

RALEIGH growth & development

CITY OF RALEIGH PLANNING AND DEVELOPMENT
SPRING 2012

REPORT



Summary

Population *(see page 4)*

Raleigh's estimated population by the US Census Bureau as of April 1, 2010 is 403,892. Over the last decade Raleigh added 127,799 persons to its corporate limits. As of April 1, 2010, population in Raleigh has increased approximately 68.35% since the last decennial census in April 2000, when Raleigh's population was measured at 276,093 persons.

Housing Units *(see page 6)*

Census 2000 reports show that of Census day there were 120,699 housing units located in the City of Raleigh. Recent housing units estimate as of 4/1/2010 show that there are 176,124 housing units in the City. Between April 2000 and April 1, 2010 there were 55,425 new units added to the City reflecting a 45.9% increase in housing units for this time period.

Residential Construction *(see page 7)*

During calendar year 2011, it is estimated that 2,316 new residential units valued at \$342 million were permitted in Raleigh's jurisdiction. Since Census 2000, an estimated 57,741 dwelling units have been permitted in the City of Raleigh.

Employment *(see page 9)*

Raleigh's unemployment rate of 7.2% was lower than the average annual unemployment rates for both the state of North Carolina (10.5%) and the US (8.9%) in calendar year 2011.

American Chamber of Commerce Researcher's Association (ACCRA) Cost of Living Index *(see page 10)*

Compared to the National Average index of 100, for calendar year 2011, Raleigh had a Composite Index of 93.8. Of nine comparable metro areas, Raleigh had the lowest average apartment rent during 2011 at \$656.

Tax Base *(see page 11)*

Raleigh had a tax base of over \$50.8 billion in 2011-2012. The City's tax base is approximately 30% commercial and 70% residential.

New and Expanding Companies in Raleigh and Wake County *(see page 11)*

In calendar year 2011, 54 major companies announced either new operations or expansions of present operations in Wake County with an announced estimated dollar investment of approximately \$332 million.

Raleigh and ETJ Non-Residential Building Activity *(see page 12)*

For calendar year 2011 the value of new, privately owned building activity in Raleigh and the ETJ surpassed \$167 million. There was an increase in the number of permits, square footage and dollar amount of non-residential other* development in calendar year 2011 compared to calendar year 2010. The total value of authorized construction (private and publicly-owned combined) was over \$1 billion for calendar year 2011.

* Other non-residential building includes parking garages, out buildings, cell towers, etc.

On the Inside

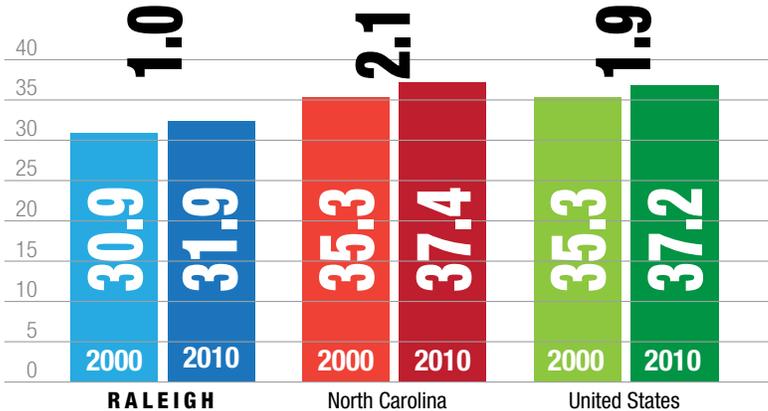
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demographics

Key Socioeconomic Comparisons 2010

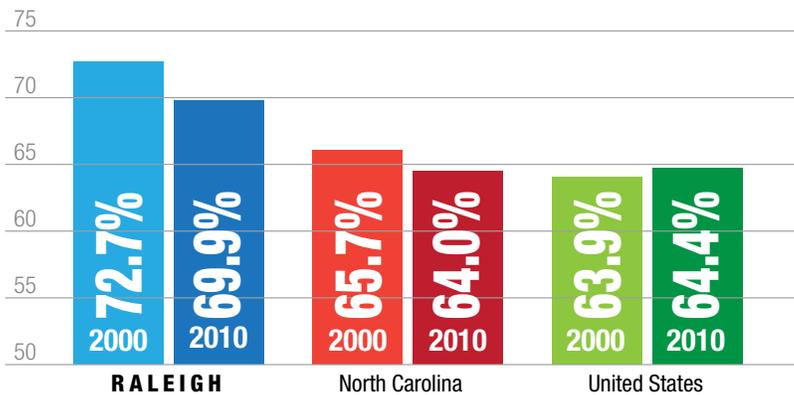
Median Age — 2000 & 2010



The median age in Raleigh, North Carolina and the US has gradually increased from 2000 to year 2010. North Carolina had the largest increase over the nine year time period in the median age at 2.1 years followed closely by the US and Raleigh.

