



# Trends in the Region: Growth, Demographics and Land Use

Scenario Planning Workshop  
Sponsored by the FHWA  
June 27, 2013



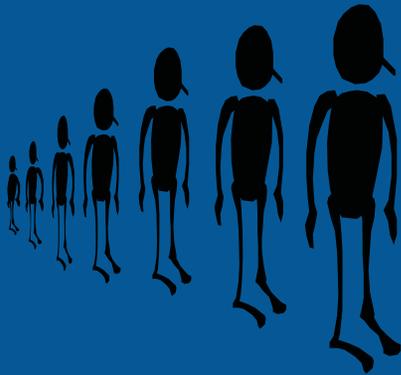
**Mid-Region Council of Governments**

# 2035 Metropolitan Transportation Plan



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# The Old Forecast



**650,000 new people**



**310,000 new homes**



**210,000 new jobs**



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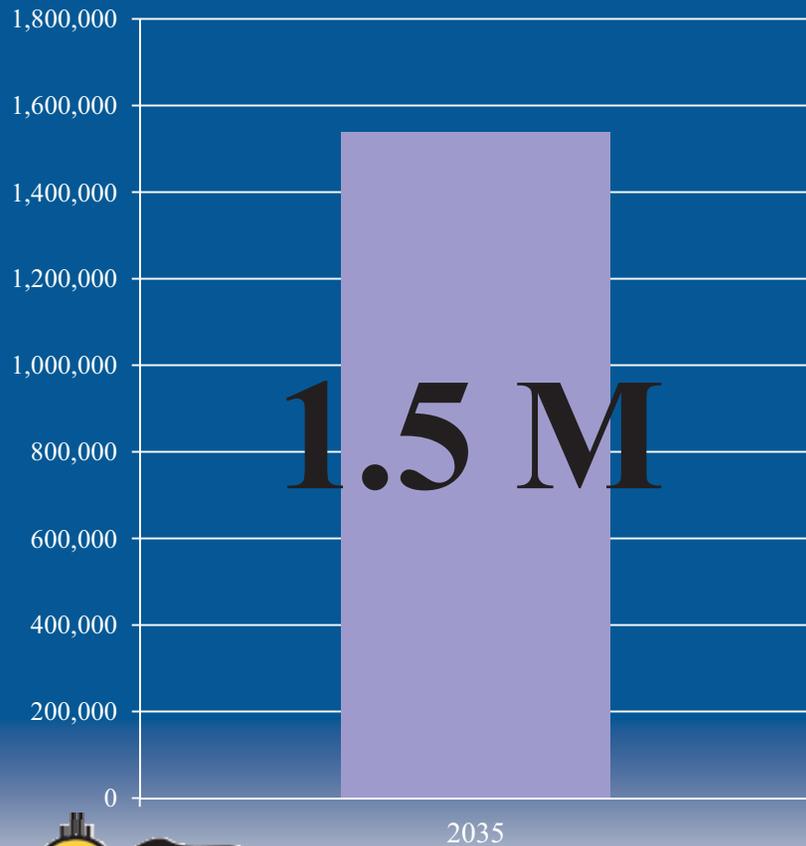
# 2040 Metropolitan Transportation Plan



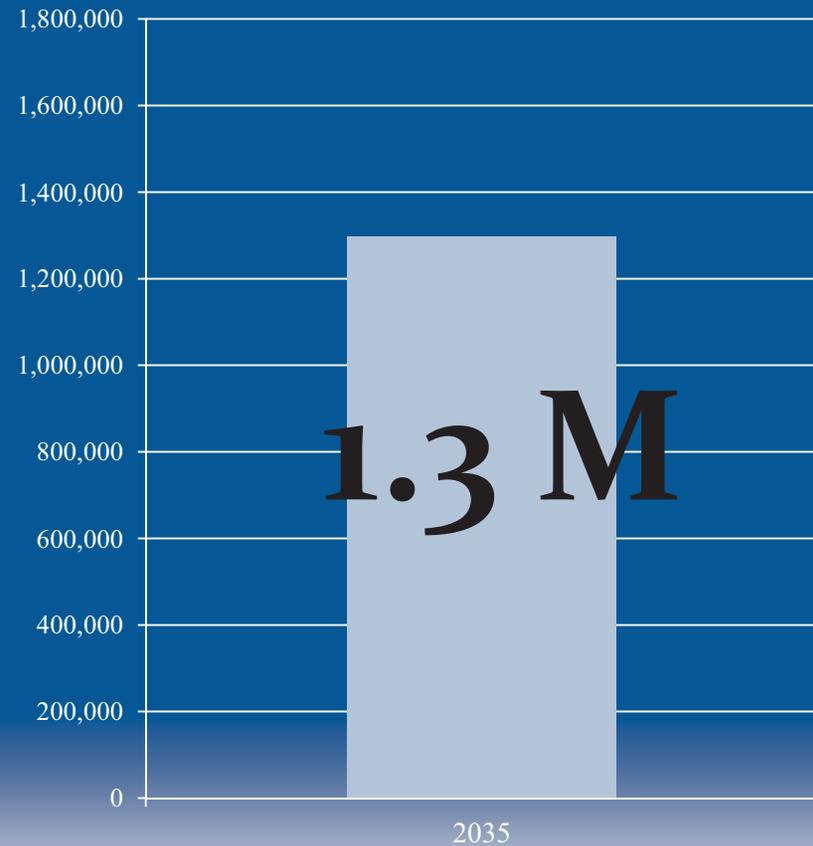
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# 2035 Population

