

Forecasting Future Growth

Presented to the
State of the Valley
Symposium

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Outline of Presentation

- **The Forecasts.**
- **Background of the Forecasts.**
- **Issues regarding the Forecasts.**

The Forecasts

POPULATION

	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Eagle -RF	35,500	48,800	63,400	78,000
Pitkin	15,800	18,600	23,100	27,200
Eagle RF	7,500	8,500	9,300	10,000
Garfield	<u>44,300</u>	<u>58,500</u>	<u>76,600</u>	<u>97,000</u>
TOTAL	103,100	134,400	172,400	212,200
Av % Ch	4.8%	2.7%	2.5%	2.1%

The Forecasts

EMPLOYMENT (JOBS)

	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Eagle	34,400	45,100	65,000	81,250
Pitkin	19,500	24,500	32,000	38,250
Garfield	<u>24,200</u>	<u>31,600</u>	<u>37,400</u>	<u>43,300</u>
TOTAL	78,100	101,200	134,400	162,800
Av % Ch	6.9%	2.6%	2.9%	1.9%

Background of the Forecasts

- The forecasts are tied to perceptions of the economy + the population (retirees)

Economic base, “drivers”

- Tourism
 - Destination
 - Second homes: construction, maintenance, use, other.
- Retirees . . . tourists that stay longer.
- Lone eagles, home sourcers, small industries.
- Energy

National context of each = strong growth!!!

Background of the Forecasts

The “Graying” of the West

- Aging of the nation baby-boomers born 1946 – 1964. (Ages 36 to 54 in 2000.)
- Growth, migration in the West since World War II.
- Re-distribution of Western baby-boomers within the West and Rocky Mountain Region as they retire.

Colorado Population 55+, 2000 - 2030

- Between 2000 and 2010, the Colorado population 55 – 64 will grow at 5.9% per year vs. 3.9% for this U. S. age group, and 1.7% for Colorado total.
- Between 2010 and 2020, the Colorado population 65 – 74 will grow at 5.6% per year vs. 4.0% for the U.S., and 1.8% for Colorado total.
- In the two decades, between 2000 and 2020, Colorado's population 55 – 64 will more than double increasing from 342,000 in 2000 to 745,000 in 2020.
- By 2030, Colorado's population 65 and over will be 2.6 times that in 2000.

Background of the Forecasts

- Status -

- Economic Forecasting Consultant (CBEF) has considerable experience forecasting at the state and regional level by industry.
- Staff and partners have done considerable analysis of tourism and the effects of 2nd homes.
- Lone eagles' and home sourcing's strength fairly new, since 2000!!
- Energy: existing perceptions are aware of past booms and busts.

Background of the Forecasts

- Process of Preparing Forecasts -

- Forecasting Worksheets relate **jobs** to the **labor force** to the **population** to **households** and **housing**.
- The top-down national and regional forecasts are the starting point on the forecasting worksheets.
- Local officials, professionals, agents, stewards revise, refine, integrate the forecasts to fit local perspectives, expectations, plans.
- Dept. of Local Affairs, Demography Office provides assistance, sense of realism and of relationships.

Issues regarding the Forecasts

- ***The effect of second homes:***
 - There has been and will be the development of a considerable number of second homes.
 - Second homes create a considerable demand for workers: in their construction, use, maintenance, protection, public service, exchange, management.
 - They have a considerable impact on property values.
 - Therefore, they bring about a circumstance where it is very difficult to provide worker housing and needed community services and environments.

Issues regarding the Forecasts

- **The effect of second homes *on the forecasts*:**
 - There is a difficulty on the part of the forecasters and planners to forecast and locate the populations implied by the economic (jobs) forecasts.
 - Population forecasts for the Valley's three counties (given the existing economic forecasts) are probably low in 2030 by 50,000 people!!!
 - It is thought that even if Eagle County grows to (accommodates) 120,000, Garfield County will still grow to at least 125,000!!!
 - If Eagle County's only grows to (houses) 90,000 than Garfield County could grow to 150,000.

Issues regarding the Forecasts

- ***Energy development:***

- The long-run implications of the ***more recent*** energy developments are not in the existing forecasts.
- Most likely, there will be at least some additional effects, probably limited in size. . .
- However, it is possible that they could be quite large.

Summation

**The forecasts show big numbers,
the result of strong economic forces!!!**

**They suggest a fundamental need for planning at some
level (not micromanaging)**

- like taking a family vacation, you need to know where you are going, and what you are going to do when you get there.**
- without any forethought, you are likely to end up with a giant mess . . . where the residents lose out to the economic “drivers”.**