



Metro

Urban growth management update: Regional forecast

UGR Roundtable
February 23, 2024

Urban growth management - why?

- Protect farms and forests
- Focus investment in existing communities
- Encourage a greater variety of housing choices
- Reduce carbon emissions by keeping destinations close



Technical work and analysis: Developing the urban growth report

- Buildable land inventory (BLI)
- Regional forecast
- Capacity analysis
- Employment trends and site characteristics
- Housing needs analysis
- Residential readiness analyses
- Draft urban growth report (UGR)

City expansion proposals

- Letters of interest
- Expansion proposals

2040 planning and development grants available

Metro Council decision

- Consider Metro staff and advisory group recommendations
- Public hearings
- Policy direction
- Final decision



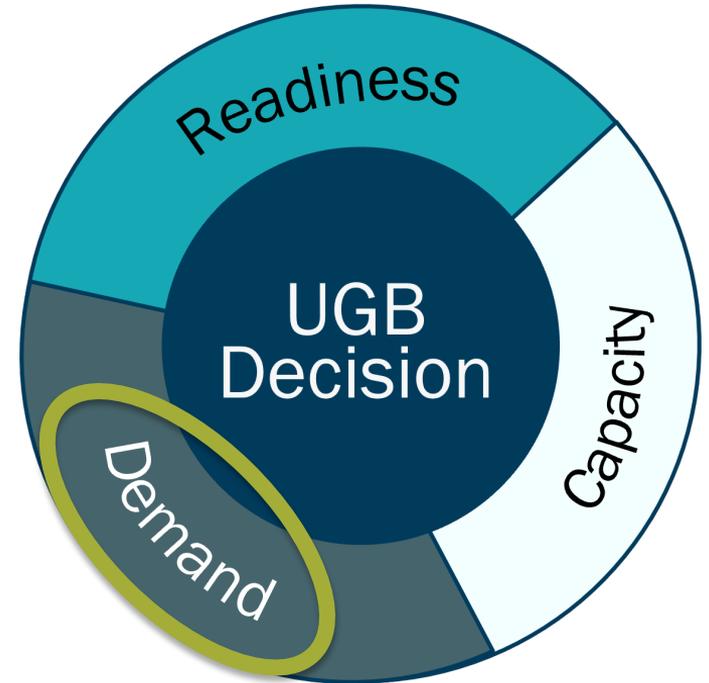
Engagement

- MTAC
- MPAC
- CORE
- Land Use Technical Advisory Group
- Jurisdictional outreach
- Urban growth report roundtable
- Youth cohort
- Interest group presentations

Project timeline

Urban growth report

How does the regional forecast fit into the urban growth report assessment?

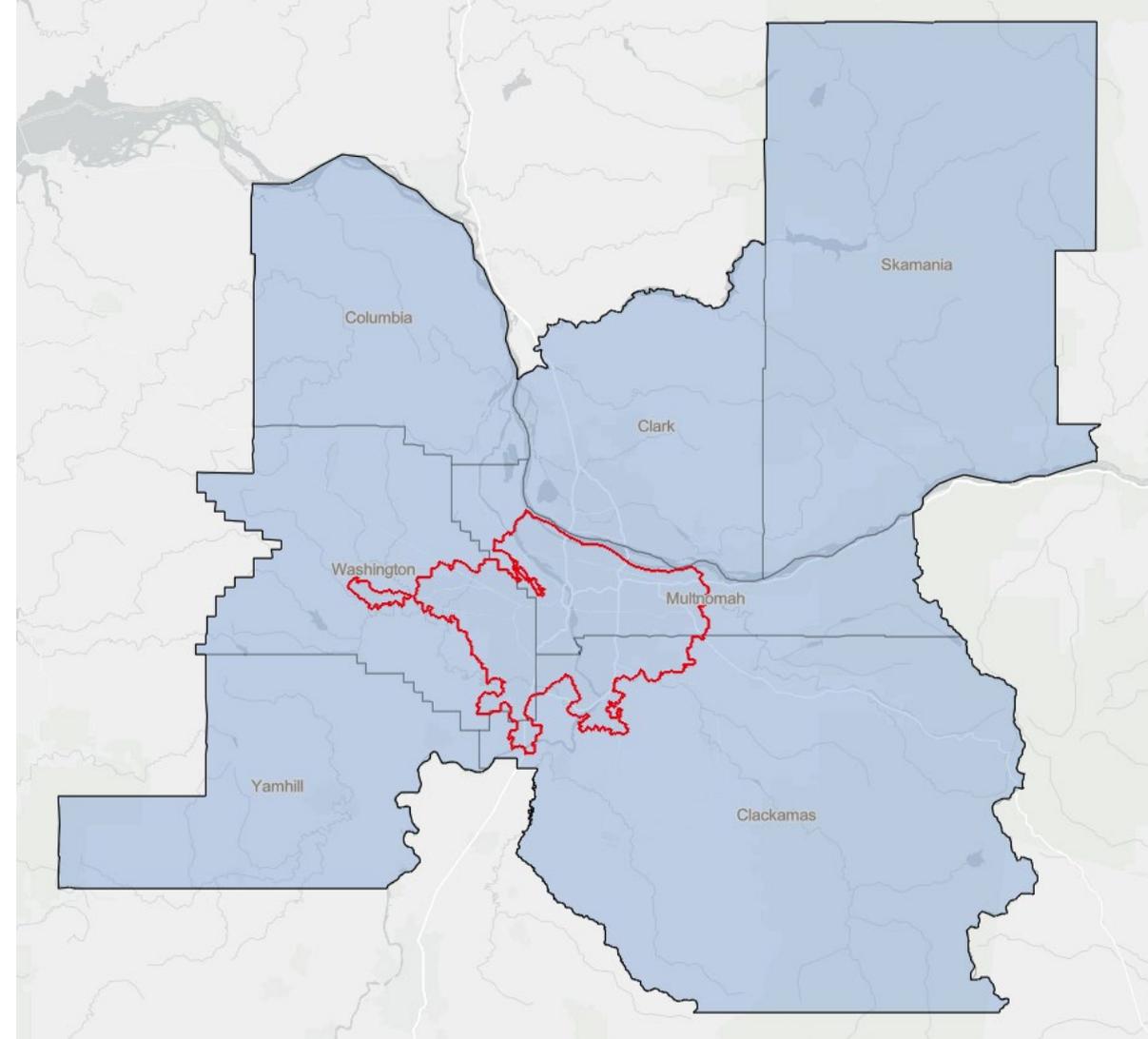


Context setting

- This is a forecast, not a plan
- The forecast is updated every 6 years
- Multiple peer review moments
- Projections are not the only factor in the UGM decision; we will return to discuss readiness and capacity

The forecast is a range – why?

