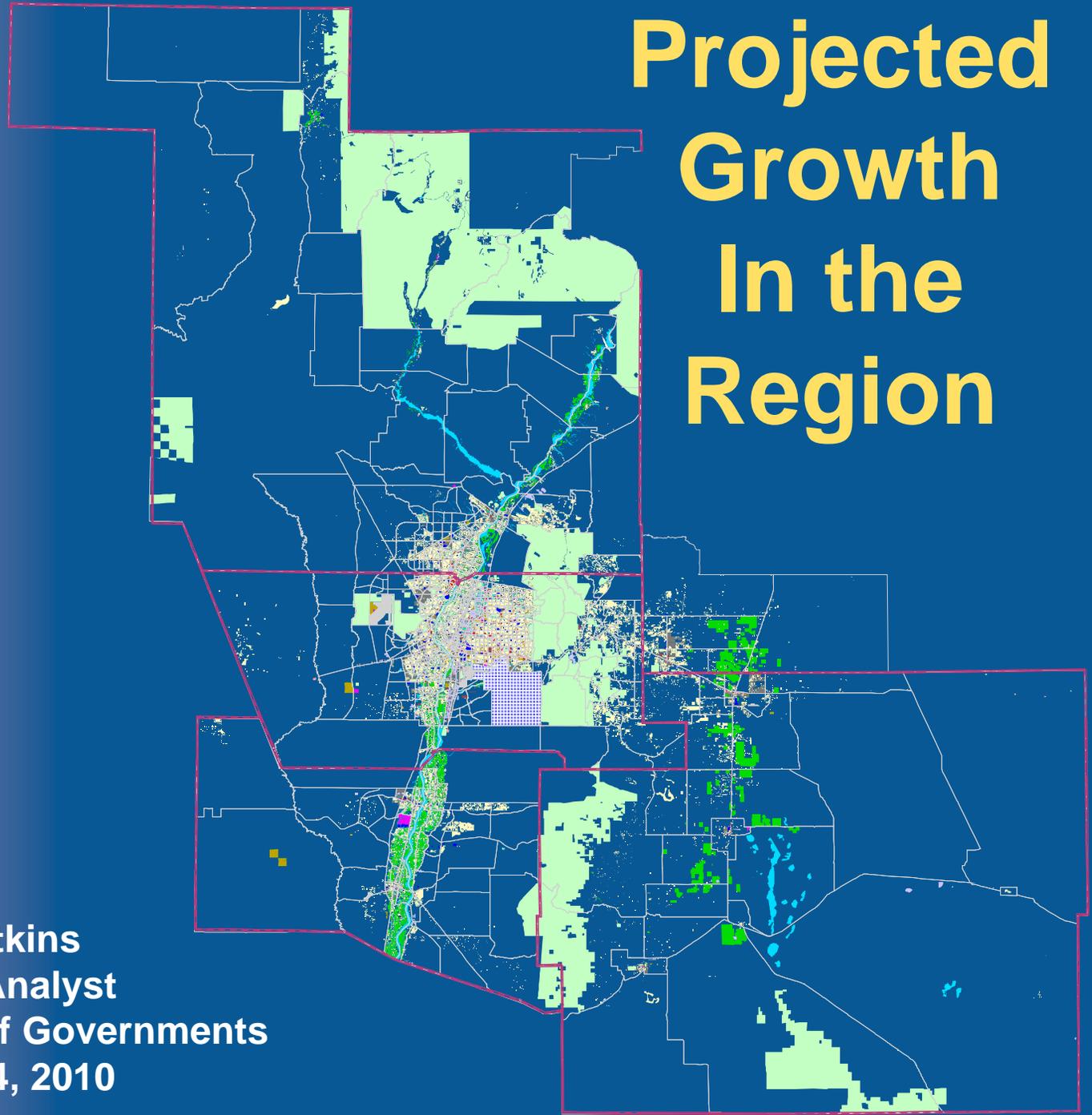




Projected Growth In the Region



Kendra Watkins
Senior Data Analyst
Mid-Region Council of Governments
September 14, 2010

Why Do We Project Population?

◆ Transportation Planning

- Forecast future travel demand
- Allocation of Federal Transportation dollars

◆ Land Use Planning

- Internally for rural communities
- Available to member governments

◆ Other Projects...

- Transit Route Development
- Water Sewer infrastructure planning
- Parks planning



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How Do We Project Population?

BBER population projections

Existing land use inventory

MRCOG employment projections

Known and planned developments

Local plans and policies

Market factors

MRCOG Land Use Model



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MRCOG-BBER Population Projection

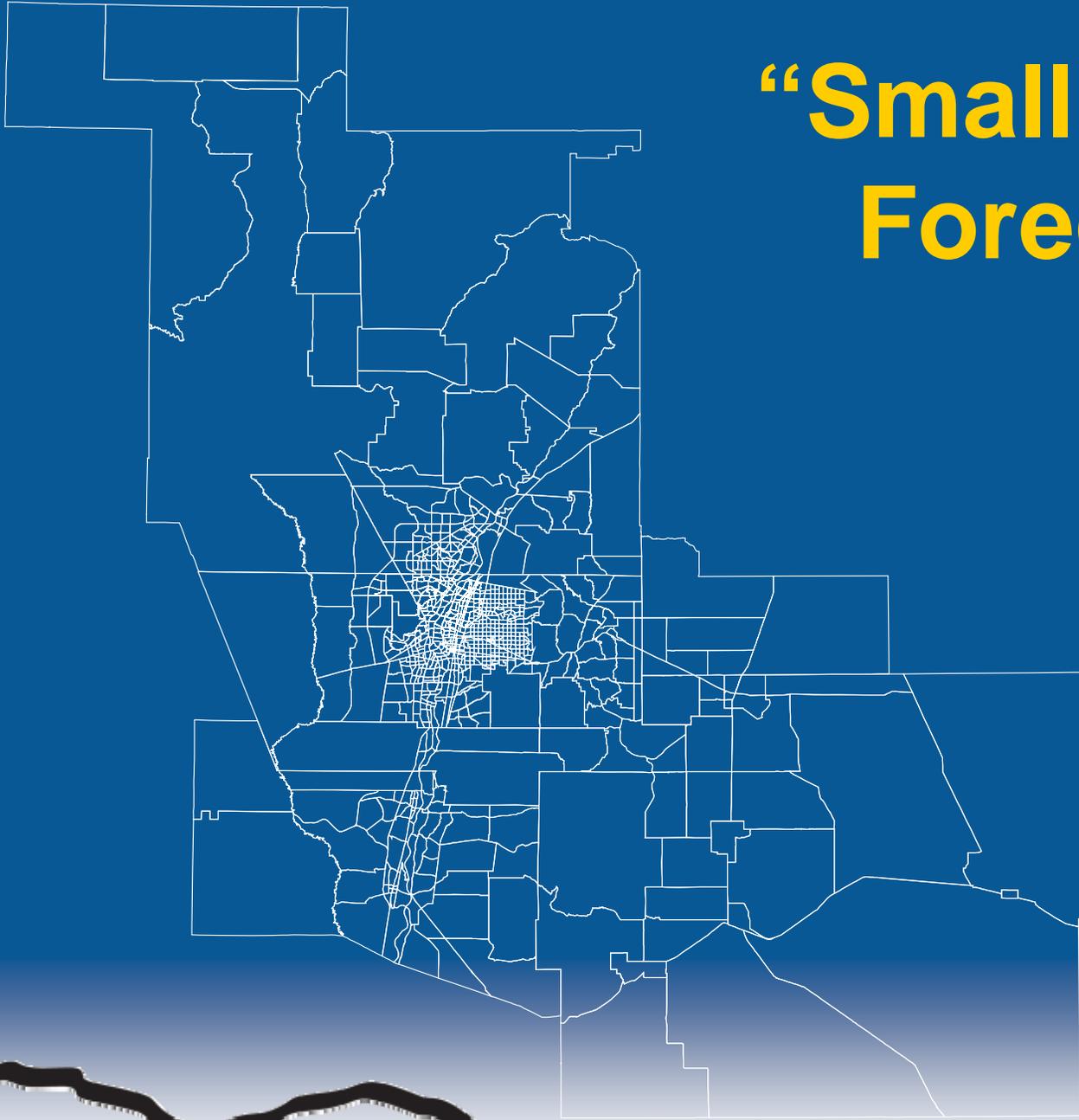
	2008 Population	2035 Population	Numeric Growth	Pace of Growth
MRCOG Region	883,901	1,552,125	668,224	75.6%
Bernalillo County	649,916	1,037,719	387,803	59.7%
Sandoval County	127,928	309,356	181,428	141.8%
Torrance County	17,923	27,836	9,913	55.3%
Valencia County	77,545	160,532	82,987	107.0%
Southern Santa Fe	10,589	16,682	6,093	57.5%

*At the regional level this growth projection conforms to the Bureau of Business and Economic Research (BBER) 2035 Population Projections.



