2035 Genesee County Socio-Economic Projections

Transportation Technical Committee
April 8, 2008

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Genesee County Metropolitan Planning Commission

Outline

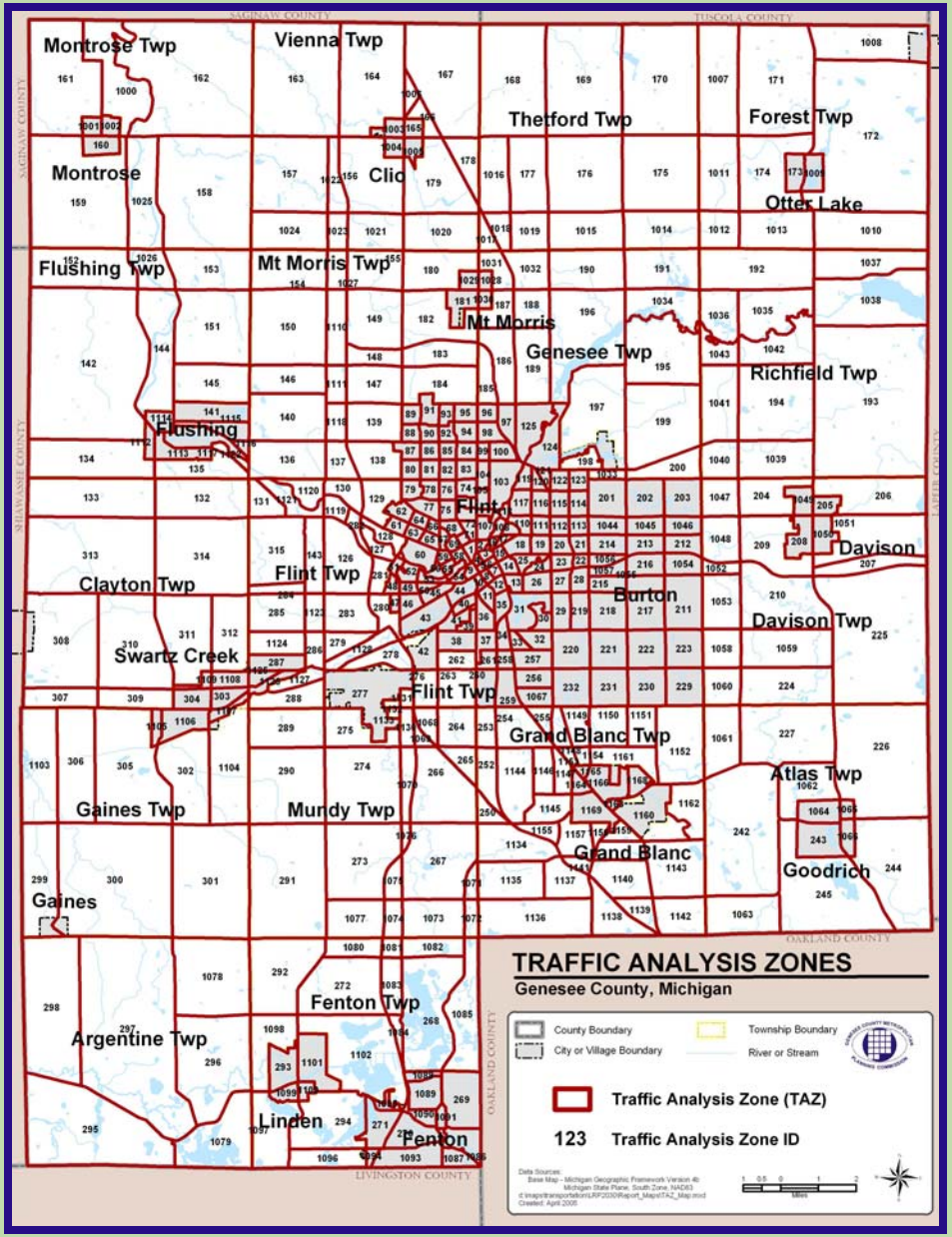
- 2005 Base Year Population Data
- 2035 Population Projections
- 2005 Base Year Employment Data
- 2035 Employment Projections

Base Year Population Data

- 2005 is Base Year for Travel Demand Model
- Mid-decade census data from City of Linden, Grand Blanc Township and Mundy Township
- No other new data sources for 2005
- Completed in Fall 2007, before final REMI 2035

Population Projection Methodology

- Projections done at Traffic Analysis Zone (TAZ) level
- 467 TAZ in Genesee County
- 2000 Census Transportation Planning Package (CTPP) data



Building Permit and Demolition Data

- Collect building permit and demolition data from every municipality, allocated to TAZ
- Single family and multi-family all calculated by number of housing units
- Used data from 2000 to 2006 (7 years)
- Change in housing units per year =

  (All Builds – All Demos) / 7

Availability for Growth

- Looked at high growth TAZ
- Checked zoning and aerial imagery
- Calculated available land
- Capped high growth TAZ at land available
- Same method as 2030 LRTP

Household Size

- Persons per household calculated from 2000 CTPP data for each TAZ
- Household size is declining and will continue to decrease
- Regional Economic Models Inc (REMI) data (countywide totals, five-year increments, out to year 2030) provided change in household size
- Interpolated yearly change per TAZ
- Applied change in household size, per year, per TAZ to number of households

