



CHAPTER 2. COMMUNITY PROFILE

INTRODUCTION

The Community Profile section outlines various demographic information, including population, housing, and economic indicators. For the purposes of this plan and for the sake of consistency, demographic data are sourced primarily from the US Census Bureau. While the accuracy of the 2020 Census Data has been debated, the official published data will be utilized.

POPULATION

Regional Population Growth

In December 2022, the NC Office of State Budget & Management released that North Carolina is the 9th most rapidly growing state in the country. The Town of Newport has experienced a greater than average population growth itself, with a 30.4% increase in population from 2000-2020. In fact, Newport experienced 0.7% greater than average population growth than the whole of North Carolina.

Table 2-1 provides a summary of population growth for the Town of Newport, Carteret County, and the State of North Carolina. According to the US Census Bureau, the Town of Newport’s population in 2020 was 4,364, which is 5.2% higher than the population total in 2010. In comparison, Carteret County experienced a 1.8% population increase, with the State of North Carolina showing a 9.5% increase.

Table 2-1. Regional Population Growth, 2000-2020

Jurisdiction	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
Newport	3,346	4,150	4,364	24.0%	5.2%	30.4%
Carteret County	59,383	66,469	67,686	11.9%	1.8%	14.0%
North Carolina	8,049,313	9,535,483	10,439,388	18.5%	9.5%	29.7%

Source: 2000, 2010, and 2020 US Census.

Seasonal Population

With its attractive proximity to the beaches of the Crystal Coast (Morehead City, Atlantic Beach, Emerald Isle, etc.), the Town of Newport is home to a small number of seasonal residents. Newport’s 89 seasonal units housed an estimated 235 residents, and this seasonal population represented 5.4% of Newport’s total population in 2020. The number of seasonal residents in the Town of Newport increased dramatically between 2000 and 2020, going from just a mere 20 residents to 235 residents, respectively.



Table 2-2. Seasonal Population, 2000-2020

Jurisdiction	2000	2010	2020	2000-2010 Change		2010-2020 Change	
				Number	Percent	Number	Percent
Newport	20	75	235	55	27.5%	160	21.3%
Carteret County	30,799	31,086	38,706	287	.9%	7620	24.5%
North Carolina	335,826	454,315	522,813	118,489	35.3%	68,498	15.1%

Source: 2000 US Census, 2010 & 2020 American Community Survey 5-Year Estimates.

Population Forecast

Forecasting future populations for any location is difficult. Local population growth can be largely dependent on regional and national economic conditions, as well as other unforeseen advantages or challenges. To compound the difficulty in population predictions, recent changes in state legislation may impact the ability of a community to expand.

In 2013, North Carolina General Statute Articles established new annexation criteria, including proximity requirements and the elimination of involuntary annexation petitions. This adjustment in enabling legislation will restrain boundary growth opportunities for North Carolina municipalities, including Newport.

North Carolina State Office of Budget and Management (NCSOBM) provides an annual population projection for the state of North Carolina and its 100 counties. The projections utilized in this report have been modified to incorporate pre-pandemic trends in fertility, mortality, and migration.

The NCSOBM projections indicate the Carteret County population will increase by 35,133 residents between 2020 and 2050, an increase of 58.4%. The Town of Newport’s share of Carteret County’s population has remained steady at 0.50% for the last ten years. Assuming the population share remains constant, Newport’s population will be increased to 477 by 2050.

Table 2-3. Permanent & Seasonal Population Projections, 2020-2050

Year	Newport		Carteret County		North Carolina	
	Permanent	Seasonal	Permanent	Seasonal	Permanent	Seasonal
2020 (Census)	4,364	235	67,686	38,706	10,439,388	522,813
2025 (Projected)	4,526 ¹	243 ²	70,182	40,130 ³	11,038,826	551,941 ⁴
2030 (Projected)	4,660 ¹	250 ²	72,250	41,312 ³	11,625,716	581,286 ⁴
2035 (Projected)	4,791 ¹	258 ²	74,286	42,477 ³	12,221,349	611,067 ⁴
2040 (Projected)	4,922 ¹	265 ²	76,317	43,638 ³	12,817,720	640,886 ⁴
2045 (Projected)	5,053 ¹	272 ²	78,349	44,800 ³	13,414,872	670,744 ⁴
2050 (Projected)	5,184 ¹	279 ²	80,381	45,962 ³	14,012,819	700,641 ⁴

¹Projections based on current demographics, indicating Newport encompasses 6.45% of the county population.

