

## **GUILFORD COUNTY PROFILE**

### **County Government Profile**

In January of 1771, the North Carolina General Assembly passed an act creating Guilford County. The new county was named after Francis North, first Earl of Guilford, whose son Frederick was Prime Minister of Great Britain at the time of the county's creation. In 1779, the southern portion of Guilford was taken to form Randolph County, and six years later the northern part was cut off to create Rockingham County, leaving Guilford with its present dimensions.

Guilford County, with a population of 476,642, is the most populous county of the Piedmont Triad region, and the third most populous county in North Carolina. The Piedmont Triad is a twelve county area with a population in excess of 1.5 million located in the north central portion of North Carolina between the Blue Ridge Mountains and the coastal plains. A moderate year-round climate enhances the life-style of the area. The County's 651 square miles contain ten municipalities (Gibsonville, Jamestown, Oak Ridge, Pleasant Garden, Sedalia, Stokesdale, Summerfield, and Whitsett) including two of the state's nine largest cities (Greensboro and High Point).

The Board of County Commissioners is the chief administrative and policymaking body of Guilford County government, and consists of eleven members, nine of whom are elected from districts and two of whom are elected at-large. Board members serve four-year staggered terms. The Board chooses a Chairman and Vice Chairman from among its membership during its first meeting in December.

Major duties of the Board of County Commissioners include:

1. Adoption of an annual budget.
2. Establishment of an annual property tax rate for the County.
3. Appointment of various officials and the following County employees - County Manager, County Attorney, Finance Director, Tax Director and Clerk to the Board.
4. Regulation of land use and zoning outside the jurisdiction of incorporated municipalities.
5. Enactment of local ordinances.
6. Enactment of policies concerning the operation of the County.
7. Planning for County needs.

The Board of County Commissioners does not have complete authority over all the services provided by the County. Many County activities are administered by boards with varying degrees of autonomy and by elected officials who receive their instructions from laws passed by the General Assembly. Some examples are the boards of education, social services, health, mental health, elections, register of deeds, and sheriff. State law requires the Commissioners to appropriate funds in the areas of health, mental health, social services, and public schools. They must also provide for the operation of the offices of the Register of Deeds, Elections and the Sheriff, and are required to allocate funds for the building and maintenance of courtrooms and facilities to house county departments. In addition Guilford County provides services in the areas of emergency services, juvenile detention, planning and zoning, building inspections, animal control, and parks and recreation.

Guilford County was a pioneer among North Carolina counties when it adopted the county manager form of government in 1928. The County Manager is responsible to the Board for

carrying out its policies and ordinances, administration of county affairs, and supervising and coordinating the activities of county departments.

Guilford County continues to have an excellent financial reputation receiving a AAA bond rating from Standard & Poor's Corporation, Aa1 from Moody's, and AA+ from Fitch IBCA on all of its nonrefunded outstanding debt.

### **Local Economy**

Guilford County generally enjoys a favorable economic environment, which until the recent recession has enjoyed consistent stable growth. While gross retail sales information is unavailable, comparable State taxable sales figures are available to approximate retail sales growth. Due to the national streamlined sales tax initiative, taxable sales are reported beginning in fiscal year 2006 rather than gross retail sales. State taxable sales for Guilford County declined 8% in fiscal year 2009, after growing 1.5% and 5.7% respectively, in the two previous fiscal years. Taxable sales are \$5.59 billion for fiscal year 2009 as compared to \$6.08 billion in fiscal year 2008. Guilford County has a labor force of approximately 245,000.

During the recent economic downturn, the Piedmont Triad region was affected more strongly than in the past due to the strong negative impact on traditional manufacturing industries. Guilford County's unemployment rate has historically been below both state and national averages, however, during 2001 this changed as the unemployment rate began to exceed the national average. After tracking the national average for the past two years, the County's unemployment rate has exceeded the national average for much of fiscal 2009. The unemployment rate for Guilford County was 4.7% for calendar 2007 and 6.2% for 2008; the U.S. unemployment rate was 4.6% for 2007 and 5.8% for 2008. Guilford County's unemployment rate of 10.9% for the first six months of 2009 is above the U.S. rate of 9.0% and equal to the North Carolina rate. Announcements of layoffs in excess of one hundred employees per event by large retail, financial and manufacturing concerns have contributed to the increasing unemployment rate.