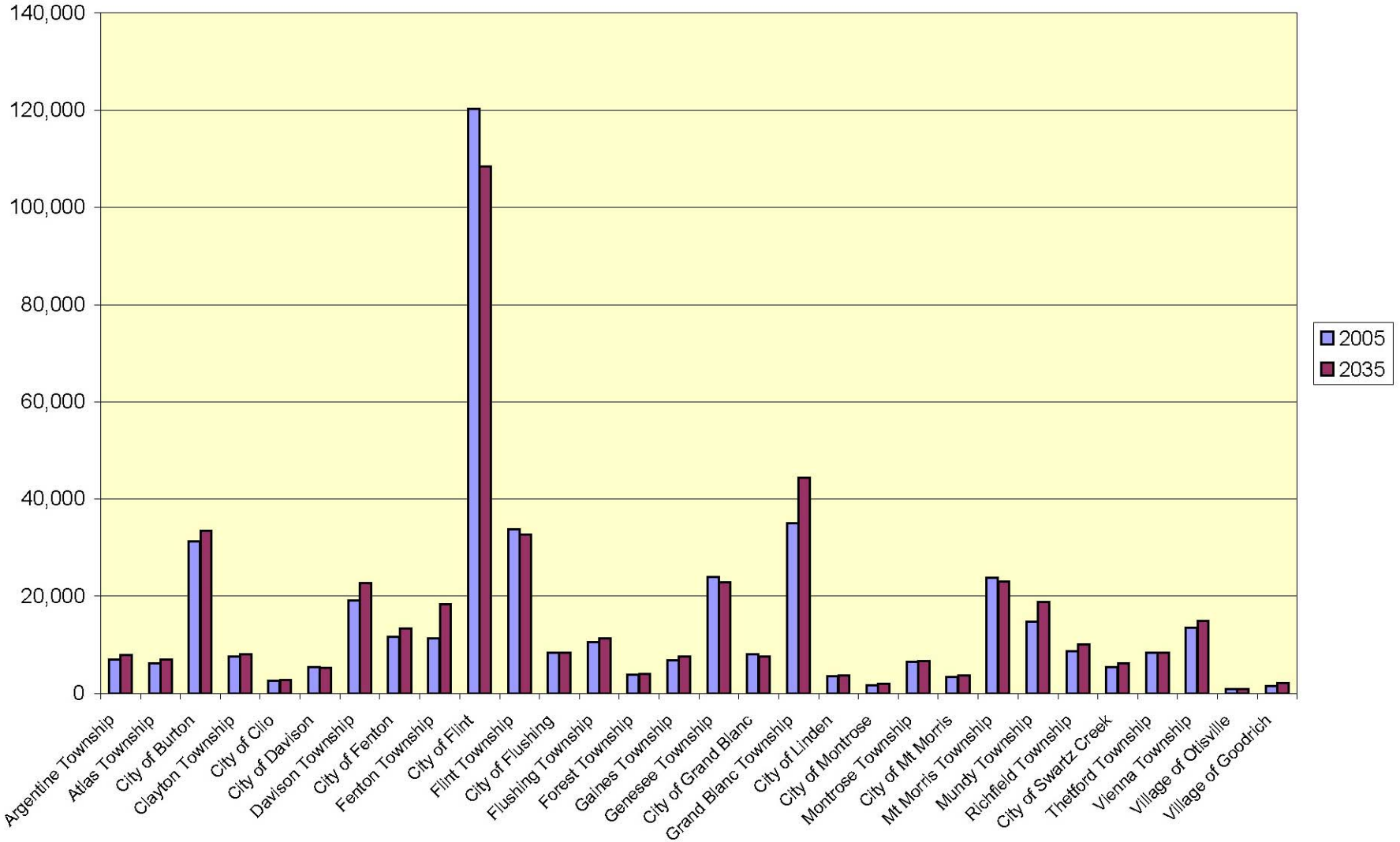
Population

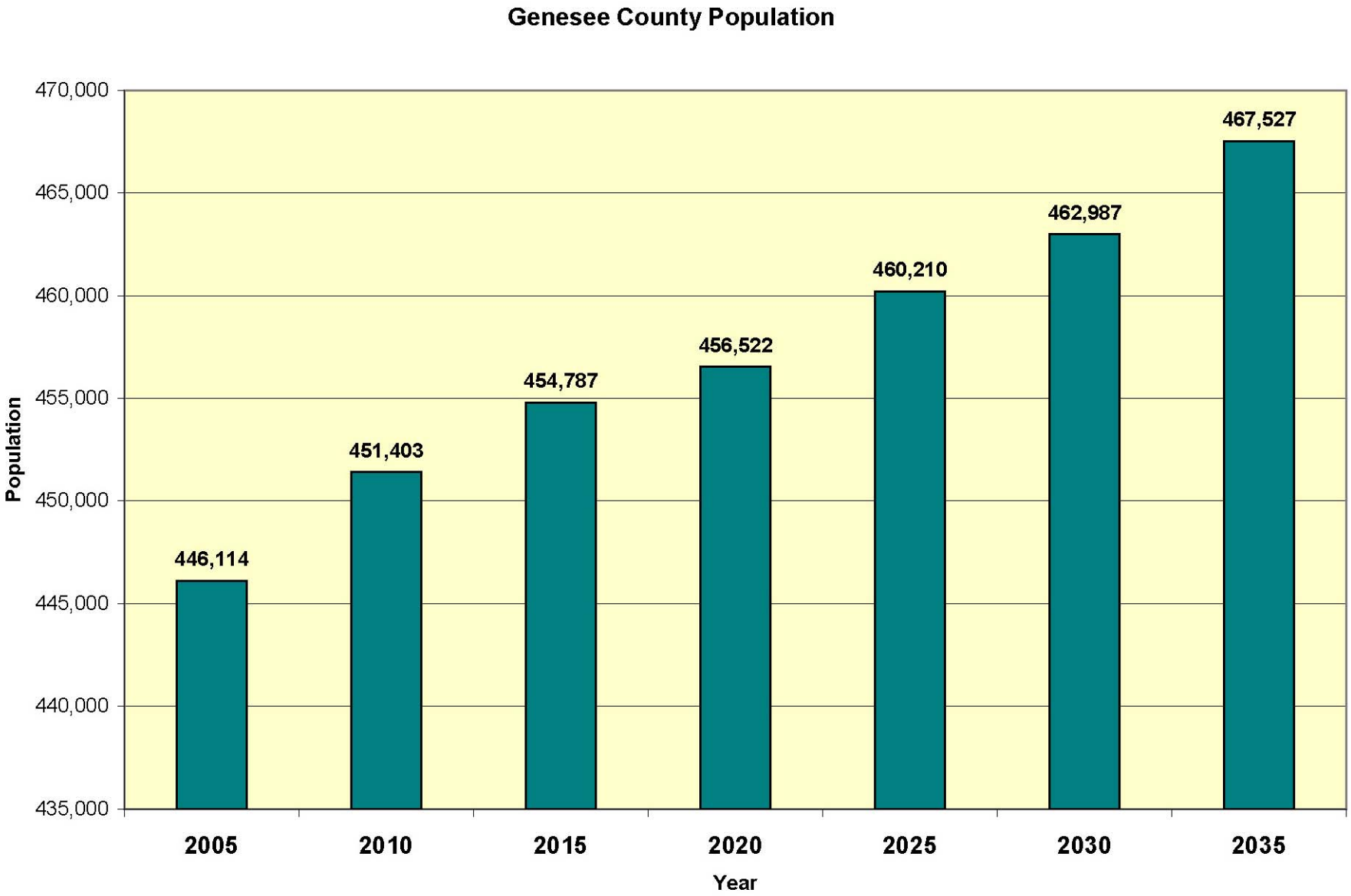
- Persons per household * number of households = population
- Calculated for every TAZ for every year 2005 to 2035

2005 - 2035 Genesee County Population Estimates - Draft

Genesee County Population by Municipality	2005	2010	2015	2020	2025	2030	2035
Argentine Township	6,943	7,094	7,256	7,394	7,563	7,732	7,897
Atlas Township	6,215	6,335	6,465	6,577	6,716	6,854	6,986
City of Burton	31,305	31,583	31,945	32,200	32,611	33,033	33,439
Clayton Township	7,700	7,747	7,810	7,847	7,923	8,001	8,075
City of Clio	2,586	2,610	2,641	2,663	2,697	2,735	2,769
City of Davison	5,529	5,470	5,430	5,372	5,348	5,327	5,306
Davison Township	19,180	19,753	20,367	20,900	21,531	22,161	22,773
City of Fenton	11,625	12,073	12,484	12,788	13,022	13,255	13,433
Fenton Township	11,430	15,087	15,773	16,391	17,072	17,750	18,409
City of Flint	120,283	117,800	115,720	113,352	111,633	110,002	108,394
Flint Township	33,720	33,430	33,253	32,972	32,874	32,802	32,731
City of Flushing	8,464	8,436	8,435	8,405	8,424	8,445	8,464
Flushing Township	10,596	10,695	10,822	10,912	11,054	11,195	11,336
Forest Township	3,931	3,948	3,976	3,988	4,021	4,056	4,088
Gaines Township	6,870	6,997	7,138	7,256	7,403	7,553	7,697
Genesee Township	23,981	23,707	23,508	23,247	23,106	22,982	22,856
City of Grand Blanc	8,078	7,967	7,886	7,781	7,724	7,671	7,617
Grand Blanc Township	35,075	36,788	38,556	40,069	41,590	43,022	44,399
City of Linden	3,603	3,638	3,682	3,708	3,715	3,725	3,734
City of Montrose	1,751	1,804	1,862	1,911	1,970	2,027	2,083
Montrose Township	6,496	6,528	6,574	6,601	6,658	6,716	6,773
City of Mt Morris	3,448	3,475	3,512	3,537	3,581	2,623	3,665
Mt Morris Township	23,795	23,580	23,438	23,231	23,140	23,065	22,982
Mundy Township	14,810	15,503	16,189	16,800	17,471	18,143	18,790
Richfield Township	8,726	8,950	9,192	9,398	9,646	9,892	10,131
City of Swartz Creek	5,493	5,651	5,790	5,891	6,022	6,154	6,278
Thetford Township	8,385	8,370	8,375	8,359	8,381	8,408	8,433
Vienna Township	13,627	13,819	14,043	14,218	14,461	14,705	14,939
Village of Otisville	903	899	898	894	894	895	896
Village of Goodrich	1,566	1,666	1,767	1,860	1,959	2,058	2,154
Genesee County	**446,114**	**451,403**	**454,787**	**456,522**	**460,210**	**462,987**	**467,527**

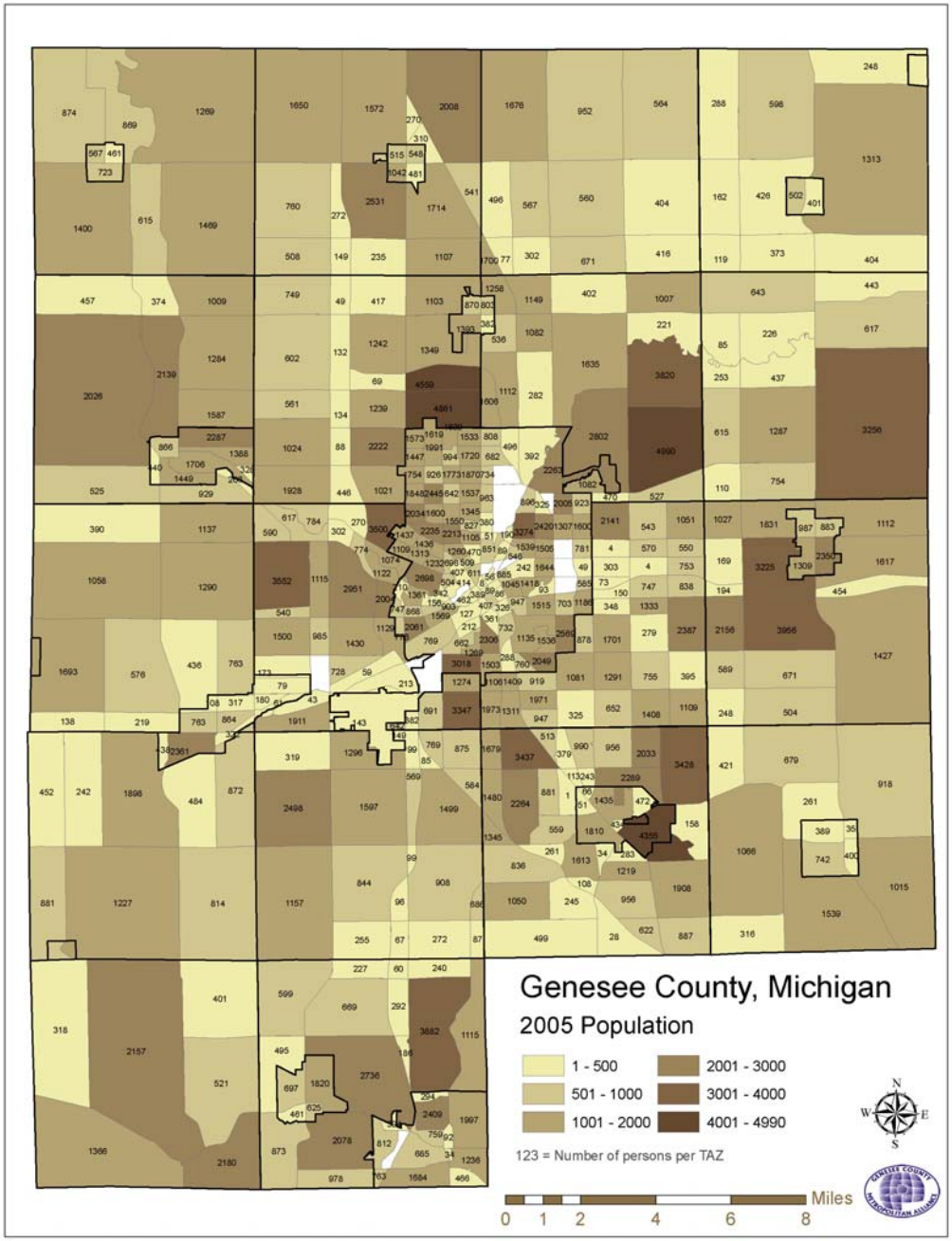
2005-2035 Population by Municipality




Genesee County Population
470,000
465,000
460,000
455,000
450,000
445,000
440,000
435,000
Population
446,114
451,403
454,787
456,522
460,210
462,987
467,527
2005
2010
2015
2020
2025
2030
2035
Year