- Acknowledgement of uncertainty
 - Population migration rates, including climate-induced migration
 - Macroeconomic conditions
 - Global events
 - Innovations that can't be forecasted, but that impact employment (e.g., potential impacts of AI on different sectors)

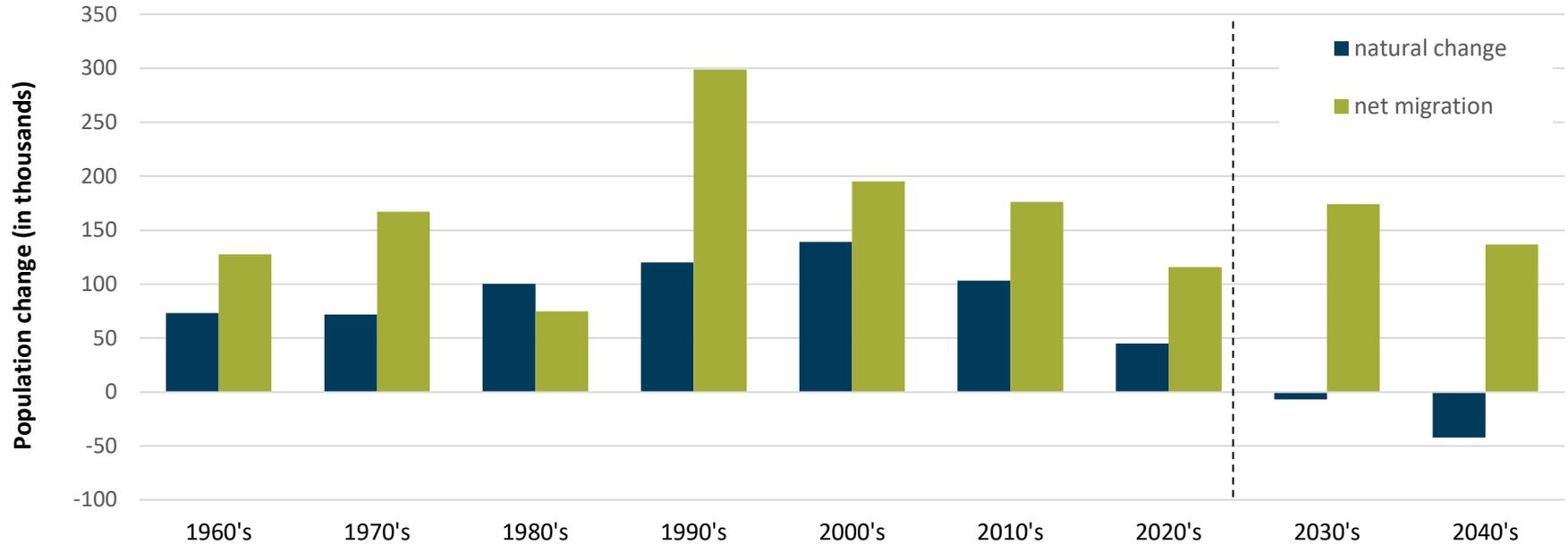


**Regional
forecast
geography**

Demographics

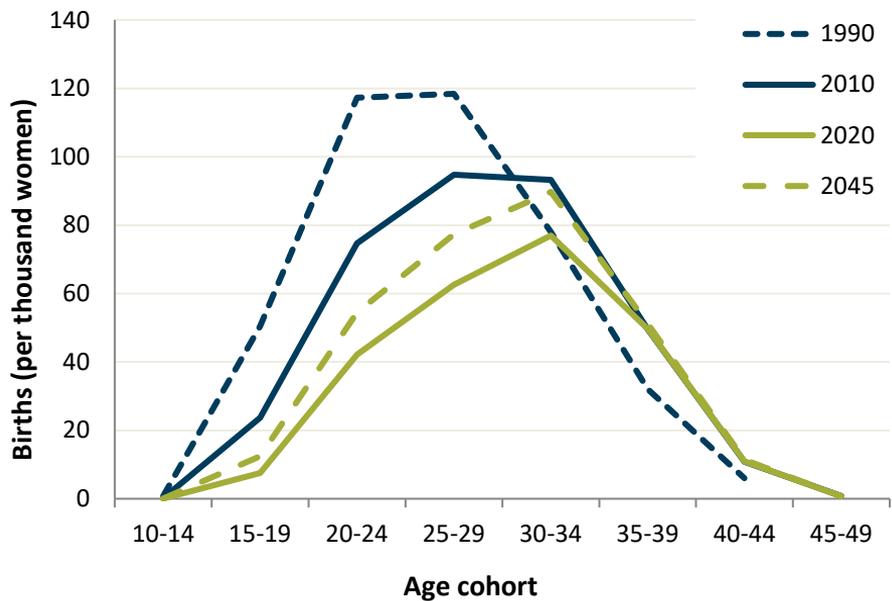