Source: US Census Bureau, American Community Survey 2010

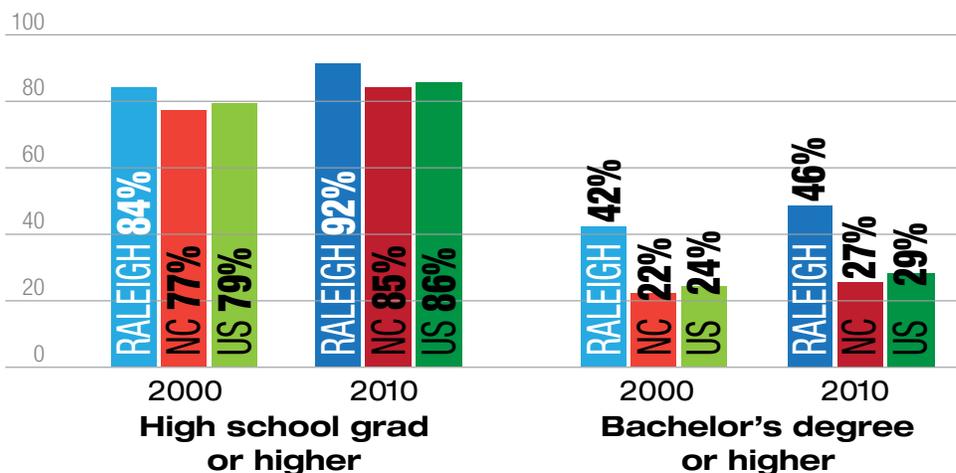
Labor Force Participation of Working Age People — 2000 & 2010



The labor force participation rate for Raleigh is significantly higher than that of the state and the nation, indicating a relatively strong labor market

Source: US Census Bureau, American Community Survey 2010

Educational Attainment — 2000 & 2010



The labor force participation rate for Raleigh is significantly higher than that of the state and the nation, indicating a relatively strong labor market

Source: US Census Bureau, American Community Survey 2010

General Profile of Raleigh 2010

* Source: U.S. Census Bureau, 2010 American Community Survey, the most recent estimates for demographic characteristics made by the US Census Bureau.

Demographic Characteristics		PERCENTAGE OF TOTAL
SEX AND AGE		
Total population	403,892	
Male	195,143	48%
Female	208,749	52%
Median age (years)	31.9	
RACE		
Total population	403,892	
One race	393,360	97.4%
White	232,377	57.5%
Black or African American	118,471	29.3%
White (non-hispanic)	215,204	53.3%
Black or African American (non hispanic)	115,976	28.7%
Hispanic or Latino population	45,868	11.4%
American Indian and Alaska Native	1,019	0.3%
Asian	17,309	4.3%
Native Hawaiian and Other Pacific Islander	595	0.1%
Some other race	25,553	6.3%
HOUSEHOLDS		
Total households	162,999	
Average household size	2.36	
Average family size	3.06	

Social Characteristics		PERCENTAGE OF TOTAL
EDUCATIONAL ATTAINMENT		
Population 25 years and over	256,759	
High school graduate (including equivalency)	41,821	16.3%
Associate's degree	20,858	8.1%
Bachelor's degree	80,345	31.3%
Graduate or professional degree	38,503	15.0%
Percent high school graduate or higher	90.5	
Percent bachelor's degree or higher	47.8	
PLACE OF BIRTH		
Total population	403,892	
Native	344,105	85.2%
Foreign born	59,787	14.8%

Economic Characteristics		PERCENTAGE OF TOTAL
EMPLOYMENT STATUS		
Population 16 years and over	324,349	
In labor force	226,599	69.9%
Civilian labor force	226,388	69.8%
Employed	202,125	62.3%
Unemployed	24,263	7.5%
Armed Forces	211	0.1%
Not in labor force	97,650	30.1%
COMMUTING TO WORK		
Mean travel time to work (minutes)	21.6	
INCOME		
Median household income (dollars)	63,098	
Mean household income (dollars)	85,327	

Housing Characteristics		PERCENTAGE OF TOTAL
HOUSING OCCUPANCY		
Total housing units	176,124	
Owner-occupied units	87,284	53.5%
Average household size of owner-occupied units	2.44	
Population in Owner-Occupied housing units	213,149	
Median Value	\$214,900	
Renter-occupied units	75,715	46.5%
Average household size of renter-occupied unit	2.26	
Population in Renter-Occupied housing units	171,217	

Household
A household includes all the people who occupy a housing unit as their usual place of residence.

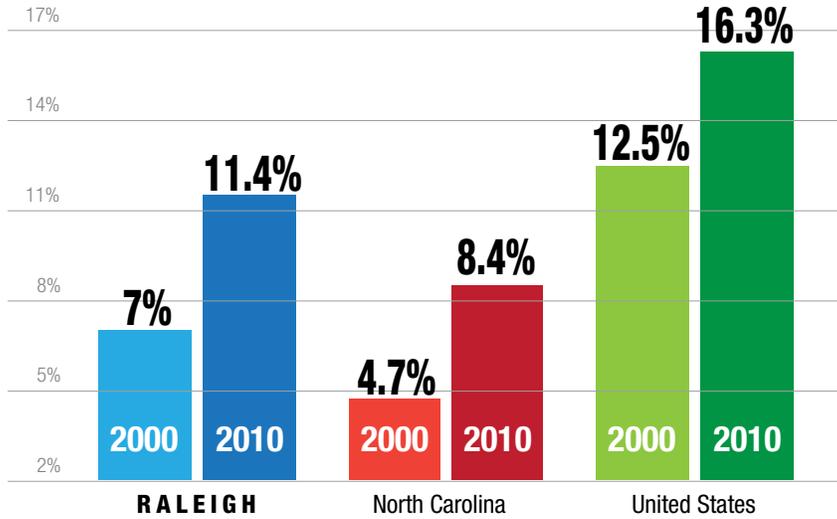
Household size
The total number of people living in a housing unit.

Family
A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family size
Refers to the number of people in a family.

population

Hispanic or Latino Population — 2000 & 2010



The share of Hispanic or Latino population grew in Raleigh between 2000 and 2010 and surpassed both NC and the Nation.