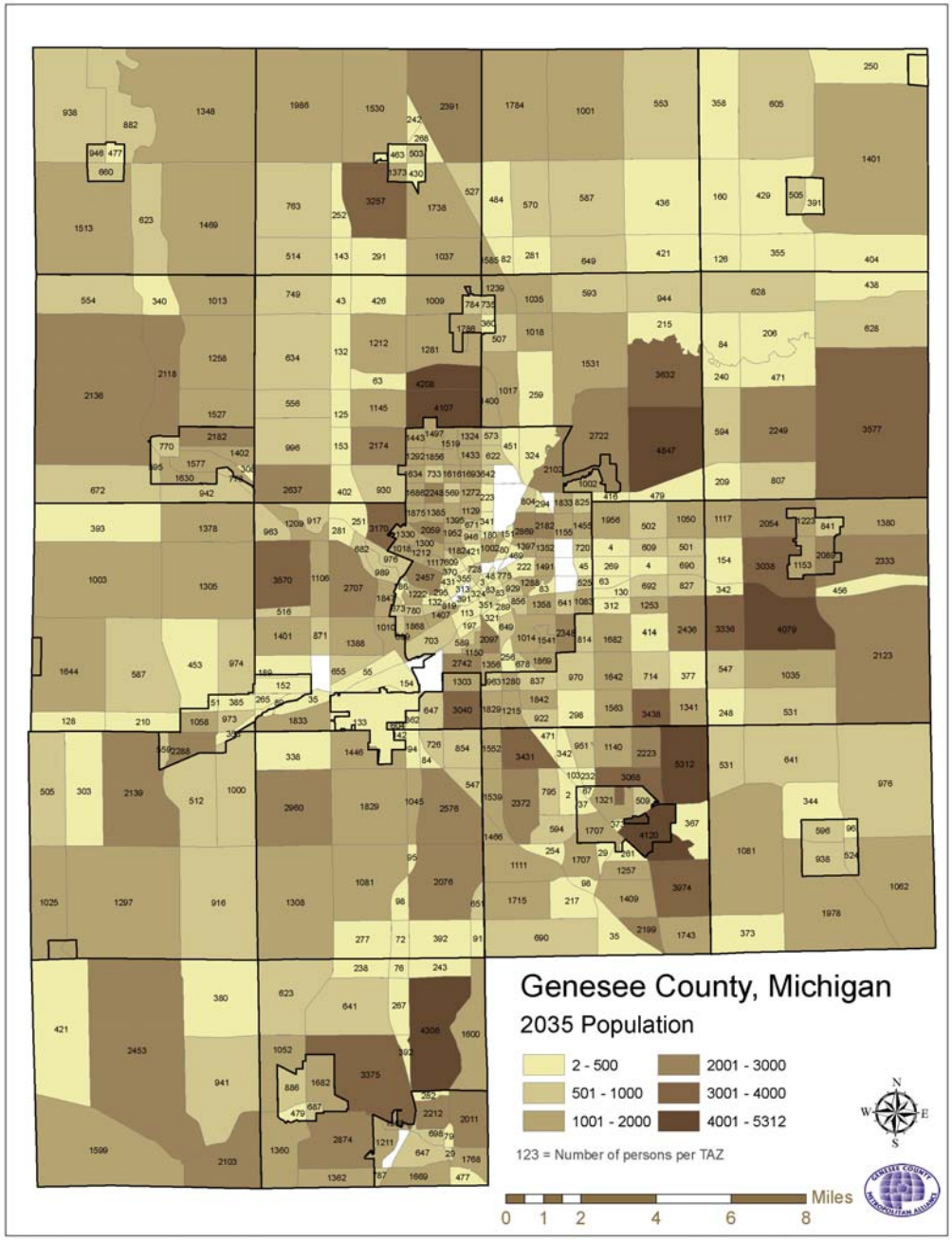
2005

- Base of 2000 Census data-projected forward
- Uses mid-decade census data where available



2035

- Slight growth countywide
- Decline in City of Flint
- Uses best available data
- Methodology recommended by Model Development Committee



Any Questions?

Employment

2005 Base Year Employment

- 2005 Claritas Business Facts® data
- More accurate than previous dataset
- Point file of each employer, number of employees, employment category (NAICS)
- GCMPC validated the dataset
- Contacted 209 employers, those with over 100 employees, to determine if dataset was accurate
- Overall fairly reliable data
- 180,061 employees in Genesee County

Employment Categories

GCMPC Model Code	Genesee County Employment Categories
1	Manufacturing
2	Other
3	Transportation, Warehousing, and Public Utilities
4	Finance, Insurance and Real Estate
5	Retail Trade
6	Wholesale Trade
7	Service
8	Government

Comparisons to Other Data Sources

Employment Category	GCMPC 2002	Claritas 2005 adjusted	CENSUS 2000	REMI 2005	Woods & Poole 2005	BEA 2004
type of code	NAICS	**NAICS**	NAICS	SIC	SIC	NAICS
Manufacturing	25,046	**26,617**	46,441	28,445	24,463	24,181
Other	7,411	**10,697**	10,340	15,114	15,069	12,571
Transportation and Public Utilities	3,682	**5,308**	6,727	7,371	6,568	5,717
Finance, Insurance, Real Estate	4,824	**12,261**	9,122	13,615	14,030	14,242
Retail Trade	20,780	**25,701**	24,762	43,656	40,940	27,714
Wholesale Trade	5,648	**6,635**	5,578	8,744	8,110	7,186
Services	73,591	**85,494**	87,823	78,724	75,901	91,800
Government	5,162	**7,348**	5,176	27,107	27,137	26,174
Total Workers by Year	**146,144**	**180,061**	**192,969**	**222,776**	**212,218**	**209,585**

Data adjustment

Employment Category	Claritas 2005 (adjusted)	BEA 2004	BEA 2005 (1% increase)	Difference Claritas to BEA 2005	% Difference Claritas to BEA 2005	New Employment Data for GCMPC	Difference new data to BEA 2005
Manufacturing	**26,617**	24,181	24,423	2,194	0.0824	**24,433**	10
Other	**10,697**	12,571	12,697	-2,000	-0.1869	**12,677**	-20
Transportation and Public Utilities	**5,308**	5,717	5,774	-466	-0.0878	**5,768**	-6
Finance, Insurance, Real Estate	**12,261**	14,242	14,384	-2,123	-0.1732	**14,400**	16
Retail Trade	**25,701**	27,714	27,991	-2,290	-0.0891	**27,984**	-7
Wholesale Trade	**6,635**	7,186	7,258	-623	-0.0939	**7,244**	-14
Services	**85,494**	91,800	92,718	-7,224	-0.0845	**92,713**	-5
Government	**7,348**	26,174	26,436	-19,088	-2.5977	**26,443**	7
Total Workers by Year	**180,061**	**209,585**	**211,681**	**-31,620**		**211,662**	**-19**

2005 Genesee County Employment by Industry	
Industry	2005 Genesee County Employment
Manufacturing	24,433
Other	12,677
Transportation and Public Utilities	5,768
Finance, Insurance, Real Estate	14,400
Retail Trade	27,984
Wholesale Trade	7,244
Services	92,713
Government	26,443
Total Genesee County Employment	**211,662**

2035 Employment Projections

- Started with 2005 GCMPC Employment Data
- Uses 2030 Regional Economic Models Inc (REMI) data (best available data source)
- REMI has countywide employment by industry in 5-year increments out to 2030
- Interpolated a yearly growth factor per category and extrapolated linear growth out to 2035