2035 MTP



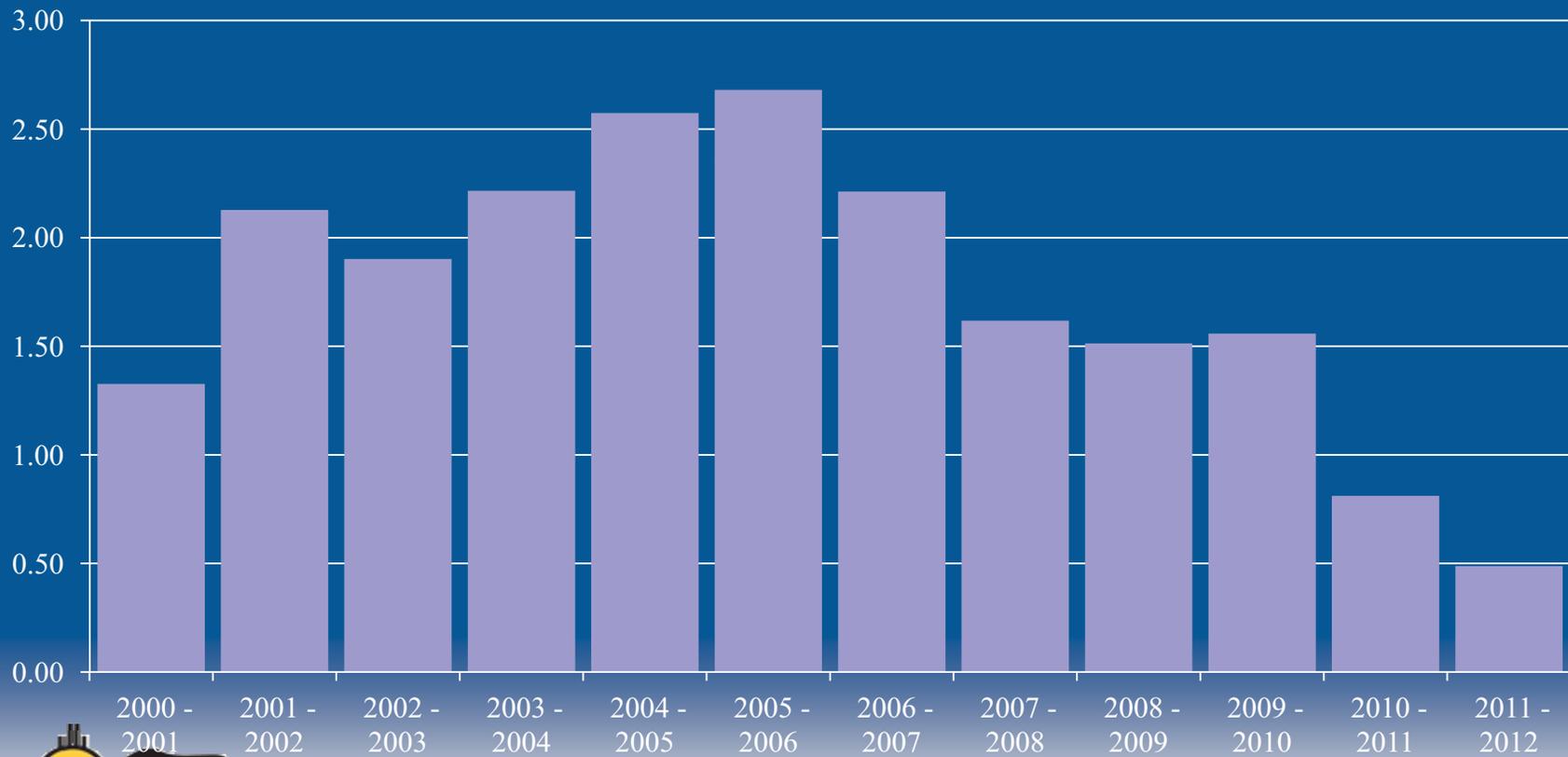
New Projection



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# Slowed Pace of Growth

Average Annual Growth Rate  
Albuquerque, MSA



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# Economic Influences

## Residential Units Permitted

City of Albuquerque



## Employment

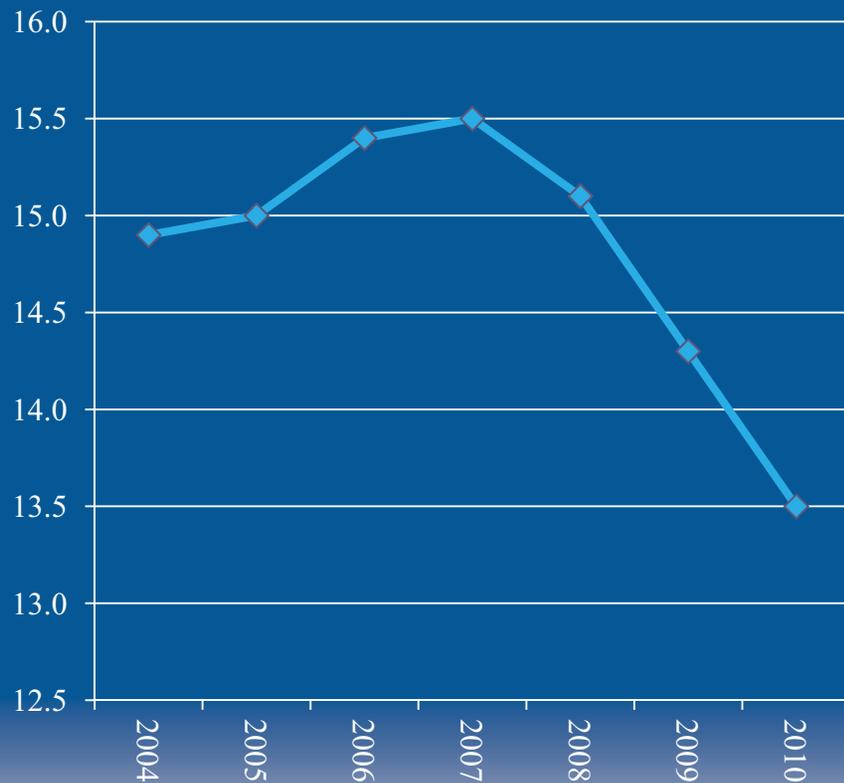
Albuquerque, MSA



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# Shifting Demographics

**Birth Rate**  
(per 1,000)

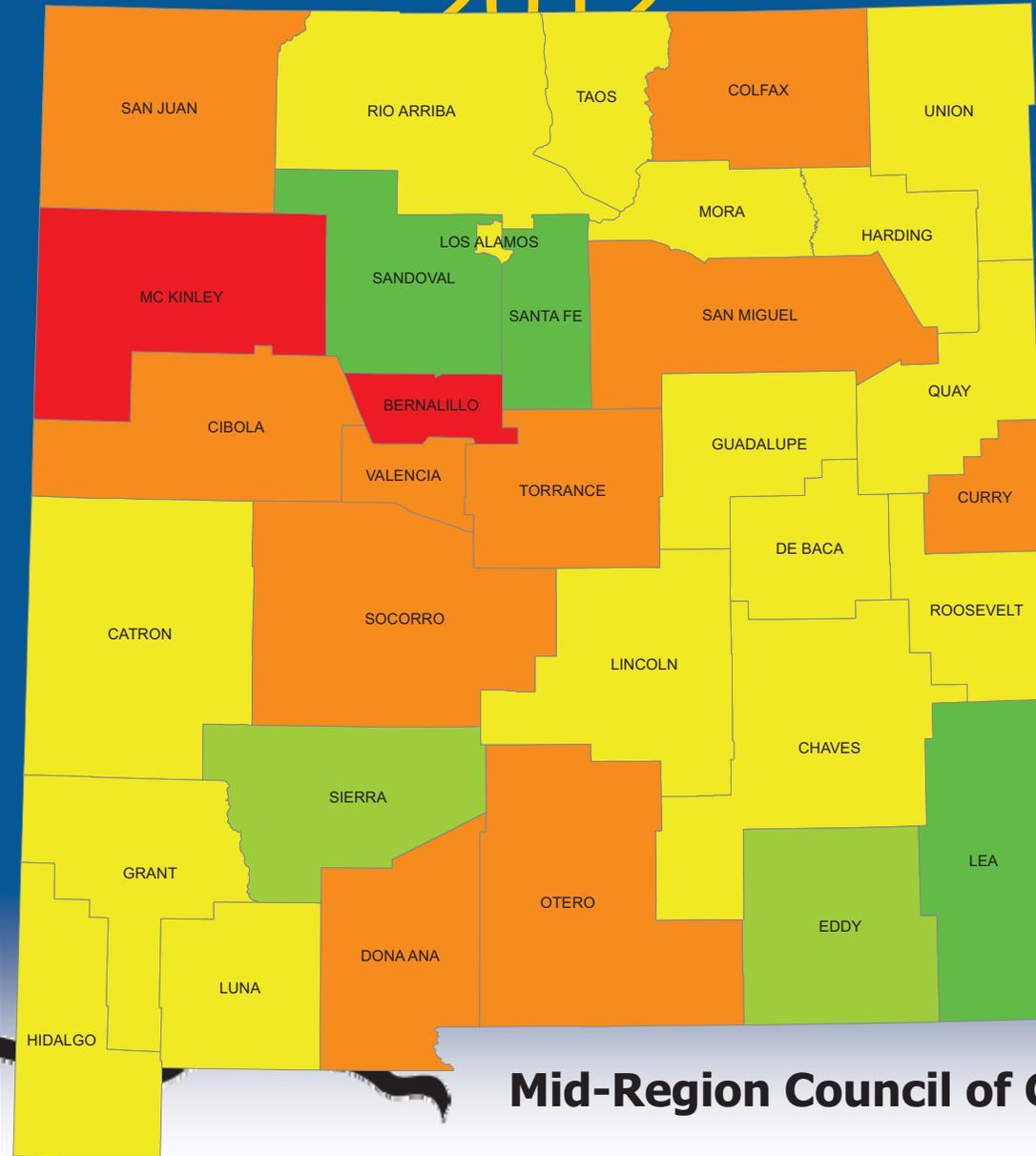


**NM Migration**  
(net)



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# Net Domestic Migration, 2011 - 2012