Population growth components

Components of MSA population growth

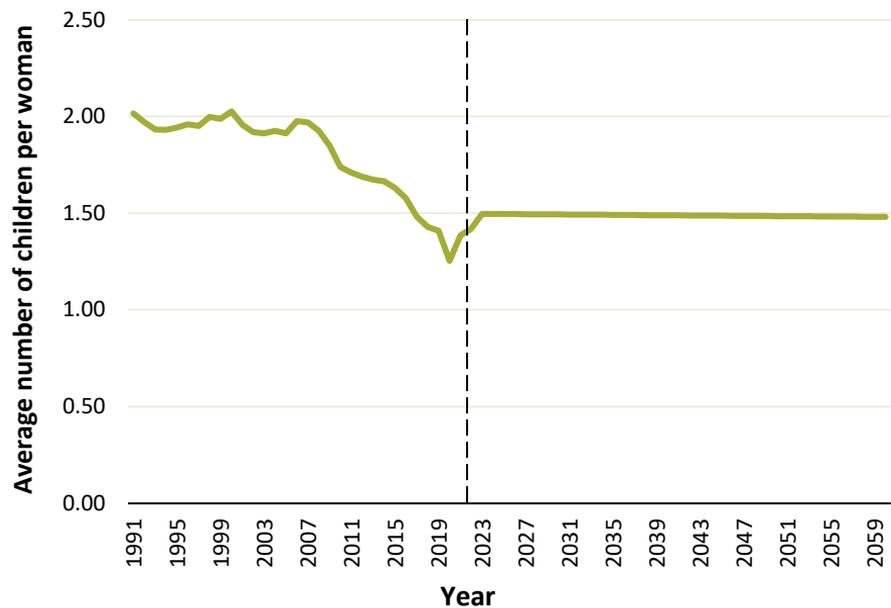


MSA birth rate assumptions

MSA Age-specific birth rate per 1,000 women

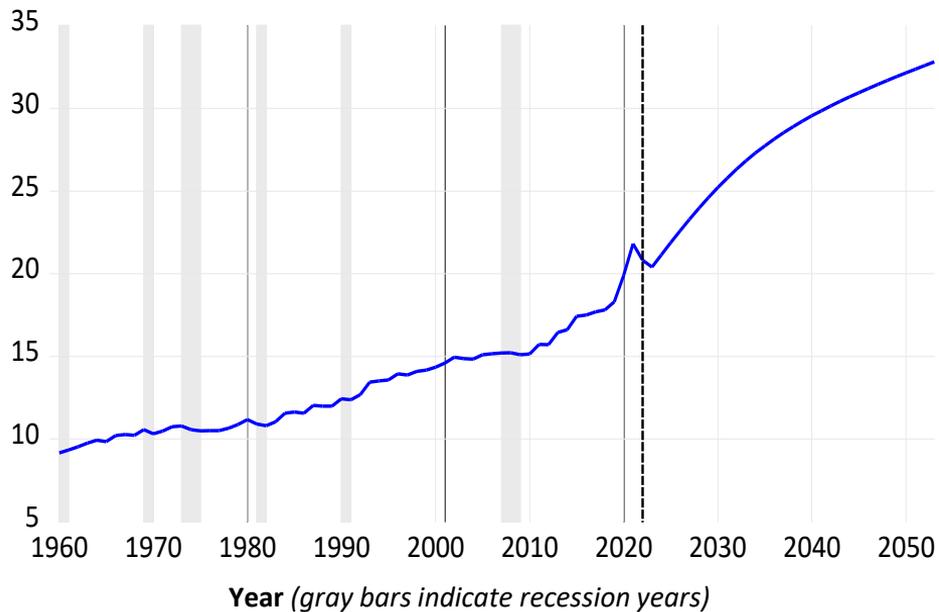


MSA total birth rate

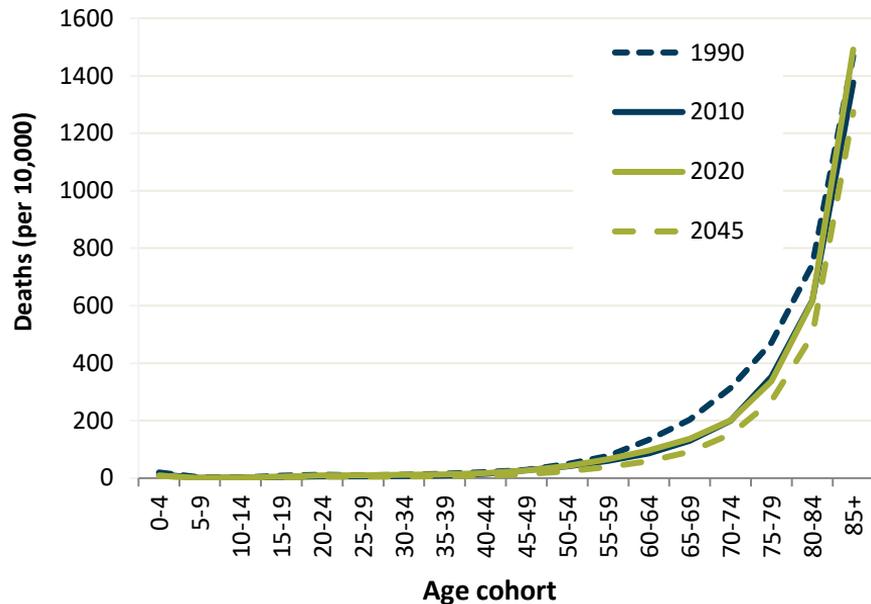


MSA mortality assumptions

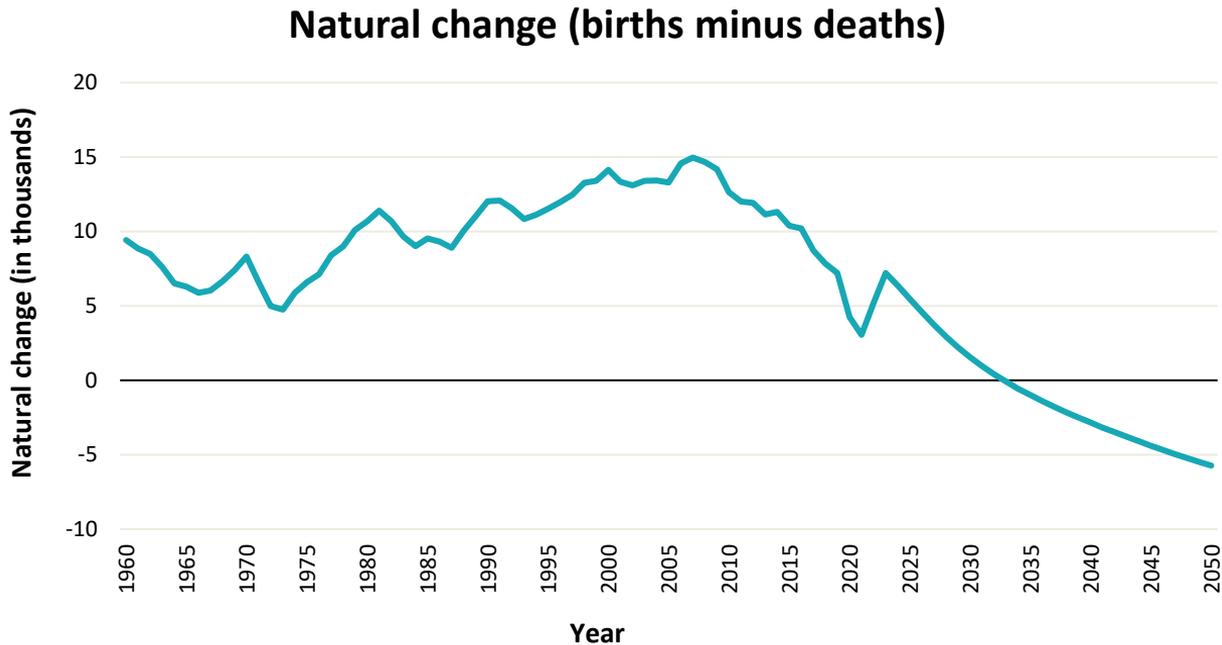
MSA deaths (in thousands)



MSA Age-specific death rate per 10,000