2035 Employment Projections

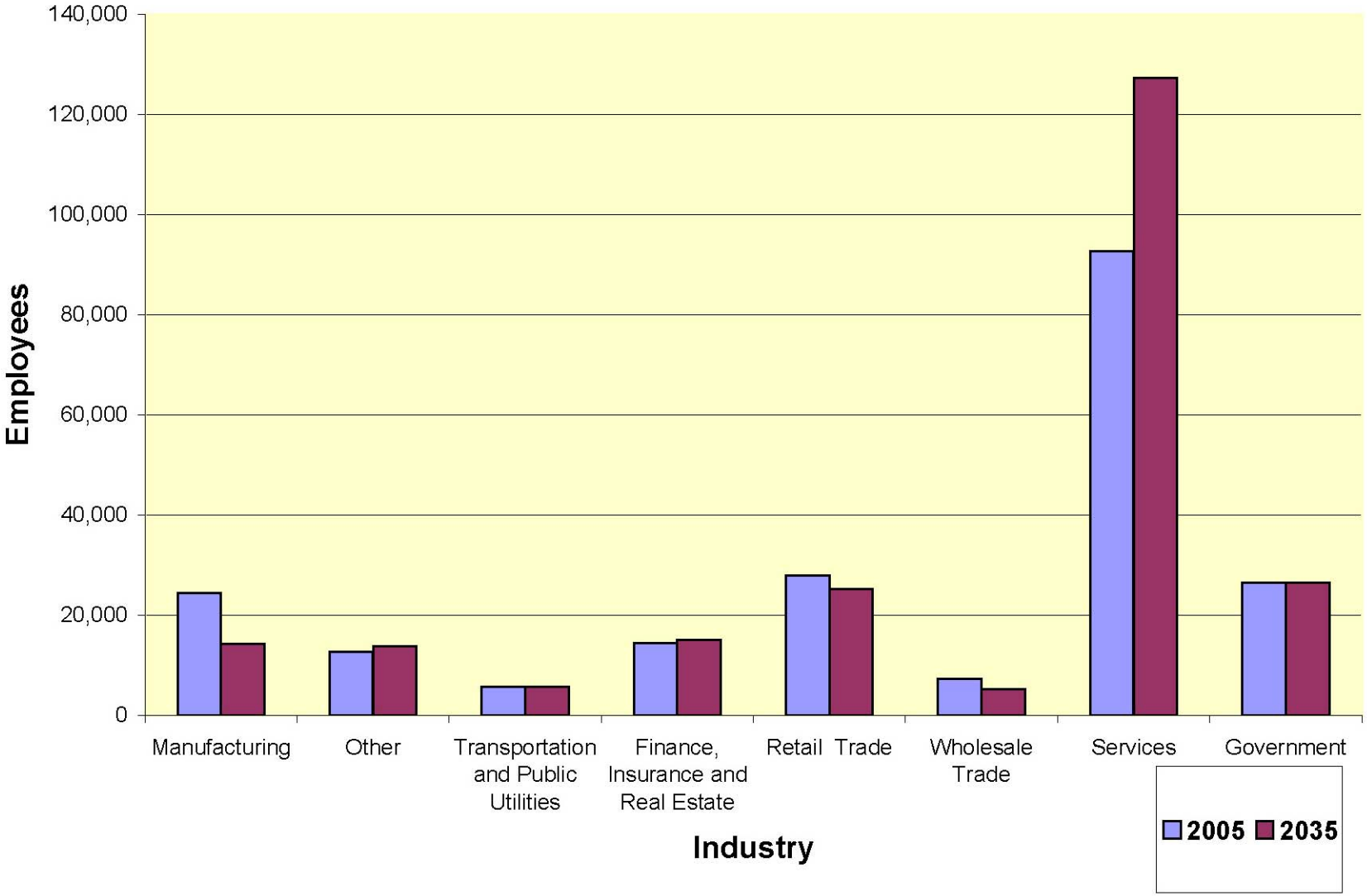
What's available

Employment for any category, any TAZ, any year out to 2035

Flexibility in modeling any AQ analysis year

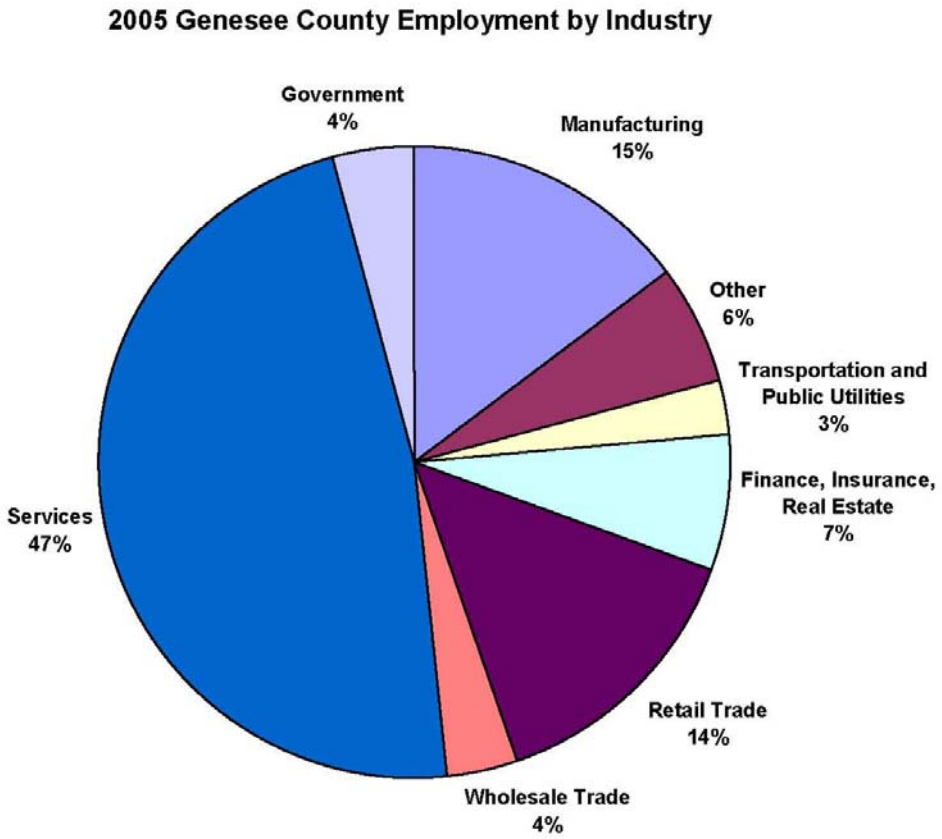
Genesee County Employment by Industry 2005 - 2035							
Employment Category	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**	**2035**
Manufacturing	24,433	22,903	20,299	18,762	17,249	15,743	14,363
Other	12,677	13,095	13,678	13,853	13,749	13,766	13,801
Transportation and Public Utilities	5,768	6,075	6,187	6,189	6,053	5,932	5,798
Finance, Insurance and Real Estate	14,400	15,104	15,463	15,615	15,399	15,270	15,125
Retail Trade	27,984	27,885	27,690	27,293	26,457	25,863	25,296
Wholesale Trade	7,244	7,164	6,792	6,479	6,090	5,708	5,328
Services	92,713	105,045	111,804	117,243	120,164	123,679	127,279
Government	26,443	26,486	26,461	26,411	26,366	26,427	26,511
Total	**211,662**	**223,757**	**228,374**	**231,845**	**231,527**	**232,388**	**233,501**

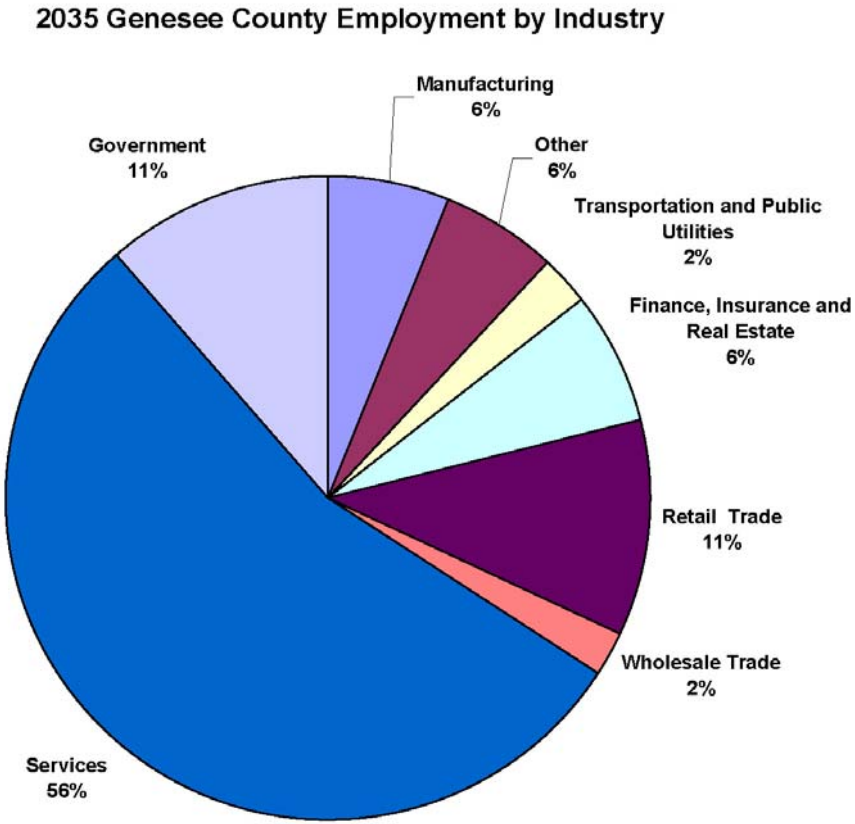
2005 - 2035 Genesee County Employment by Industry