Guilford County's economy has continued to change and diversify. In December 2008, manufacturing accounted for 14.3% of the County's 242,795 jobs compared to 28.6% of the County's 214,346 jobs in 1980. Manufacturing jobs have declined significantly in furniture and textiles but have shown growth in computer and electronic products, electrical equipment and transportation equipment. Major employers with headquarters or divisions within Guilford County include semiconductor, communications, chemical, bus, truck, pharmaceutical, insurance, aircraft maintenance, healthcare, real estate development, and distribution services. The County is home to two state universities, five private colleges, a private school of law, and a community college with a total enrollment exceeding 47,000 students.

Construction on the fifth national Federal Express hub at the Piedmont Triad International Airport (PTIA) continues with an initial investment estimated at \$300 million in facilities and equipment. A portion of the one million square foot hub began operations in June 2009. Full operations of Phase I of the hub should begin in late 2009 with 350 jobs. The total project calls for approximately 1,500 jobs added by the end of Phase II, drawing other economic development associated with the hub.

Honda Aircraft Company announced in February 2007 that it will locate its world headquarters and production facility at PTIA investing \$100 million in this project and will, over five years, create 600 jobs when the construction hangar is complete in 2011.

The revitalization of downtown Greensboro continues with further development of housing, retail, restaurants and entertainment venues with \$50.9 million in new investments identified over the 2008 fiscal year. The redevelopment of a vacant 17-story office tower including over 100 condominium units, one floor of office space, retail shops and a restaurant opened for occupancy in the spring of 2009.

Mack Trucks, Inc. announced plans in August 2008 to relocate its corporate headquarters and some support functions to Greensboro creating 493 jobs and investing \$17.7 million over the next three years. The local headquarters opened in September 2009 with the relocation of 150 executive positions from Pennsylvania.

Precor announced plans in December 2008 to build a 225,000 square foot \$26.2 million facility in Rock Creek Center to manufacture exercise equipment.

High Point is also experiencing healthy development with new commercial capital investment of \$117.5 million and \$57.7 million of commercial additions or expansions in 2007, while creating or announcing 3,096 jobs. High Point University is undergoing a \$225 million upgrade of its campus and programs over a three-year period.

Trans Tech Pharma and PharmaCore, sister biotech companies, announced in December 2007 that they will be expanding in High Point, which will create 205 new jobs within the next five years while investing over \$23 million.

**Principal Employers and Taxpayers  
2009 and 2000**

Employer	2009		2000	
	Employees	% of Total County Employment	Employees	% of Total County Employment
Guilford County School System	9,386	4.02	8,000	3.64
Moses Cone Health Systems	7,440	3.19	6,000	2.73
City of Greensboro	2,958	1.27	2,376	1.08
United States Postal Service	2,800	1.20	2,180	0.99
University of North Carolina at Greensboro	2,800	1.20	1,900	0.87
Guilford County Government	2,648	1.14	2,689	1.22
American Express Credit Card Services	2,100	0.90	3,200	1.46
Bank of America	2,000	0.86	2,070	0.94
United Parcel Service	2,000	0.86	1,900	0.87
High Point Regional Health System	1,863	0.80	1,975	0.90
Lorillard, Inc.	1,800	0.77	2,275	1.04
Citi Cards	1,700	0.73	-	-
AMP, Inc.	-	-	2,500	1.14
Cone Mills Corporation	-	-	2,108	0.96
Sears Roebuck & Co.	-	-	2,097	0.95
Guilford Mills, Inc	-	-	1,800	0.82
<b>Total</b>	<b>39,495</b>	<b>16.94</b>	<b>43,070</b>	<b>19.61</b>

Taxpayer	FY 2009		FY 2000	
	Assessed Value	% of Total Assessed Value	Assessed Value	% of Total Assessed Value
Duke Energy Corporation	\$ 341,721,051	0.77	\$ 301,909,619	1.04
Koury Corporation	\$ 277,192,223	0.62	\$ 305,885,198	1.05
Lorillard Tobacco Company	\$ 270,378,566	0.61	\$ 186,722,191	0.64
RF Micro Devices, Inc.	\$ 214,973,534	0.48	\$ -	-
CBL & Associates Properties, Inc.	\$ 212,855,431	0.48	\$ -	-
TYCO Electronics (AMP)	\$ 186,261,055	0.42	\$ 197,723,452	0.68
International Home Furnishings Center	\$ 184,884,223	0.41	\$ 129,339,000	0.45
BellSouth	\$ 166,939,858	0.37	\$ 212,838,400	0.73
Procter & Gamble Manufacturing Company	\$ 163,788,275	0.37	\$ 170,661,016	0.59
Liberty Property LP	\$ 137,937,077	0.31	\$ -	-
VF Corporation	\$ -	-	\$ 136,239,989	0.47
Highwoods/Forsyth limited	\$ -	-	\$ 137,953,000	0.48
Guilford Mills, Inc.	\$ -	-	\$ 116,555,181	0.40
<b>Total</b>	<b>\$ 2,156,931,293</b>	<b>4.84</b>	<b>\$ 1,895,827,046</b>	<b>6.53</b>