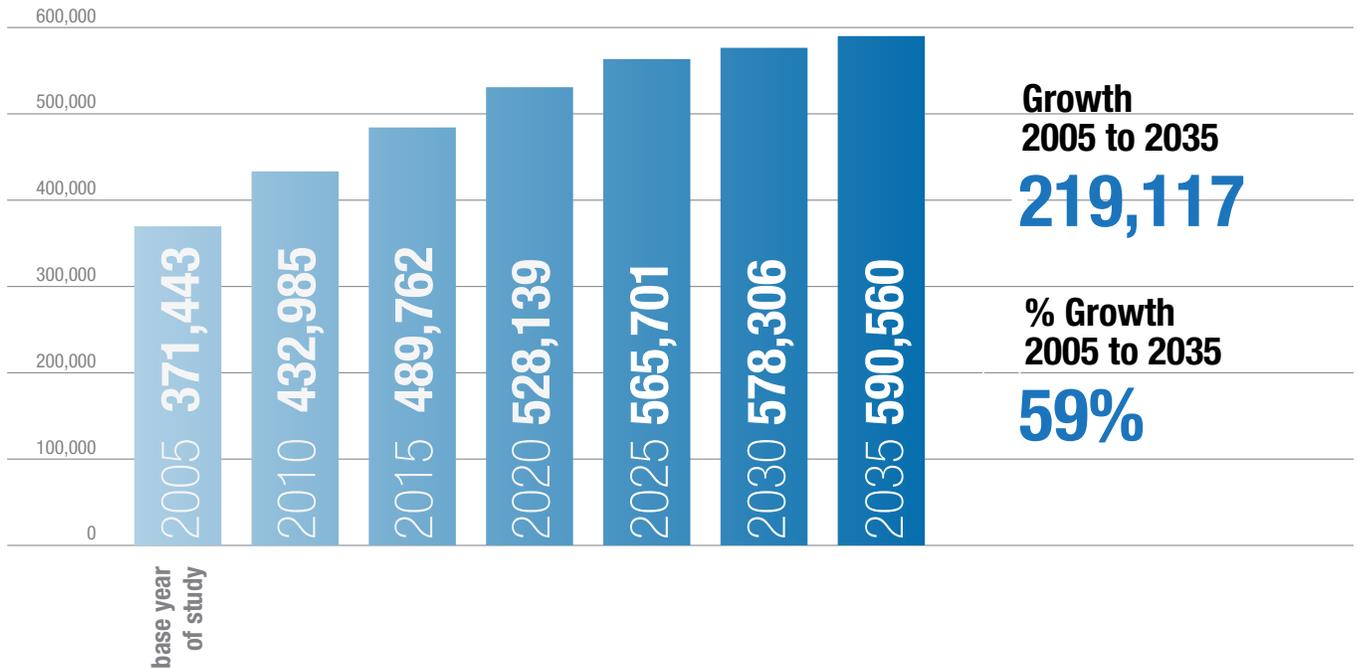
Source: US Census Bureau, American Community Survey 2010

Raleigh Population Estimates



According to the US Census, Raleigh's estimate population on April 1, 2010 was 403,892. In a ten year time span Raleigh added over 127,000 people. Growth in the period from April 1, 2000 to April 1, 2010 represents a 68.35% increase.

Population Projections (2005 - 2035)



Source: Capital Area Metropolitan Planning Organization (CAMPO)

Population Density Projections for Raleigh Planning Area, Including Ultimate Urban Services Areas



Raleigh Growth & Development Report

City of Raleigh, North Carolina
Spring, 2012

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Source: Capital Area Metropolitan Planning Organization (CAMPO)

housing

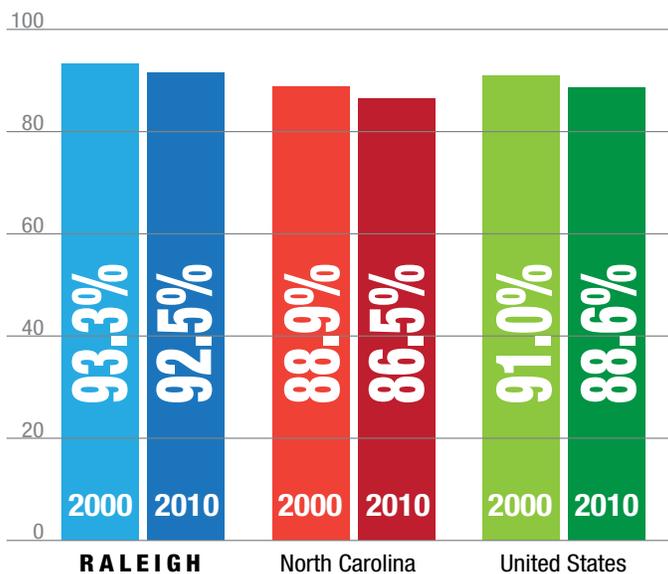
Raleigh Residential Sales by Price Range & Type of Unit — Calendar Year 2011*

Price Range	Single Family	Townhouse	Condo	All Units
\$25,000 - 100,000	82	86	129	297
\$100,001 - \$150,000	333	465	80	878
\$150,001 - \$200,000	573	331	33	937
\$200,001 - \$250,000	393	125	33	551
\$250,001 - \$300,000	261	45	43	349
\$300,001 - \$350,000	175	24	27	226
\$350,001 - \$400,000	104	21	13	138
over \$400,000	357	10	32	399

* Data are reflective of units located physically within the corporate limits of the City of Raleigh regardless of US Postal Service designations.