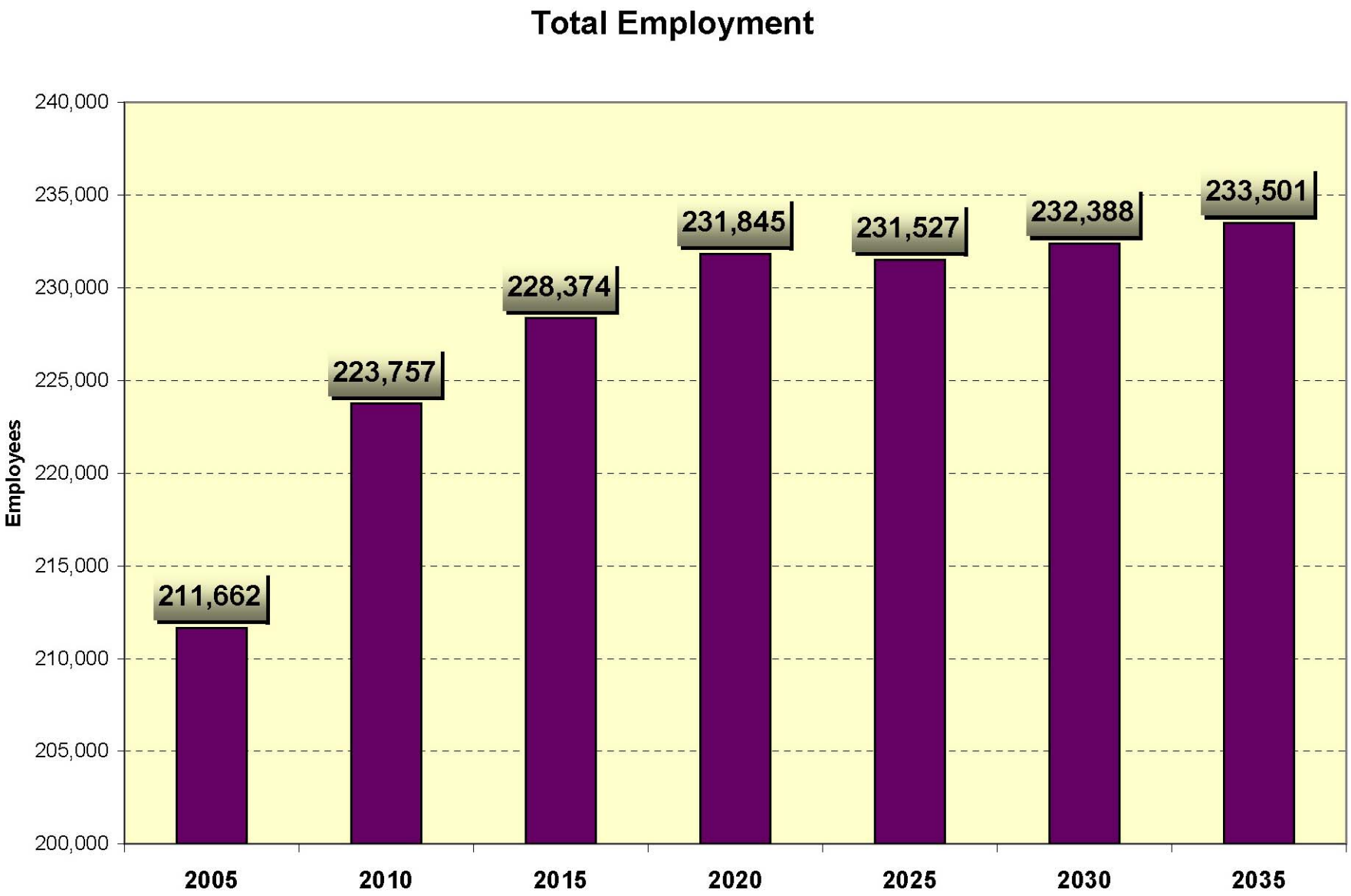


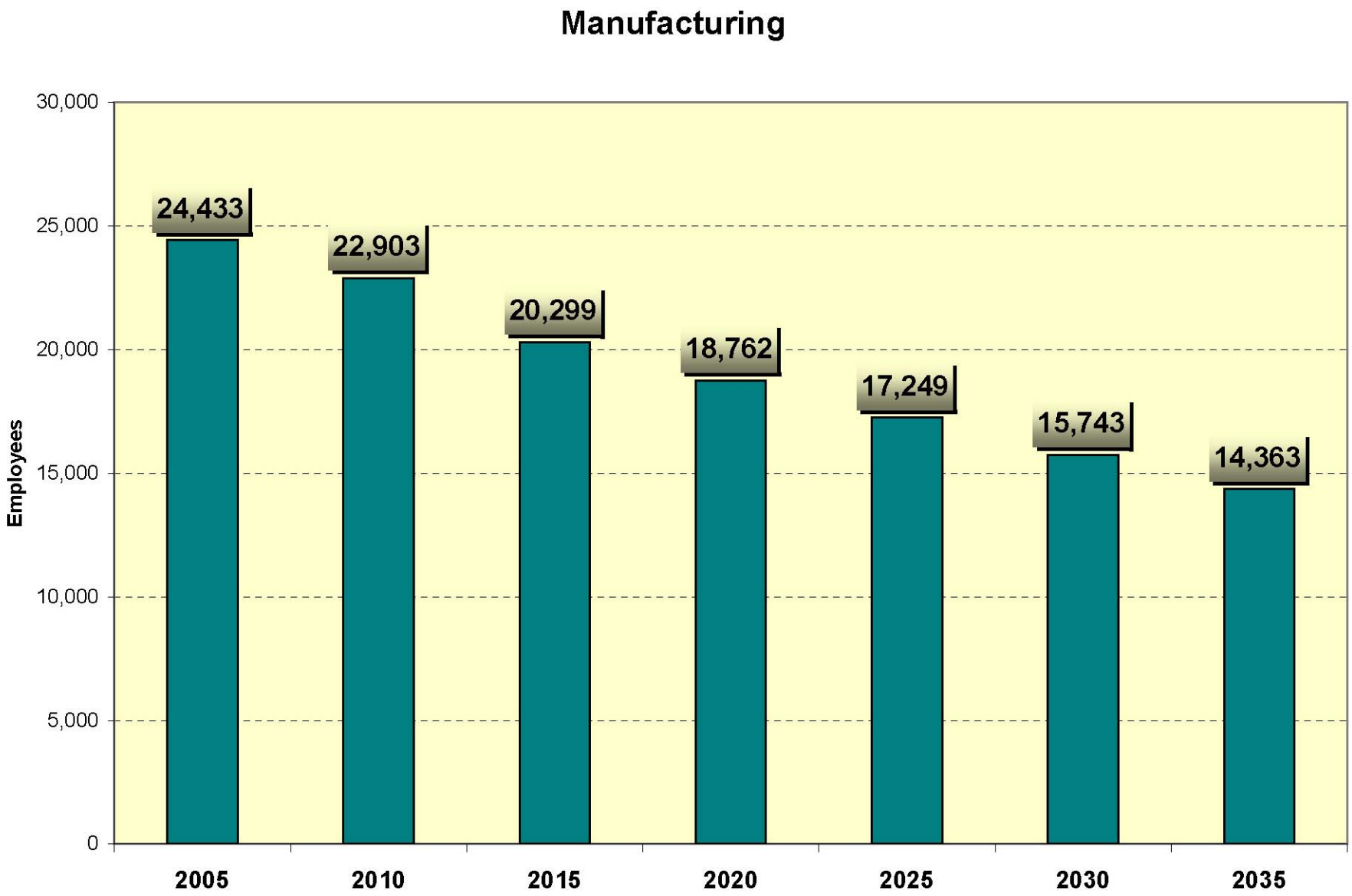
2005

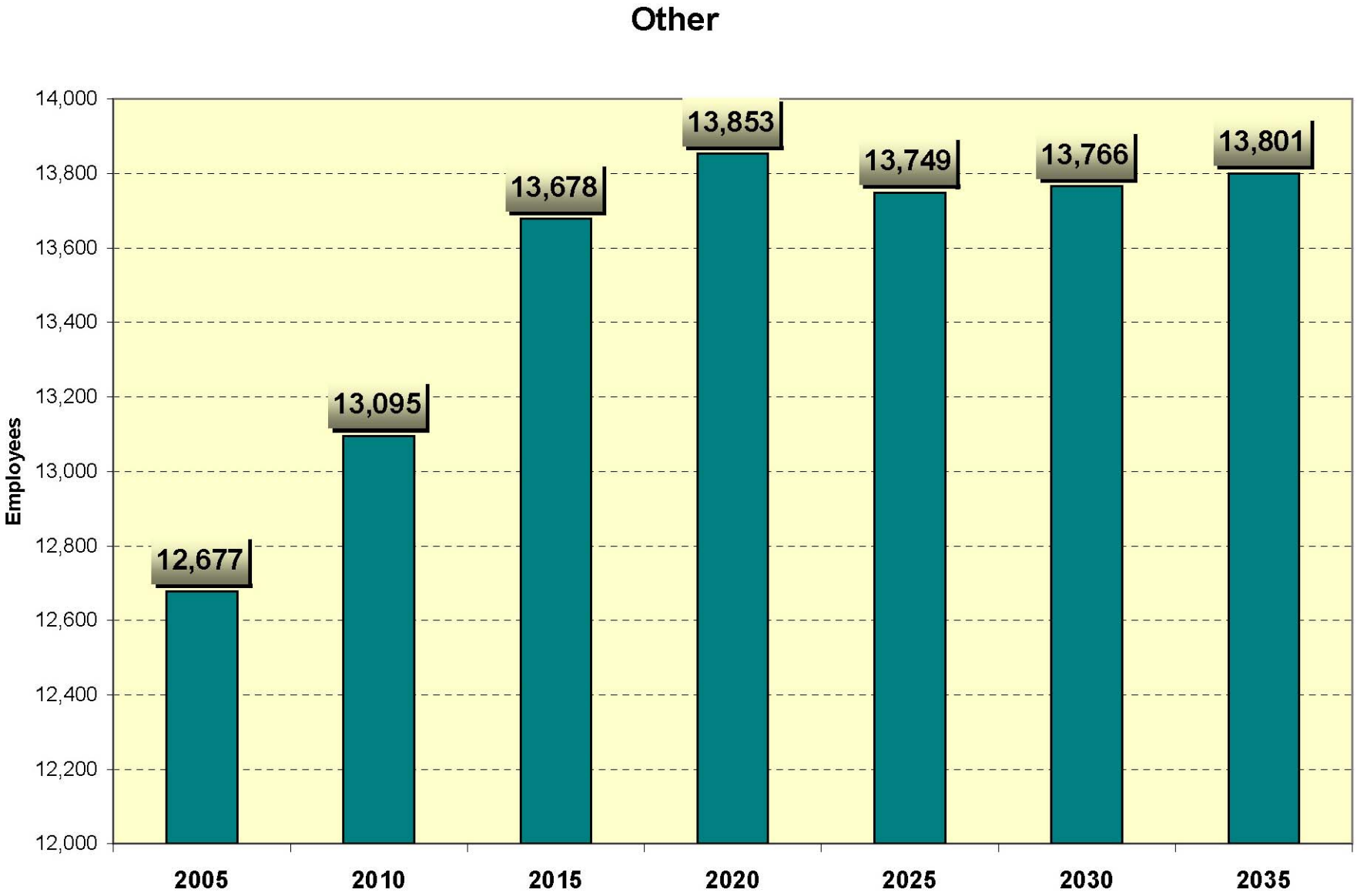
2035


2005 Genesee County Employment by Industry
Government
4%
Manufacturing
15%
Other
6%
Transportation and
Public Utilities
3%
Finance, Insurance,
Real Estate
7%
Retail Trade
14%
Wholesale Trade
4%
Services
47%

