



2040 Regional Growth Forecast

Technical Advisory Committee

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Community & Environmental Planning





Overview

◎ **Phase 1: “Macro” Forecast**

- › Regional Demographic Model
 - Population and Employment “Control Totals”

◎ **Phase 2: “Micro” Forecast**

- › Land Use Forecasting Model (“UrbanSim”)
 - Uses “Control Totals” from Phase 1
 - Small area forecast of land use, population, and employment



Overview

◎ **Regional Demographic Model**

- › Cohort-component model: births, deaths, domestic in- and out-migration, international in-migration
- › Population-driven employment (labor force participation rates, unemployment rates)

◎ **UrbanSim**

- › Econometric-based model
- › Simulates real estate markets
- › Individual parcels, buildings, households, jobs



Status

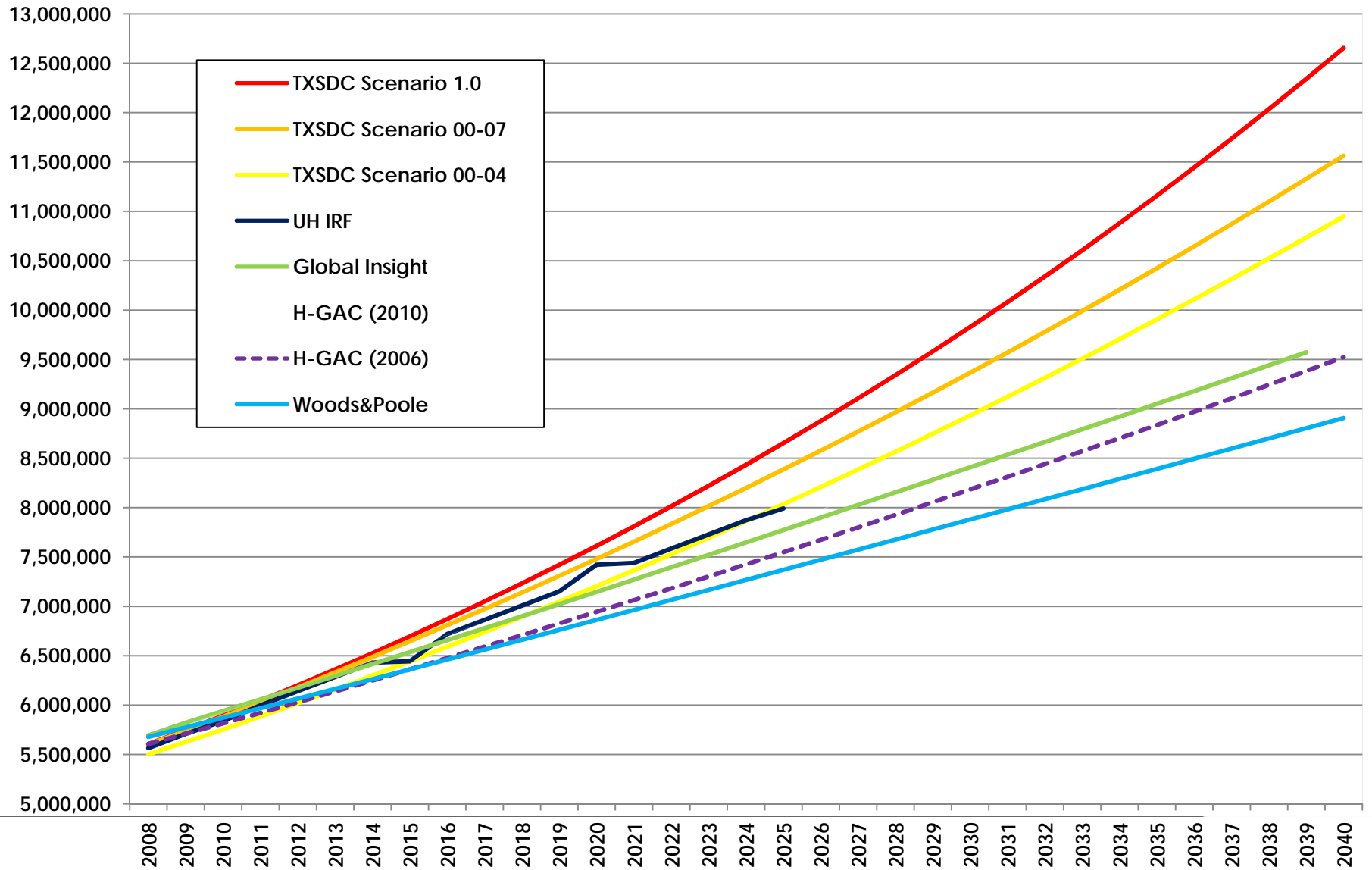
◎ **“Macro” Forecast**

- › Completed: December 2009
- › Endorsed by the State Demographer and approved by the Forecast Advisory Committee