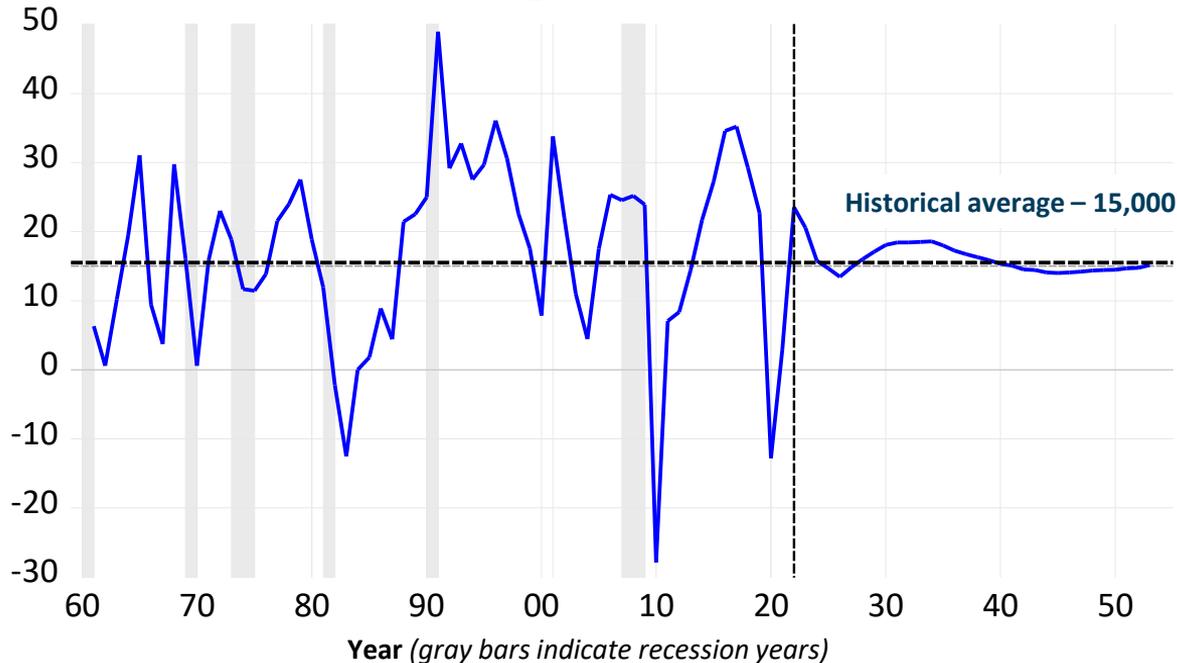
Natural change



- Declining birth rates are the biggest factor that make this forecast different than past forecasts
- National trend

Net migration

MSA Net Migration (in thousands)

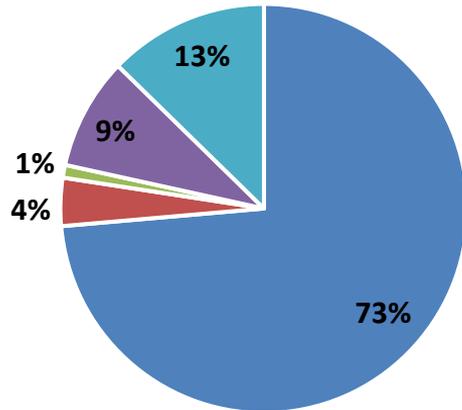


- Expect quality of life to continue attracting migrants
- Affordability and cost of living
- Climate refugees?