²Projections based on current demographics, indicating Newport’s seasonal population encompasses 5.38% of the town’s total population.

³Projections based on current demographics, indicating Carteret County’s seasonal population encompasses 57.18% of the county’s total population.



⁴Projections based on current demographics, indicating North Carolina’s seasonal population encompasses 5.0% of the state’s total population.

Source: North Carolina Office of State Budget and Management (NCOSBM), 2020 US Census.

Population by Race

According to 2020 Census data, approximately 76.3% of the Town’s residents are White, 10.4% are Black or African American, 5.0% are listed in the Census data as “some other race,” and 8.3% of the population are listed as being of two or more races. Between 2000 and 2020, the Black or African American population decreased by 4.4%, despite the Town’s 30.4% population increase during this period. The overall racial composition for Newport between 2000 and 2020 can be found below in Table 2-4.

Table 2-4. Racial Composition 2000 to 2020

Race	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
White	2,679	3,391	3,329	26.6%	-1.9%	24.3%
Black or African American	475	470	455	-1.1%	-3.3%	-4.4%
Other	98	62	219	-36.7%	253.2%	123.5%
Two or More Races	94	131	361	39.4%	175.57%	284.0%
Total Population	3,346	4,150	4,364	24.0%	5.2%	30.4%

Source: 2000, 2010 & 2020 US Census.

Gender Composition

Table 2-5 provides a breakdown of Newport’s population by gender. Since 2010, Newport’s male and female population have both grown at rate of about 5.1%. The male population for 2020 was reported at 2,206, compared to the female population of 2,158.

Table 2-5. Gender Composition 2000 to 2020

Gender	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
Male	1,732	2,098	2,206	21.1%	5.1%	27.4%
Female	1,614	2,052	2,158	27.1%	5.2%	33.7%
Total Population	3,346	4,150	4,364	24.0%	5.2%	30.4%

Source: 2000, 2010 & 2020 US Census.