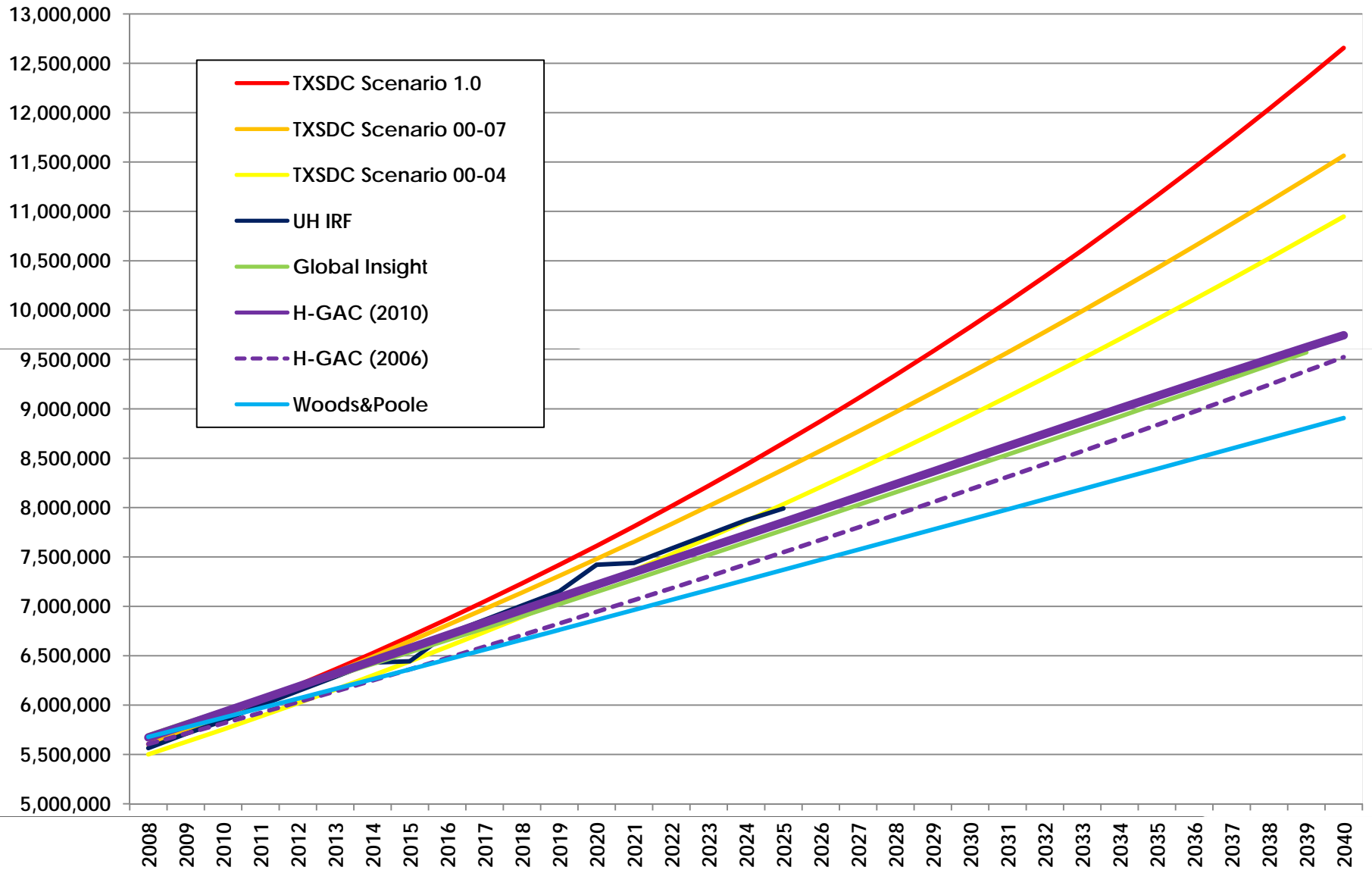
◎ **“Micro” Forecast**

- › Under development (statistical estimation and model configuration)
- › Preliminary results: April 2010