Increasing diversity

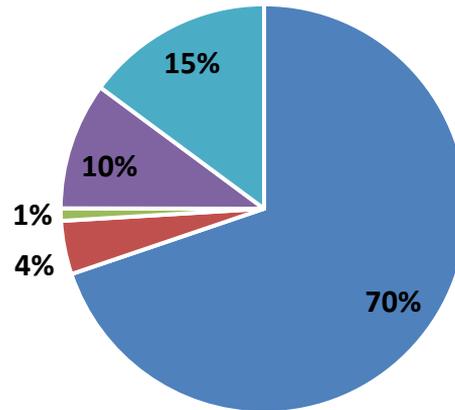
2020

Total population – 2,517,378



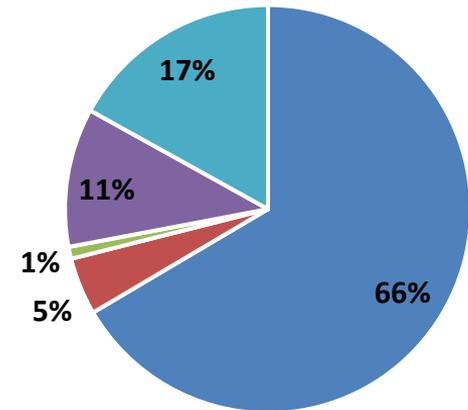
2030

Total forecast population – 2,700,038



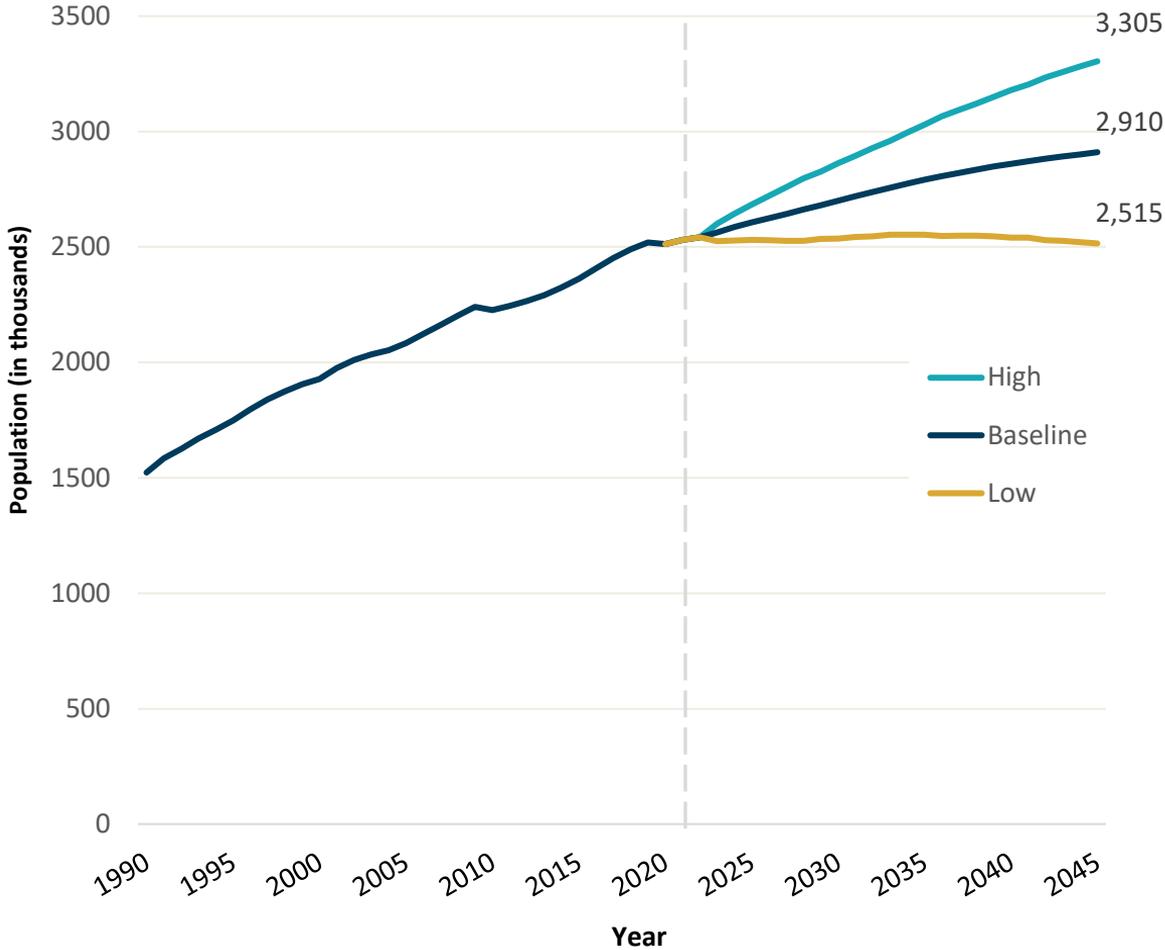
2040

Total forecast population – 2,860,301



■ White ■ Black ■ AIAN ■ API ■ Hispanic

MSA total population (in thousands)

