# MTP 2045 Transitions Socioeconomic Forecast

Approved in April, 2025 by the Metropolitan Transportation Board
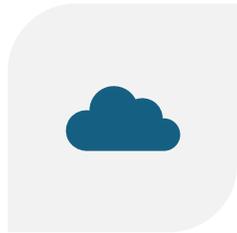
MR COG

# Presentation Highlights:

WHAT ARE THE RESULTS?

WHAT DOES THE FORECAST INCLUDE?

HOW DOES IT RELATE TO THE MTP AND OUR MEMBERS' WORK?

WHAT ARE SOME KEY HIGHLIGHTS FOR THE REGION?

HOW WAS THE FORECAST CREATED?

# Growth Outlook for The Region (2020-2045)

38,000 New Residents

26,000 New Single family Homes Units

16,500 Multi-Family Home Units

60,500 New Jobs

# Population Growth and Household Size

- Despite decreases in the pace of population growth, MRMPO is projecting a high demand for new housing construction

- This is due to a consistent pattern of decreasing household sizes across the region

- Smaller households require more units for the same population



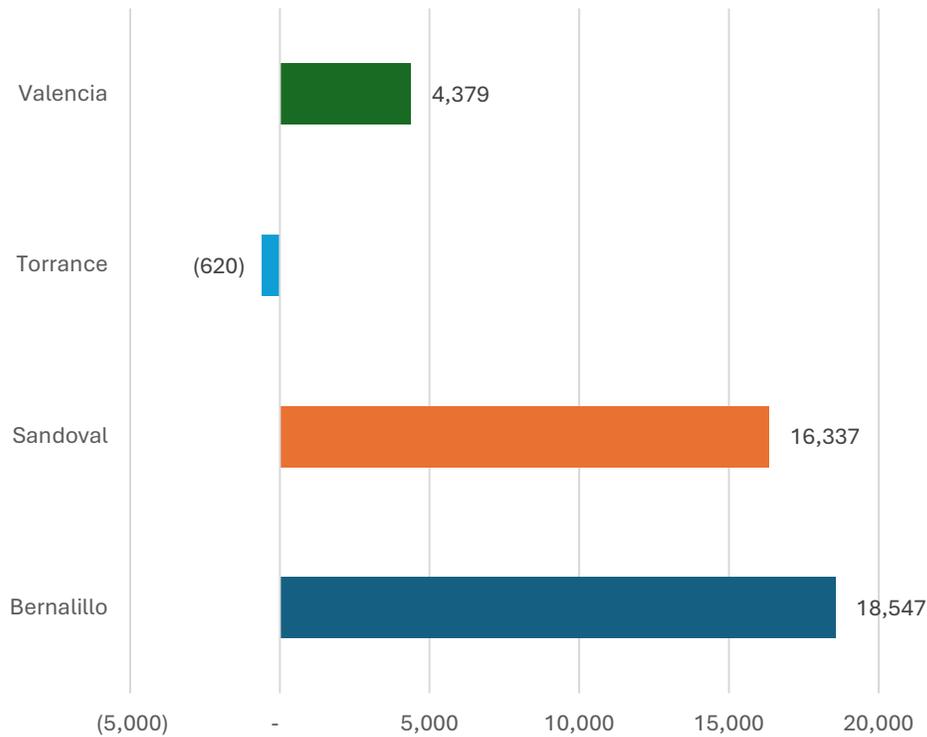Annual Growth Rate and Total Population in the MRCOG Region, 1950 - 2023
