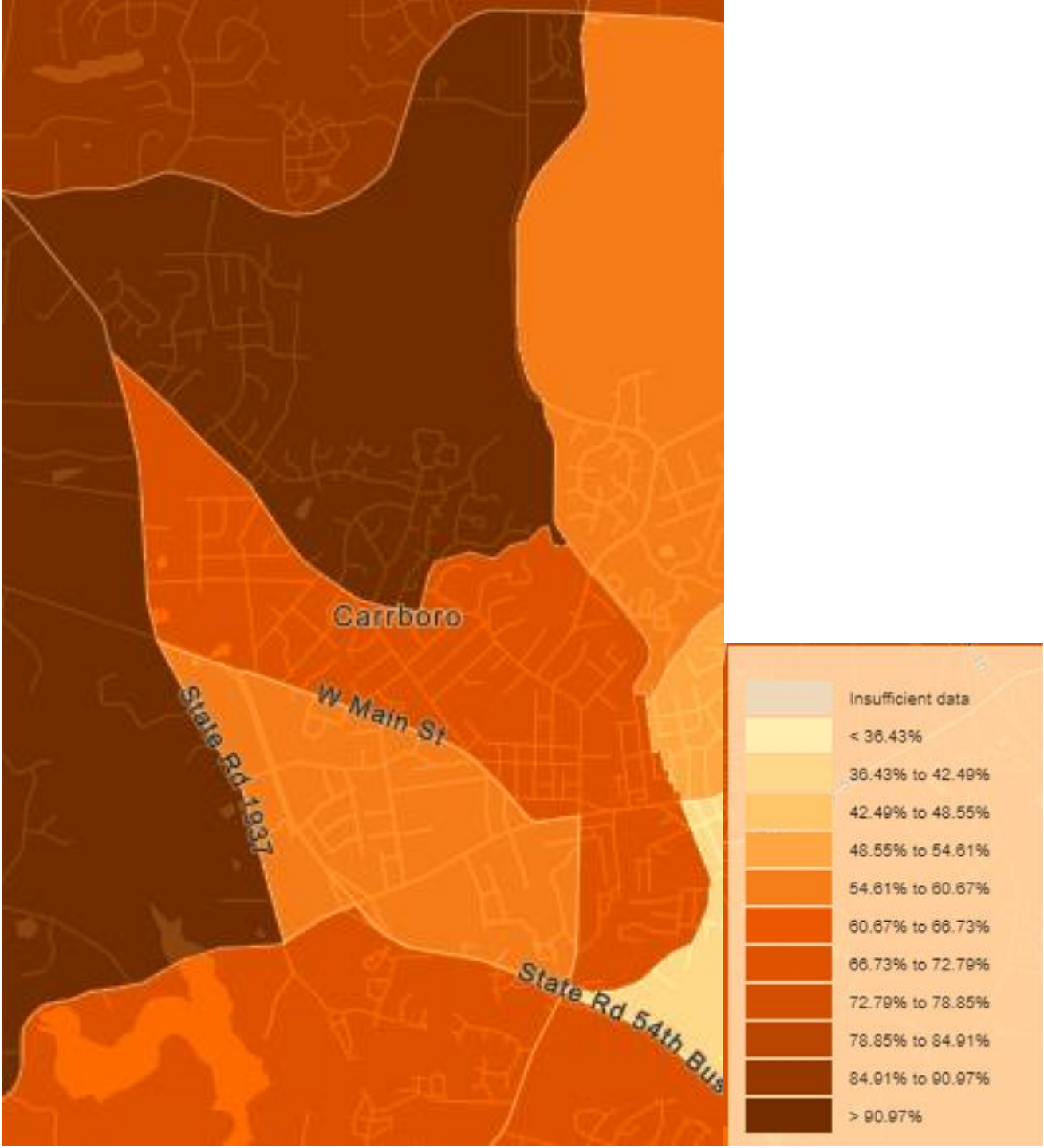
OFFICE	2009	2018 YTD	Orange Co., 2018	Durham Co., 2018
Buildings	33	36		
Square Footage	363,405	404,735		
Percent Vacant	3.9%	5.9%	8.6%	11%
Office Gross Rent	\$14.76/SF	\$19.91/SF	\$26.70/SF	\$22.62/SF