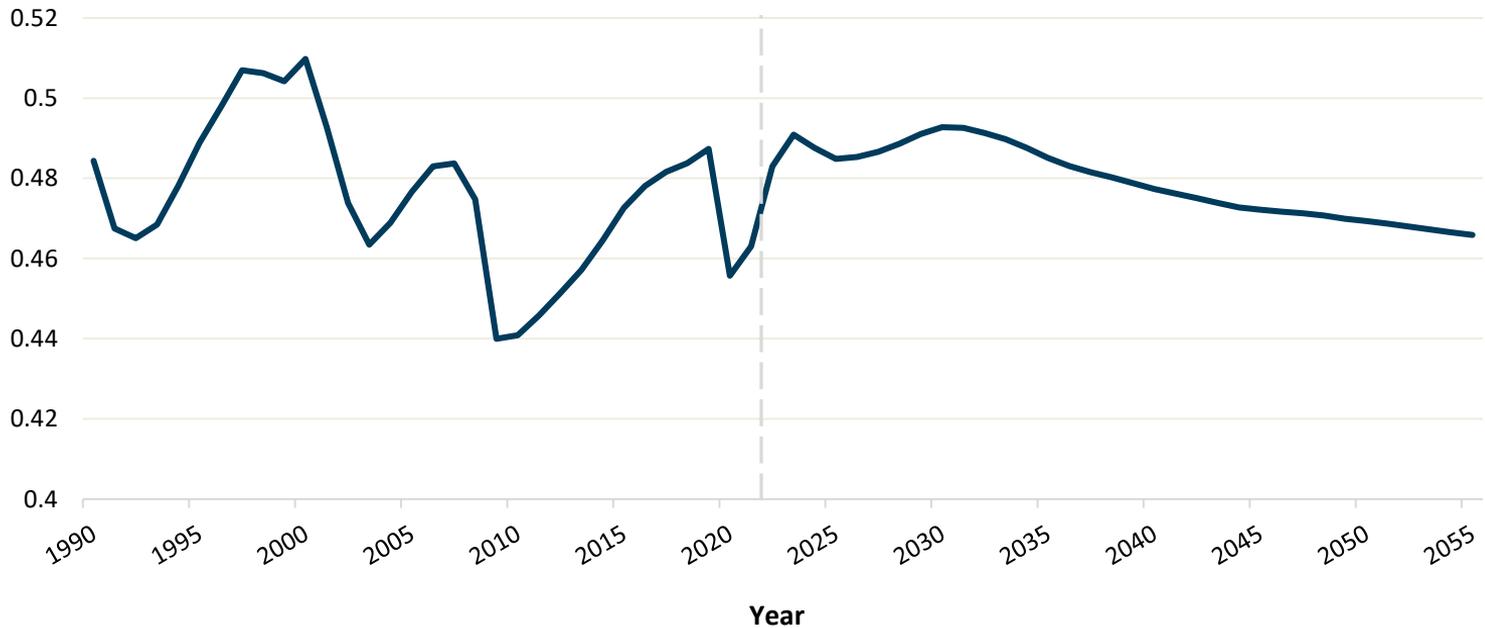


**Regional
demographic
outlook**

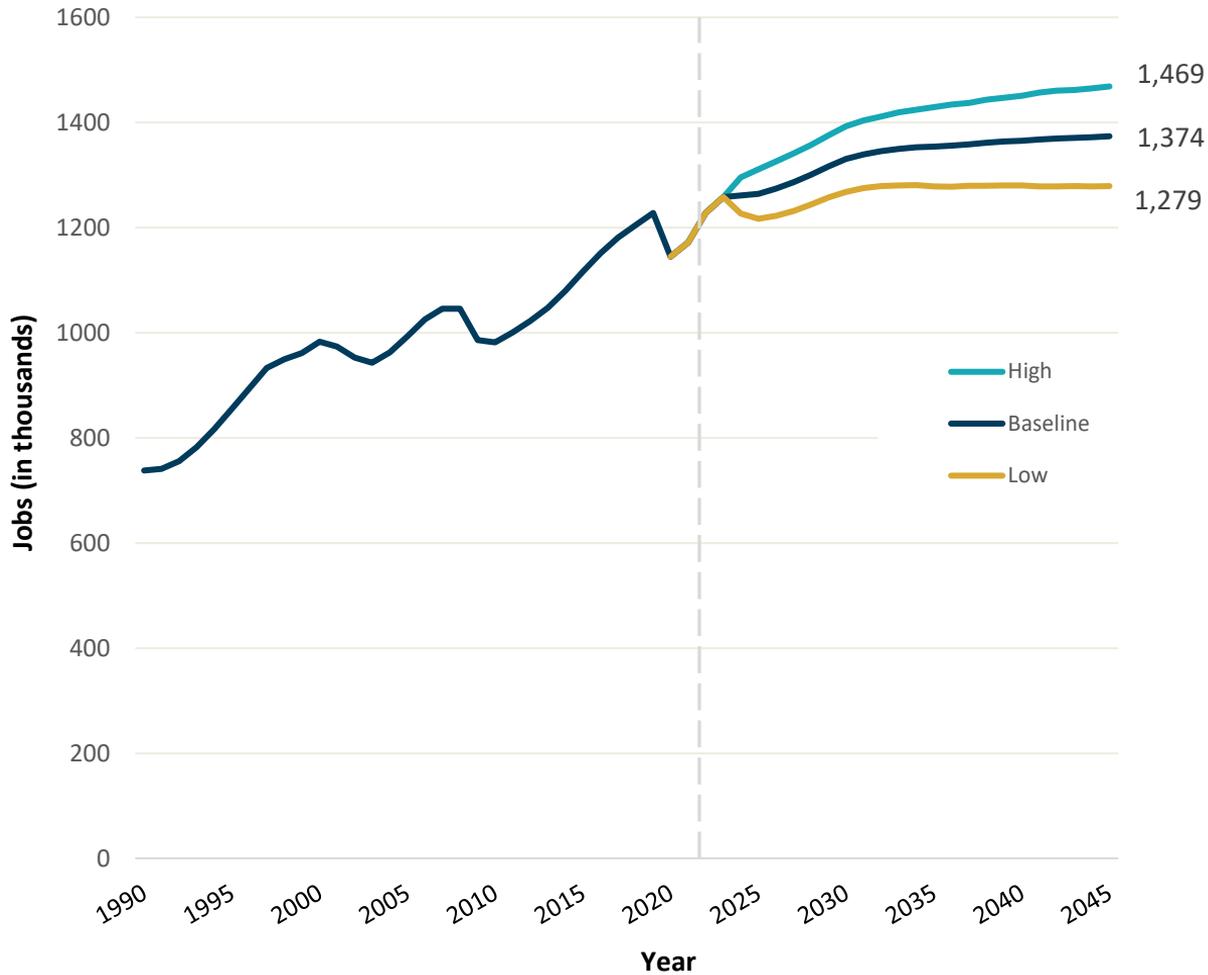
Employment

Labor force participation

Employment-Population ratio