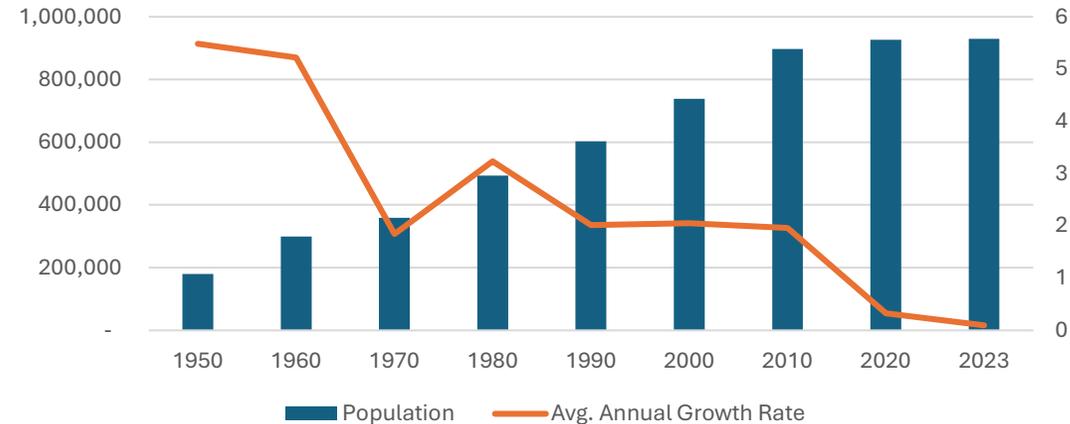
Average Household Size, 2013-2023
*Source: US Census Bureau, American Community Survey*
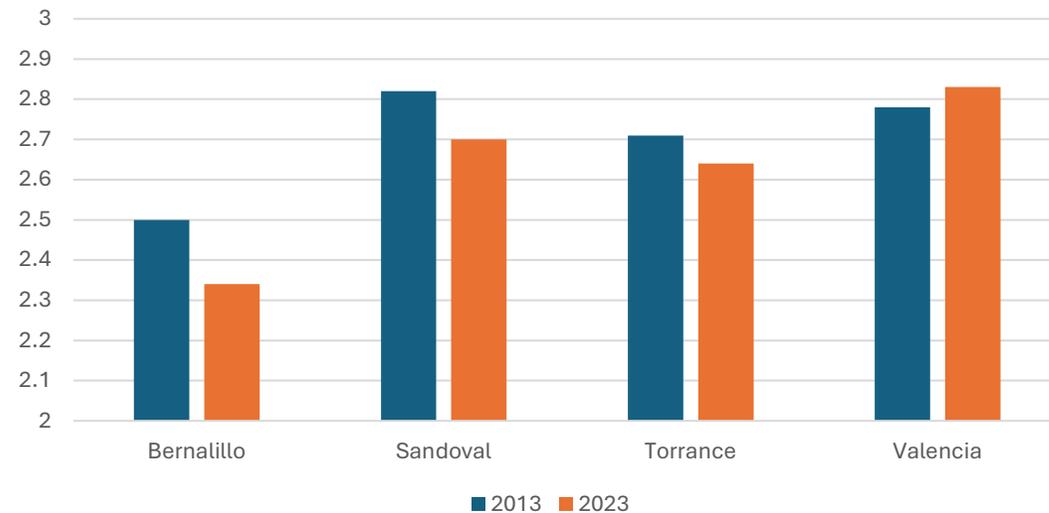
Forecast Population and Employment Growth by County
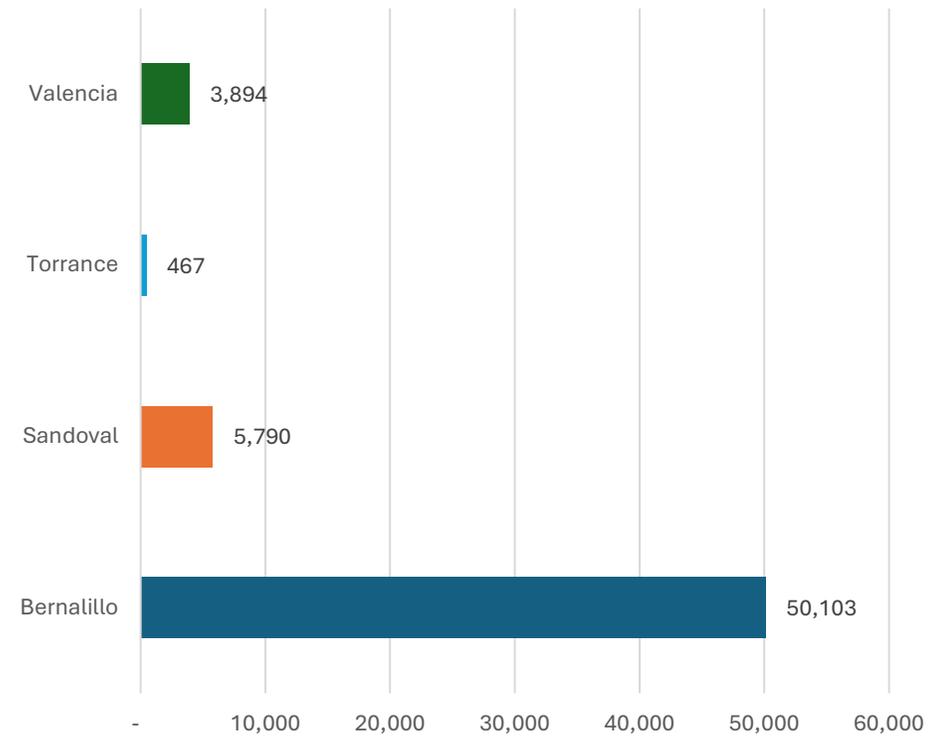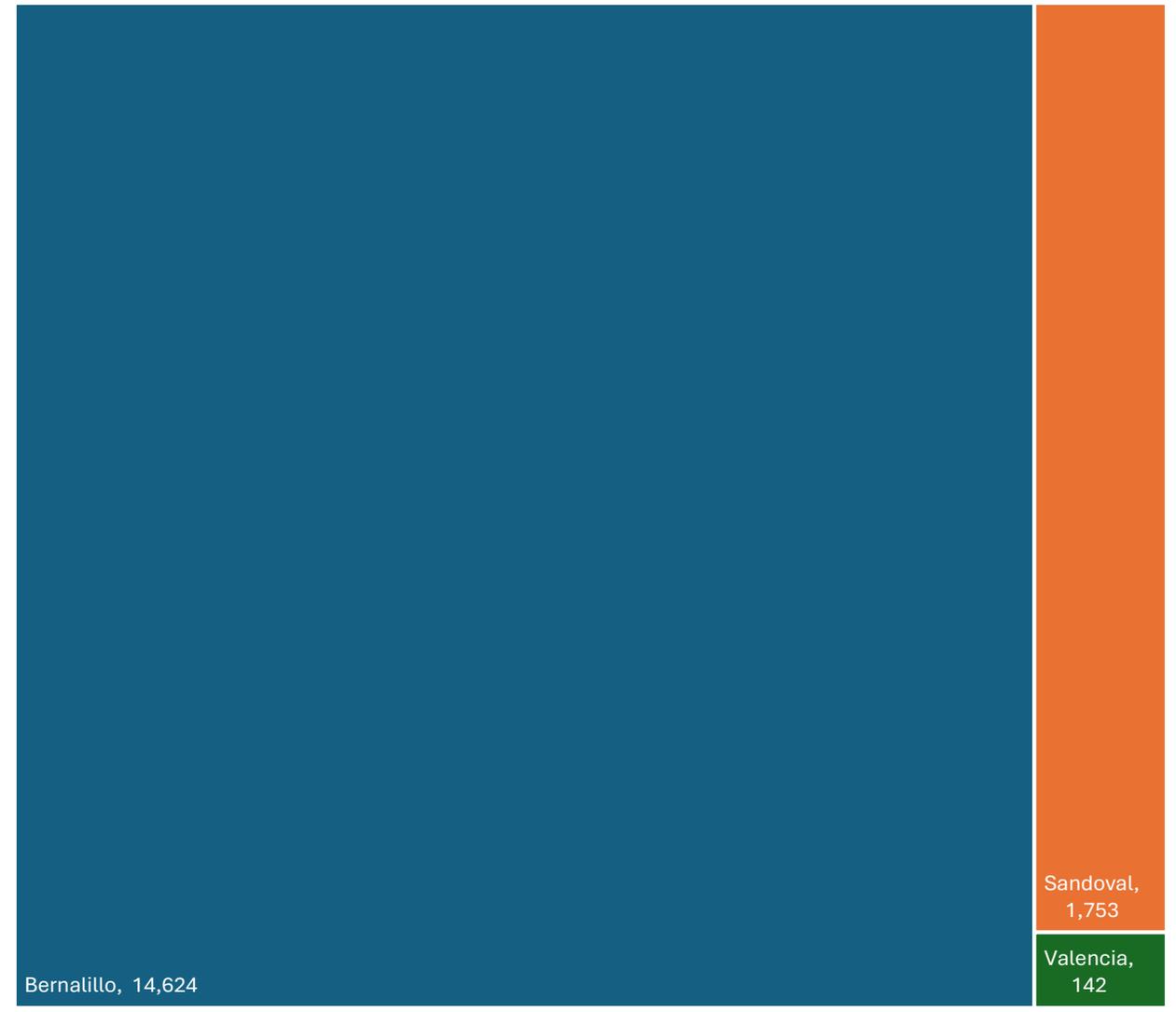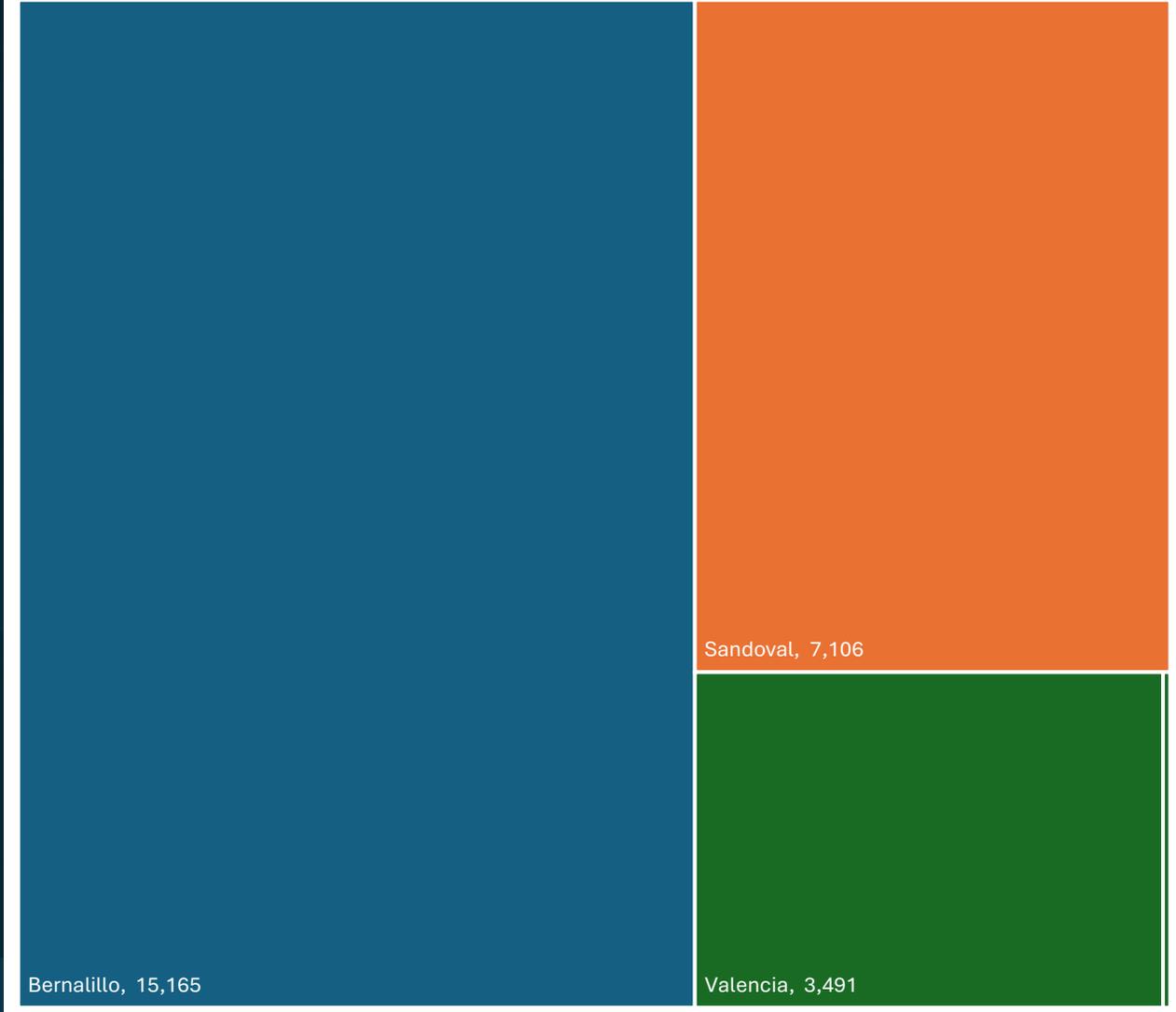
# Forecast
# Population Change
*by Data Analysis Subzone (DASZ)*
*2020-2045*