Source: Draft Guilford County Annual Financial Report, FY 2009

County Profile Contact (919) 715-6374

Commerce Economic Development Contact (919) 733-4977

## Demographics

### Population & Growth

	Population	Annual Growth Rate
2014 Total Population	507,852	1.3%
2009 Total Population	476,896	1.4%
2000 Total Population	421,048	
July 2008 Certified Population Estimate	468,344	
July 2008 Certified Population Growth	47,296	
July 2008 Certified Net Migration	26,892	

### Urban/Rural Representation

	Population	Urban/Rural Percent
2000 Total Population: Urban - inside Urbanized Area	352,859	83.8%
2000 Total Population: Urban - inside Urbanized Clusters	0	0.0%
2000 Total Population: Rural - Farm	1,346	0.3%
2000 Total Population: Rural - Nonfarm	66,843	15.9%

### Estimated Population by Age

	Population	Pop by Age, % Est.
2014 Median Age	37	
2009 Median Age	37	
2000 Median Age	35	
2009 Total Pop 0-19	125,758	26.4%
2009 Total Pop 20-29	69,342	14.5%
2009 Total Pop 30-39	64,925	13.6%
2009 Total Pop 40-49	70,506	14.8%
2009 Total Pop 50-59	63,262	13.3%
2009 Total Pop 60+	83,103	17.4%

## Working Commuters, 2000 Census

### Workers, Travel Time

Avg Travel Time, Not at Home	21
Workers Not Working at Home	207,192
Travel Time to Work: < 5 minutes	4,968
Travel Time to Work: 5-9 minutes	20,527
Travel Time to Work: 10-14 minutes	37,331
Travel Time to Work: 15-19 minutes	45,166
Travel Time to Work: 20-24 minutes	38,672
Travel Time to Work: 25-29 minutes	12,792
Travel Time to Work: 30-34 minutes	25,060
Travel Time to Work: 35-39 minutes	4,064
Travel Time to Work: 40-44 minutes	3,763
Travel Time to Work: 45-59 minutes	6,794
Travel Time to Work: 60-89 minutes	4,448
Travel Time to Work: 90+ minutes	3,607

### Workers, By Transportation

Worker Mode, Base	213,079
Work at Home	5,887
Drove Car/Truck/Van Alone	173,063
Carpooled Car/Truck/Van	25,615
Bus/Trolley Bus	2,185
Streetcar/Trolley Car	91
Subway/Elevated	51
Railroad	76
Ferryboat	6
Taxicab	297
Motorcycle	132
Bicycle	364
Walked	3,688
Other Means	1,624

### Travel to Work

	Commuters	Percent by Residence
Worked in State/County of Residence	187,150	87.8%
Worked in State/Outside County of Residence	23,997	11.3%
Worked Outside State of Residence	1,932	0.9%

## Education

		<b>Pop Age 25+, %</b>
2008-09 Kindergarten-12th Enrollment	72,473	
2009 Average SAT score (2400 scale)	1,465	
2009 Percent of Graduates taking SAT	58.6%	
2007-08 Higher Education Completions	8,253	
2007-08 Higher Education Total Enrollment	58,456	
2009 Proj Education Attainment - At Least High School Graduate	270,688	85.9%
2009 Proj Education Attainment - At Least Bachelor's Degree	102,490	32.5%

## Housing

		<b>Growth / Appreciation Est</b>
2014 Total Housing	226,541	6.9%
2009 Total Housing	211,869	
2014 Median Value of Owner Occupied Housing	\$122,491	0.2%
2009 Median Value of Owner Occupied Housing	\$122,293	8.6%
2009 Owner Occupied Housing	120,971	
2009 Renter Occupied Housing	72,469	
2009 Total Households	193,440	
2000 Median Year Housing Structure Built	1975	

## Income

		<b>Growth Est or Total %/ Percent</b>
2014 Median Family Income	\$70,306	4.5%
2009 Median Family Income	\$67,255	27.3%
2000 Median Family Income	\$52,851	
2014 Median Household Income	\$60,105	6.8%
2009 Median Household Income	\$56,264	31.3%
2000 Median Household Income	\$42,860	
2009 Median Disposable Income	\$44,187	
2009-2014 Per Capita Income: Annual Compound Growth Rate %		0.8%
2014 Per Capita Income	\$30,739	4.2%
2009 Per Capita Income	\$29,487	26.3%
2000 Per Capita Income	\$23,340	
2000 Total Pop with Income Below Poverty Level	43,227	
2000 Percent of Pop with Income Below Poverty Level		10.6%