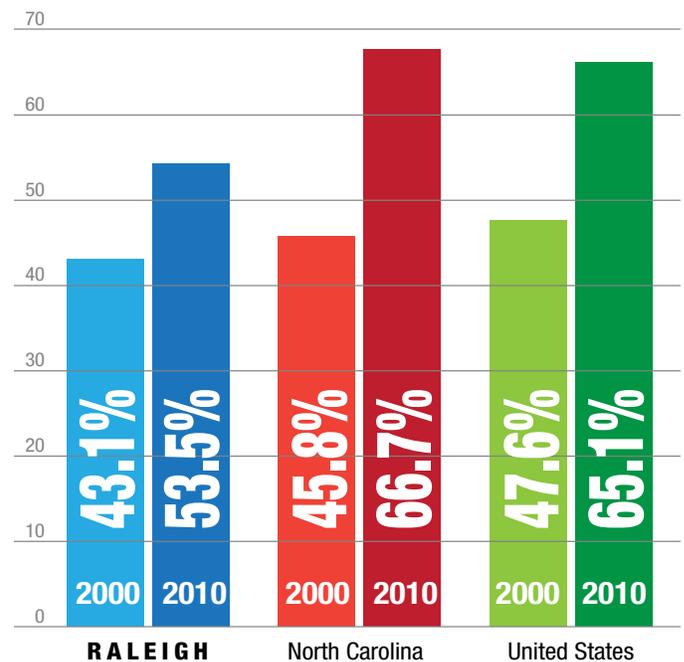
Source: Wake County Revenue Department

Occupied Housing Units — 2000 & 2010



Source: U.S. Census Bureau, American Community Survey 2010

Single-family Owner-occupied Homes — 2000 & 2010



Source: U.S. Census Bureau, American Community Survey 2010

Median Sales Price by Unit Type — City of Raleigh

	2010 Median Sales price	2011 Median Sales price	% change from 2010 to 2011	2010 total units sold	2011 total units sold	% change from 2010 to 2011
Detached	\$223,000	\$218,000	-2.2	2,401	2,278	-5.1
Townhouse	\$162,000	\$151,000	-6.8	1,095	1,107	1.1
Condominium	\$134,000	\$134,500	0.4	433	390	-9.9

Source: Wake County Revenue Department

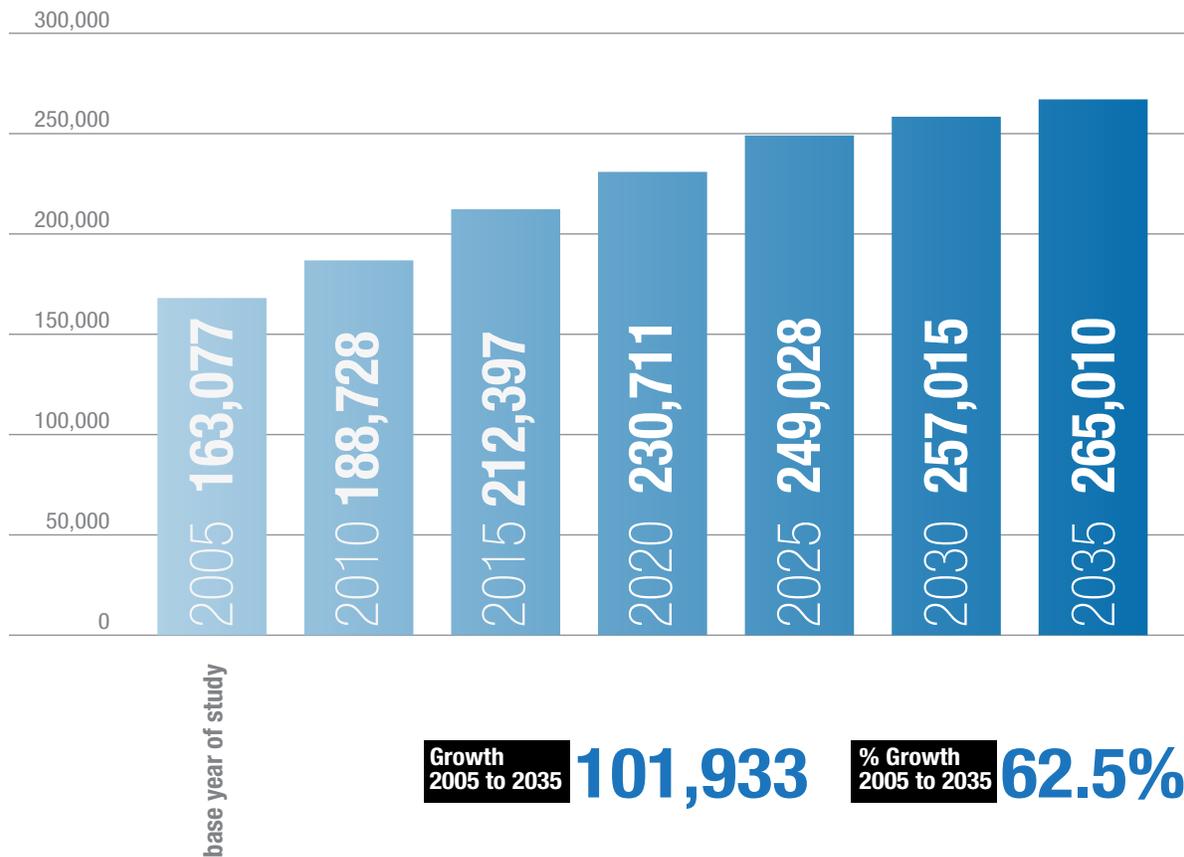
Raleigh Building Activity — Number of Dwelling Units Permitted 2000 to 2011