**Population # Change**

Population # Change

- ▰ > 1,000 - 9,520
- ▰ > 500 - 1,000
- ▰ > 250 - 500
- ▰ > 100 - 250
- ▱ > -100 - 100
- ▱ -570 - -100
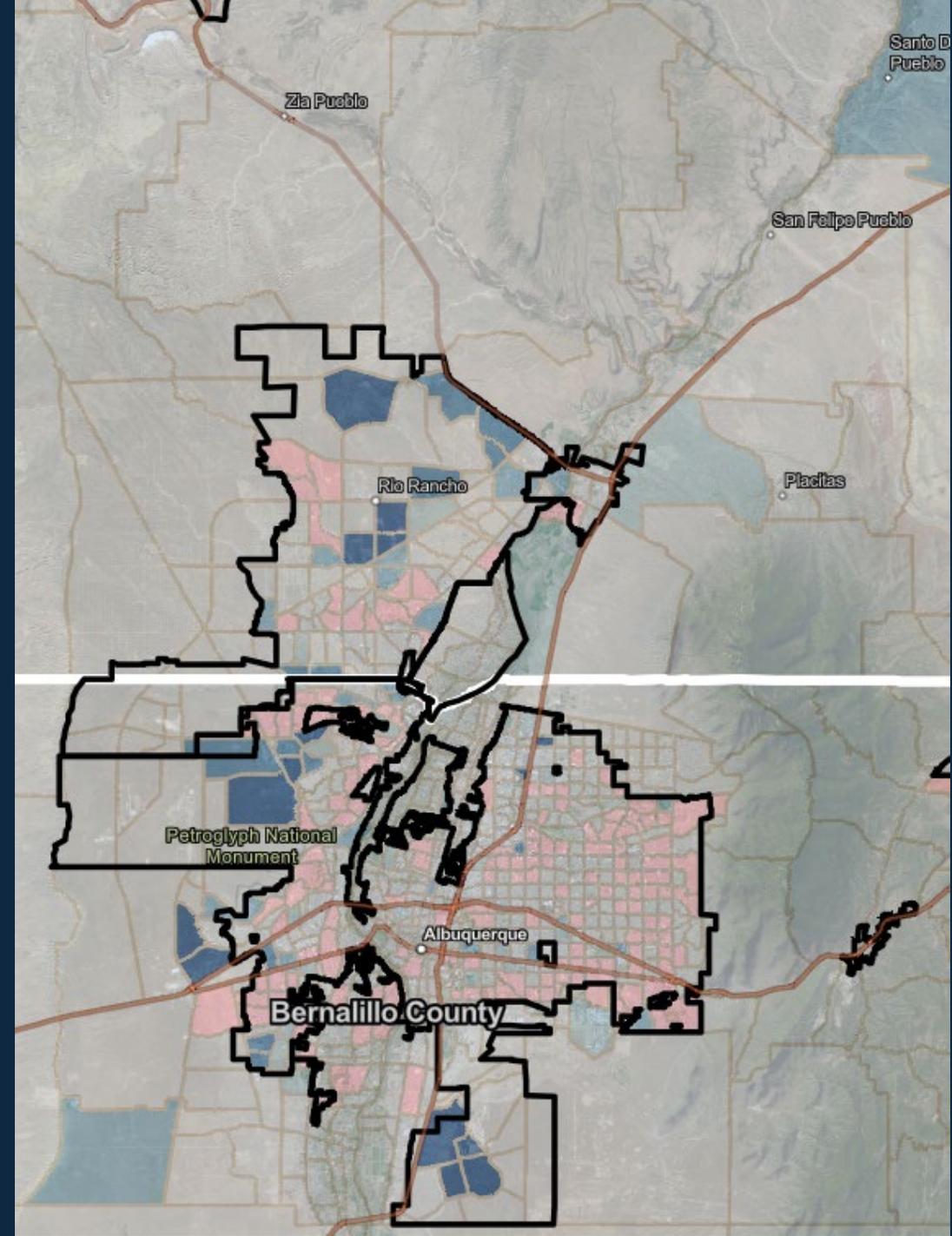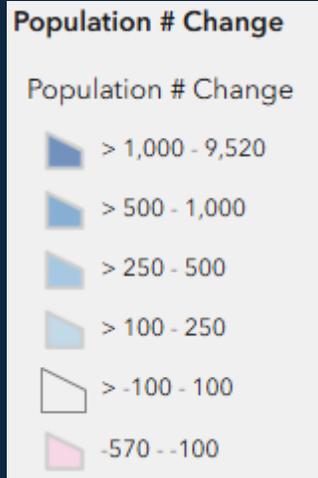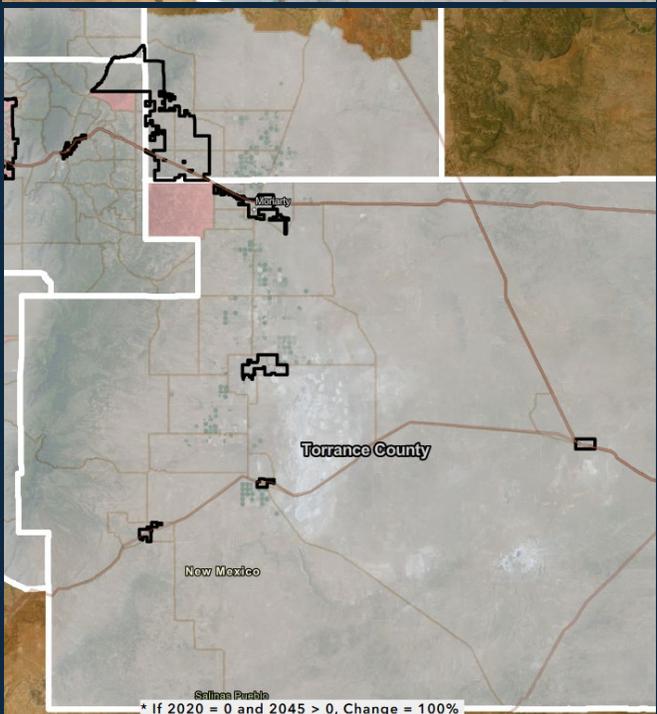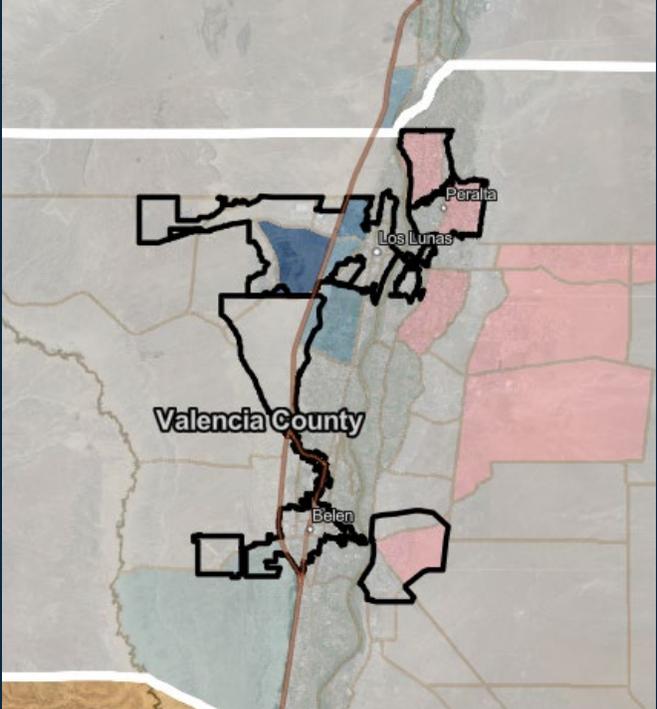
* If 2020 = 0 and 2045 > 0, Change = 100%