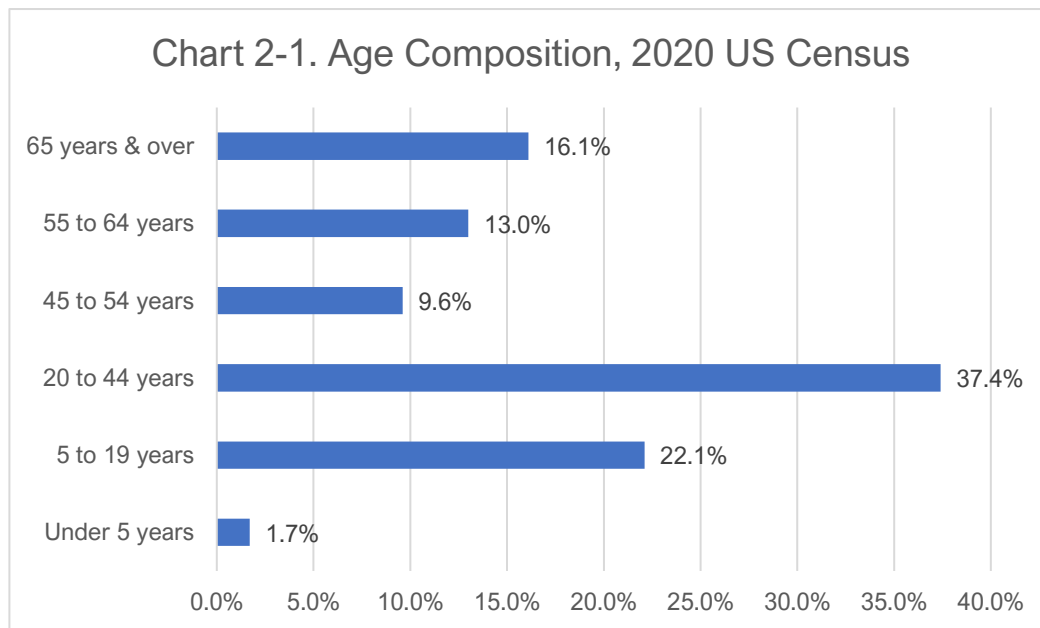
Age Composition

Chart 2-1 provides a breakdown of the population by age group. The largest age group in Newport in 2020 was the 20-44 age group (37.4% of the population). By comparison, 25.4% of the total population of Carteret County falls within that same 20-44 age group.

With 16.1% of the population being at least sixty-five years old as well, it is important to provide services which will balance the needs of both the older and the younger generations. Good recreation opportunities, as well as



social services and healthcare, should be accessible for the Town of Newport. In addition, accessibility in housing is vital, and as such it is important to ensure the development of continuing care retirement facilities, multi-family structures with elevator accessibility, and new single-family units.



Educational Attainment

In 2020, almost 87% of Newport’s population age 25 years or older had attained a high school diploma or higher degree compared with roughly 90% of those in Carteret County and 88% of the state overall. While most employment opportunities will require at least a high school diploma, higher paying positions will require additional training and education at colleges or universities. Located in nearby Morehead City, Carteret Community College provides opportunity for further educational attainment, with Morehead City also being the location of the marine institute for the University of North Carolina at Chapel Hill and Duke University’s marine research labs.

Table 2-6. Educational Attainment 2020

Education	Newport	Carteret County	North Carolina
Less than 9 th grade	138	1,141	301,823
9 th to 12 th grade, no diploma	292	3,005	513,393
High school graduate (includes equivalency)	729	13,361	1,806,403
Some college, no degree	863	14,036	1,500,016
Associate degree	482	6,108	701,248
Bachelor’s degree	493	8,961	1,448,972
Graduate or professional degree	282	6,075	824,918
Total Population 25 Years & Over	3,279	52,687	7,096,773