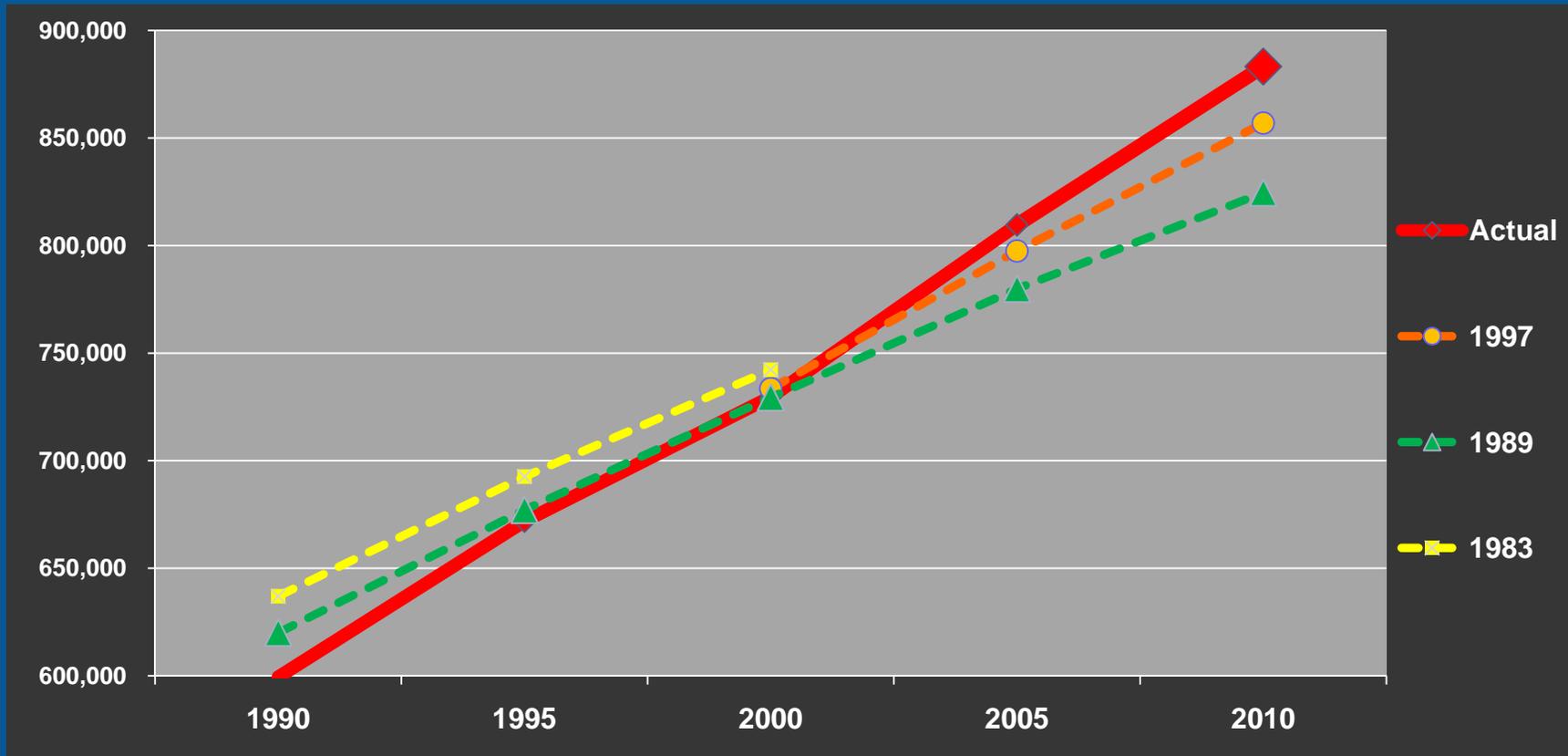
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“Small Area” Forecast



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BBER's Past Projections for the Region



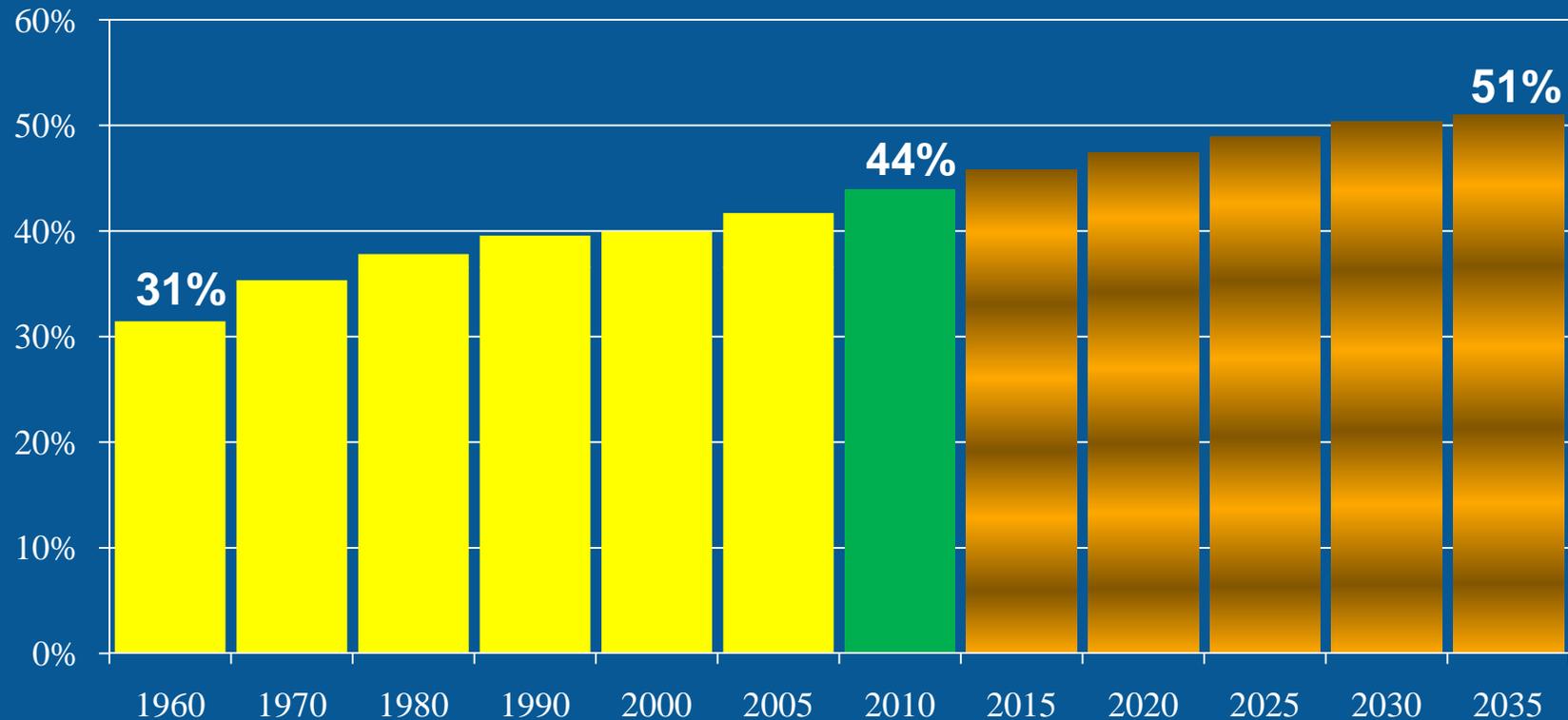
- At the regional level forecasts have been VERY close (within 7%).
- The most recent projections have not only been close but conservative.