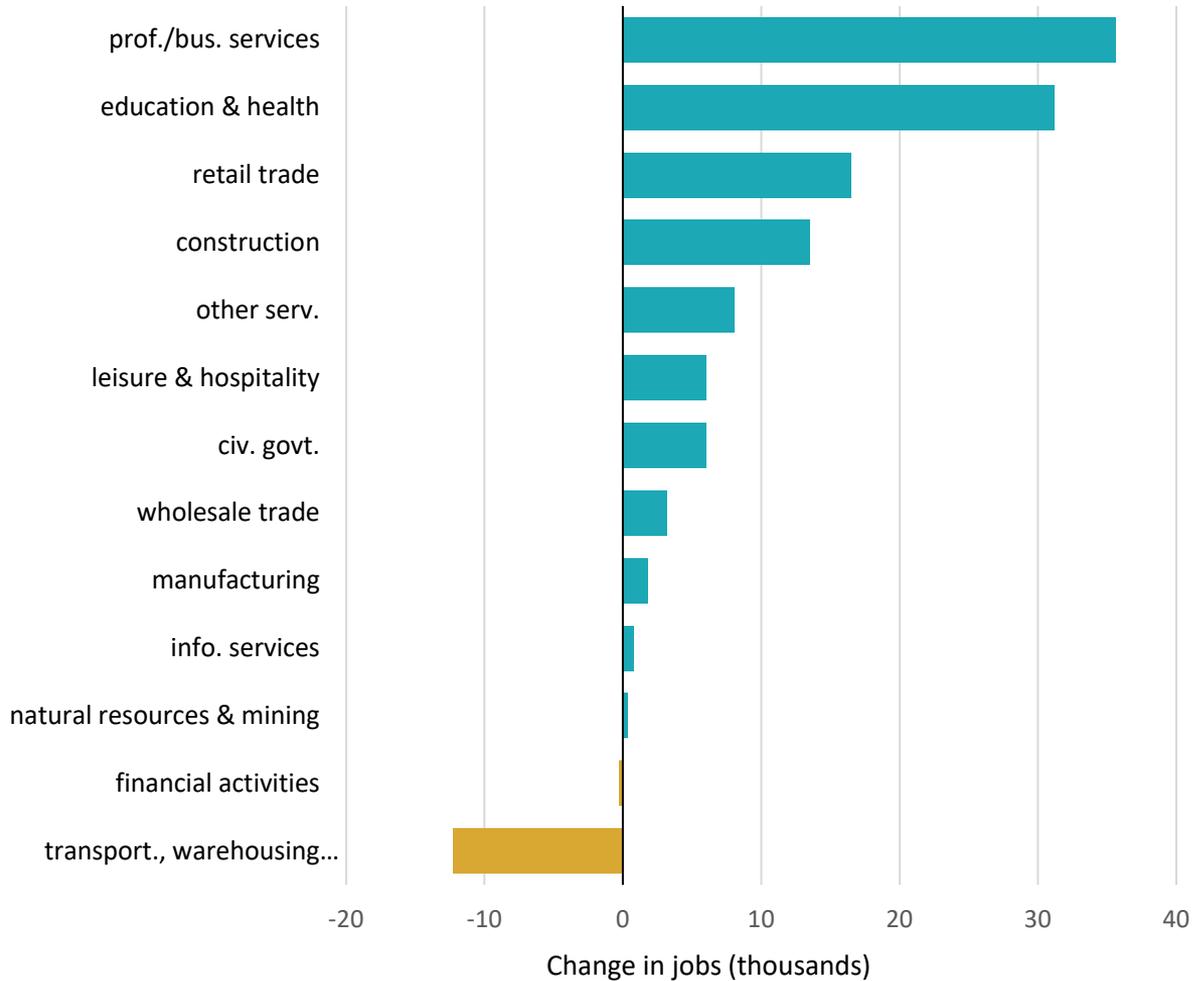


MSA payroll employment, total



**MSA
employment
outlook**

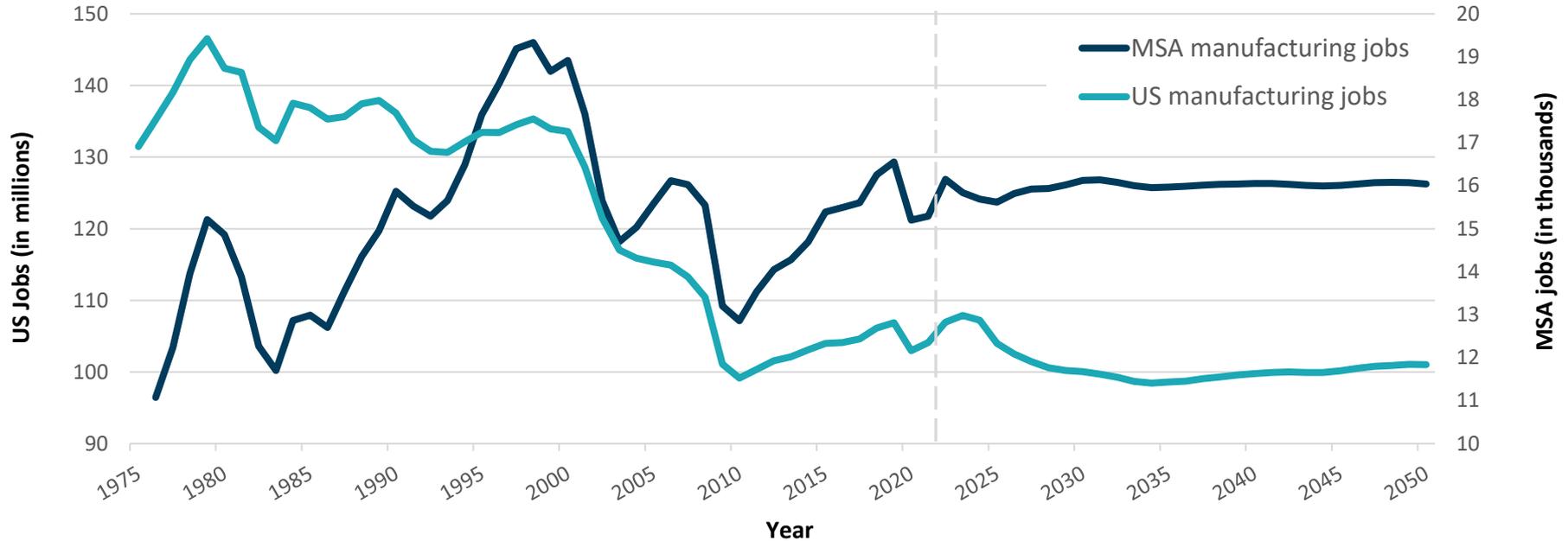
MSA change in Jobs 2024-2044 (in thousands)