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

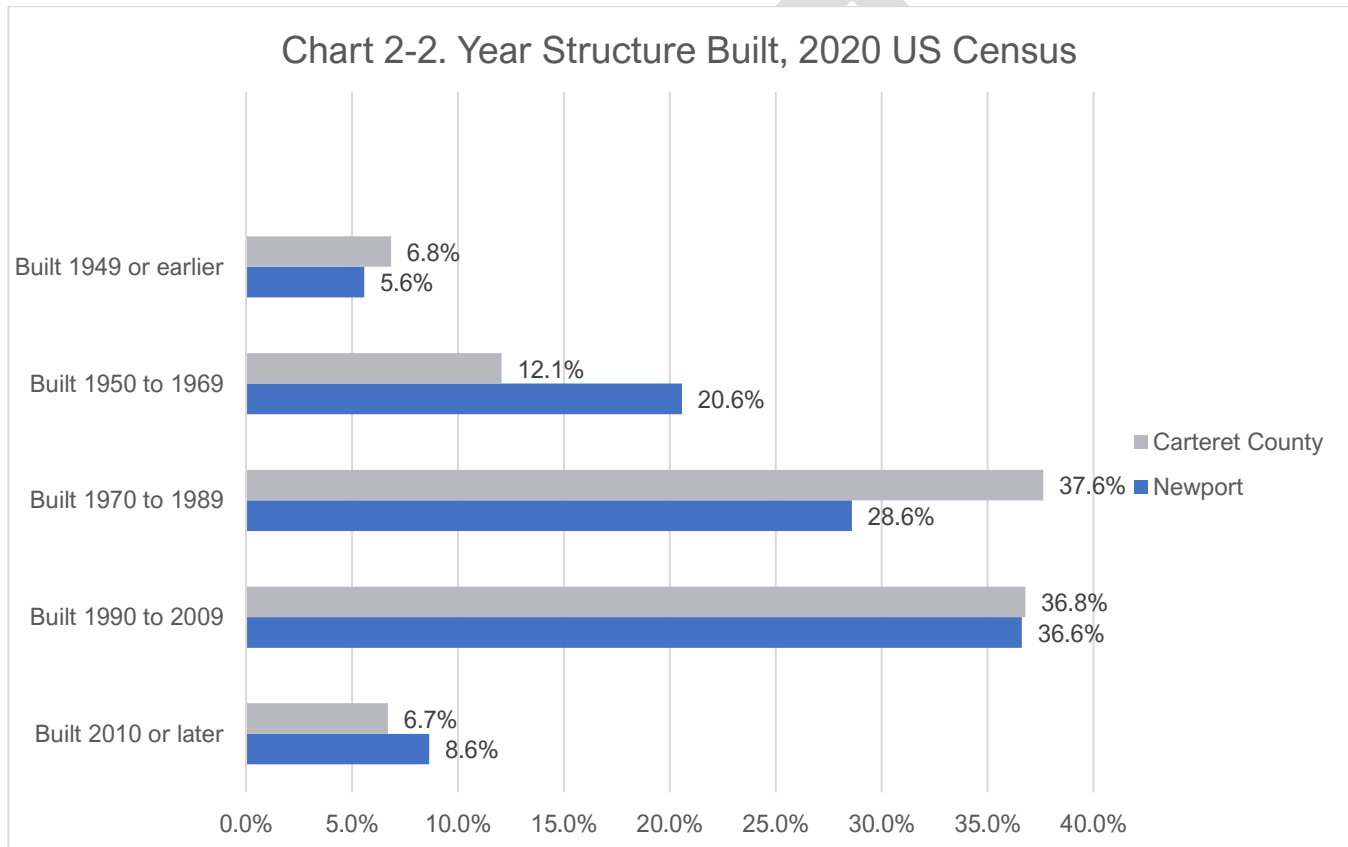


HOUSING

Structure Age

Housing structures in the Town of Newport vary significantly in overall age. With approximately 45% of structures having been built after 1990, and almost 9% of structures having been built within the last thirteen years, there are a fair number of newer structures. There is also a fair number of much older structures, with roughly 26% of structures built prior to 1970. Compared to Carteret County, where about 19% of structures were built prior to 1970, Newport's housing stock is relatively aging.

Chart 2-2. Year Structure Built, 2020 US Census



Housing Value

According to the 2020 American Community Survey, the median home value in Newport is estimated at \$159,000, compared to Carteret County and the state of North Carolina at \$238,700 and \$202,200, respectively. Over half of all owner-occupied homes in Newport (56.6%) are priced under \$150,000, with roughly 84% of all owner-occupied homes in Newport priced under \$200,000. There is a moderate number of homes in the higher price ranges in Newport, with about 23% of homes priced above \$200,000. Table 2-7 provides the value of homes in Newport, Carteret County, and North Carolina.



Table 2-7. Housing Value 2020

Value	Newport		Carteret County		North Carolina	
	Total	%	Total	%	Total	%
Less than \$50,000	49	4.6%	1,692	7.9%	198,779	7.5%
\$50,000 to \$99,999	74	6.9%	1,447	6.7%	376,424	14.2%
\$100,000 to \$149,999	484	45.1%	2,735	12.7%	439,197	16.6%
\$150,000 to \$199,999	294	27.4%	3,481	16.2%	440,580	16.6%
\$200,000 to \$299,999	58	5.4%	5,125	23.8%	543,549	20.5%
\$300,000 to \$499,999	101	9.4%	4,676	21.7%	446,134	16.8%
\$500,000 to \$999,999	12	1.1%	2,015	9.4%	171,898	6.5%
\$1,000,000 or more	0	0%	366	1.7%	33,288	1.3%
Owner-Occupied Units	1,169	100.0%	18,390	100.0%	2,649,849	100.0%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

Units in Structure

The most common housing structure in Newport is single family units, which make up 80.3% of total housing structures. Multi-family units make up 16.2% of the structures in town, while manufactured homes account for 3.5% of structures. Table 2-8 provides a summary of the number of units in structure for Newport, Carteret County, and North Carolina.