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At The Regional Level

Growing Presence of the Metro Area in New Mexico

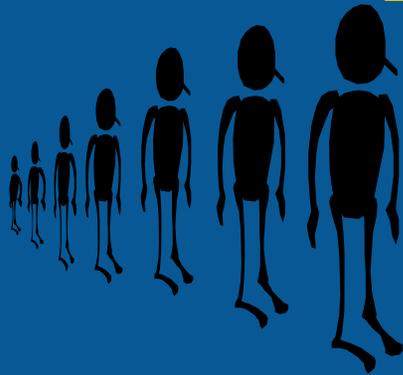


The projection shows a continued return to metropolitan areas
The over 65 population goes from 12% to 20% over the next 25 years



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Growth Outlook for Bernalillo County



387,000 new people



183,000 new homes



148,000 new jobs



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2008-2035 Population and Employment Growth by DASZ

Employment Growth 2008-2035

1 Dot = 20

EMP08_35

Population Growth 2008-2035

Little or No Growth

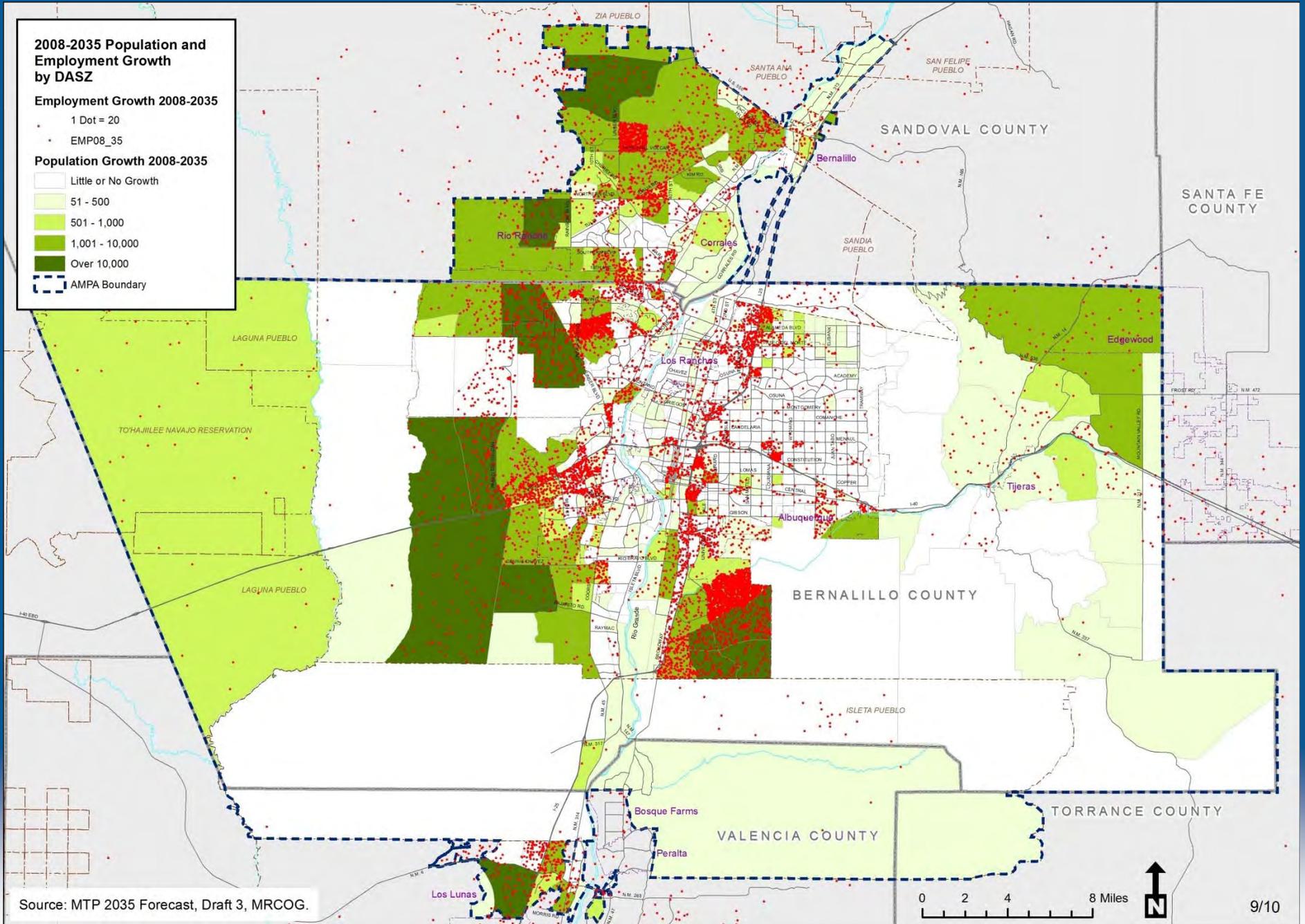
51 - 500

501 - 1,000

1,001 - 10,000

Over 10,000

AMPA Boundary



Source: MTP 2035 Forecast, Draft 3, MRCOG.

0 2 4 8 Miles



2035 Projection...

Putting it all Together

Where will people live?
Where will people work?