## Net Domestic Migration

- 1575 - -1089
- 1088 - -350
- 349 - -1
- 0 - 198
- 199 - 603



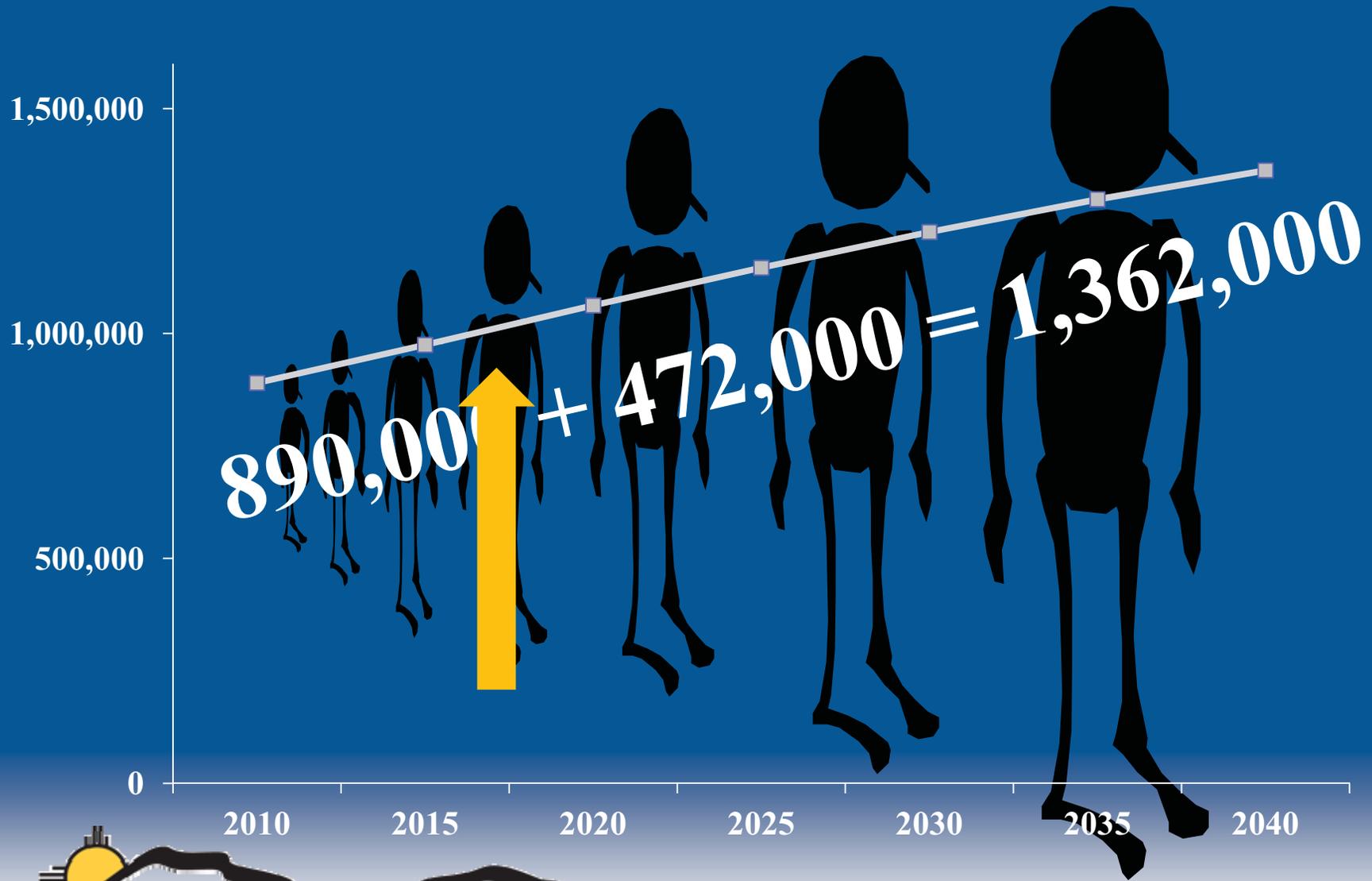
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# The 2040 Forecast



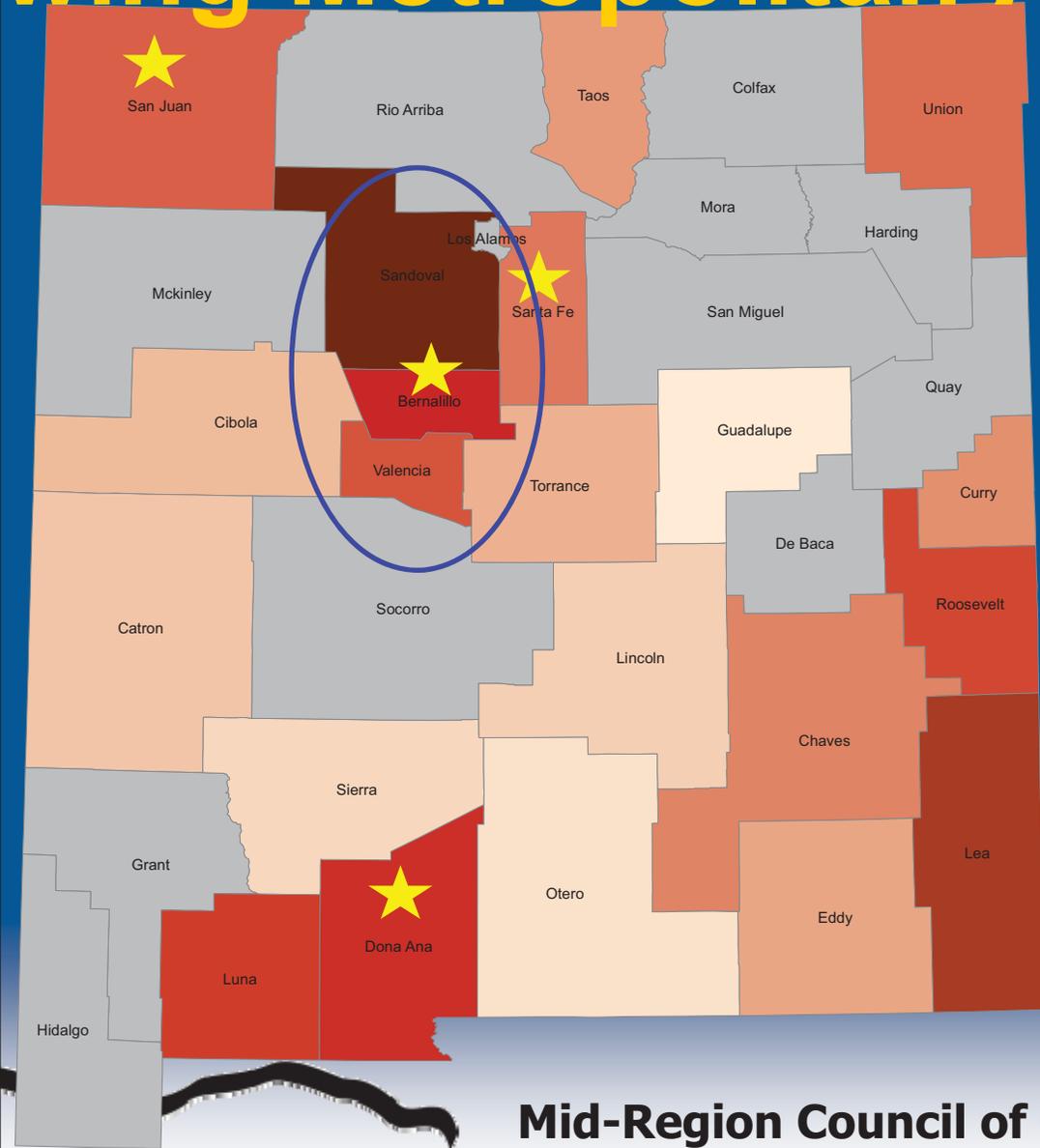
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# The Forecast