# Forecast Housing Growth
*by Data Analysis Subzone (DASZ)*
*2020-2045*

**Housing Units # Change**

Housing Unit # Change

- > 1,000 - 3,153
- > 500 - 1,000
- > 200 - 500
- > 100 - 200
- > 50 - 100
- -1 - 50
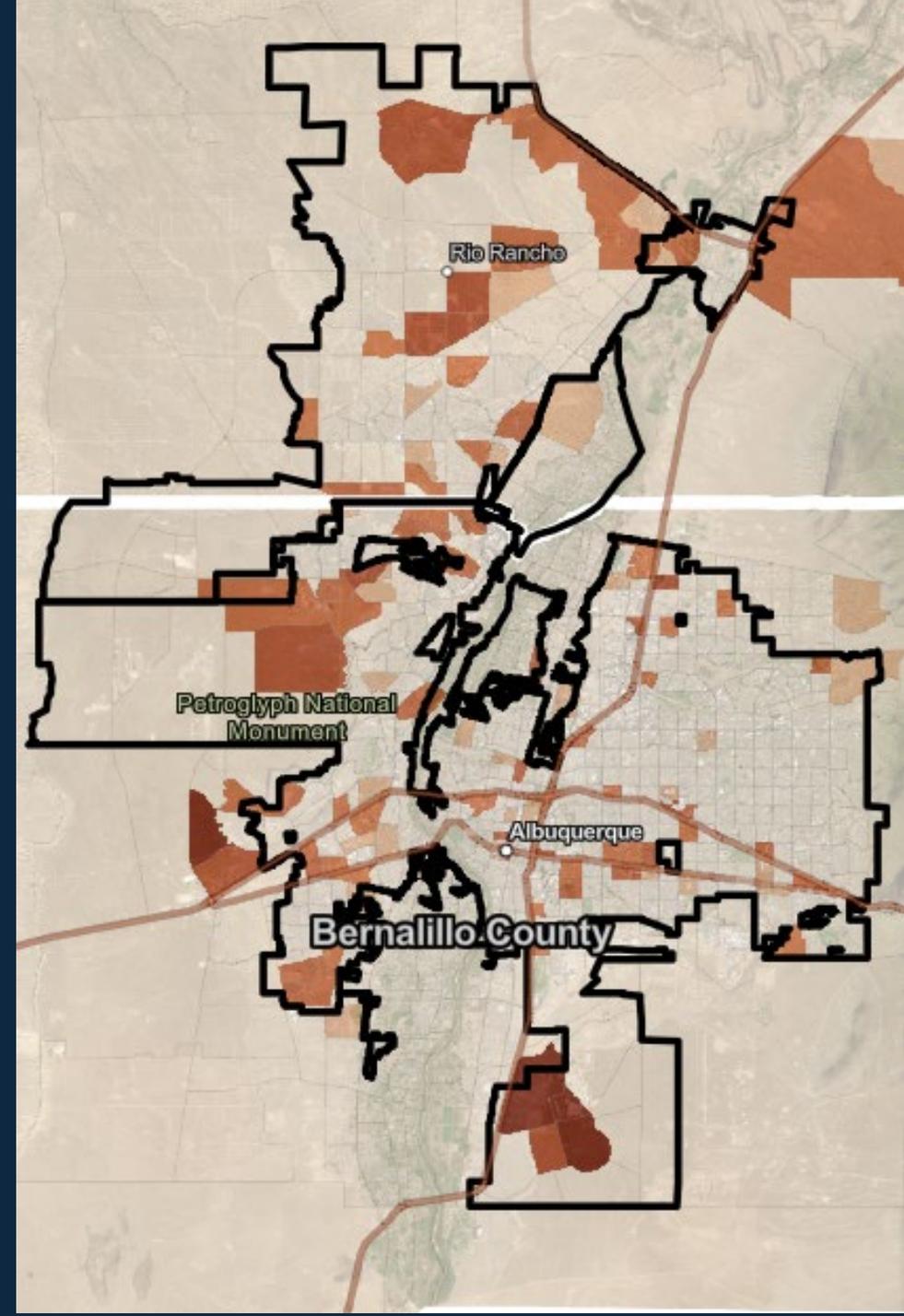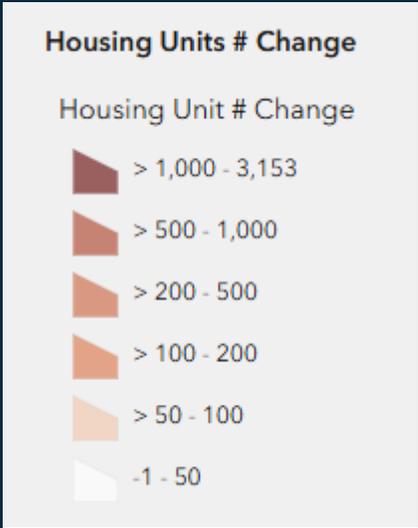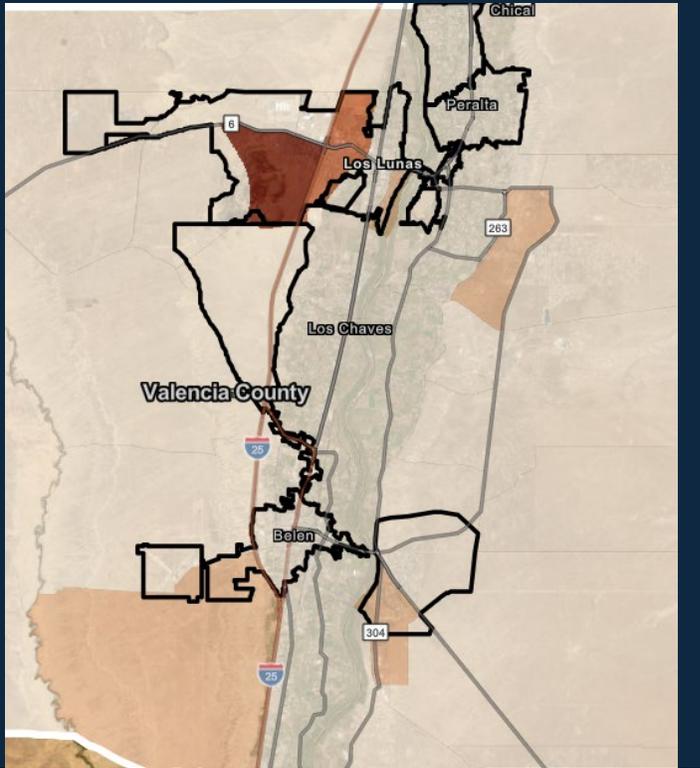
Forecast
Employment Change
*by Data Analysis Subzone (DASZ)*
*2020-2045*