Residential Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Single Family	2,243	2,700	2,901	2,621	3,021	2,690	2,350	2,462	892	582	570	592
Townhouse	1,067	1,342	1,118	1,168	1,642	1,776	1,401	1,783	793	453	427	405
2 Family	8	98	204	226	89	93	52	30	8	10	2	16
3 & 4 Family	0	32	78	49	11	14	24	8	0	0	0	4
Condominium	166	207	412	181	235	202	408	299	129	13	30	0
Apartment	3,311	2,817	453	1,610	1,266	187	2,239	1,547	3,097	411	205	1299
Total	6,795	7,196	5,166	5,855	6,264	4,962	6,474	6,129	4,919	1,469	1,234	2,316

During calendar year 2011, 2,316 dwelling units were issued building permits by the City of Raleigh. Of these dwelling units 56% were apartment units, 26% were single family units, 17% were townhome units and 1% were 2-family units.

source: City of Raleigh Planning and Inspections Departments

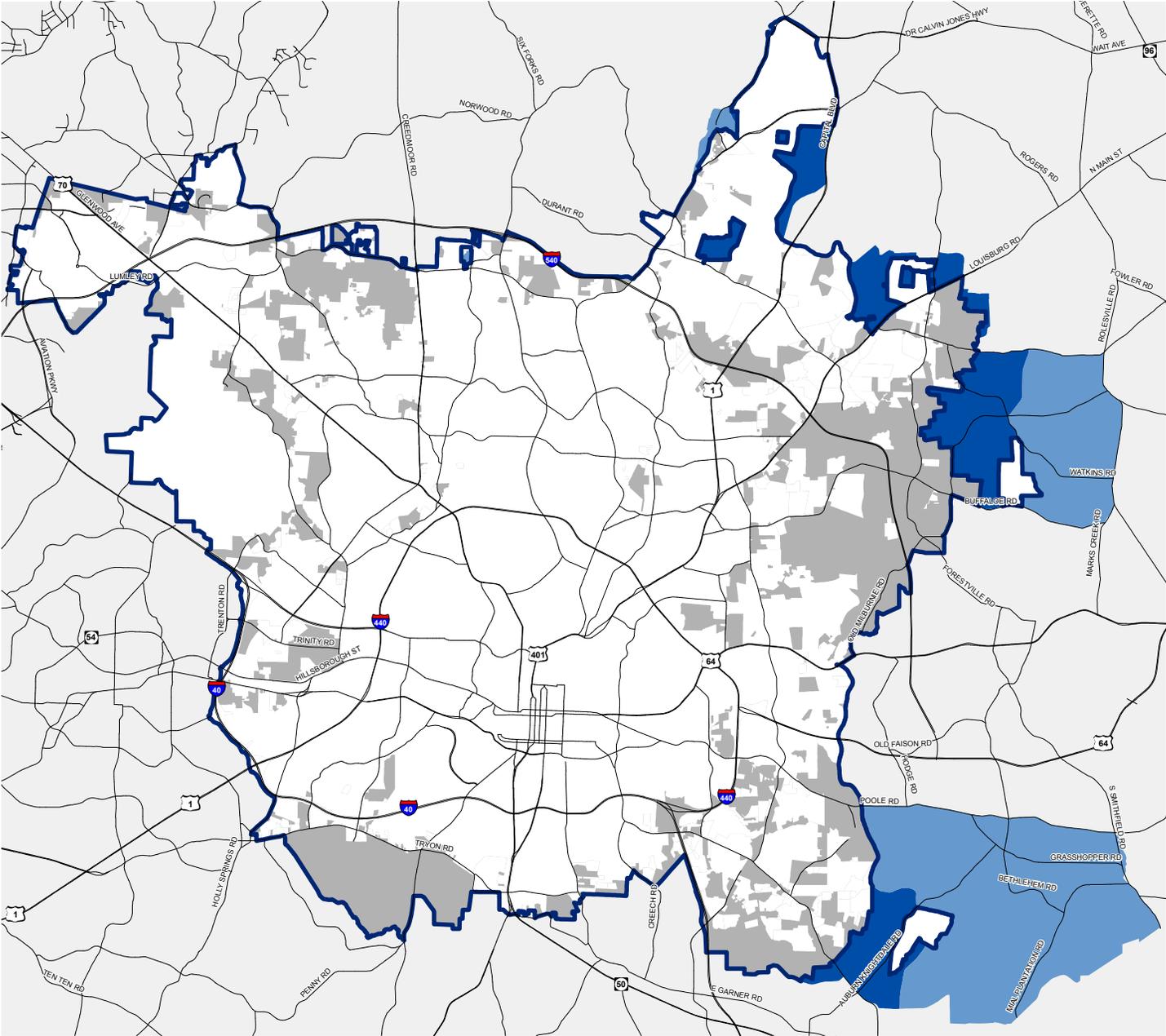
Housing Unit Estimates & Projections — 2005 to 2035