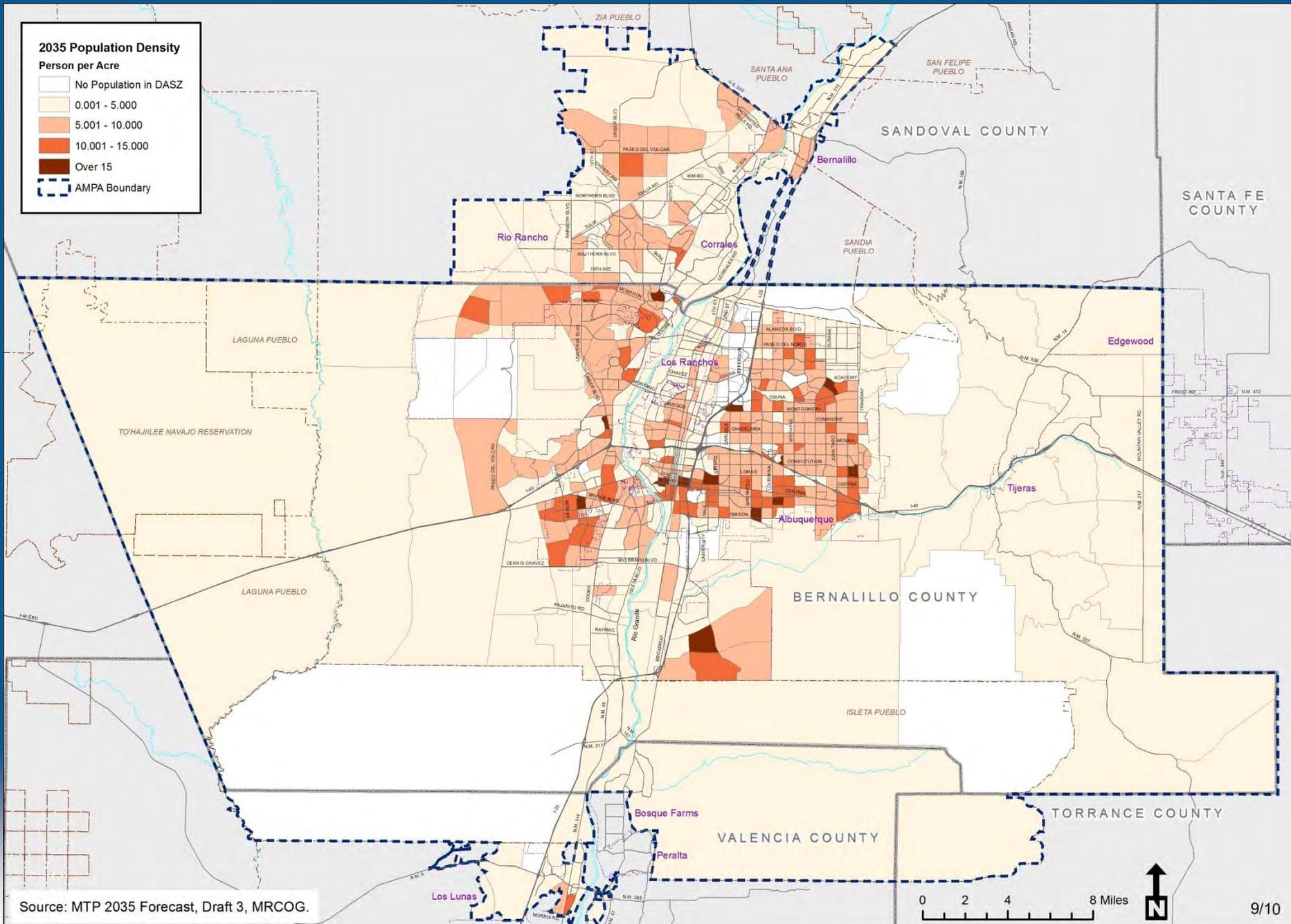


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2035 Population Density

Person per Acre

-  No Population in DASZ
-  0.001 - 5.000
-  5.001 - 10.000
-  10.001 - 15.000
-  Over 15
-  AMPA Boundary

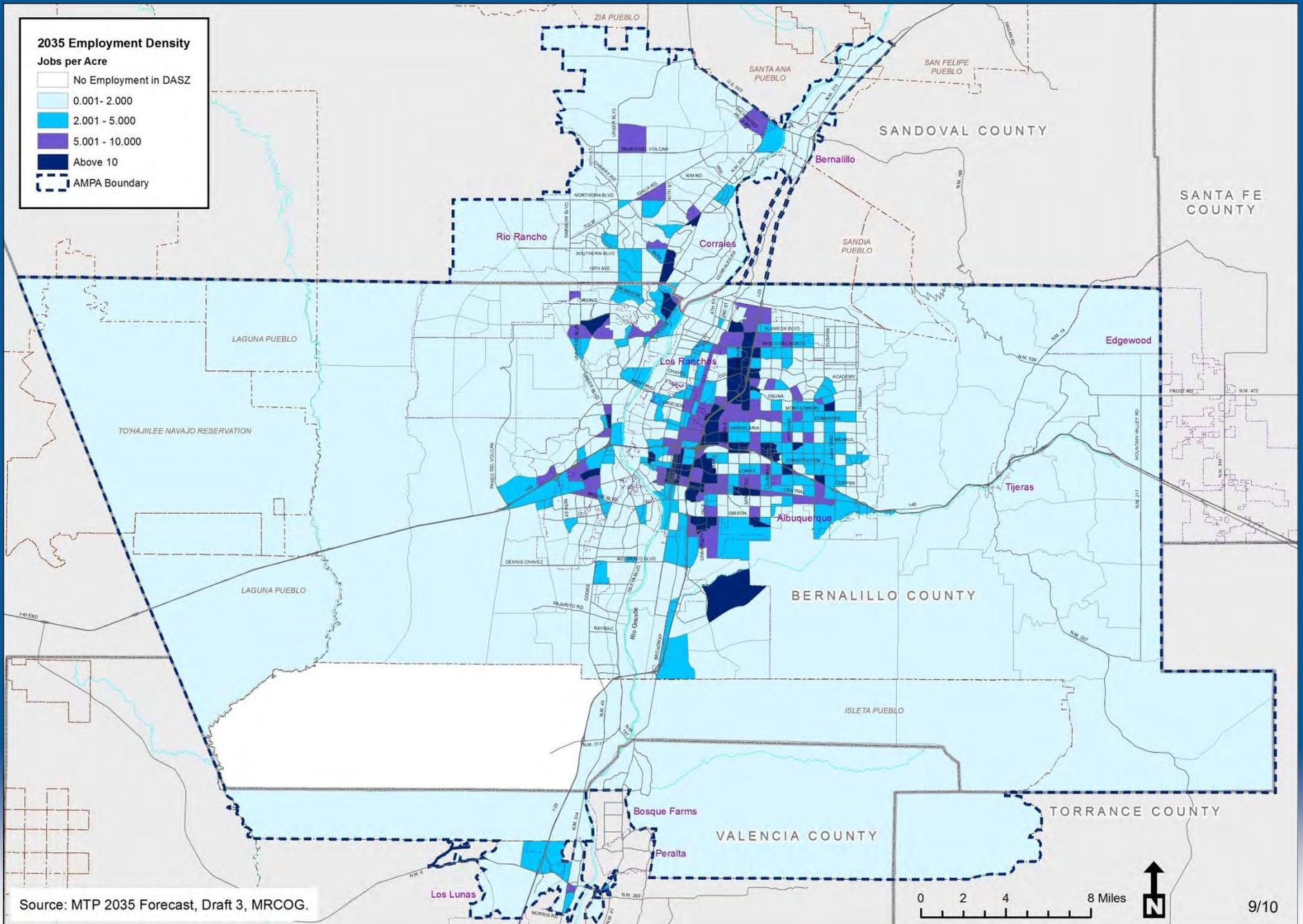


Source: MTP 2035 Forecast, Draft 3, MRCOG.

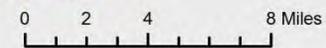
2035 Employment Density

Jobs per Acre

- No Employment in DASZ
- 0.001 - 2.000
- 2.001 - 5.000
- 5.001 - 10.000
- Above 10
- AMPA Boundary



Source: MTP 2035 Forecast, Draft 3, MRCOG.



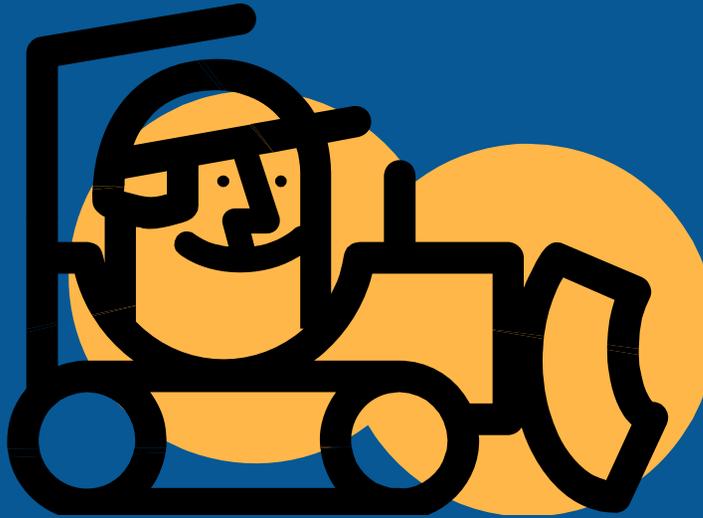
The Bottom Line...

- ◆ Bernalillo County will continue to serve as the population and employment hub of the region
- ◆ Growth is increasingly a regional issue as people cross jurisdictional lines for work, to buy homes, and for services
- ◆ Given current development patterns and plans, the region is projected to dramatically increase its developed land area
- ◆ The level of growth we anticipate will lead to much more congestion on our roadways
- ◆ Connecting land use patterns and transportation investments will inevitably be a key factor in alleviating this congestion



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100 Years of Growth:

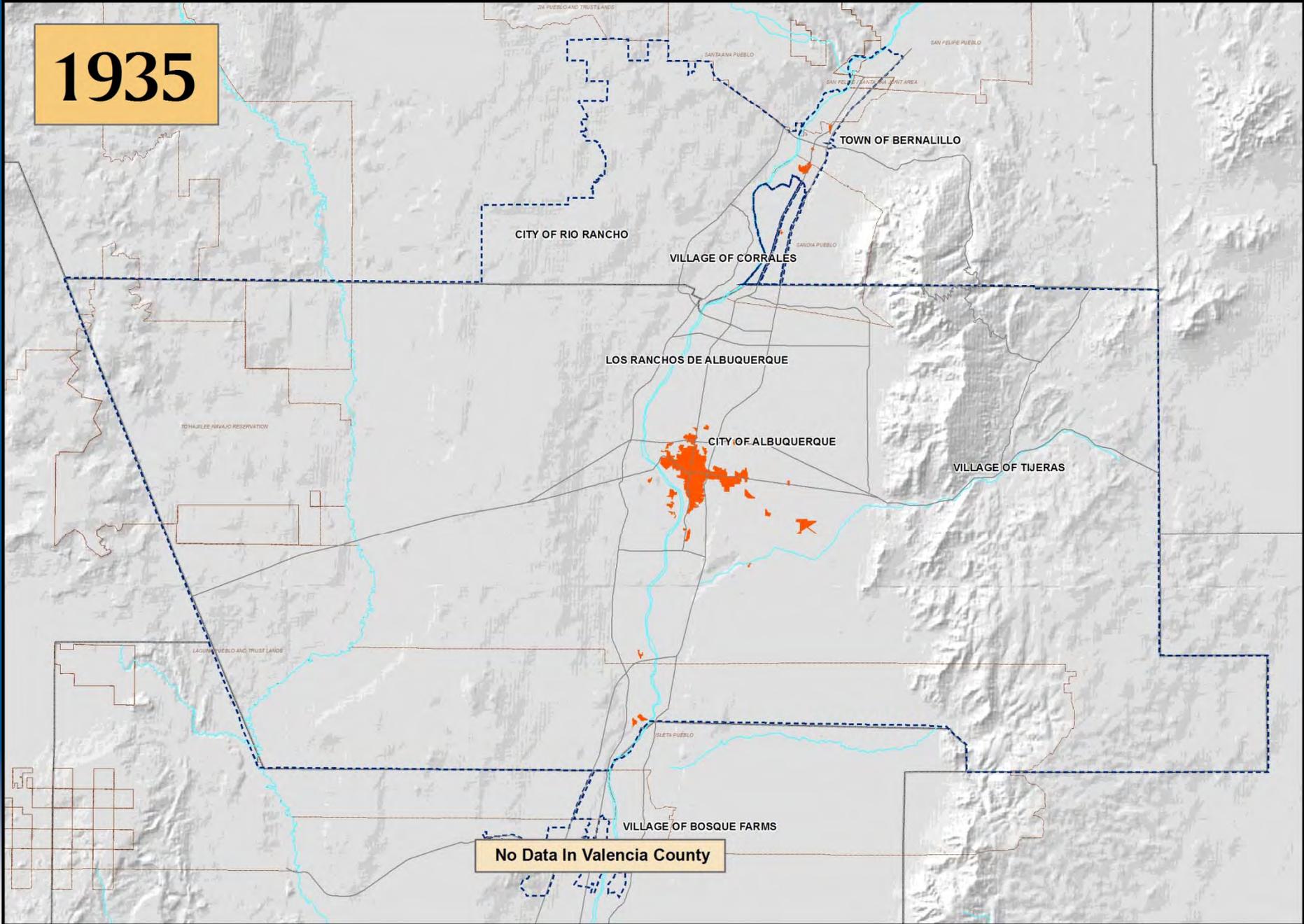


Past
Present
Future



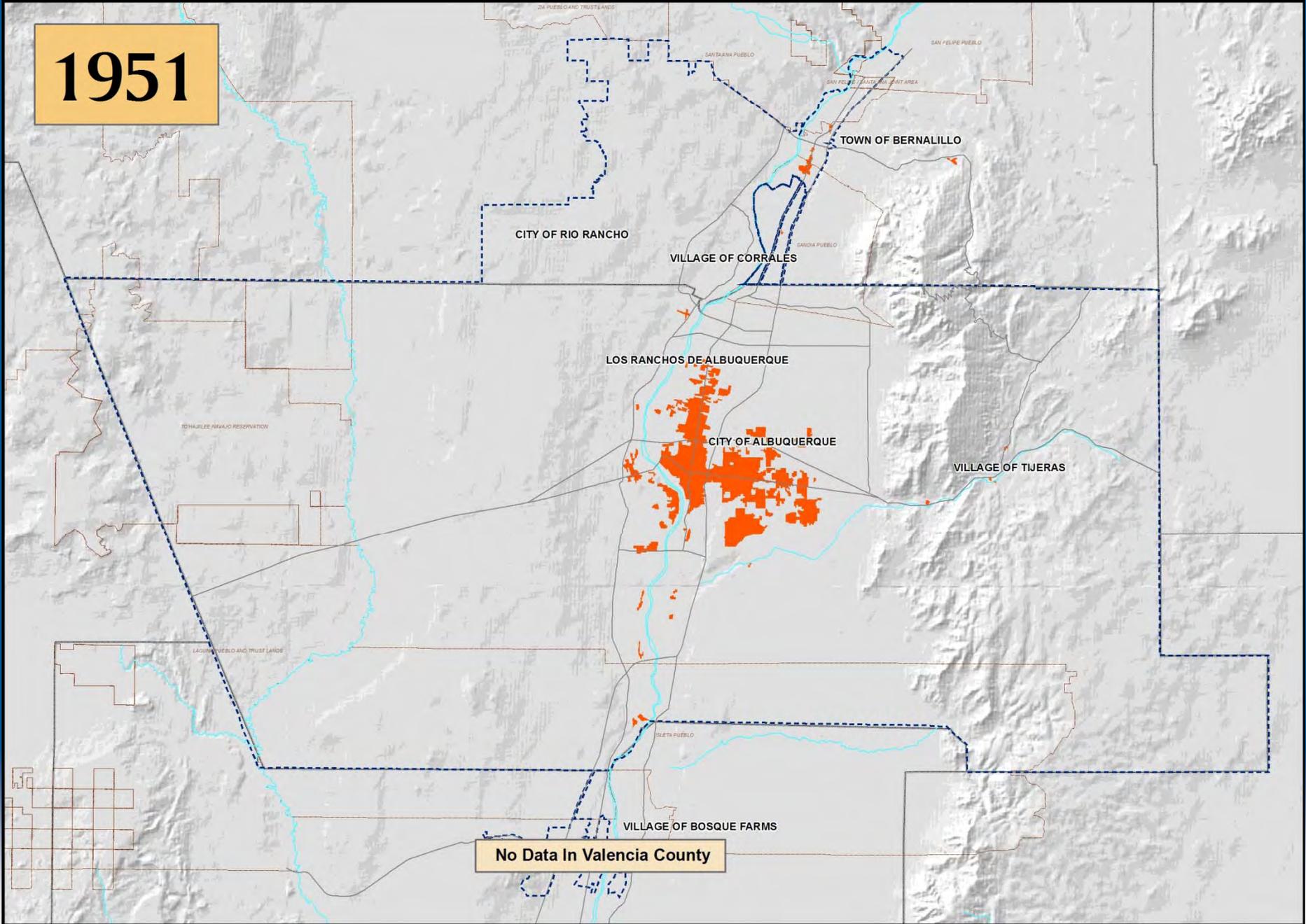
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1935