## Employment / Unemployment

	<b>Year to Date</b>	<b>2009 Annual</b>
2010Q1 Employment	217,424	215,925
2010Q1 Unemployment	27,024	26,577
2010Q1 Unemployment Rate	11.1%	11.0%
2010Q1 Announced Job Creation	361	880
2010Q1 Total Announced Investments (\$mil)	\$6.2	\$86.8
May2010 Lost Jobs, Closings & Layoffs	369	2,883
May2010 Establishment Events, Closings & Layoffs	38	90

<b>Employment / Wages by Industry</b>	<b>2009 3rd Qtr Employment</b>	<b>2008 Annual Employment</b>	<b>2009 3rd Qtr Avg Weekly Wage</b>	<b>2008 Avg Weekly Wage</b>
Total All Industries	254,067	278,686	\$753	\$768
Total Government	20,622	25,224	\$845	\$837
Total Private Industry	225,732	246,709	\$738	\$757
Agriculture Forestry Fishing & Hunting	290	249	\$539	\$568
Mining	180	202	\$886	\$1,101
Utilities	403	416	\$1,156	\$1,223
Construction	10,365	13,174	\$781	\$807
Manufacturing	30,789	36,073	\$948	\$962
Wholesale Trade	15,299	17,077	\$922	\$979
Retail Trade	27,996	30,533	\$495	\$511
Transportation and Warehousing	15,823	17,337	\$794	\$808
Information	5,102	5,758	\$965	\$1,007
Finance and Insurance	15,287	15,515	\$972	\$1,043
Real Estate and Rental and Leasing	3,541	3,693	\$718	\$809
Professional and Technical Services	10,160	11,650	\$1,095	\$1,070
Management of Companies, Enterprises	6,322	6,988	\$1,573	\$1,461
Administrative and Waste Services	19,820	23,036	\$462	\$461
Educational Services	11,691	15,437	\$765	\$721
Health Care and Social Assistance	31,556	30,964	\$790	\$818
Arts, Entertainment and Recreation	3,369	2,916	\$306	\$342
Accommodation and Food Services	21,704	23,139	\$276	\$274
Other Services Ex. Public Admin	6,298	6,675	\$555	\$557
Public Administration	9,814	10,474	\$823	\$864
Unclassified	545	627	\$857	\$918

## Commercial/Retail/Industrial

### Local Businesses

2010 Available Industrial Buildings	164
2009Q3 Establishments: Total Private Industry	14,085
2009Q3 Establishments: Manufacturing	732

### Local Retail Business

2009 Total Retail Sales (With Food/Drink) (\$mil)	\$6,997.7
2009 Total Retail Businesses (With Food/Drink)	4,906
2009 Avg Sales/Business Total (with Food/Drink)	\$1,426,348

## Quality of Life

### Taxes

FY2009-10 Property Tax Rate per \$100 Value	\$0.7374
FY2008-09 Annual Taxable Retail Sales (\$mil)	\$5,590.4
2010 Tier designation	3

### Childcare

Dec2009 Licensed Child Care Facilities	523
Dec2009 Licensed Child Care Enrollment	16,945

### Weather

Annual Rainfall	49
Annual Snowfall	10
Average Annual Temperature	50
Average Annual High Temperature	72
Average Annual Low Temperature	49