Source: Capital Area Metropolitan Planning Organization (CAMPO)

geography

Raleigh City Limits & Urban Service Areas



-  Short Range Urban Services Area
-  Long Range Urban Services Area
-  Raleigh City Limits
-  Extraterritorial Jurisdiction
-  Raleigh Extraterritorial Boundary

economy

ACCRA Apartment & Housing Prices — Annual 2011

Urban Area	Apartment Rent	Home Price
Atlanta GA	\$882	\$244,734
Austin TX	\$878	\$222,483
Charlotte NC	\$767	\$228,128
Jacksonville FL	\$974	\$206,359
Nashville-Franklin TN	\$795	\$188,005
Orlando FL	\$817	\$209,687
Raleigh NC	\$656	\$229,862
Richmond VA	\$894	\$268,326
Rochester NY	\$839	\$265,663

For calendar year 2011, Jacksonville Florida had the highest average apartment rent (\$974 per month) in metro areas similar to Raleigh NC. Richmond Virginia had the second highest average apartment rent at (\$894 per month). Raleigh had the fourth highest average sales price for existing and new homes for calendar year 2011 at \$229,862. Richmond VA had the highest home price at \$268,326.

Source: ACCRA, Annual Average January 2012

Median Family Income — 2010

Asheville	\$55,400
Augusta-Richmond County GA-SC	\$55,600
Greensboro-High Point	\$58,000
Greenville-Mauldin-Easley SC	\$58,000
Wilmington	\$59,200
Winston-Salem	\$59,800
Charleston-North Charleston-Summerville SC	\$62,100
Columbia SC	\$62,400
Durham-Chapel Hill NC	\$66,500
Charlotte-Gastonia-Rock Hill NC-SC	\$67,200
Virginia Beach-Norfolk-Newport News VA	\$68,200
Atlanta-Sandy Springs-Marietta GA	\$71,800
Richmond VA	\$73,900

The Raleigh-Cary MSA had a median family income of **\$77,700 for 2010**

The Raleigh-Cary MSA has the highest median family income in North Carolina surpassing the next highest region (Charlotte-Gastonia-Rock Hill) by 15.6 percent or \$10,500. Durham had the next highest median family income at \$66,500 followed by Winston-Salem at \$59,800.

Source: U.S. Department of Housing and Urban Development

Average Annual Unemployment Rates - 2002 to 2011

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Raleigh	5.3%	5.2%	4.7%	3.8%	3.5%	3.3%	4.5%	7.3%	7.3%	7.2%
Wake County	5.3%	4.7%	3.6%	4.0%	3.6%	3.5%	4.7%	8.3%	8.2%	7.9%
Raleigh-Cary MSA	5.1%	4.7%	4.3%	4.0%	3.7%	3.6%	5.0%	8.7%	8.4%	8.1%
North Carolina	6.7%	6.5%	5.5%	5.2%	4.8%	4.7%	6.4%	10.8%	10.5%	10.5%
United States	5.8%	6.0%	5.5%	5.4%	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%
Research Triangle Regional Partnership*	6.0%	5.8%	4.8%	4.5%	4.1%	4.0%	5.4%	10.1%	8.6%	8.5%

Raleigh's unemployment has consistently been lower than the North Carolina and national rates. For 2011 unemployment rates in Raleigh, Wake County and the Raleigh-Cary MSA, were lower than the US unemployment rate.

* **Research Triangle Regional Partnership** is a business-driven, public-private partnership dedicated to keeping the 13-county Research Triangle Region economically competitive through business, government and educational collaboration. RTRP comprises economic development agencies across the region, who work with the N.C. Department of Commerce and a wide range of partners to market the 13-county region for new investment and direct strategic efforts to ensure the region remains economically competitive.

source: Employment Security Commission, Labor Market Information.

ACCRA Cost of Living Index — Annual 2011

Metro/Micro Urban Area and State	100% Composite Index	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc. Goods & Services
"Atlanta, GA (Atlanta-Sandy Springs-Marietta GA Metro)"	97.3	101.6	89.2	93.4	102.1	101.2	101.8
"Austin TX, (Austin-Round Rock TX Metro)"	92.7	84.9	82	99.2	101.0	102.3	99.3
"Charlotte, NC (Charlotte-Gastonia-Concord NC-SC Metro)"	93.3	100.1	81.9	92.8	98.2	105.2	97.4
"Jacksonville, FL (Jacksonville FL Metro)"	93.9	100.4	82.7	101.5	106.3	88.7	95.2
"Nashville-Franklin, TN (Nashville-Davidson-Murfreesboro TN Metro)"	90.2	97.4	70.4	87.1	93.4	91.8	104.5
"Orlando, FL (Orlando-Kissimmee FL Metro)"	97.7	97.8	85.2	108.8	101.8	95.4	104.5
"Raleigh, NC (Raleigh-Cary NC Metro)"	93.8	101.3	79.7	104.5	96.6	100.5	97.8
"Richmond, VA (Richmond VA Metro)"	100.1	104.4	95.1	108.5	101.9	108.8	98.3
"Rochester, NY (Rochester NY Metro)"	98.6	94.9	93.5	112.7	104.1	99.5	98.1

Each quarter ACCRA (American Chamber of Commerce Researcher's Association) collects data and publishes cost of living information for participating Metro-Micro Urban Areas in the United States. To determine overall cost of living, the relative affordability of certain items (groceries, housing, utilities, transportation, health care, and miscellaneous goods and services) are indexed and a composite figure is calculated and then compared to the national average of 100. (Since the index does not measure inflation and each quarterly report is a "snap shot" of a single point in time, index data from different quarters should not be compared.)
For calendar year 2011, Raleigh, NC had a Composite Index of 93.8, with a high individual index of 104.5 for Utilities and a low individual index of 79.7 for Housing.