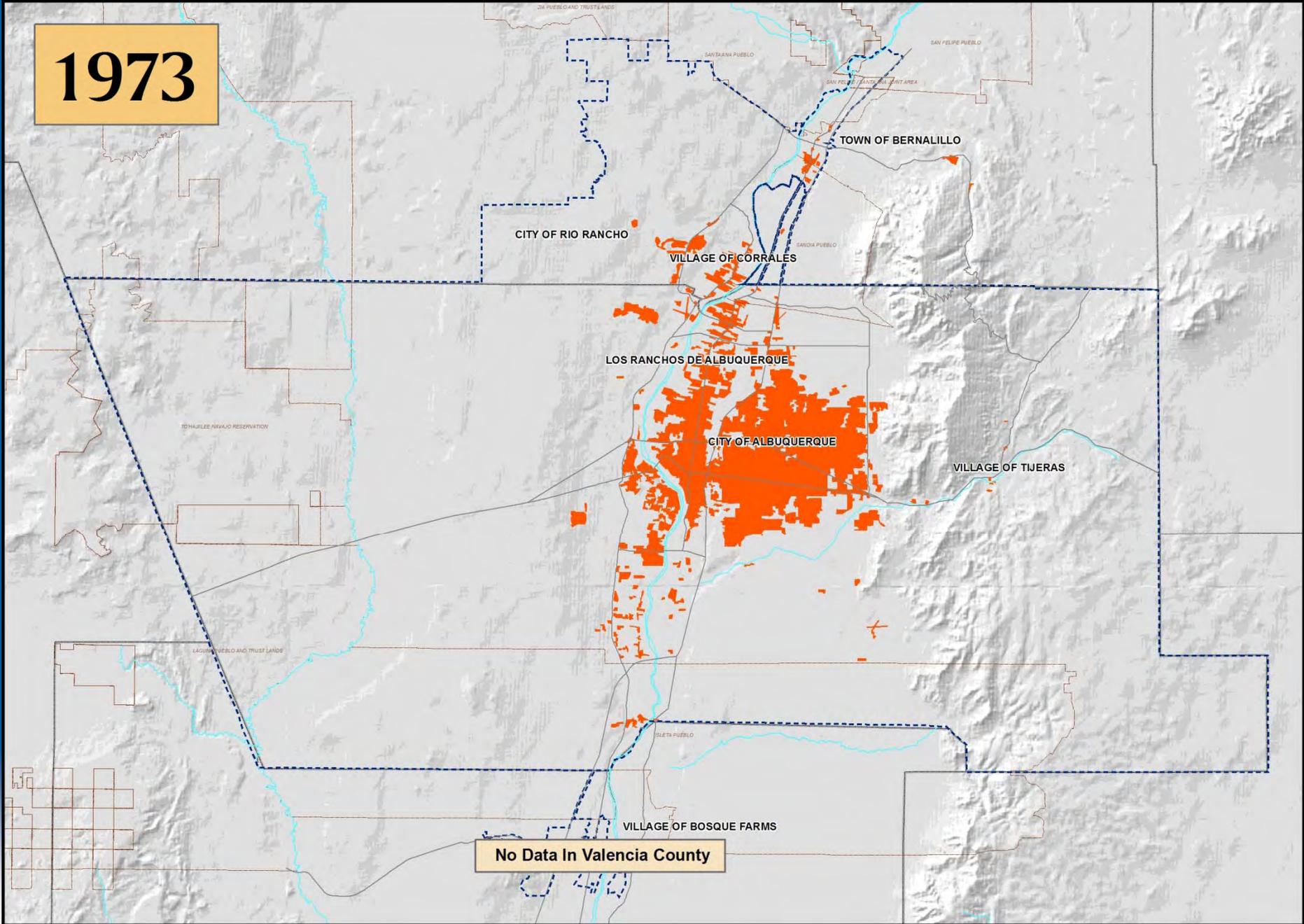
No Data In Valencia County

1951



No Data In Valencia County

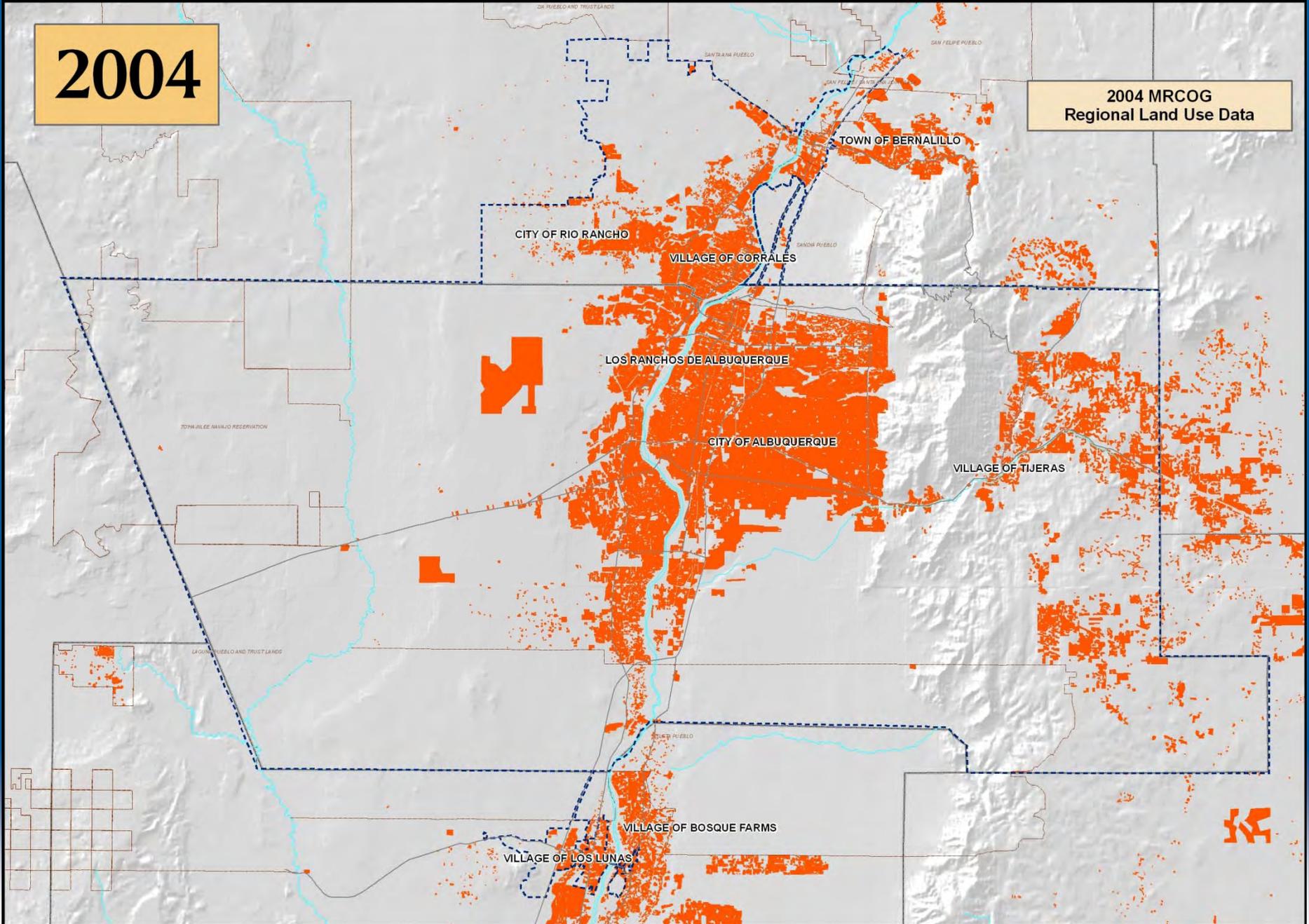
1973



No Data In Valencia County

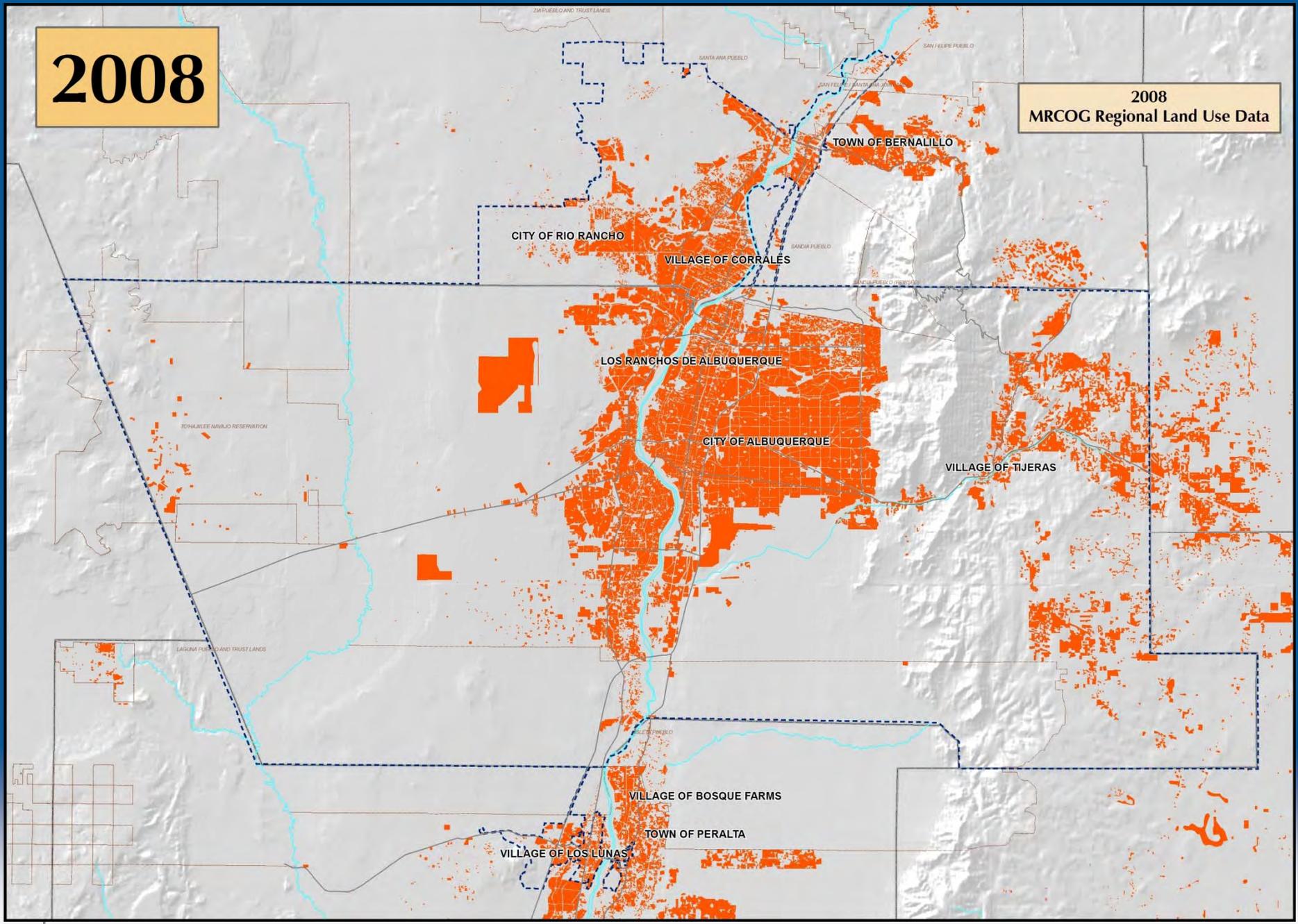