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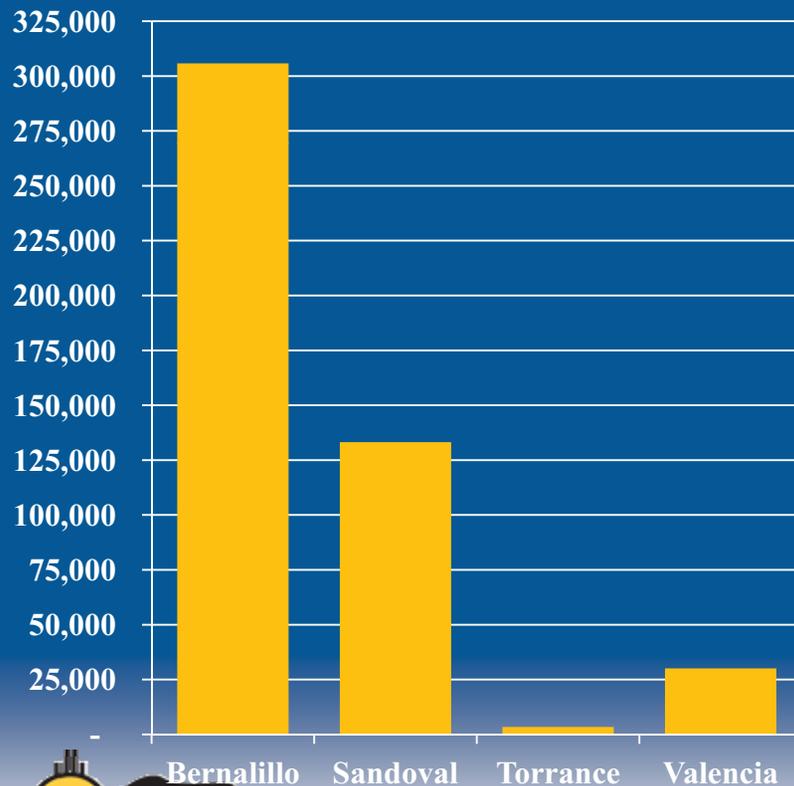
# Growing Metropolitan Areas



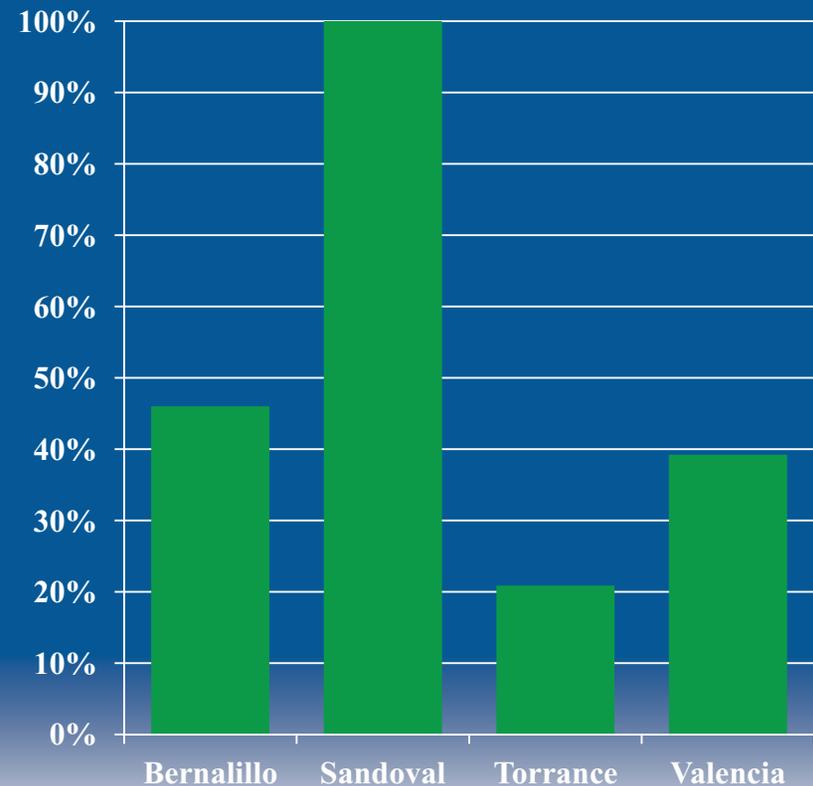
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# 30 Year Growth by County