Table 2-8. Units in Structure 2020

Units in Structure	Newport		Carteret County		North Carolina	
	Total	%	Total	%	Total	%
1 unit, detached	1,425	74.2%	30,599	60.5%	3,061,131	65.3%
1 unit, attached	118	6.1%	1,918	3.8%	199,865	4.3%
2 units	23	1.2%	934	1.8%	95,150	2.0%
3 or 4 units	69	3.6%	1,283	2.5%	124,765	2.7%
5 to 9 units	42	2.2%	1,657	3.3%	198,142	4.2%
10 to 19 units	71	3.7%	1,622	3.2%	196,748	4.2%
20 or more units	105	5.5%	3,807	7.5%	227,259	4.8%
Manufactured homes	67	3.5%	8,672	17.1%	581,328	12.4%
Boat, RV, van, etc.	0	0%	103	0.2%	2,734	0.1%
Total	1,920	100%	50,595	99.9%	4,687,122	100.0%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

Housing Occupancy

Table 2-9 provides 2020 housing occupancy data for Newport, Carteret County, and North Carolina. The Town of Newport has 271 total vacant properties, which makes up about 14% of Newport’s housing stock. Of the occupied housing units in Newport, almost two-thirds are owner occupied and one-third are renter occupied. The owner-occupied percentage of total housing units was higher for the Town of Newport than it was for the county, although it was relatively similar to the state.



Table 2-9. Housing Units by Occupancy Status 2020

Occupancy Status	Newport		Carteret County		North Carolina	
	Total	%	Total	%	Total	%
Occupied Housing Units	1,649	85.9%	30,060	59.4%	4,031,592	86.0%
Owner-Occupied	1,072	55.8%	21,537	42.6%	2,649,849	56.5%
Renter-Occupied	577	30.1%	8,523	16.8%	1,381,743	29.5%
Vacant	271	14.1%	20,535	40.6%	655,530	14.0%
Total	1,920	100.0%	50,595	100.0%	4,687,122	100.0%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

Housing Affordability

The United States Department of Housing and Urban Development (HUD) defines affordable housing as housing in which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Households that exceed this threshold are considered by HUD to be cost burdened and may not be able to meet other basic living costs, including food, clothing, healthcare, and transportation.

According to the 2020 ACS Estimates, about 29% of households had rent expenditures which did not meet the HUD’s definition of affordable housing. This is comparatively lower than both Carteret County (46.1%) and the state of North Carolina (46.8%). For owner-occupied housing, Newport had 14.6% of its homeowners who had excessive housing expenditures, which is about 8-10% lower than Carteret County and North Carolina, respectively.

Table 2-10. Percent of Household Income Spent on Housing 2020

Income	Newport		Carteret County		North Carolina	
	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied
Less than 30%	70.6%	85.4%	53.9%	77.9%	53.2%	75.7%
More than 30%	29.4%	14.6%	46.1%	22.1%	46.8%	24.3%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