**Employment # Change**

Employment # Change

> 1,000 - 4,580

> 500 - 1,000

> 100 - 500

> 50 - 100

> -50 - 50

-334 - -50
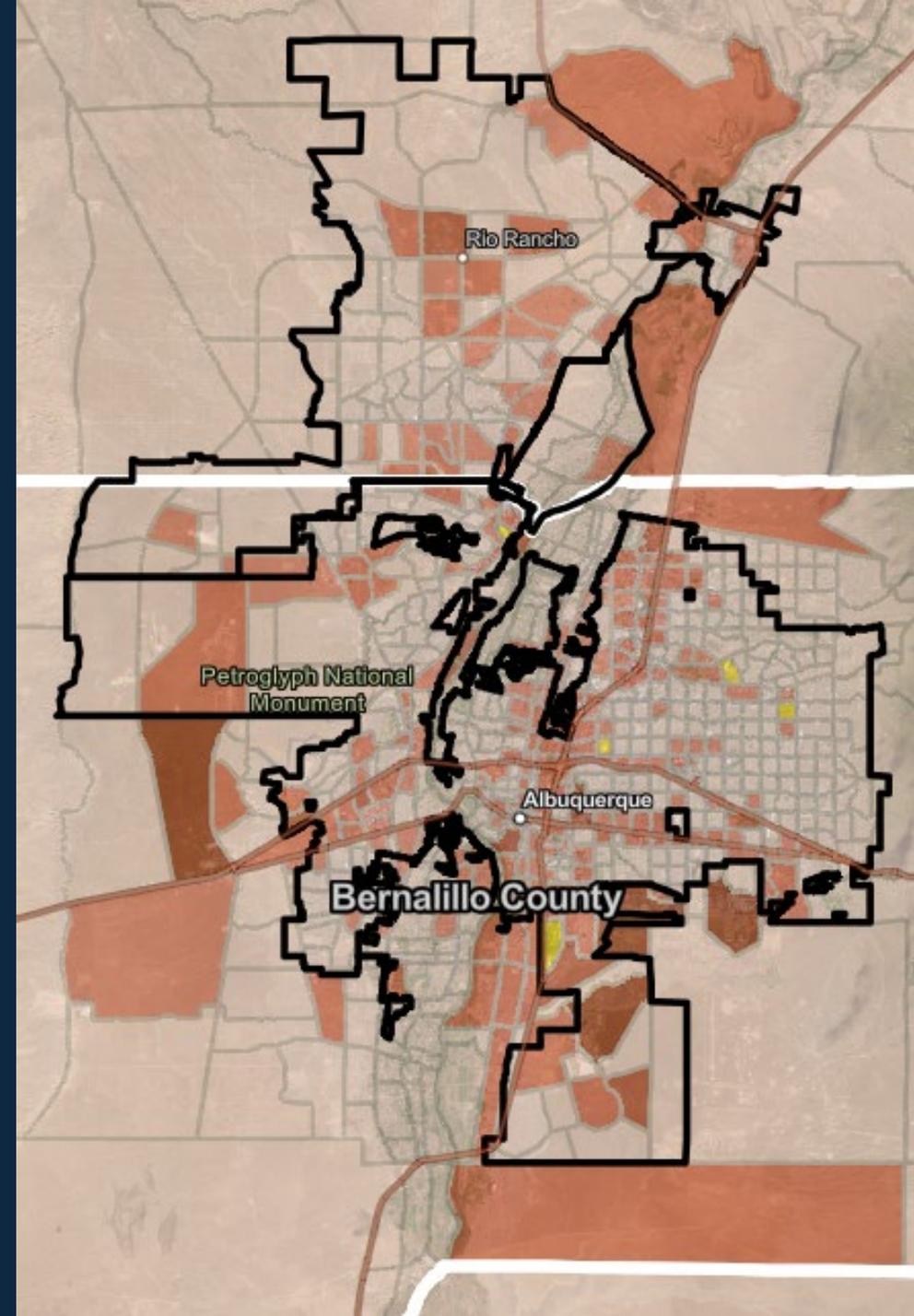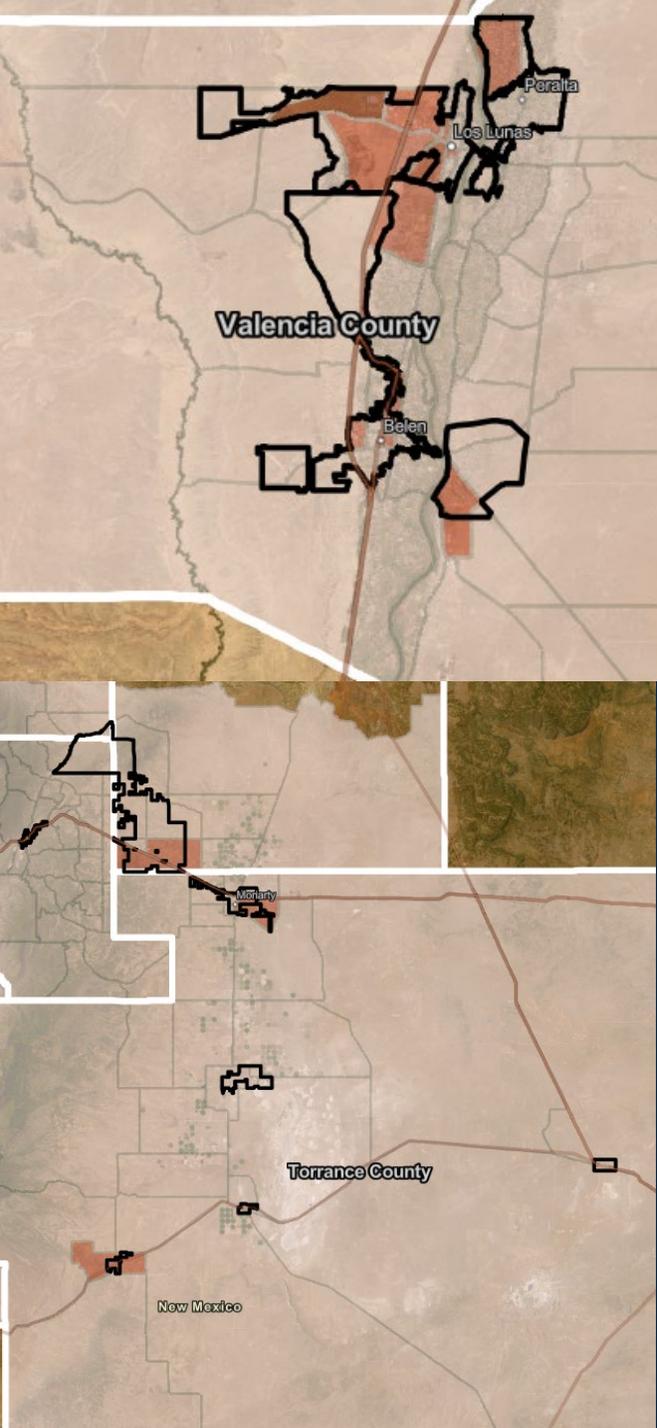
# This Forecast and the Metropolitan Transportation Plan (MTP)