## Absolute Growth



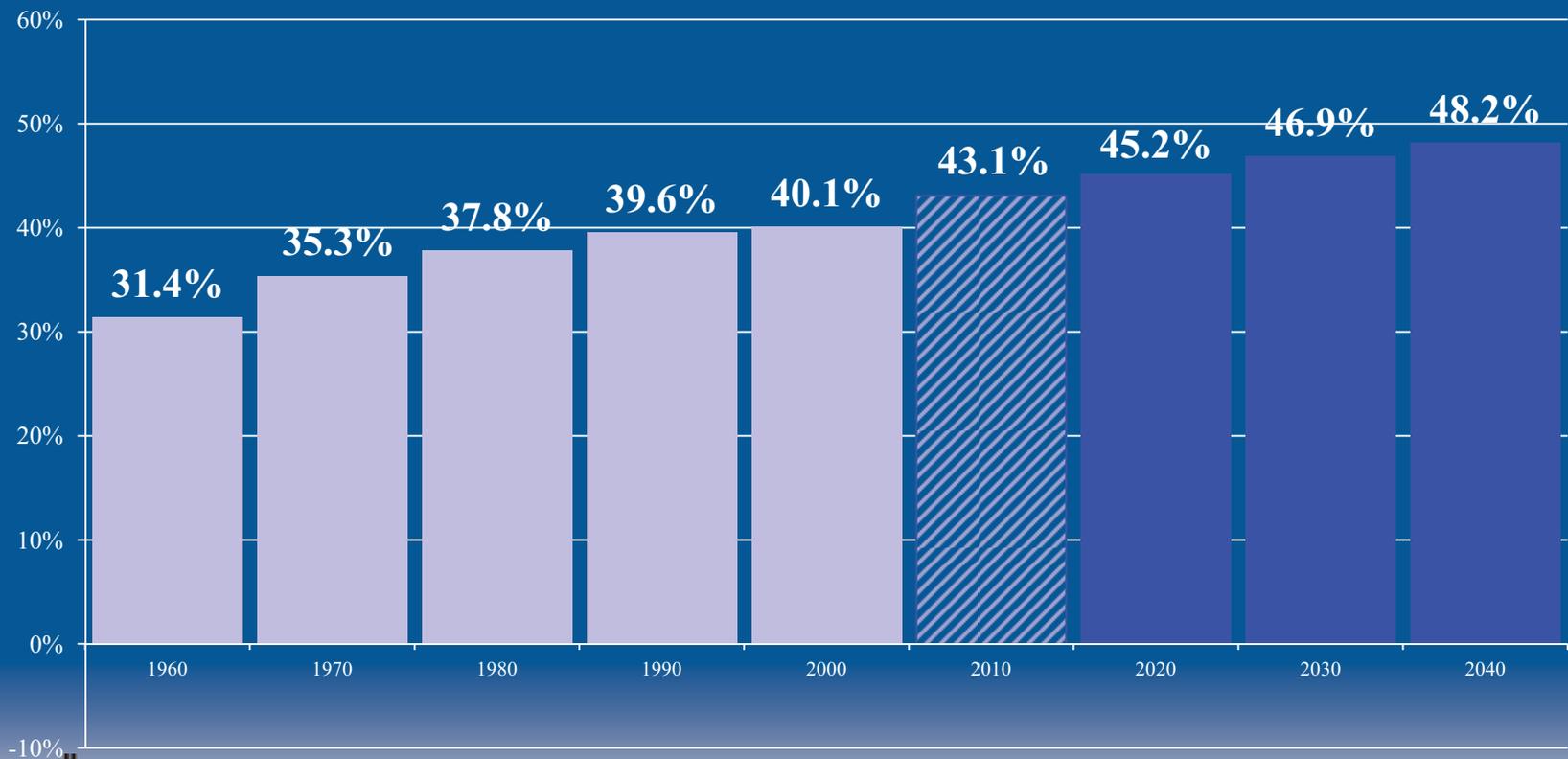
## Percentage Growth



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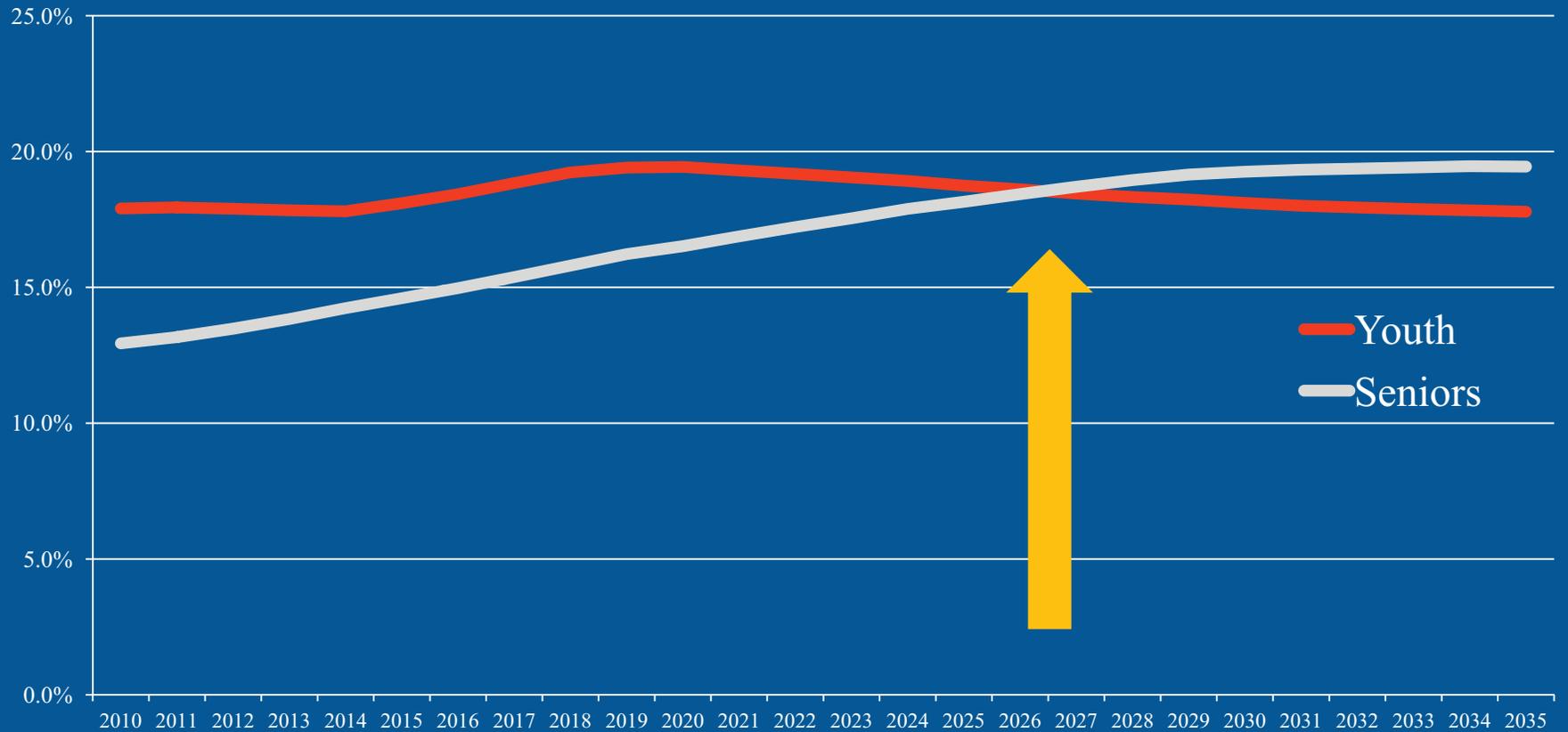
# Growing Presence within the State