2004

2004 MRCOG
Regional Land Use Data



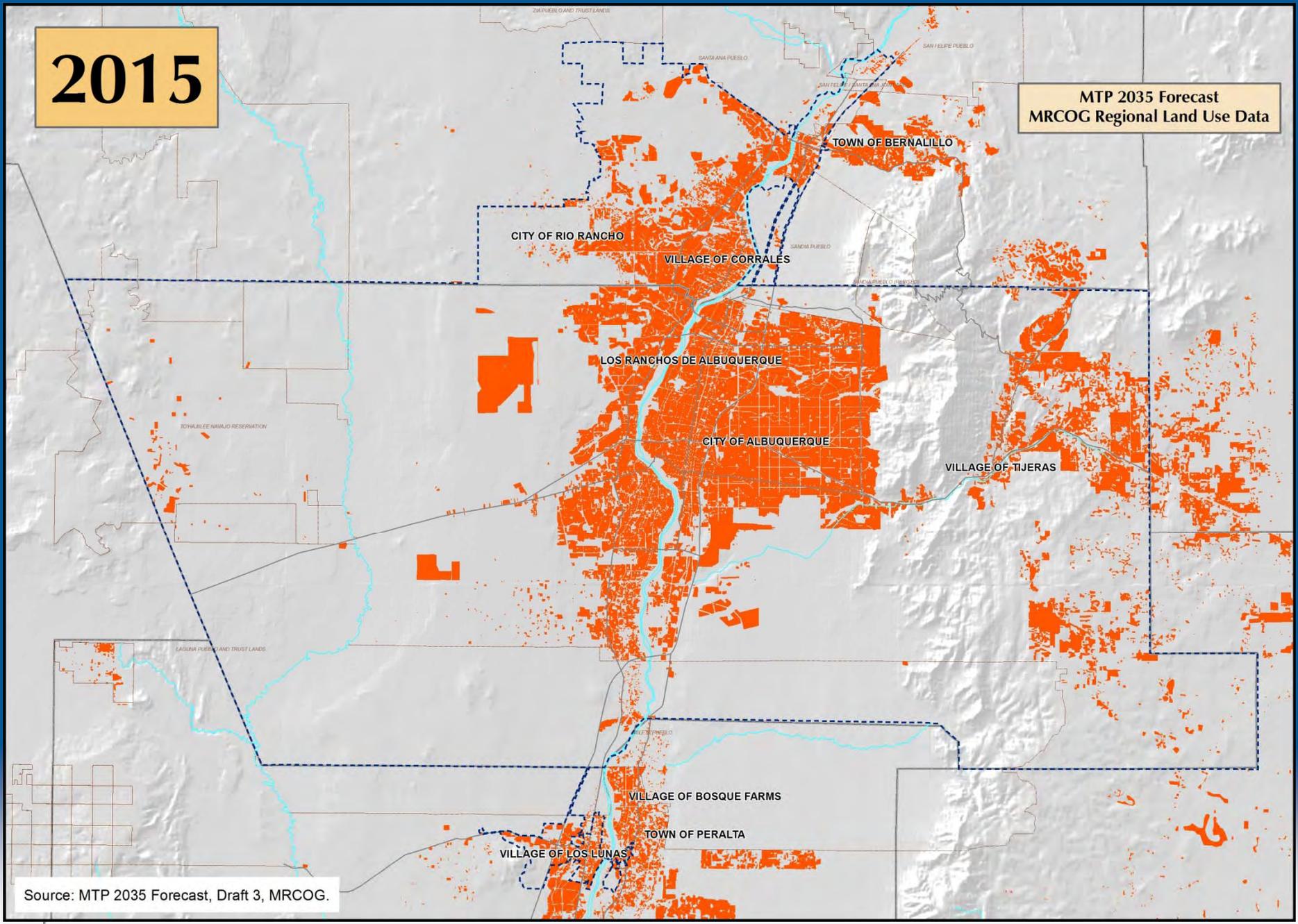
2008

2008
MRCOG Regional Land Use Data



2015

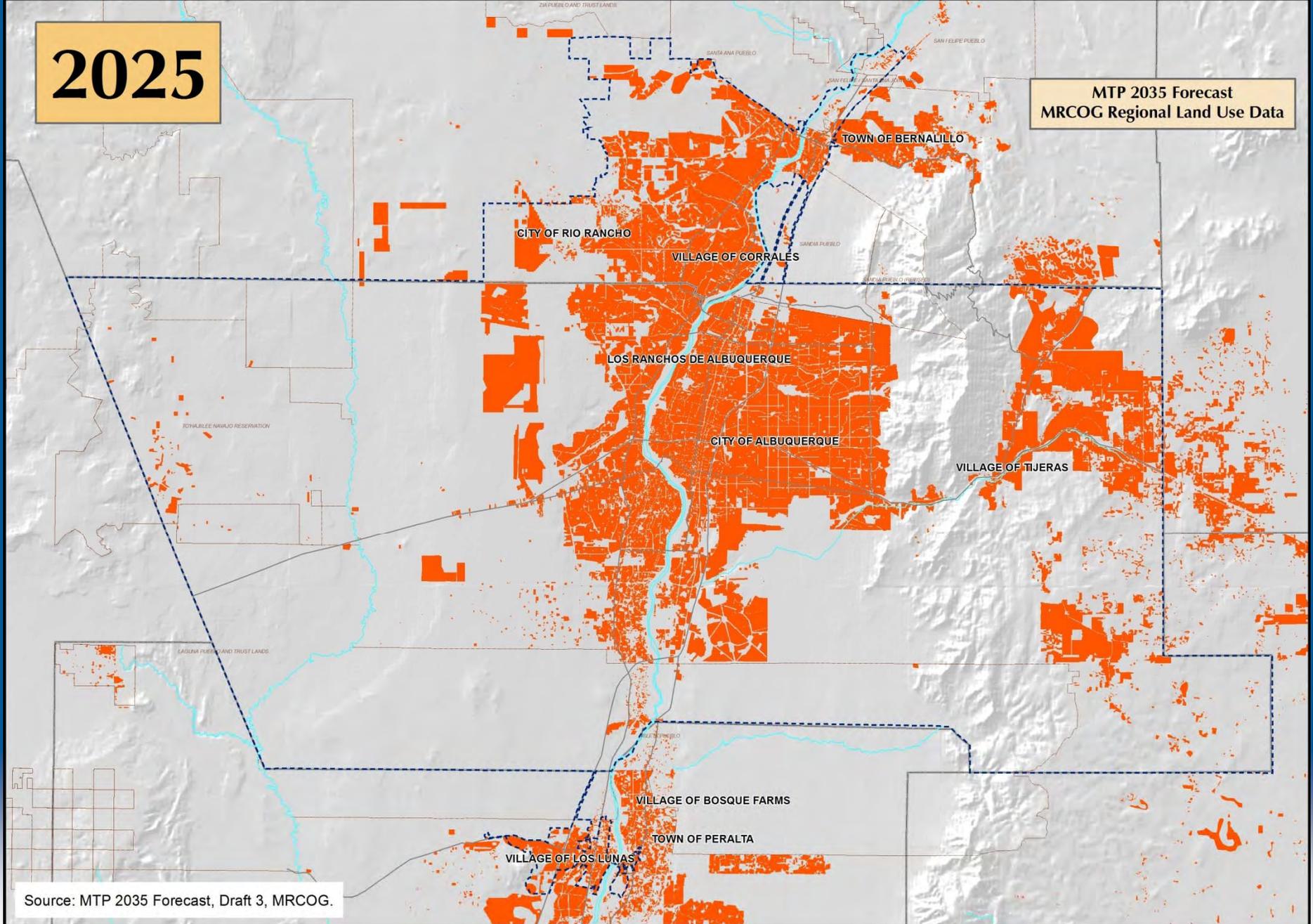
MTP 2035 Forecast
MRCOG Regional Land Use Data