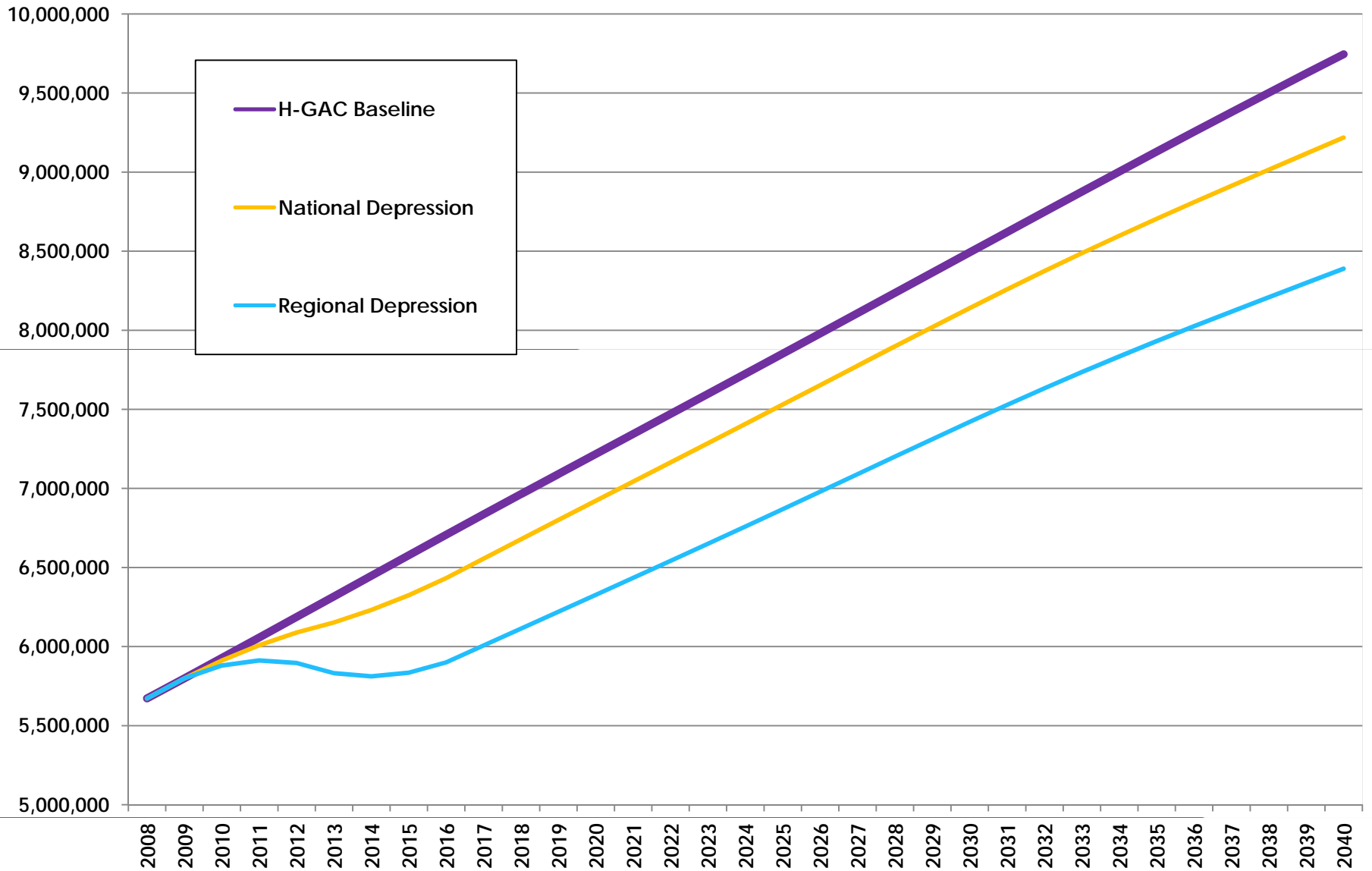
Population Forecasts for the 8-County H-GAC Region