Albuquerque MSA,  
Historical and Projected



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# An Aging Population

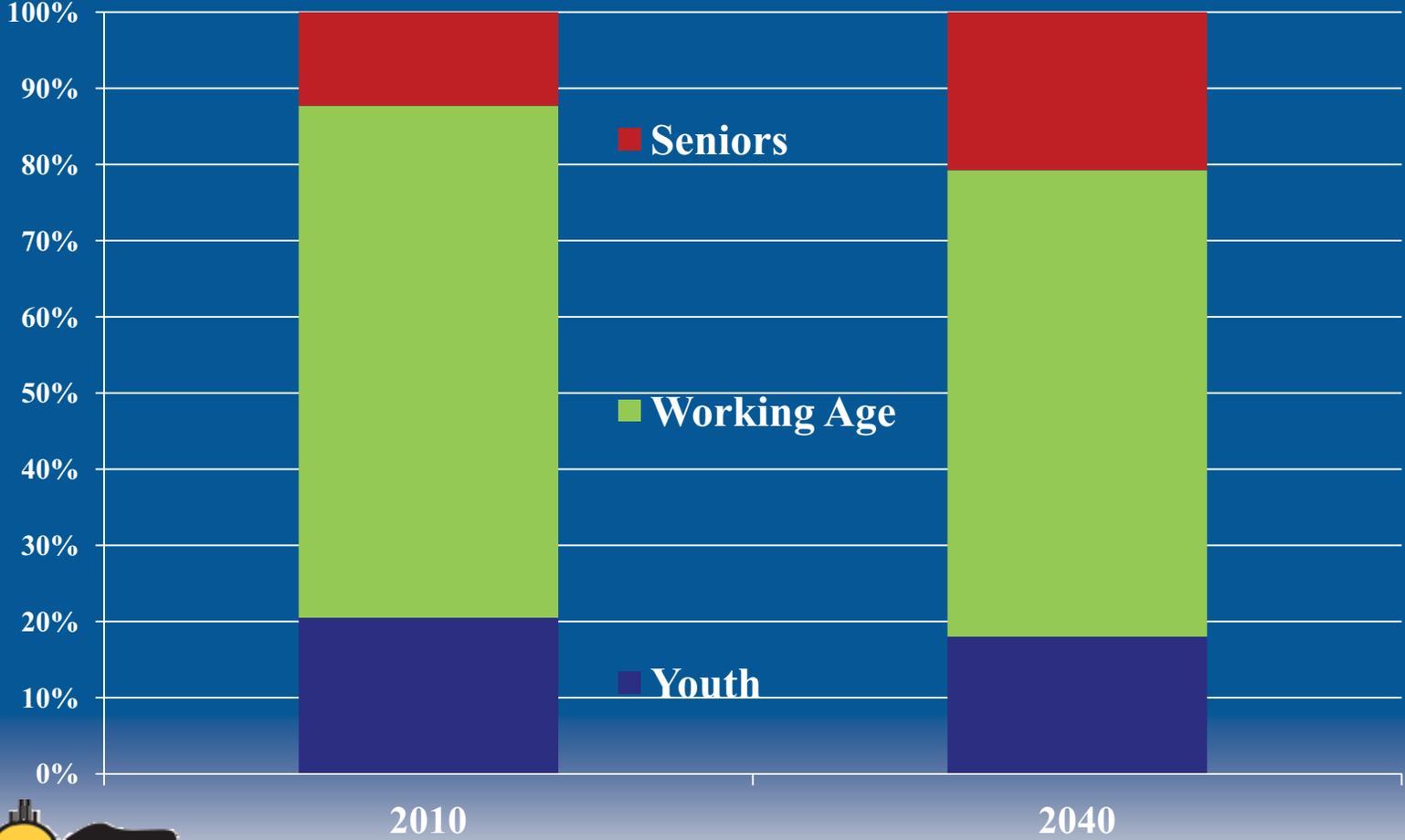


**Demographically, the boomers are sure going to shake things up!**



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# Shrinking Workforce



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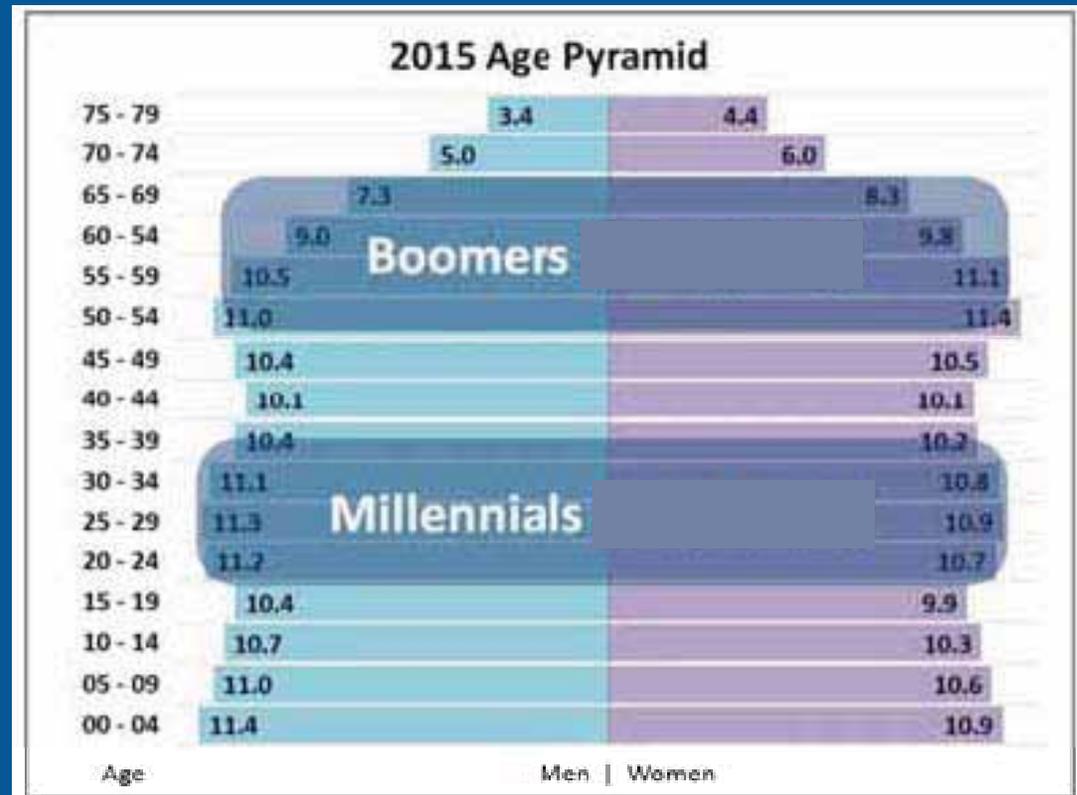
# Generation Y

- ◆ Born 1982 to early 2000's
- ◆ They are 3 times more likely to use transit (18% compared with 6%)
- ◆ 63% are expected to move within the next 5 years
- ◆ Preference for smaller home closer to work



# Demographics

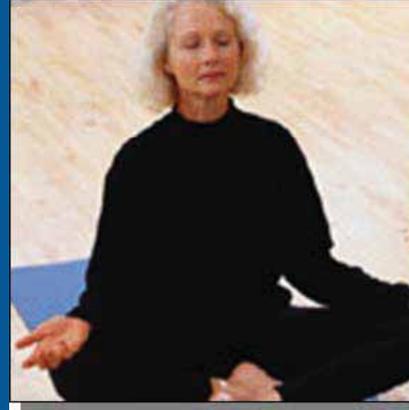
- ◆ Very Similar
- ◆ Very Different



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# Baby Boomers

- ◆ “Me” generation
- ◆ Greatest wealth
- ◆ Focused on health and longevity
- ◆ Active Traveler
- ◆ Wants large 1 bedroom residence
- ◆ Wants to be close to amenities



# Generation Y

- ◆ Social Media generation
- ◆ More likely to live with parents
- ◆ Marries later
- ◆ Highly transient
- ◆ Not likely to buy homes
- ◆ Wants to live someplace functional, walkable and recyclable



# Existing Multi-Family Housing

- ◆ Age / Condition (mid 1960's)
- ◆ Safety / Fires
- ◆ AND the 2 largest renter populations do not like the product