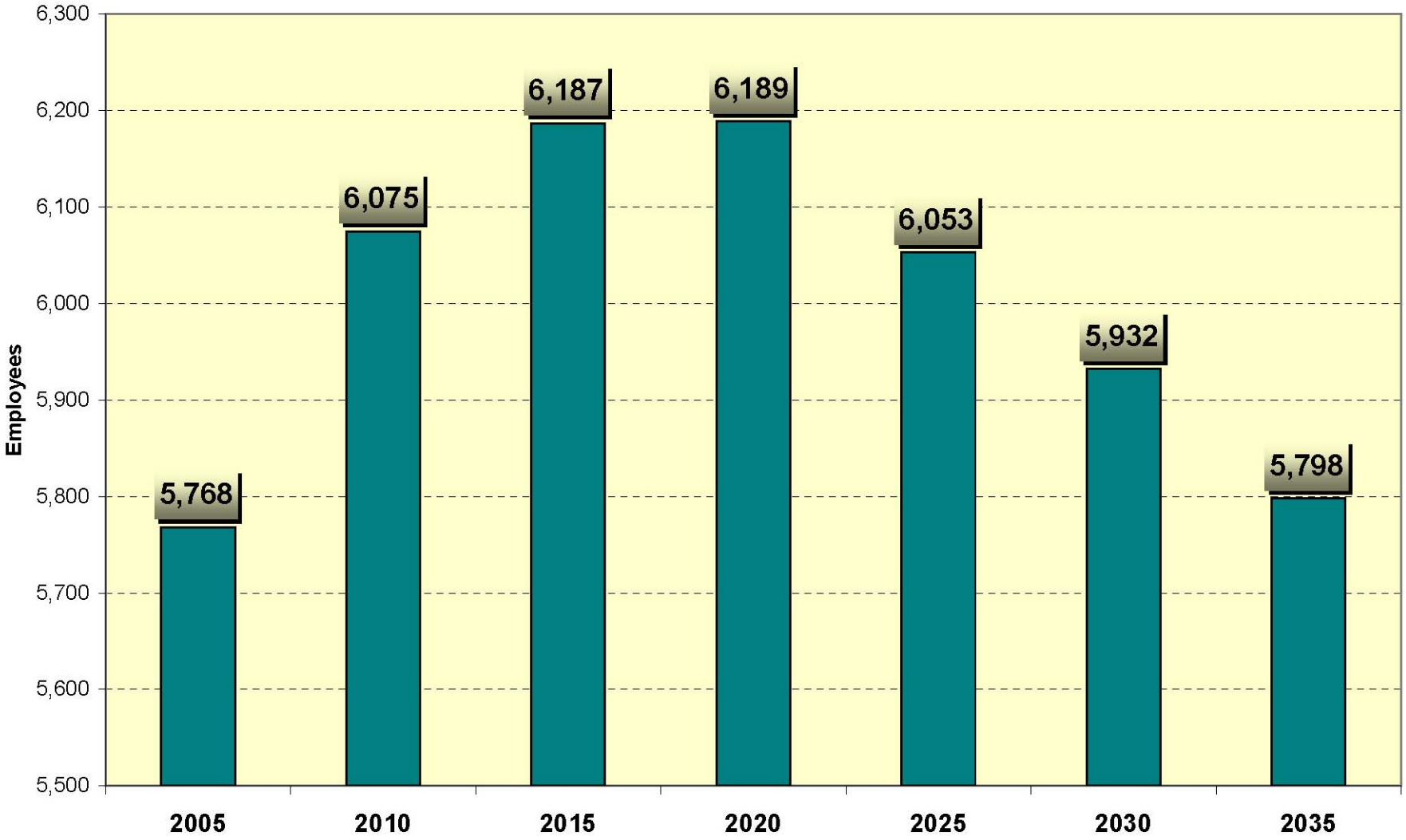

2035 Genesee County Employment by Industry
Manufacturing
6%
Government
11%
Other
6%
Transportation and Public
Utilities
2%
Finance, Insurance and
Real Estate
6%
Retail Trade
11%
Wholesale Trade
2%
Services
56%

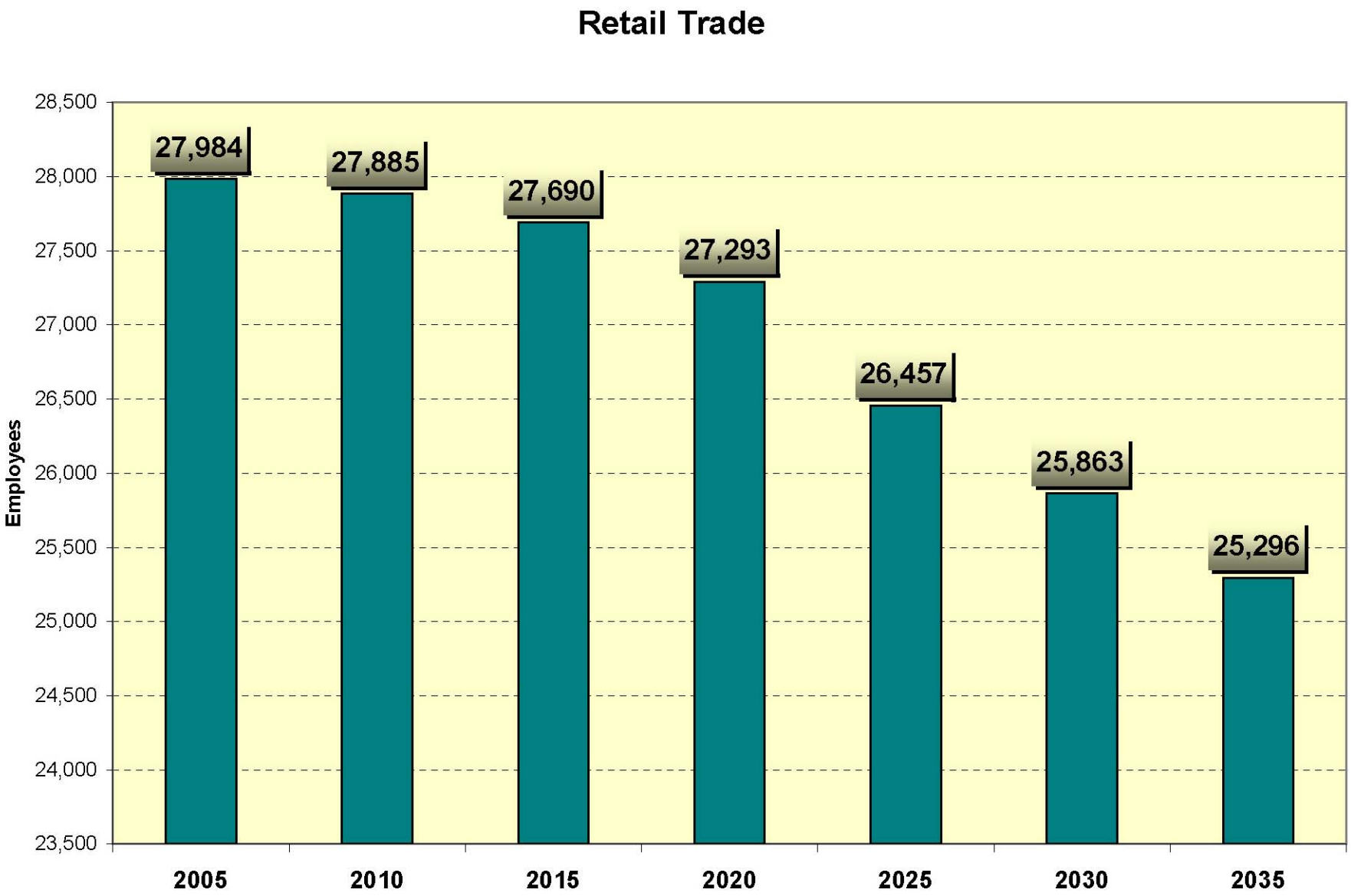

Total Employment
Employees
240,000
235,000
230,000
225,000
220,000
215,000
210,000
205,000
200,000
211,662
223,757
228,374
231,845
231,527
232,388
233,501
2005
2010
2015
2020
2025
2030
2035