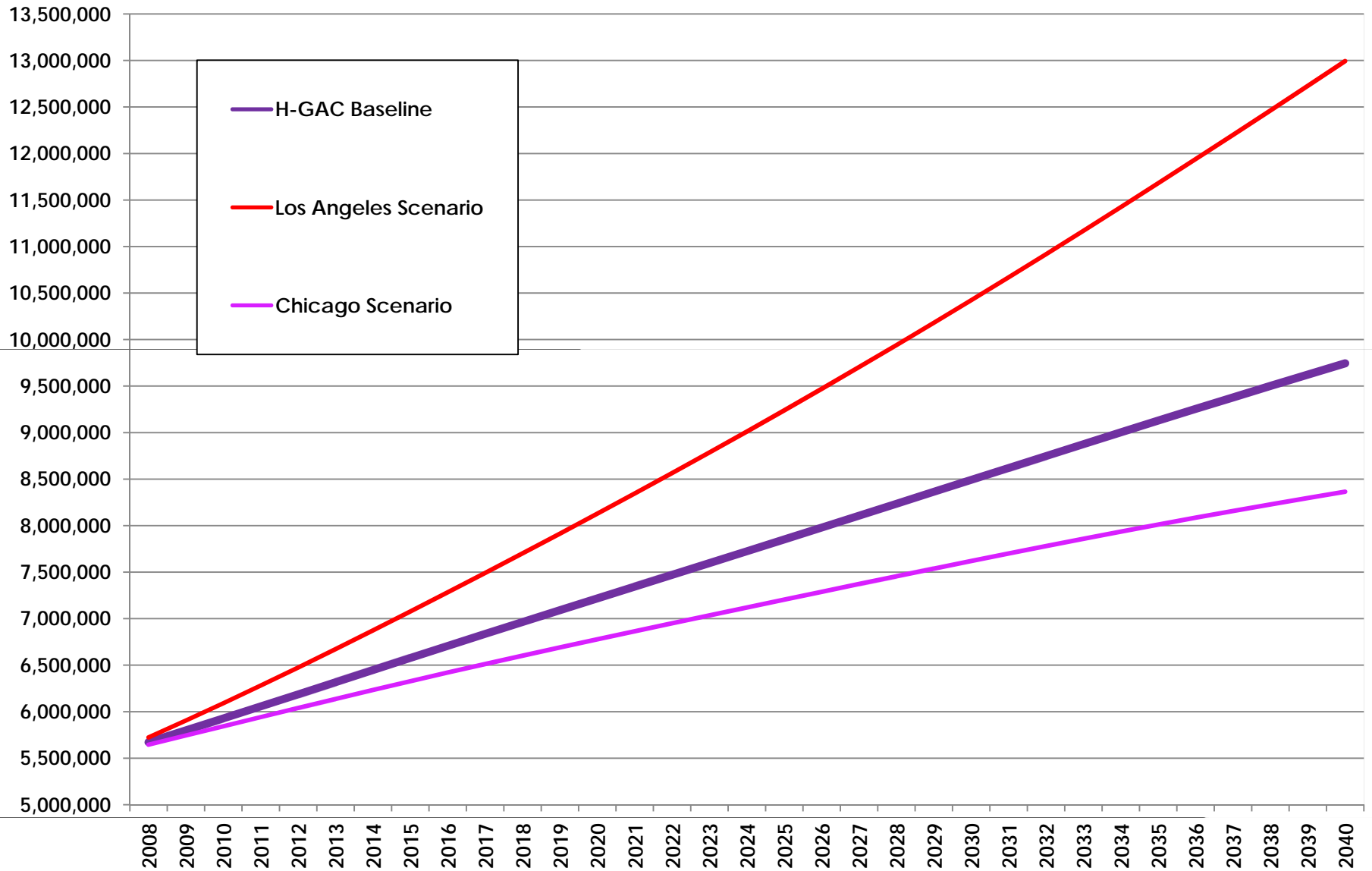
Population Forecasts for the 8-County H-GAC Region