ECONOMY

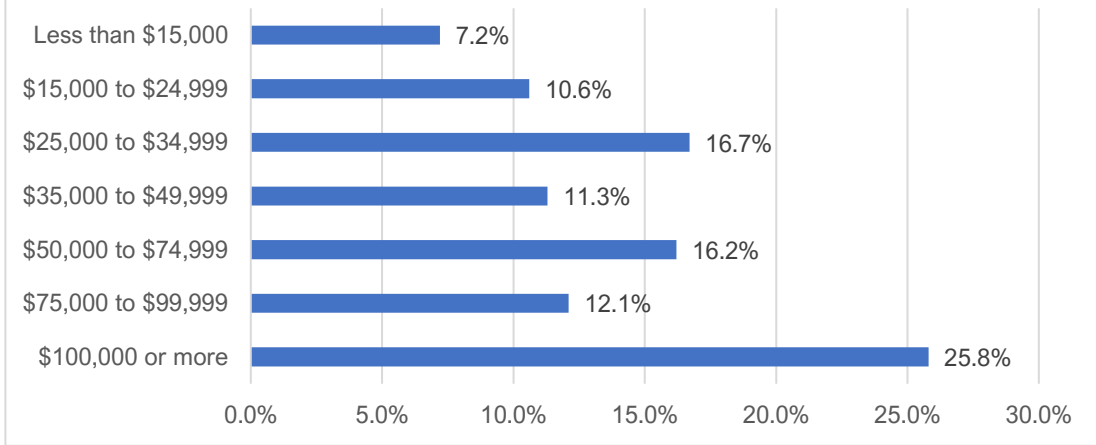
Income and Poverty

The median household income for the Town of Newport was estimated to be approximately \$57,469, which is similar for Carteret County and slightly above the state median household income currently sitting at \$56,642 in 2020. Chart 2-3 shows that over one fourth of households in Newport make over \$100,000, and over half of households make over \$50,000 in household income.

According to the US Census Bureau, the percentage of people whose income in 2020 was below the poverty line was approximately 5.9%, which is slightly lower than the rate in North Carolina (14.0%).



Chart 2-3. Household Income, 2020 US Census



Labor Force Characteristics

The civilian labor force is described by the US Census as nonmilitary persons 16 years or older who are either workers or actively employed. Table 2-11 shows that 59% of Newport’s eligible persons participated in the town workforce in 2020. This percentage is slightly above that of Carteret County (55.3%) and is similar to the state of North Carolina as a whole (61.2%).

Of Newport’s population 16 years and over, approximately 4.8% were unemployed in 2020. This number is slightly higher when compared to Carteret County (2.9%) and North Carolina (3.3%).

Table 2-11. Civilian Labor Force 2020

Labor Force	Newport		Carteret County		North Carolina	
	Total	%	Total	%	Total	%
Persons 16 years +	3,915	100%	58,726	100%	8,352,255	100.0%
Civilian Labor Force	2,308	59.0%	32,479	55.3%	5,112,231	61.2%
• <i>Employed</i>	2,119	54.1%	30,754	52.4%	4,833,887	57.9%
• <i>Unemployed</i>	189	4.8%	1,725	2.9%	278,344	3.3%
Armed Forces	115	2.9%	649	1.1%	98,369	1.2%
Not in Labor Force	1,492	38.1%	25,598	43.6%	3,141,955	37.6%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

Employment by Industry

The Town of Newport has a range of different industries, with the most prominent sector for the town being retail trade. This sector alone accounts for 23.2% of the town’s employment. Aside from retail trade, four other industrial sectors account for more than 10% of the town’s employment, including public administration; construction; art, entertainment, recreation, accommodation, food services; and educational services, health care, and social assistance.