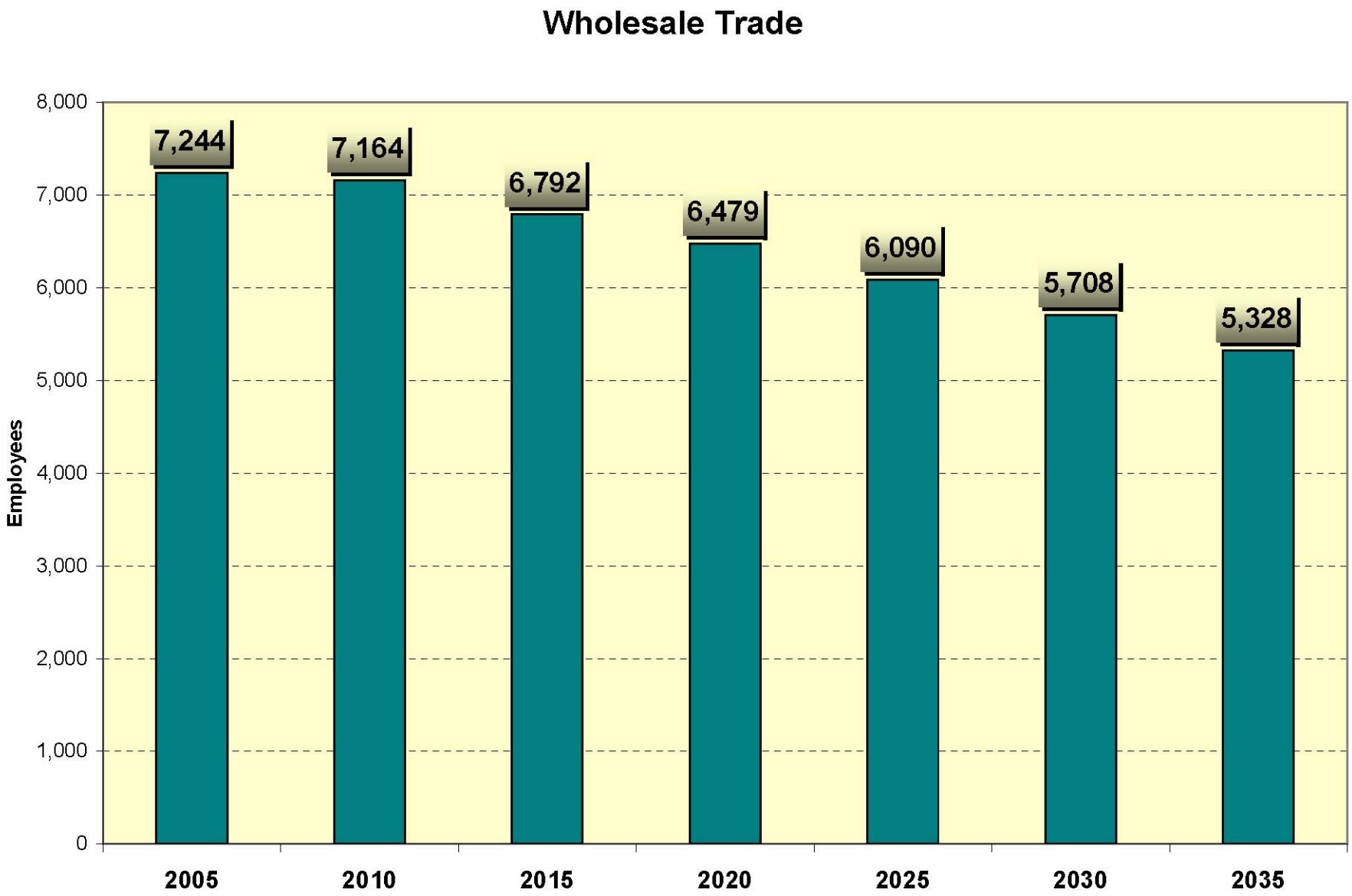

Manufacturing
Employees
30,000
25,000
20,000
15,000
10,000
5,000
0
24,433
22,903
20,299
18,762
17,249
15,743
14,363
2005
2010
2015
2020
2025
2030
2035

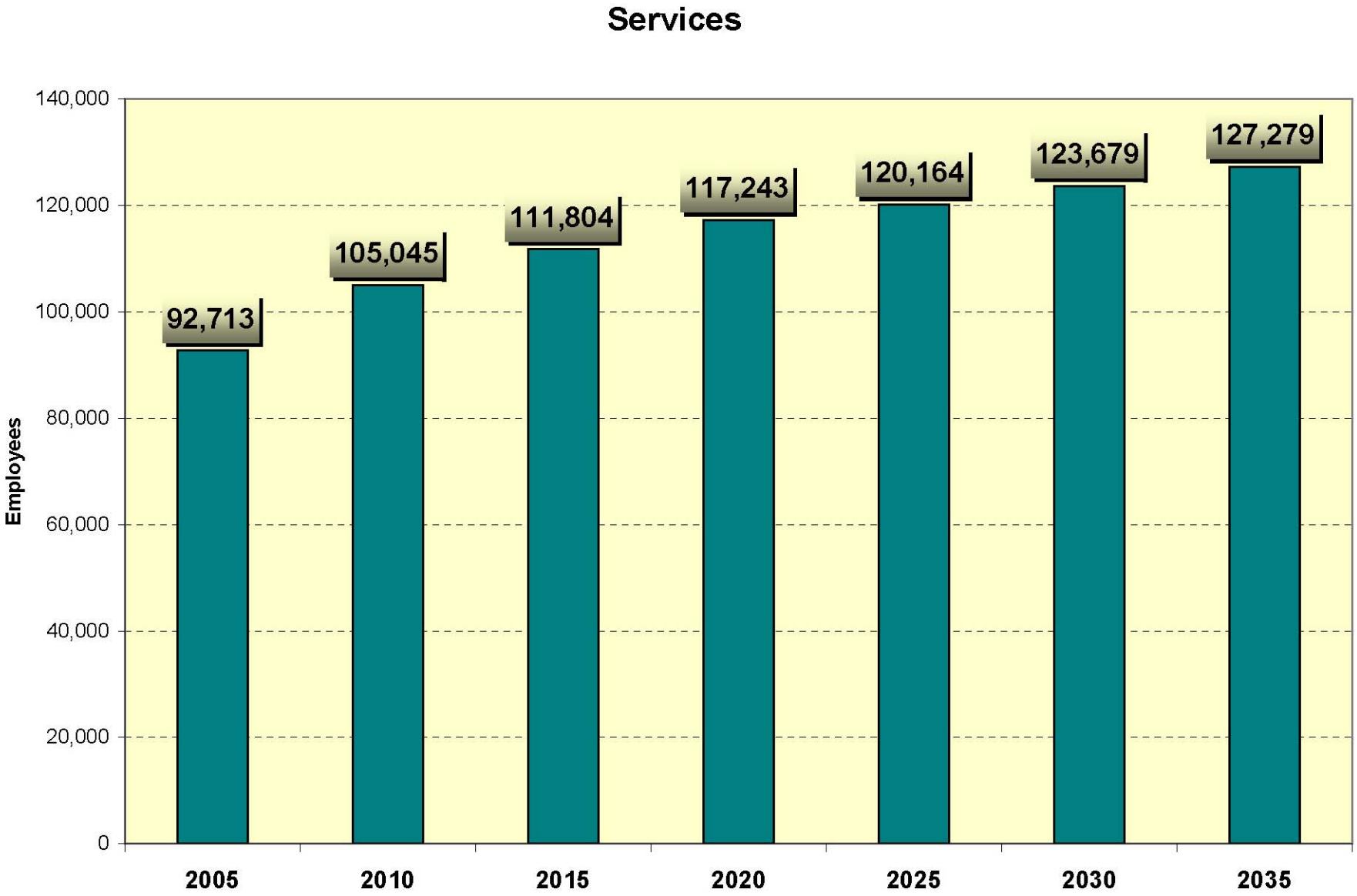

Other
Employees
14,000
13,800
13,600
13,400
13,200
13,000
12,800
12,600
12,400
12,200
12,000
12,677
13,095
13,678
13,853
13,749
13,766
13,801
2005
2010
2015
2020
2025
2030
2035