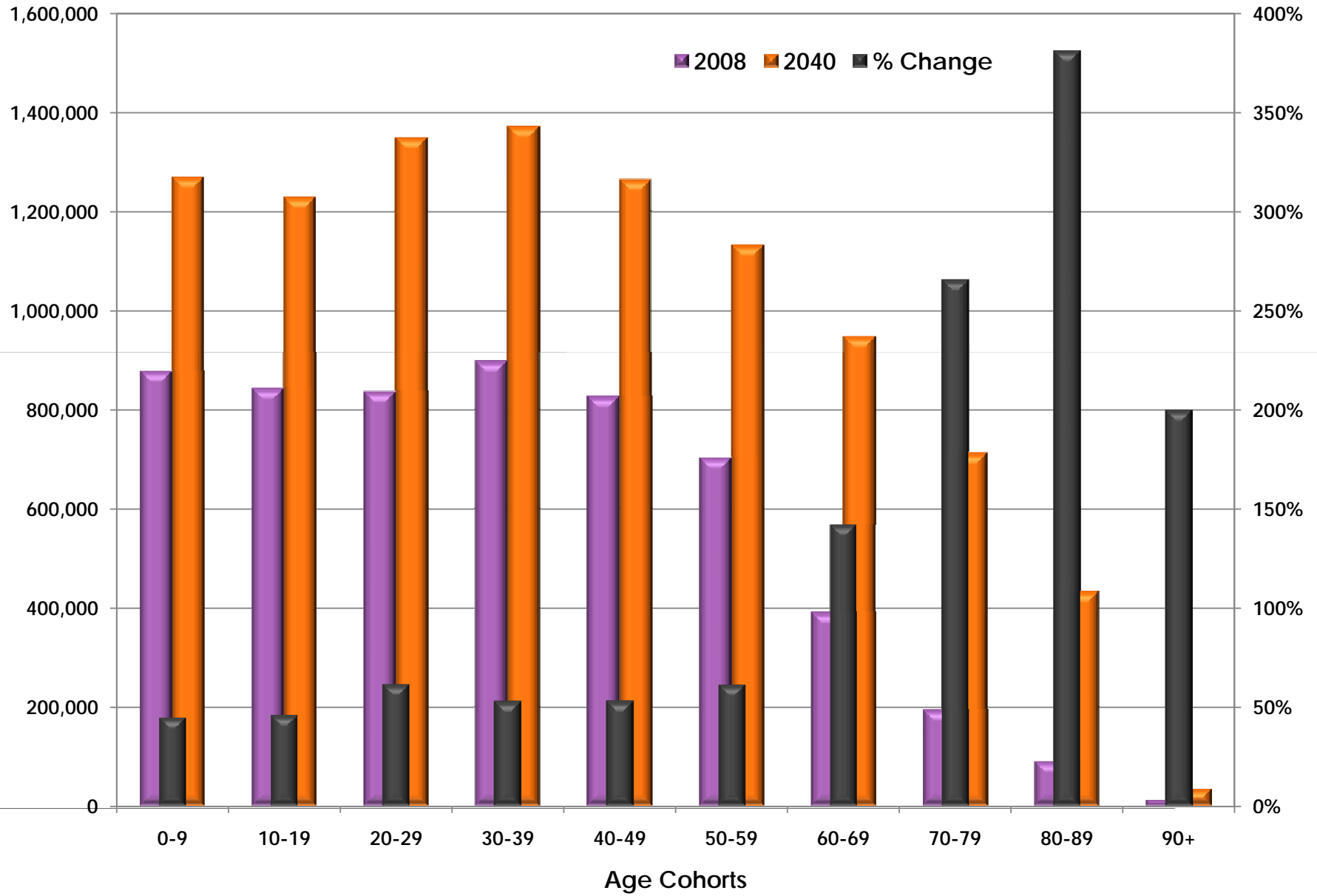
Population Growth Scenarios for the 8-County H-GAC Region