RETAIL	2009	2018 YTD	Orange Co., 2018	Durham Co., 2018
Buildings	50	52		
Square Footage	574,076	603,676		
Percent Vacant	3.5%	1.6%	4.3%	2.9%
All Service Type Rent	\$17.54/SF	\$22.34/SF	\$17.76/SF	\$16.19/SF

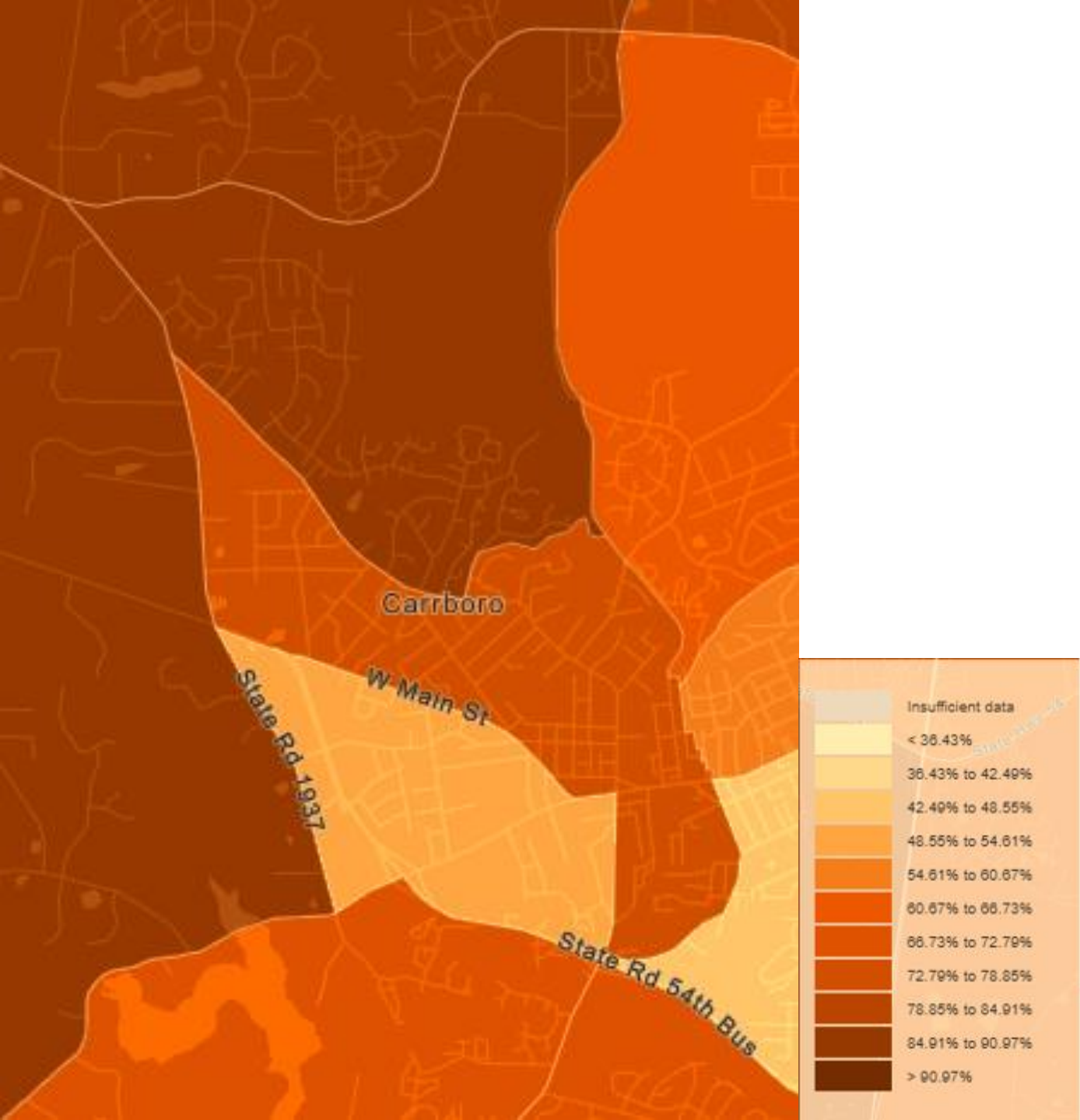
CENSUS 2000
RESIDENCE



ACS 2010 (5-YEAR EST.)
SAME HOUSE 1 YR AGO



ACS 2016 (5-YEAR EST.)
SAME HOUSE 1 YR AGO



Carrboro Demographics

The tables provided below present data, as available, for the Town of Carrboro from the U.S. Census and American Community Survey between 2000 and 2016. Accompanying maps and charts included in a PowerPoint presentation present these data in a variety of ways. Dot- density maps displaying the requested categories of data obtained from a web-source, <https://www.socialexplorer.com/>, and could not be modified for this report.