• Per federal requirement, the MTP is updated every 5 years

• This 20-year forecast is produced in coordination with the Transitions 2045 MTP.

• The forecast was approved by the MTB in April 2025.

• Member agencies should reference this forecast while updating their own plans and policies

# Forecast Variables

- Base year: 2020
- Forecast year: 2045
- Geographies:
  - Counties (Bernalillo, Sandoval, Torrance, Valencia)
  - Data Analysis Sub-Zones
- Population
  - Total Population
  - Population In Households
  - Total Households
  - Population In Group Quarters
- Housing Units
  - Total Housing Units
  - Single Family Units
  - Multi-Family Units
- Employment
  - Total Employment
  - Basic Employment
  - Retail Employment
  - Service Employment

| 2020 Population | 2020 Household Population | 2020 Households | 2020 Single-Family Units | 2020 Multi-Family Units | 2020 Housing Units | 2020 Group Quarters | 2020 Employment |
|---|---|---|---|---|---|---|---|
| 378 | 378 | 126 | 134 | 0 | 134 | 0 | 11 |
| 37 | 37 | 9 | 10 | 0 | 10 | 0 | 1 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 86 | 86 | 20 | 20 | 0 | 20 | 0 | 432 |
| 162 | 162 | 35 | 36 | 0 | 36 | 0 | 5 |
| 1252 | 1252 | 546 | 577 | 0 | 577 | 0 | 37 |
| 13 | 13 | 2 | 2 | 0 | 2 | 0 | 0 |
| 2486 | 2486 | 778 | 803 | 0 | 803 | 0 | 74 |
| 3466 | 3466 | 1043 | 1056 | 0 | 1056 | 0 | 173 |
| 4316 | 4316 | 1476 | 1527 | 0 | 1527 | 0 | 95 |
| 16 | 16 | 2 | 2 | 0 | 2 | 0 | 183 |
| 186 | 186 | 55 | 60 | 0 | 60 | 0 | 124 |
| 1960 | 1960 | 668 | 704 | 0 | 704 | 0 | 67 |
| 6508 | 6496 | 2201 | 2255 | 0 | 2255 | 12 | 486 |
| 2360 | 2360 | 936 | 633 | 342 | 975 | 0 | 2106 |
| 677 | 556 | 237 | 247 | 0 | 247 | 121 | 896 |
| 1551 | 1551 | 798 | 819 | 0 | 819 | 0 | 46 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3114 | 3114 | 1084 | 1120 | 0 | 1120 | 0 | 385 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 185 | 185 | 73 | 73 | 0 | 73 | 0 | 5 |
| 21 | 21 | 1 | 1 | 0 | 1 | 0 | 2606 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53 | 53 | 13 | 13 | 0 | 13 | 0 | 332 |
| 1409 | 1409 | 482 | 498 | 0 | 498 | 0 | 45 |
| 466 | 466 | 135 | 143 | 0 | 143 | 0 | 25 |
| 912 | 912 | 265 | 273 | 0 | 273 | 0 | 27 |
| 617 | 617 | 200 | 208 | 0 | 208 | 0 | 16 |

# Key Takeaways

Population Growth will continue to be slow, but new housing will still be in demand due to smaller household sizes

Average household size is expected to decrease from 2.45 to 2.30 between 2020 and 2045

Multi-Family housing stock is expected to increase by 20%, while single-family housing stock will increase by 8%