METRO & NEW MEXICO

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JOURNAL AND WIRE REPORTS



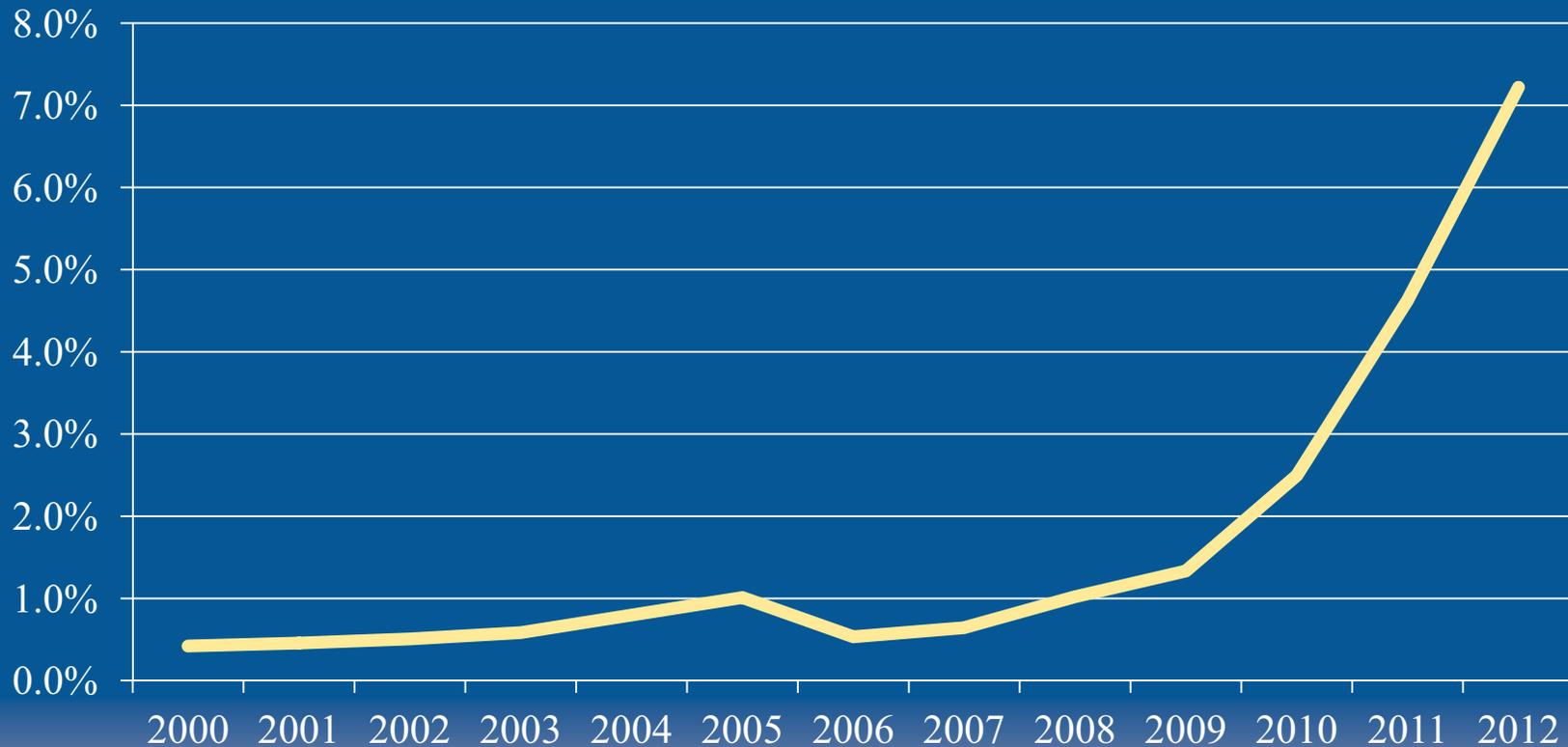
ADOLPHE PIERRE-LOUIS/JOURNAL

### Troubled ABQ Apartments Burn

Albuquerque firefighters battle a blaze at the Phoenix Apartments, 1730 Atrisco NW, on Thursday morning. The complex is the former site of the 32-unit Western Palisades apartments that was shut down last year after residents using ovens to heat their apartments caused 10 people to suffer from carbon monoxide poisoning.

# Pent Up Demand

MF as a share of residential permits in Albuquerque



**2012 = 575 MF Units!**

# The Other 3 P's

◆ Product

◆ Place

◆ Prioritization



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# Future Land Use Patterns



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### 2035 Employment Density and Population/Acre