Table 2-12. Percent of Workers by Industry in 2020

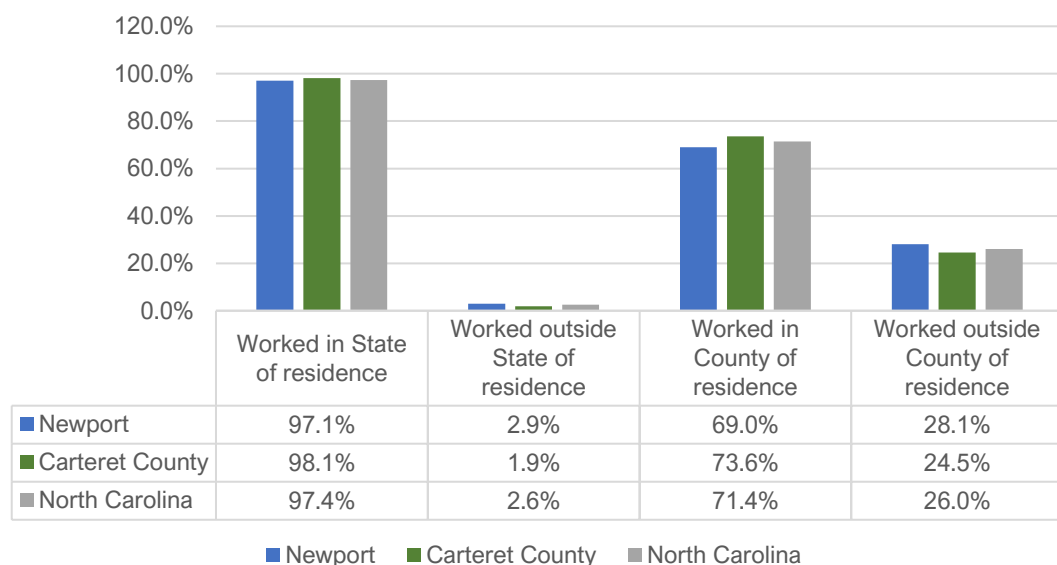
Industrial Sector	Newport	Carteret County	North Carolina
Agriculture, forestry, fishing and hunting, mining	0.0%	2.0%	1.2%
Construction	11.5%	8.2%	7.0%
Manufacturing	5.4%	6.1%	12.1%
Wholesale trade	1.5%	1.8%	2.5%
Retail trade	23.2%	12.9%	11.6%
Transportation and warehousing, and utilities	5.3%	5.6%	4.8%
Information	0.0%	1.2%	1.7%
Finance and insurance, and real estate and rental and leasing	3.4%	6.1%	6.7%
Professional, scientific, and management, and administrative and waste management services	4.4%	10.1%	11.2%
Educational services, and health care and social assistance	13.2%	20.2%	22.8%
Arts, entertainment, and recreation, and accommodation and food services	12.7%	12.7%	9.3%
Other services, except public administration	2.1%	5.2%	5.0%
Public Administration	17.1%	8.0%	4.1%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

Commuting Patterns

The 2020 ACS Estimates show that about 69% of Newport workers travelled from within the county to their place of employment, and about 54% of Newport workers spend less than 34 minutes travelling to work. Comparatively, Carteret County and North Carolina have slightly more in-county commuters – 73.6% and 71.4%, respectively.

Chart 2-4. Commuting Patterns, 2020 US Census

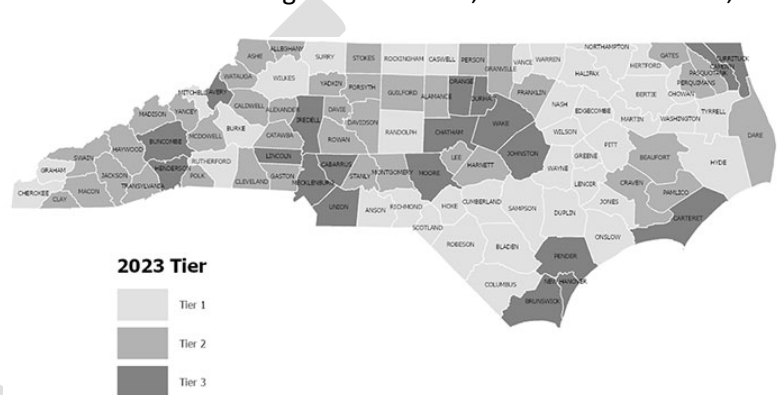




Economic Conditions

Each of the North Carolina counties are assigned a tiered rank by the North Carolina Department of Commerce based on economic well-being. The tier system is incorporated into various state programs to encourage economic activity in less prosperous areas across the state. The evaluation criteria for the tier designation includes average unemployment rate, median household income, percentage growth in population, and adjusted property tax base per capita. The forty most distressed counties are designated as Tier 1, the next 40 as Tier 2, and the 20 least distressed as Tier 3.

For 2023, Carteret County has been designated as a Tier 3 county. While conditions within individual municipalities in a county sometimes vary, the 2020 ACS estimates data on income and poverty indicate the economic climate in Newport is consistent with that of a Tier 3 county.



County Distress Rankings (Tiers). Image Source: NC Department of Commerce.

However, according to the US Census Bureau, the unemployment rate in Newport has increased slightly over the last 20 years, with an increase from 2.3% in 2000 to 4.8% in 2020. The unemployment rate in Newport remains higher than both the Carteret County and North Carolina unemployment rates, which were 2.9% and 3.3% in 2020, respectively.