Employment growth is projected to outpace population growth
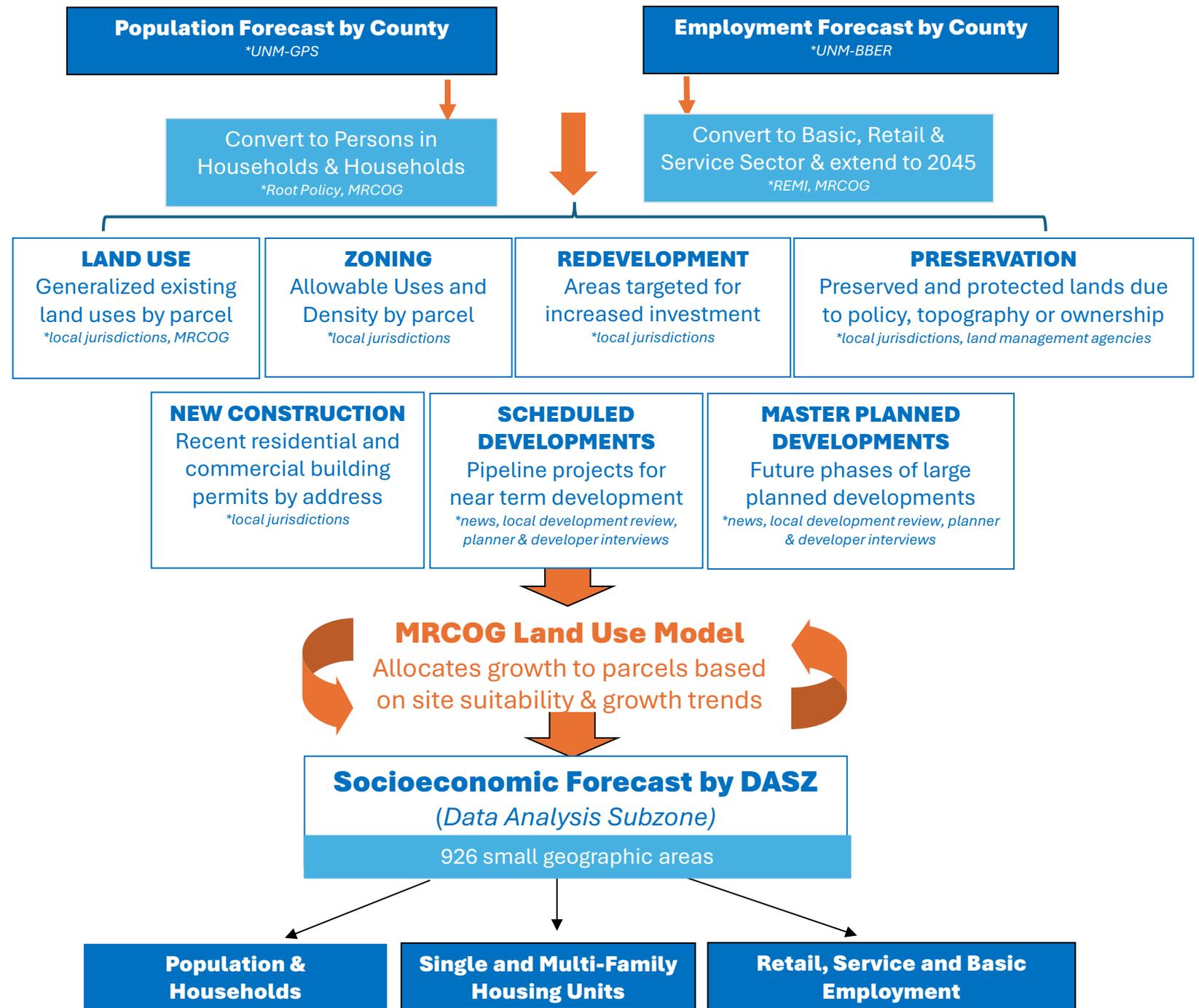
# Methodology

## 1. Establish Forecast Control Totals (2045)

## 2. Identify Existing Land Use & Policies (2020)

## 3. Identify Development Plans & Projects

## 4. Allocate forecast Growth (2020 – 2045)

## 5. Develop & Refine the Forecast

**Population Forecast by County**
*UNM-GPS

**Employment Forecast by County**
*UNM-BBER

Convert to Persons in Households & Households
*Root Policy, MRCOG

Convert to Basic, Retail & Service Sector & extend to 2045
*REMI, MRCOG

**LAND USE**
Generalized existing land uses by parcel
*local jurisdictions, MRCOG

**ZONING**
Allowable Uses and Density by parcel
*local jurisdictions

**REDEVELOPMENT**
Areas targeted for increased investment
*local jurisdictions

**PRESERVATION**
Preserved and protected lands due to policy, topography or ownership
*local jurisdictions, land management agencies

**NEW CONSTRUCTION**
Recent residential and commercial building permits by address
*local jurisdictions

**SCHEDULED DEVELOPMENTS**
Pipeline projects for near term development
*news, local development review, planner & developer interviews

**MASTER PLANNED DEVELOPMENTS**
Future phases of large planned developments
*news, local development review, planner & developer interviews

**MRCOG Land Use Model**
Allocates growth to parcels based on site suitability & growth trends

**Socioeconomic Forecast by DASZ**
*(Data Analysis Subzone)*
926 small geographic areas

**Population & Households**

**Single and Multi-Family Housing Units**

**Retail, Service and Basic Employment**

# Forecast Steps: Population & Housing

- Establish 2045 forecast control totals for the region from UNM-GPS Population Projections by county
- Establish existing development by parcel from a regional land use inventory
- Determine future development capacity by parcel based on current zoning codes
- Define land use constraints including undevelopable land based on ownership or topography
- Add residential construction permitted since the base year of 2020
- Include near term development projects based on news, local development review, and interviews
- Identify redevelopment areas targeted for new investment through policy
- Identify master planned communities targeted for future phases of development
- Forecast housing growth by zone using statistical prediction calculations and historical growth trends
- Convert housing to households and population using future occupancy rates and household sizes
- Check forecast for reasonability and distribute to local agencies and the public for feedback
- Perform final round of checks and finalize the forecast

# Forecast Steps: Employment by Sector

- Establish 2045 forecast control totals for the region from UNM-BBER & REMI
- Establish 2020 existing employment by zone based on historical MRMPO database developed from commercial products, Department of Workforce Solutions, and Local Employment Dynamics (LED)
- Determine share of work-at-home by zone from census data and add to the 2020 base year
- Add commercial, retail, office and industrial construction permitted since the 2020 base year
- Include near term development projects based on news, local development review, and interviews
- Include site-based development plans for tribal lands and KAFB
- Identify employment centers in master planned communities targeted for development
- Forecast employment by zone using statistical prediction calculations and historical growth trends
- Check forecast for reasonability and distribute to local agencies and the public for feedback
- Perform final round of checks and finalize the forecast

# Questions?



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- Socioeconomic Forecast Website:
  - https://www.mrcog-nm.gov/227/Socioeconomic-Forecasts
- MRCOG's Technical Services Center:
  - https://www.mrcog-nm.gov/583/Technical-Services-Center
- Transitions 2045 Metropolitan Transportation Plan:
  - https://www.mrcog-nm.gov/264/Metropolitan-Transportation-Plan

# Acronyms

- MTP – Metropolitan Transportation Plan
- MTB – Metropolitan Transportation Board
- MRMPO – Mid-Region Metropolitan Planning Organization
- DASZ – Data Analysis Sub-Zone