**Sector-
specific
forecast**

A closer look at manufacturing

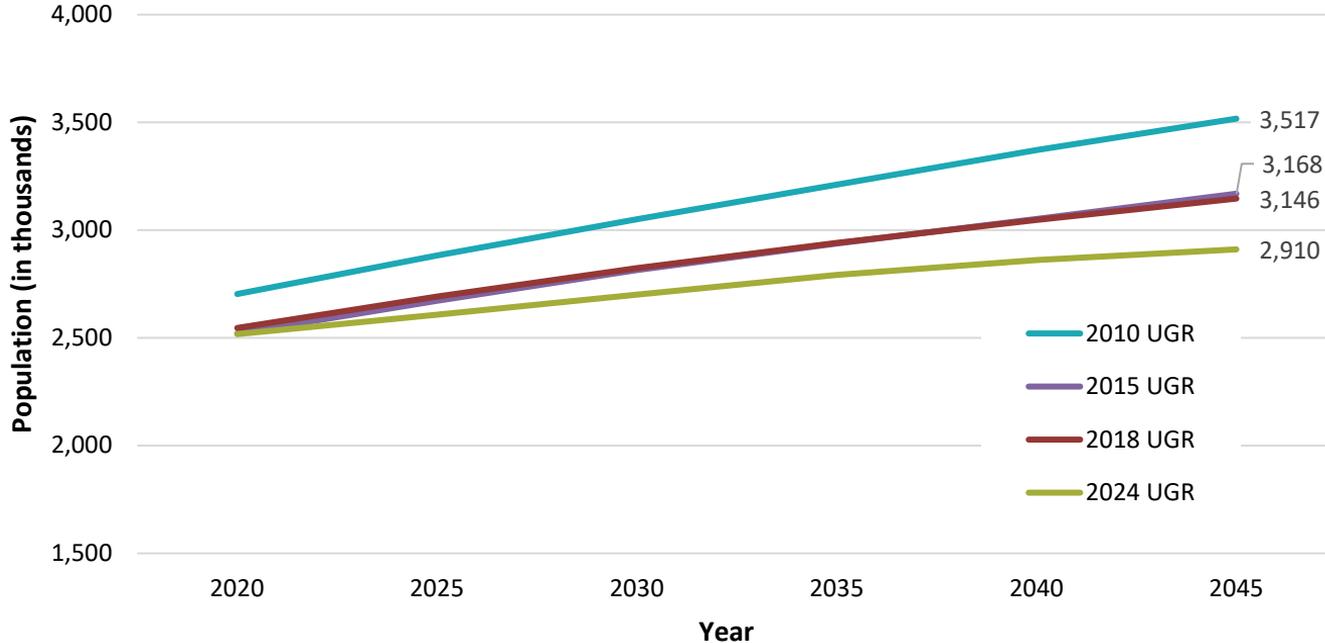
Manufacturing employment (US vs MSA)



Past UGR comparisons

Population forecast (in thousands)

Note: y-axis starts at 1500

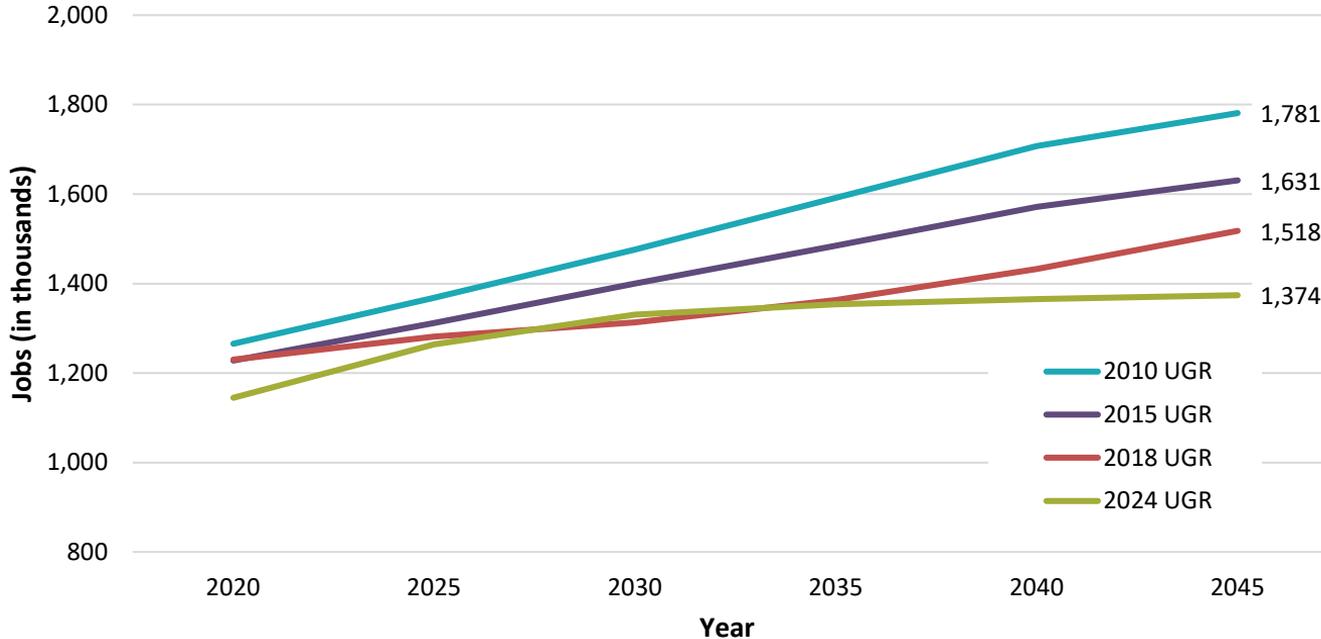


2045 forecast	MSA population	% change from previous UGR
2010 UGR	3,517,200	---
2015 UGR	3,168,300	-9.9%
2018 UGR	3,146,400	-0.7%
2024 UGR	2,909,900	-7.5%

Past UGR comparisons

Employment forecast (in thousands)

Note: y-axis starts at 800



2045 forecast	MSA employment	% change from previous UGR
2010 UGR	1,781,200	---
2015 UGR	1,630,600	-8.5%
2018 UGR	1,518,000	-6.9%
2024 UGR	1,373,900	-9.5%

Key takeaways

- We still expect to grow as a region, just at a slower pace - declining natural change is the driving factor
- Sector-specific gains are forecasted for professional and business services, education and health, retail, and construction. As manufacturing declines nationally, our region is holding steady
- This is a forecast, not a plan. Every 6 years, these projections are updated, and a new urban growth management decision is made

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