Population Growth Scenarios for the 8-County H-GAC Region

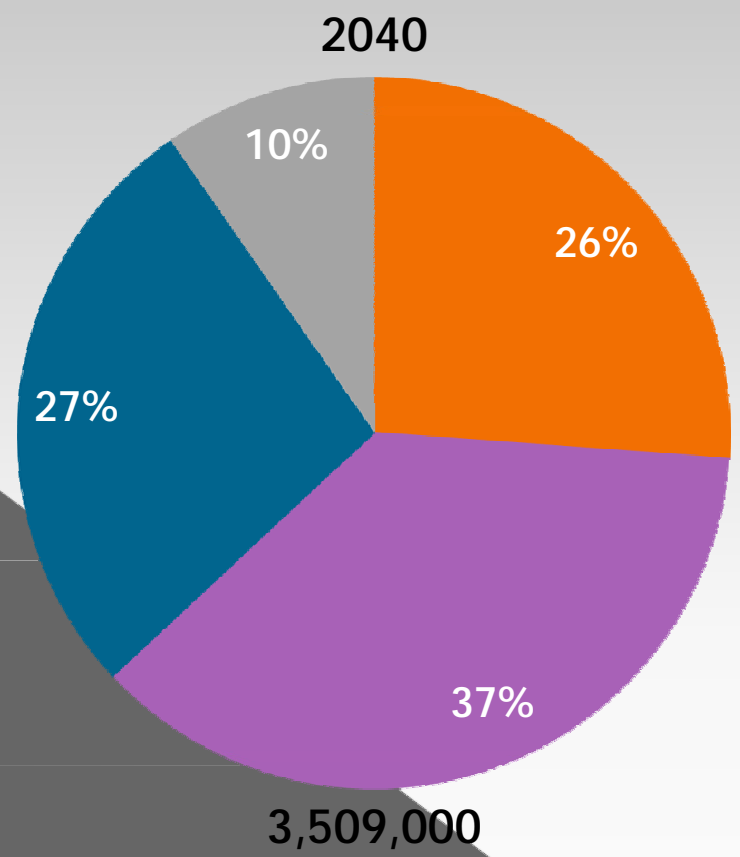
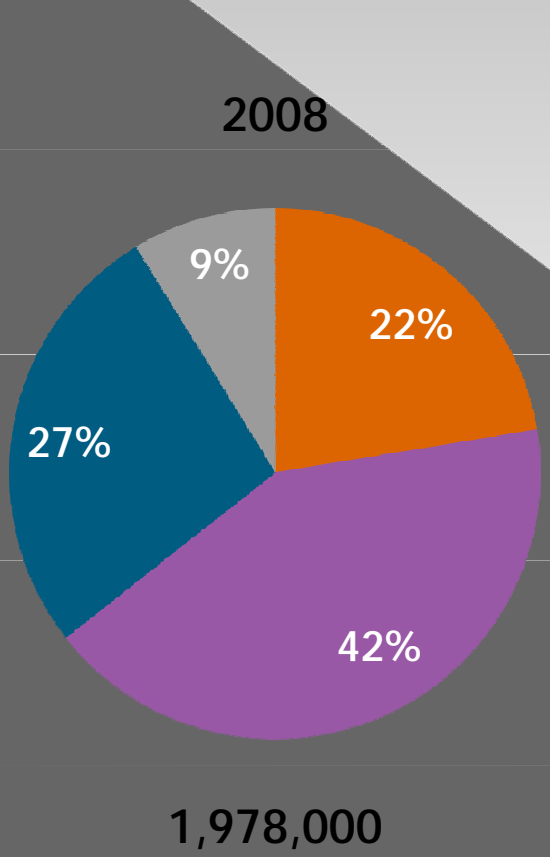