0 - 550

551 - 1621

- 1622 - 4012
- 4013 - 10595
- 10596 - 29887

AMP Boundary

No Population in DASZ

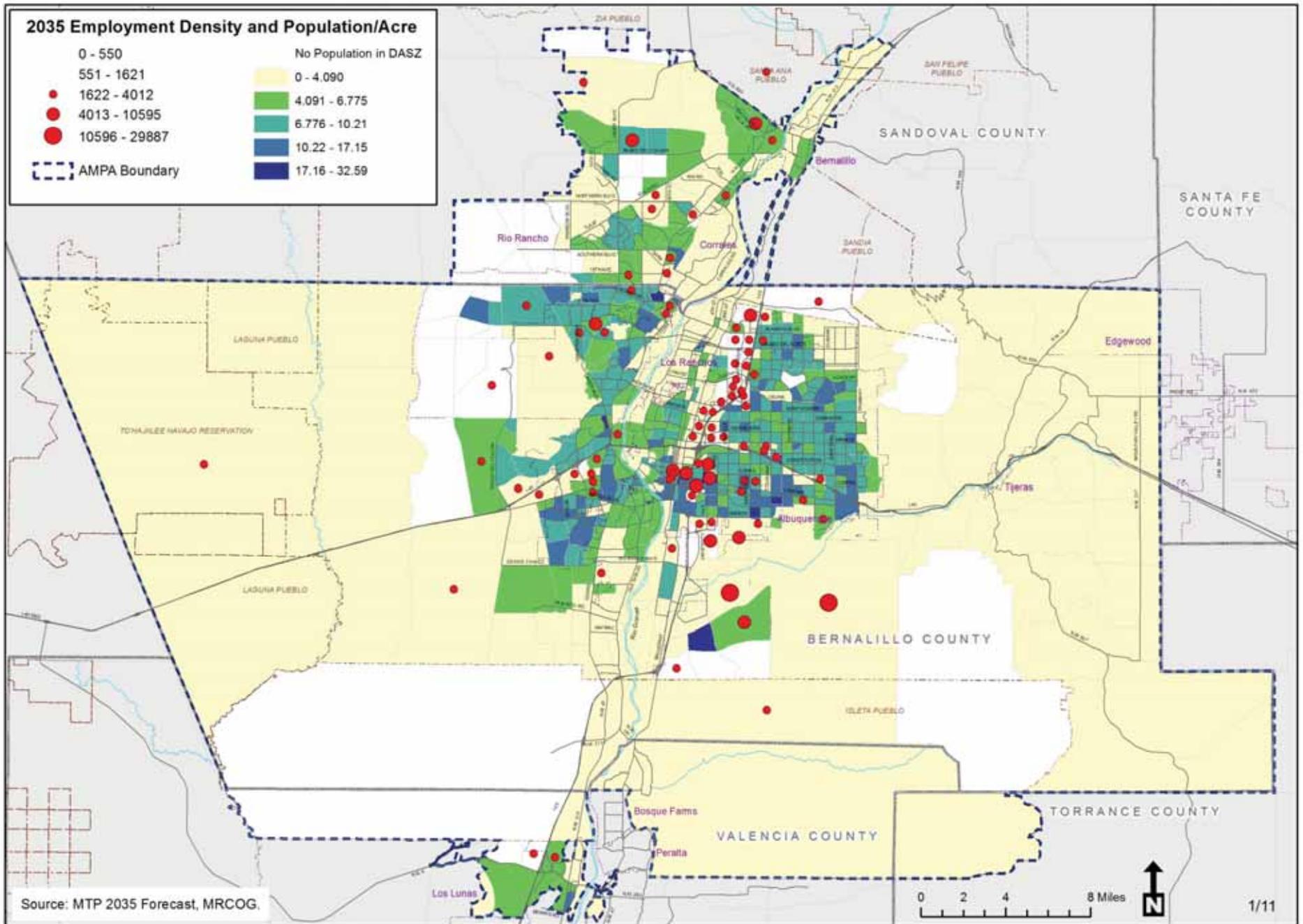
0 - 4.090

4.091 - 6.775

6.776 - 10.21

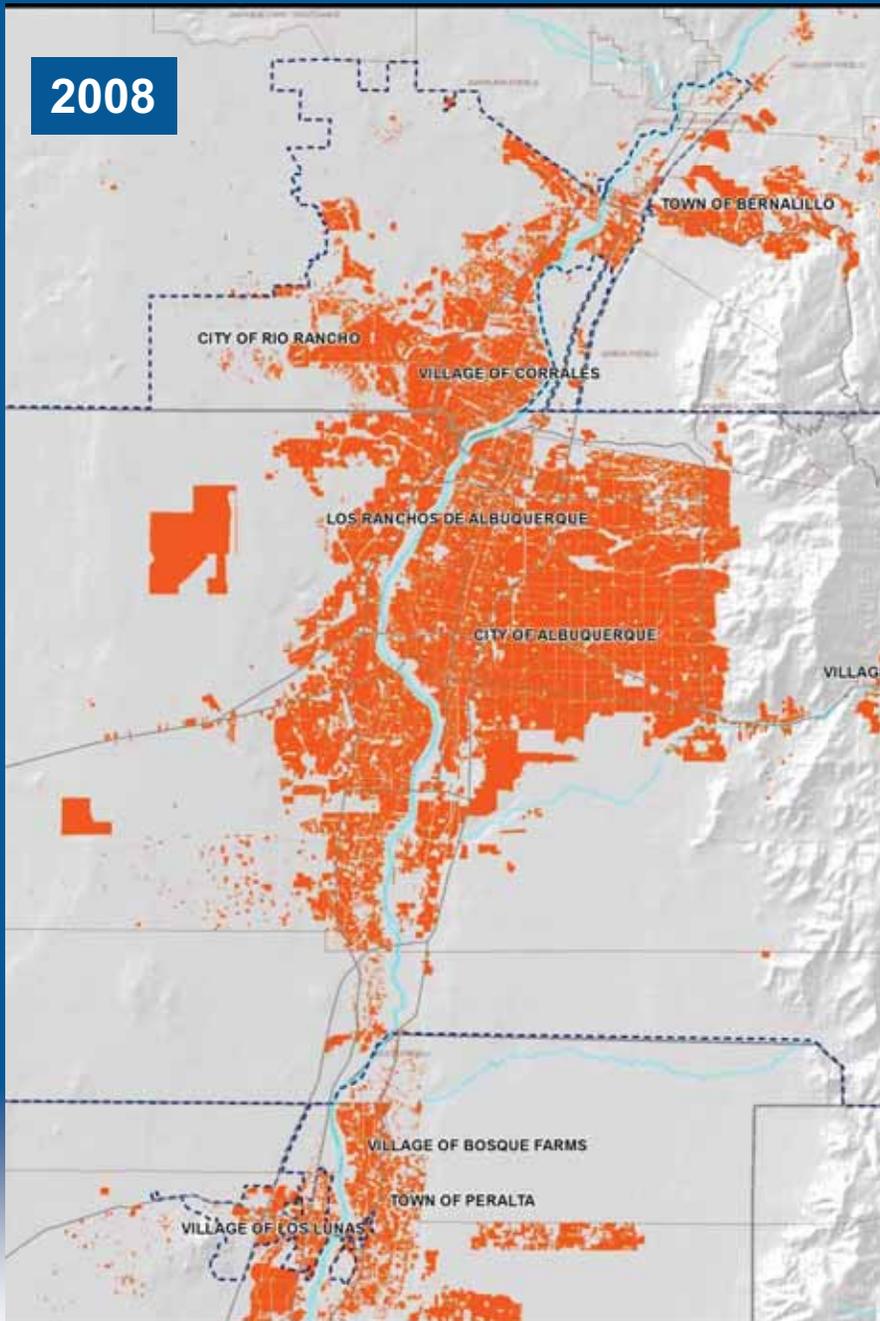
10.22 - 17.15

17.16 - 32.59

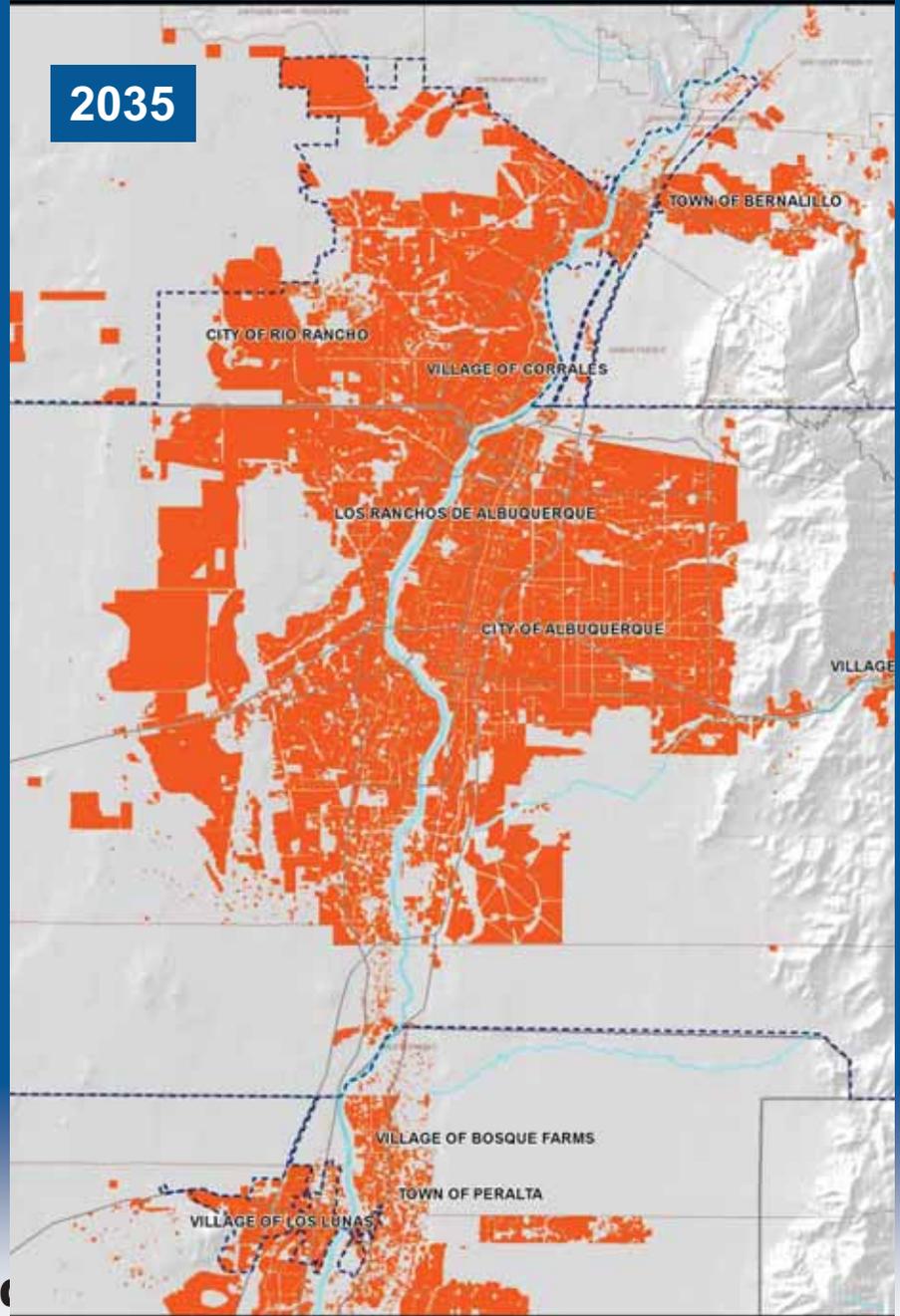


Source: MTP 2035 Forecast, MRCOG.

2008



2035



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