INCOME (IN US \$)

	2000	2010	2011	2012	2013	2014	2015	2016
Median Family	38,494	41,971	49,786	73,893	80,428	81,755	85,255	85,450
Mean Family		65,656	100,927	103,340	111,800	117,684	121,221	122,549
Median Household	31,220	72,180	37,710	45,159	46,803	51,310	51,182	53,513
Mean Household	37,825	95,154	53,351	73,617	78,273	84,840	85,963	87,716
Per Capita	19,574	29,506	29,418	32,604	33,523	36,451	37,145	38,270
Family Income (Details)								
	# of families							
	2000	2011	2012	2013	2014	2015	2016	
<10,000	149	168	149	191	164	153	180	
10,000-24,999	483	627	622	514	418	323	296	
25,000-34,999	344	263	365	255	223	172	203	
35,000-49,999	529	517	439	429	508	592	579	
50,000-74,999	522	589	611	489	666	699	674	
75,000-99,999	463	376	376	457	591	479	664	
100,000-149,999	698	717	727	623	472	601	640	
150,000-199,000	336	474	497	544	572	444	455	
>200,000	385	484	485	555	705	769	771	
Total	3909	4215	4271	4057	6333	6247	6478	

AGE COMPOSITION

The age group information from the U.S. Census and American Community Survey from 1990 to 2016 is provided below.

	1990*	2000	2010	2011	2012	2013	2014	2015	2016
< 5	529	710	859	1491	1640	1516	1401	1231	1,131
5 to 9	-	663	676	1265	1623	1606	1500	1509	1,436
10 to 14	-	595	608	1011	1023	1231	1251	1413	1,528
15 to 19	1,001	676	634	761	687	818	862	1085	1,020
20 to 24	3,660	3,010	2,394	2,223	1,754	2,064	2,235	2,447	2,324
25 to 34	2,006	4,007	4,821	4,642	5,008	4,517	4,535	4,144	4,333
35 to 44	2,300	2,023	2,023	2,782	2,780	2,976	2,832	3,055	3,152
45 to 54	641	1,276	1,569	2,633	2,666	2,729	2,801	2,706	2,732
55-59	951	327	689	1295	1268	1110	1148	1249	1,114
60 to 64	-	253	464	444	402	489	656	709	848
65 to 74	-	338	430	264	362	538	630	580	737
75 to 84	-	265	216	370	328	330	303	376	394
> 85	465	98	99	176	161	161	183	135	118

*fewer age groups reported

RACE

The chart below shows the changes U.S. Census and American Community Survey categories for race from 1990 to 2016.

	1990	2000	2010	2011	2012	2013	2014	2015	2016
Other (2 or more races)	132	373	1,518	450	641	828	929	966	928
Asian	376	790	1,225	1,690	1,929	1,915	1,647	2,082	2,182
American Indian and Alaska Native	48	154	189	97	61	63	41	50	53
Black or African American	1,933	2,555	1,949	2,203	2,031	1,914	2,026	1,669	1,783
White	9,066	9,994	10,217	13,329	13,949	14,260	14,476	14,723	15,070
Hispanic or Latino	198	2,009	2,485	3,189	2,831	3,158	3,346	2,849	2,380

EDUCATION LEVELS

The chart below shows the changes U.S. Census and American Community Survey categories for educational attainment, where available/comparable from 2000 to 2016.

	2000	2009*	2010*	2011*	2012	2013	2014	2015	2016
Less than 5 th grade	158	-	-	-	561	508	319	165	126
5 th to 8 th grade	311	439	719	669	172	104	270	327	440
9 th to 12 th grade, no diploma	572	522	585	464	398	486	371	401	379
High school graduate/equivalency	970	982	1353	1218	1287	1382	1555	1102	1220
Some college, no degree/less than 1 year	341	1317	1451	1431	328	345	350	312	341
Associate degree	470	418	365	309	447	453	579	468	652
Bachelor's degree	2,549	3,041	3,865	2,697	3,886	3,800	4,074	2,998	4,297
Graduate or Professional degree	1,671	3,731	4,085	2,881	3,337	2,334	3,421	1,225	3,803

*fewer data points reported/data not available