Source: ACCRA, Annual Average Jan 2012

Employment by (Primary Economic Activity) Sector in Wake County and North Carolina

Sectors	2000		2008		2010		2011		2011	
	Wake Co.	N. Carolina	Wake Co.	N. Carolina	Wake Co.	N. Carolina	Wake Co. 3rd qtr 2011	N. Carolina 3rd qtr 2011	Wake Co. 3rd. Qtr % of Total	N. Carolina 3rd. Qtr % of Total
Natural Resources & Mining	1,724	35,634	1,453	32,520	1,032	31,748	1,039	34,371	0.23%	0.90%
Construction	27,779	231,439	31,870	236,323	24,079	176,696	24,972	177,972	5.62%	4.65%
Manufacturing	28,257	759,026	23,679	515,397	19,116	431,531	19,193	436,927	4.32%	11.41%
Goods -Producing Domain	57,760	1,026,099	57,002	784,240	44,227	639,975	45,204	649,270	10.17%	16.96%
Trade, Transportation & Utilities	82,394	786,278	84,187	798,600	80,014	741,279	82,210	756,824	18.49%	19.77%
Information	18,110	85,270	16,527	73,397	16,332	69,426	17,219	70,171	3.87%	1.83%
Financial Activities	20,760	174,401	25,660	207,041	25,667	195,553	25,121	197,723	5.65%	5.17%
Professional & Business Services	70,459	464,496	82,124	507,526	81,026	489,112	86,674	522,176	19.49%	13.64%
Education & Health Services	56,196	690,503	85,914	918,366	84,393	919,229	85,727	878,367	19.28%	22.95%
Leisure & Hospitality	33,902	328,832	43,939	404,151	45,801	396,041	49,407	419,321	11.11%	10.95%
Other Services	12,298	99,037	15,146	104,095	13,292	93,492	13,839	96,464	3.11%	2.52%
Public Administration	32,424	216,294	39,586	235,959	40,554	242,553	39,225	237,405	8.82%	6.20%
Unclassified	*	*	2,501	13,974	269	1,750	*	*	n/a	n/a
Service-Providing Domain	326,543	2,845,111	395,584	3,263,109	387,348	3,148,435	399,422	3,178,451	89.83%	83.04%
Total	384,303	3,871,210	452,586	4,047,349	431,575	3,788,410	444,626	3,827,721	100%	100%

Employment by Ownership Type in Wake County and North Carolina

Government (Local, State, Federal)	66,558	603,170	77,692	686,334	76,082	686,852	75,223	639,177	16.92%	16.70%
Private Industry	317,742	3,268,039	374,894	3,361,008	355,493	3,101,545	369,403	3,188,542	83.08%	83.30%
Total	384,300	3,871,209	452,586	4,047,342	431,575	3,788,397	444,626	3,827,719	100%	100%

*** In table indicates disclosure suppression.

Source: Employment Security Commission, "Employment and Wages in North Carolina"

By activity type (3rd qtr 2011), The Trade, Transportation and Utilities, Professional & Business Services and Education & Health Services comprise over 57 percent of Wake County's total insured employment and 56 percent of North Carolinas total insured employment. The dominance of these three sectors contribute to the county and state's overall economic stability. By ownership type (3rd qtr 2011), 16.92% of employment in Wake County is government versus 83.08% of employment in private industry. Statewide, 16.70% of employment is government versus 83.30% of employment in private industry.

economy

New & Expanding Companies in Wake County 2003 to 2011

	new companies			expanding companies		
	Number of New Companies	Investment (\$ millions)	Projected Employee Increase	Number of Expansions	Investment (\$ millions)	Projected Employee Increase
2003	12	\$27	585	41	\$182	1,854
2004	30	\$116	1,906	19	\$62	663
2005	12	\$200	878	29	\$273	1,854
2006	10	\$372	2,676	26	\$73	1,554
2007	24	\$43	1,580	33	\$292	3,381
2008	11	\$23	1,027	25	\$402	2,339
2009	9	\$8	647	30	\$1,192	2,000
2010	12	\$6	151	32	\$213	2,194
2011	7	\$30	562	47	\$301	3,827

New and Expanding Companies in Raleigh and Wake County calendar year 2011.
 In 2011, 54 major companies announced either new operations or expansions of present operations in Wake County with an announced estimated dollar investment of over \$332 million. This represents an estimated 4,389 new jobs added to the workforce in Wake County. For 2011, seven new companies have announced new operations with a projected employment of 562 persons in Wake County. During this same time period there were 47 company expansions announced in Wake County with a projected employment of 3,827 persons and an announced estimated dollar investment of \$301,400,000.

Source: Greater Raleigh Chamber of Commerce

Value of All Authorized Construction in City of Raleigh — 2000 to 2011

Year	Value
2000.....	\$1,187,362,277
2001.....	\$1,301,590,138
2002.....	\$1,001,613,936
2003.....	\$1,191,743,536
2004.....	\$1,319,440,632
2005.....	\$1,448,825,323
2006.....	\$1,904,562,218
2007.....	\$2,136,336,763
2008.....	\$1,952,273,920
2009.....	\$759,551,219
2010.....	\$1,115,704,262
2011.....	\$1,050,424,166

The total value of construction authorized in the City of Raleigh is derived from the value of building permits for new construction, new commercial construction (private and publicly-owned), residential and commercial alterations and additions, and other (such as demolitions). For calendar year 2011 over \$1 billion in total construction was authorized in Raleigh.