Population Age Distribution





Number of Households

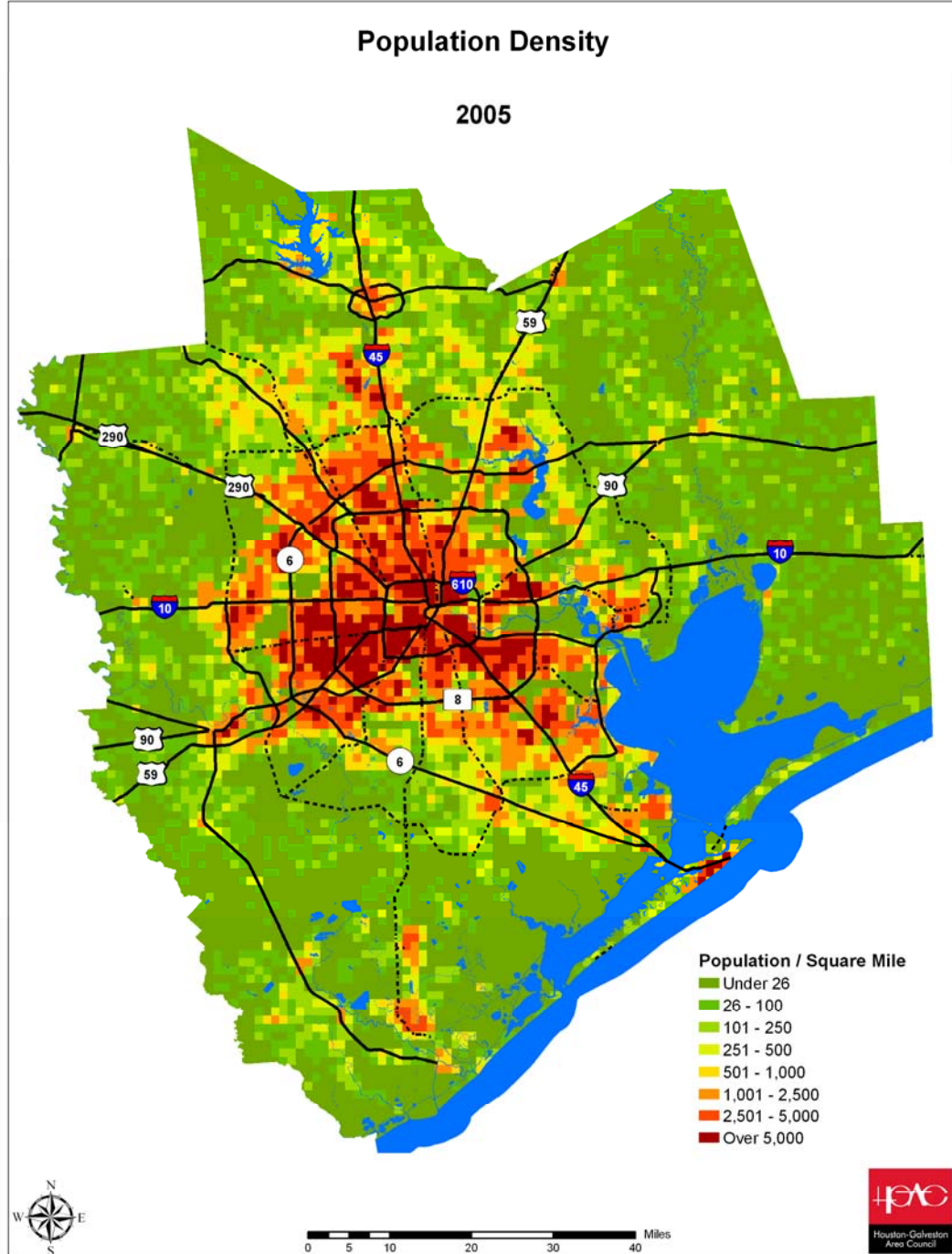
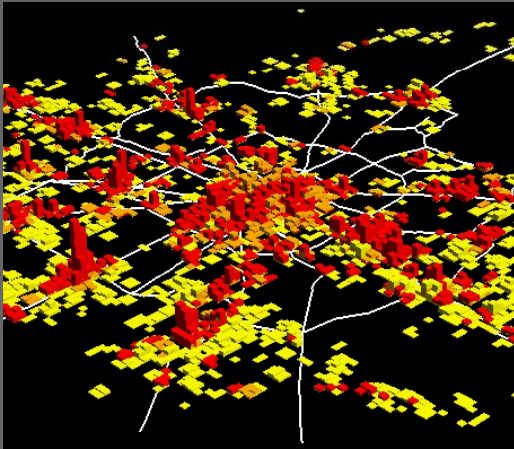