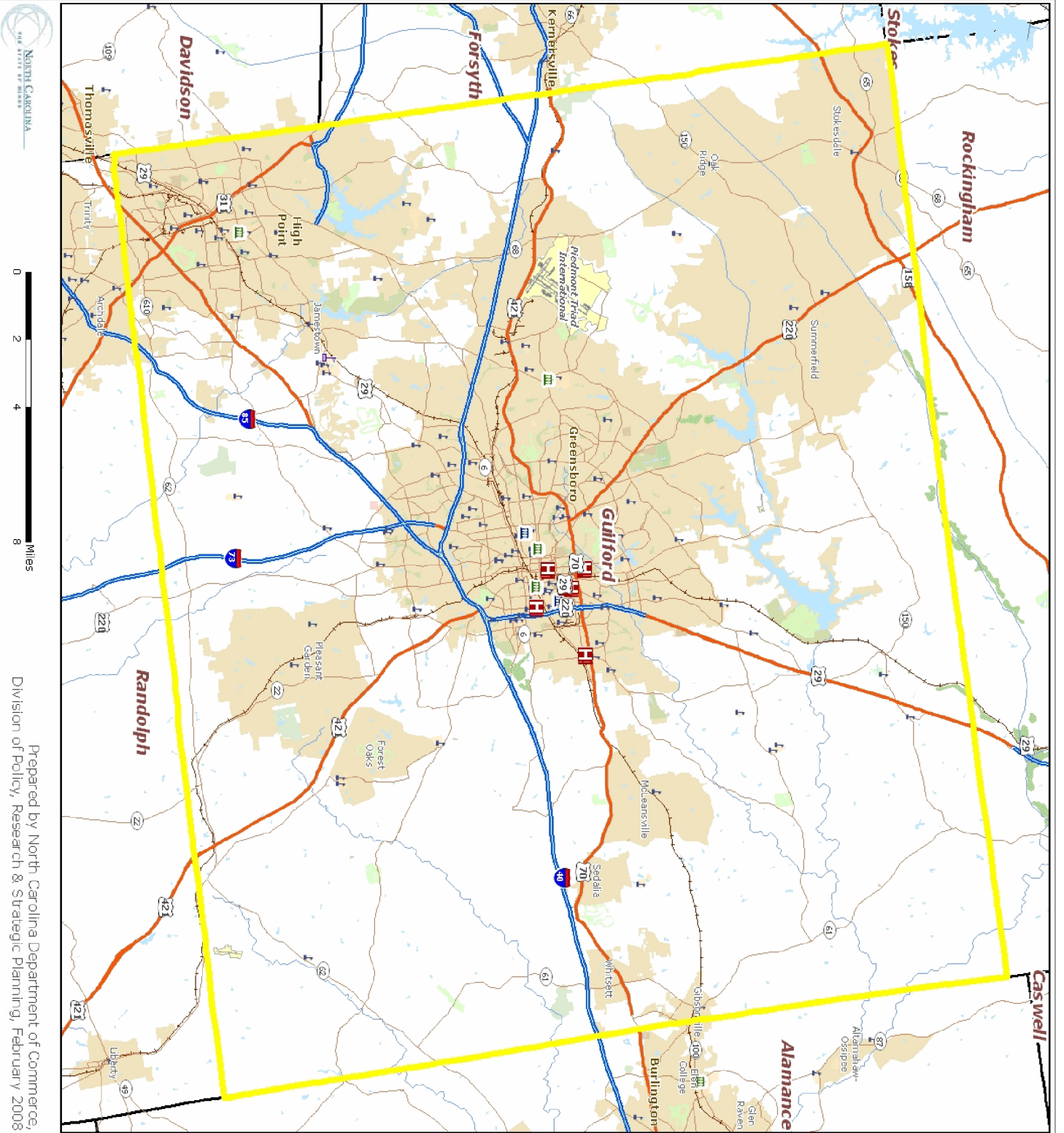
### Healthcare Providers

2008 Number of Physicians	1,133
2008 Physicians per 10,000 population	24.2
2008 RNs per 10,000 population	113.3
2008 Dentists per 10,000 population	5.3
2008 Pharmacists per 10,000 population	9.9

Sources:  
 ESRI for demographics, working population, educational attainment, housing, income, crime, weather, and retail data. <http://www.esri.com>  
 NC Dept. of Education and various state education departments for SAT data by county system. <http://www.ncpublicschools.org>  
 US Dept. of Education, National Center for Education Statistics for higher education data. <http://nces.ed.gov/ipeds/>  
 NC Commerce for announced new jobs and investment, NC tiers, and number of industrial buildings. <http://www.nccommerce.com/en>  
 NC Employment Security Commission for lost jobs and affected establishments data. <http://www.ncesc.com>  
 NC Dept. of Health & Human Services for childcare data. <http://www.ncdhhs.gov/>  
 UNC Sheps Center for healthcare provider statistics. <http://www.shepscenter.unc.edu/>  
 US Bureau of Labor Statistics for employment and unemployment, wages and establishments by industry. <http://www.bls.gov>

### Notes:

Data are the latest available at the date the profile was prepared. SAT scores use the new scoring system including a writing test for a perfect score of 2400 and represent county systems. ESRI 2009/2014 data are projections. Some data may be available only for North Carolina. For further details or questions, please check the Data Sources Guide at [https://edis.commerce.state.nc.us/docs/bibliography/Data\\_Sources\\_Guide.pdf](https://edis.commerce.state.nc.us/docs/bibliography/Data_Sources_Guide.pdf).



Prepared by North Carolina Department of Commerce,  
 Division of Policy, Research & Strategic Planning, February 2008