Source: City of Raleigh - Inspections Department

Wake County Tax Base Components by Municipality — 2011 to 2012

Jurisdiction	Percent Commercial	Percent Residential	Total Value*
Angier	18%	82%	\$28,076,670
Apex	21%	79%	\$4,426,996,716
Cary	24%	76%	\$20,630,036,447
Fuquay Varina	30%	70%	\$2,158,401,420
Garner	40%	60%	\$3,053,622,429
Holly Springs	25%	75%	\$3,327,503,262
Knightdale	33%	67%	\$1,290,079,778
Morrisville	44%	56%	\$3,409,745,509
Raleigh**	30%	70%	\$50,828,693,867
Rolesville	20%	80%	\$487,006,006
Wake Forest	21%	79%	\$3,711,195,869
Wendell	25%	75%	\$466,473,275
Zebulon	71%	29%	\$839,022,575

As of January 1, 2012, the tax base of Wake County was over \$121 billion. The City of Raleigh's tax base of over \$50.8 billion is the largest of all municipalities in the County. Raleigh's tax base is 30 percent commercial/industrial and 70 percent residential. Zebulon and Morrisville had the highest percentage of commercial/industrial base at 71 percent and 44 percent, respectively. Angier at 82% and Rolesville at 80%, had the highest residential tax base.

*Includes business and residential personal property values for 2011-2012 and real property values as of 1-1-12.

** A small portion of the municipal boundary is in an adjacent county.

economy

Local & Wake County Tax Rates — 2003 to 2011

	2003	2004	2005	2006	2007	2008*	2009	2010	2011
Angier ²	n/a	0.4600	0.5000	0.5300	0.5300	0.5300	0.5340	0.5300	0.5300
Apex	0.4000	0.4000	0.4000	0.4000	0.4000	0.3400	0.3400	0.3400	0.3400
Cary	0.4200	0.4200	0.4200	0.4200	0.4200	0.3300	0.3300	0.3300	0.3300
Clayton	n/a	n/a	n/a	0.4900	0.5400	0.5400	0.5400	0.5400	0.5400
Fuquay Varina	0.5200	0.5200	0.5200	0.5200	0.5200	0.3850	0.3850	0.3850	0.3850
Garner	0.5600	0.5600	0.5600	0.5750	0.5750	0.4900	0.4900	0.4900	0.4900
Holly Springs	0.5300	0.5300	0.5300	0.5300	0.5300	0.4150	0.4150	0.4150	0.4150
Knightdale	0.4800	0.5000	0.5000	0.5000	0.5000	0.4000	0.4000	0.4100	0.4100
Morrisville	0.4700	0.4700	0.4677	0.4677	0.4677	0.3665	0.3665	0.3665	0.3665
Raleigh ²	0.3850	0.3950	0.3950	0.4350	0.4350	0.3735	0.3735	0.3735	0.3735
Rolesville	0.4850	0.4850	0.4850	0.4850	0.5150	0.4200	0.4200	0.4200	0.4200
Wake Forest ²	0.5300	0.5400	0.5400	0.5400	0.5500	0.5100	0.5100	0.5100	0.5100
Wendell ³	0.5400	0.5400	0.5400	0.5400	0.5400	0.4900	0.4900	0.4900	0.4900
Zebulon	0.4800	0.4800	0.4900	0.5000	0.5500	0.5100	0.5000	0.5000	0.5000
Wake County ¹	0.6040	0.6040	0.6040	0.6340	0.6780	0.5340	0.5340	0.5340	0.5340

* Real Estate reappraisal effective

1 Properties not located within a municipality may be subject to a fire district tax and the RTP special district tax in addition to county taxes.

2 May be subject to a special district tax in addition to the municipal rate.

3 All property within this municipality is also subject to the current fire district tax.

The 2008 tax rates were adjusted from the 2007 rate to offset the effects of the real property revaluation, which Wake County is required to do every eight years. The adopted tax rates are "revenue neutral", so that revenues brought in by property taxes in a revaluation year would be the same as if a revaluation had not taken place. The combined City/County tax rate of the City of Raleigh residents for FY 2011-2012 is 0.9075 per \$100 in value.

Source: Wake County Reserve Department

Raleigh and ETJ New Non-Residential Building Activity 2004 to 2011

YEAR	office			industrial			institutional			commercial			other*		
	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)
2004	59	820	\$103	25	453	\$12	60	765	\$65	58	846	\$49	92	342	\$9
2005	58	1,662	\$104	33	406	\$20	105	1,942	\$181	38	412	\$36	83	369	\$16
2006	88	1,861	\$125	39	360	\$18	67	1,367	\$164	60	1,178	\$101	82	1,343	\$83
2007	55	1,073	\$81	40	659	\$37	56	592	\$80	56	1,357	\$190	171	1,813	\$65
2008	48	2,269	\$178	12	151	\$9	68	482	\$158	47	1,494	\$150	135	1,989	\$166
2009	30	517	\$44	9	141	\$7	27	697	\$59	30	691	\$101	76	1,040	\$31
2010	11	1,077	\$237	7	170	\$10	29	415	\$49	25	669	\$99	72	255	\$8
2011	18	399	\$38	7	34	\$1	30	280	\$72	20	317	\$30	108	553	\$24
Total	410	10,394	\$953	200	2,777	\$129	485	7,066	\$876	375	7,489	\$786	891	7,904	\$414

* Other includes parking garages, out buildings, cell towers, etc.

Source: City of Raleigh Planning and Inspections Departments. Figures do not include alterations or fit-ups.

Total Value for 2011
\$ 167,119,259