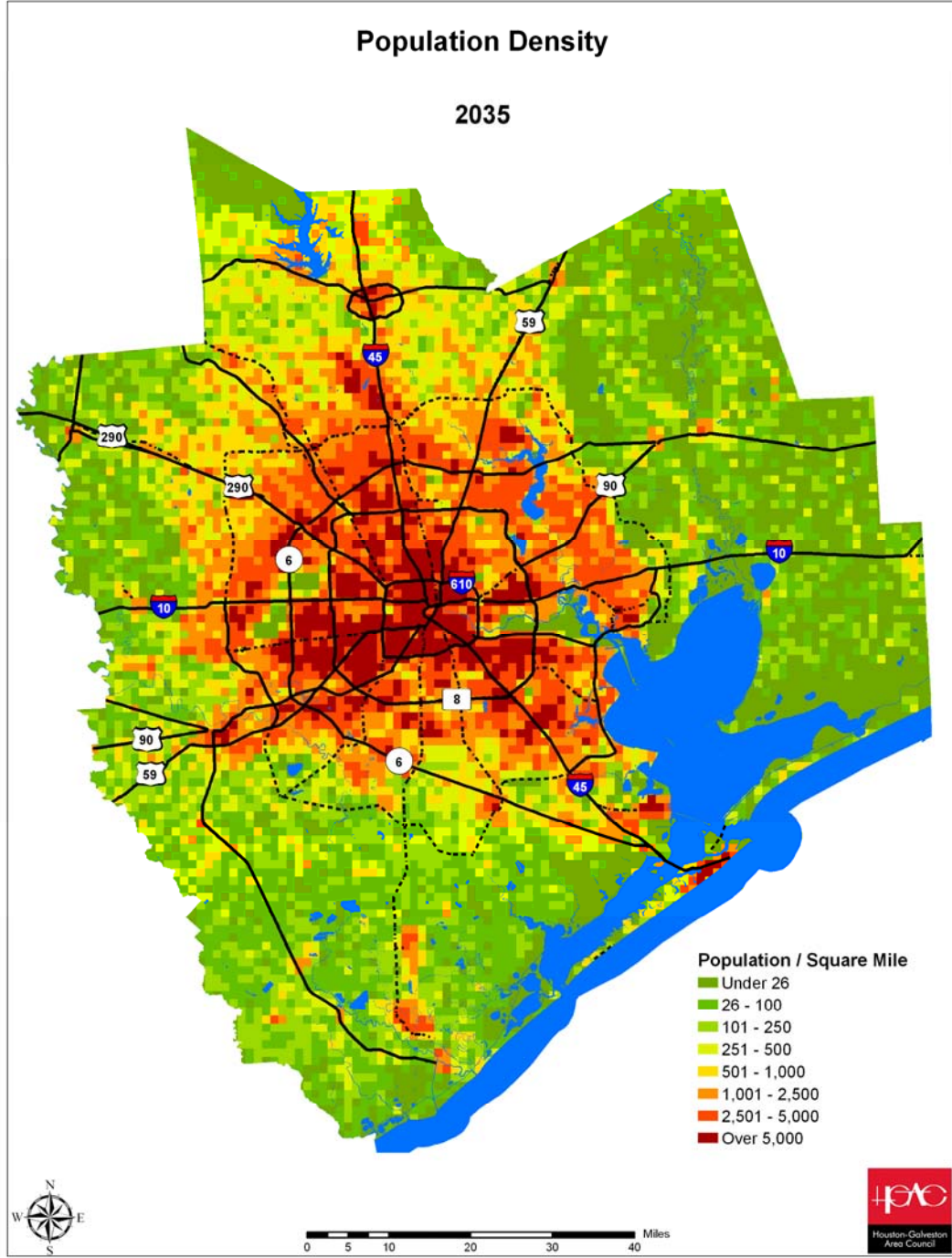
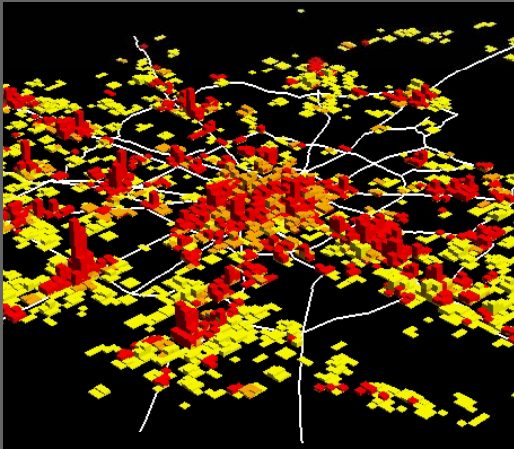
- One Person
- With Children
- 2 Person - No Children
- 3+ Person - No Children



◎ **Parcel and building data**

- › Parcel land use, size, and value
- › Building type, square foot, value, and year of construction
- › Sources:
 - County Appraisal Districts
 - Real Estate Databases
 - Development Plats
 - Research







Review Process

◎ **Internal**

- › Forecast Advisory Committee
- › Assumptions and coefficients

◎ **External**

- › Full transparency
- › Web access to inputs, assumptions, and outputs
- › Review meetings with stakeholders

◎ **Error identification and correction**

- › Errors in the base year and planned development
- › Inconsistencies with local land use regulations
- › Rerun model with corrected base data



Questions?

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