Source: MTP 2035 Forecast, Draft 3, MRCOG.

2025

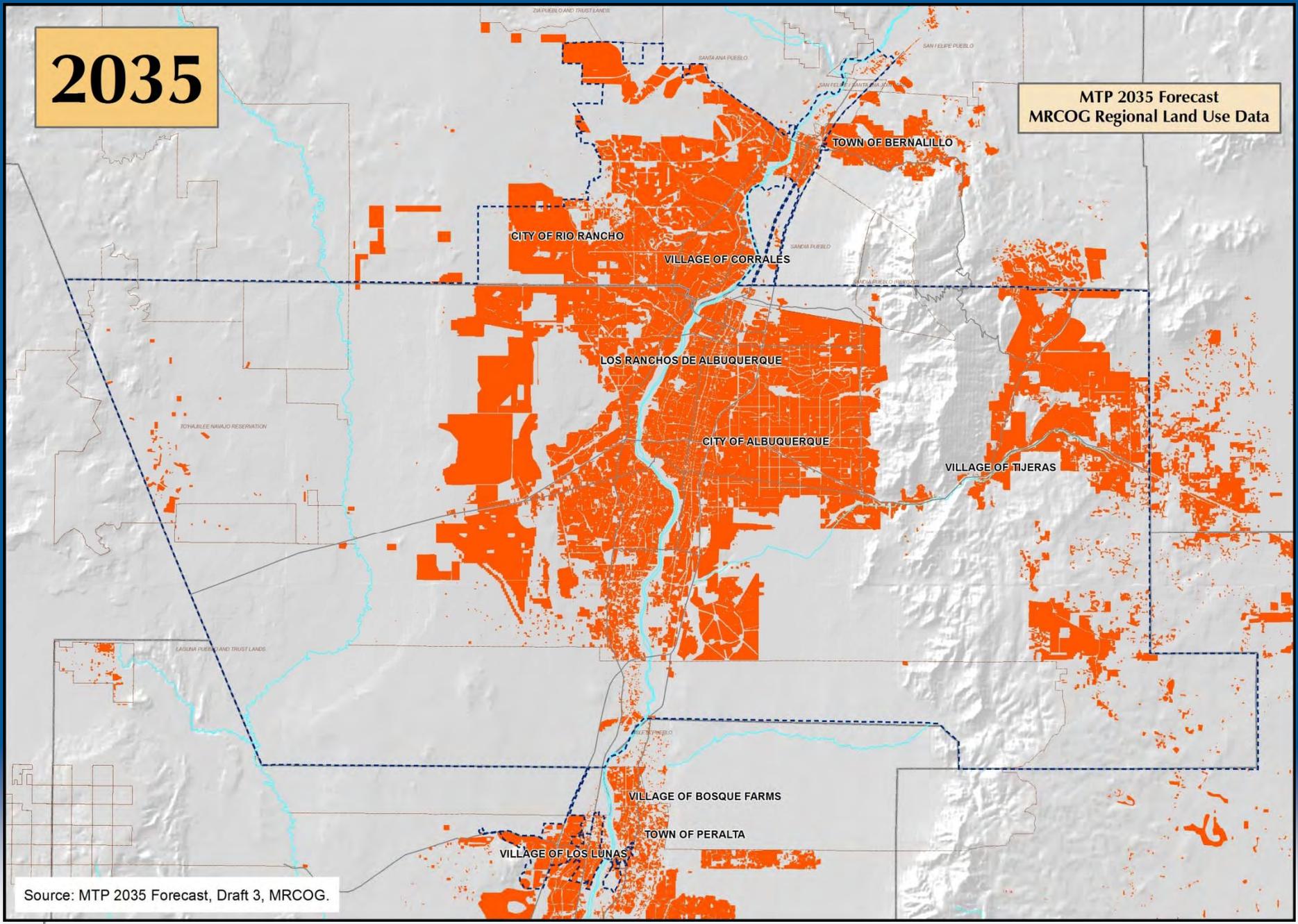
**MTP 2035 Forecast
MRCOG Regional Land Use Data**



Source: MTP 2035 Forecast, Draft 3, MRCOG.

2035

**MTP 2035 Forecast
MRCOG Regional Land Use Data**



Source: MTP 2035 Forecast, Draft 3, MRCOG.

Contact Information

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The screenshot shows the website for the Mid-Region Council of Governments of New Mexico. The main content area features a report titled "Region & People" with a sub-heading "(This article was written for the MRCOG 2009 Annual Report)". The report discusses economic growth in New Mexico and the MRCOG region, mentioning the Business Economic and Economic Research (BER) for UNM Durrain. It notes that New Mexico has been in a recession since the first two quarters of 2008. The report also mentions that the metropolitan area continues to have a higher than usual inventory of homes on the market, and that consumers have adopted a "wait and see" approach in both personal and professional investment endeavors. Recent efforts to help us cope in a recovery include lower mortgage rates, increased tax incentives to businesses, home-owners and home-owners, and the promise of a financial boost to our communities that will come in the form of stimulus funding. While many remain skeptical, a glance into the not too distant future shows the likelihood for a renewed expansion of the housing market, a growing population, and a return to employment gains across previously sluggish sectors. BER projections show the MRCOG region topping one million people by 2015, and (non-agricultural) employment making steady gains over the past two years.

DISTRIBUTION OF EXISTING AND NEW GROWTH

	HOUSING		EMPLOYMENT	
	2000 share	00-08 growth	2000 share	00-08 growth
City of Albuquerque	62%	54%	70%	22%
City of Rio Rancho	9%	22%	5%	19%
Sandoval County (remainder)	3%	3%	4%	8%
Bernalillo County (remainder)	13%	10%	15%	37%

The text on the right side of the table discusses the fast pace of housing growth throughout the decade in conjunction with employment. It notes that although there are an estimated 174 jobs for each house in the region in 2008, there were only 43 new jobs created per new home for the past eight years. Second, we see the rebound mirrored outward from Albuquerque to surrounding areas. Rio Rancho experienced an increase of new housing in the region and nearly issued the same number of permits as the City of Albuquerque in 2008. The rest of Bernalillo County (outside of Albuquerque) has also seen tremendous job growth, with total permits contributing several thousand new jobs.