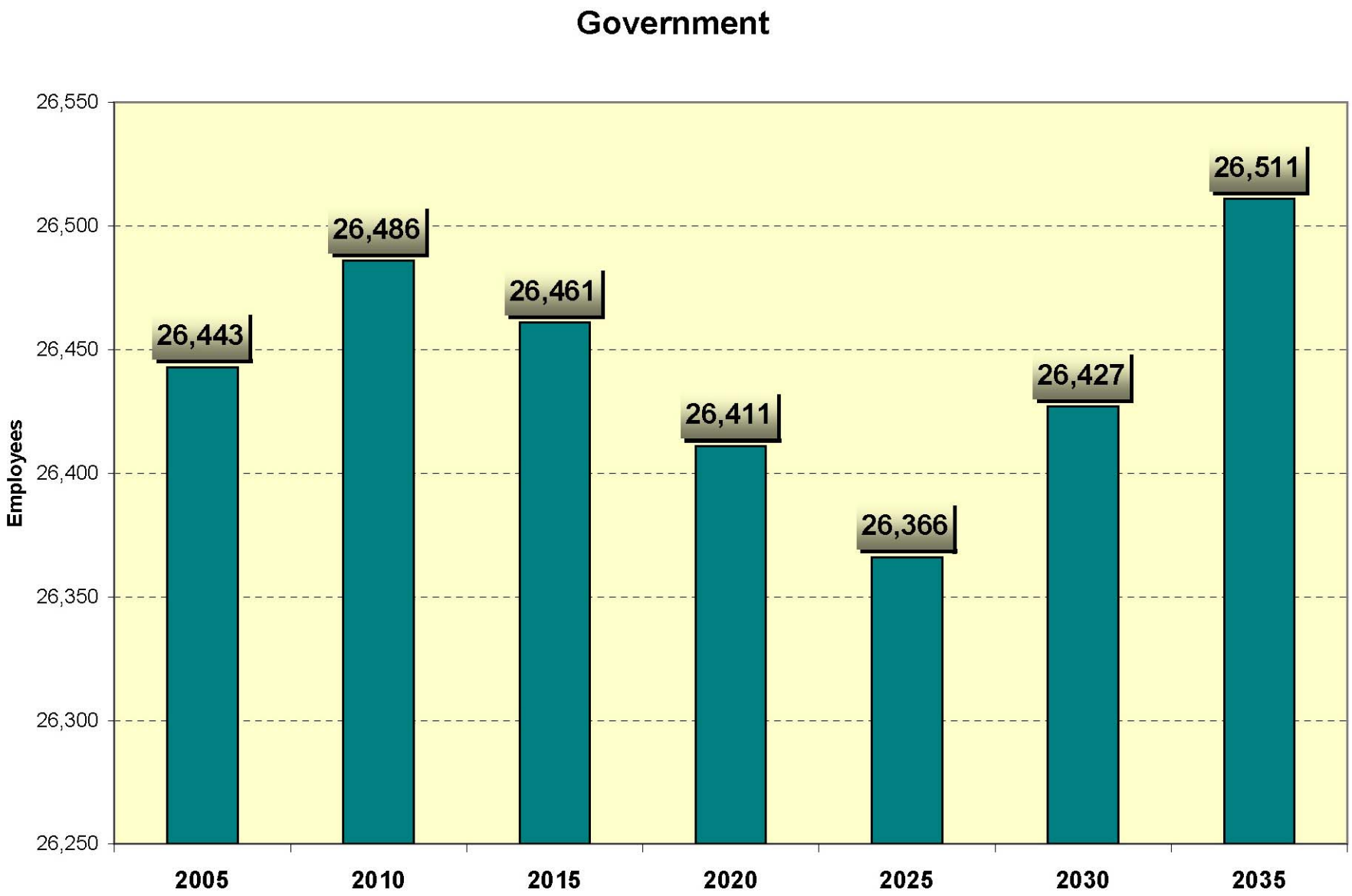
Transportation and Public Utilities



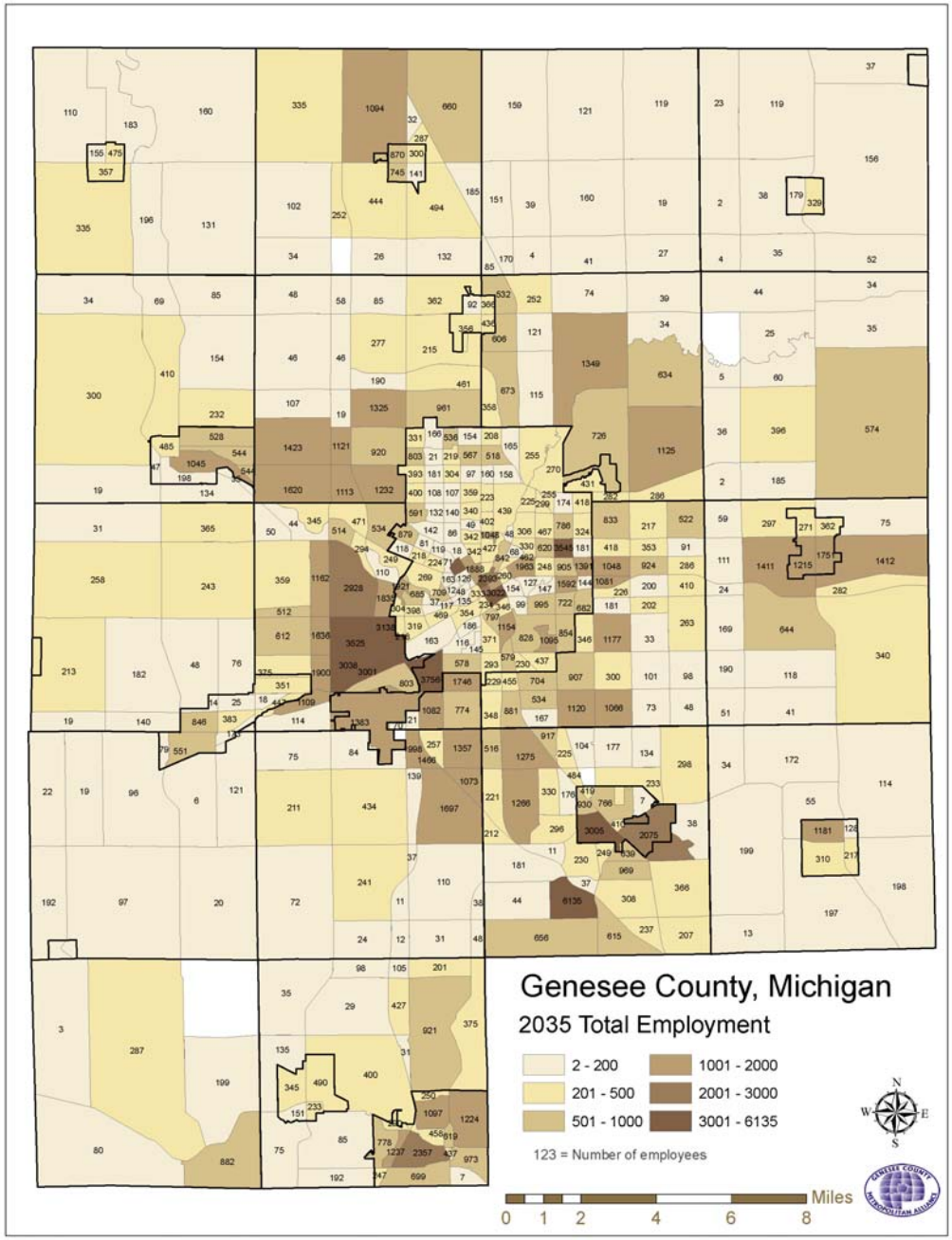

Retail Trade
Employees
28,500
28,000
27,500
27,000
26,500
26,000
25,500
25,000
24,500
24,000
23,500
27,984
27,885
27,690
27,293
26,457
25,863
25,296
2005
2010
2015
2020
2025
2030
2035


Wholesale Trade
Employees
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
7,244
7,164
6,792
6,479
6,090
5,708
5,328
2005
2010
2015
2020
2025
2030
2035

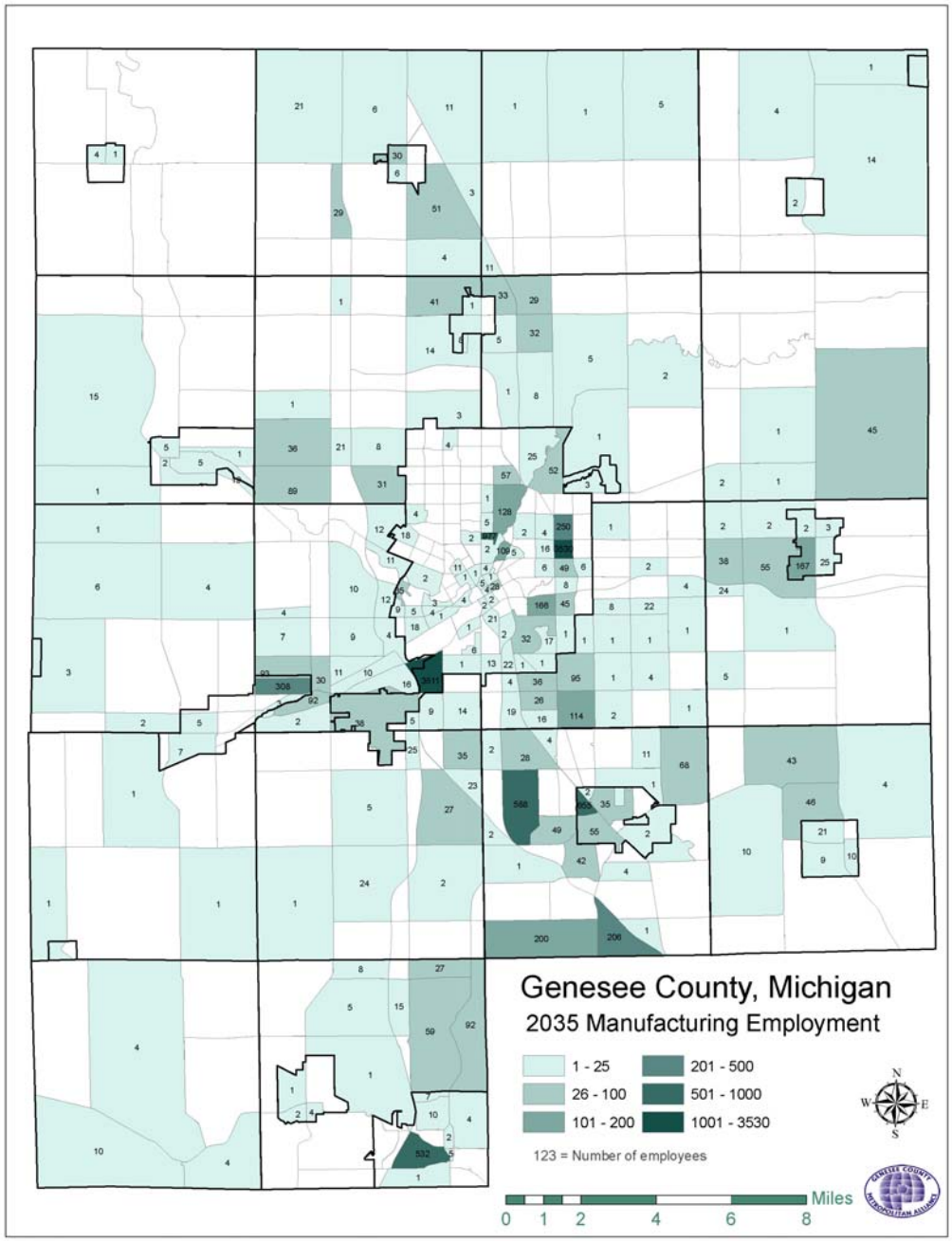

Services
Employees
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
92,713
105,045
111,804
117,243
120,164
123,679
127,279
2005
2010
2015
2020
2025
2030
2035


Government
Employees
26,550
26,500
26,450
26,400
26,350
26,300
26,250
26,443
26,486
26,461
26,411
26,366
26,427
26,511
2005
2010
2015
2020
2025
2030
2035

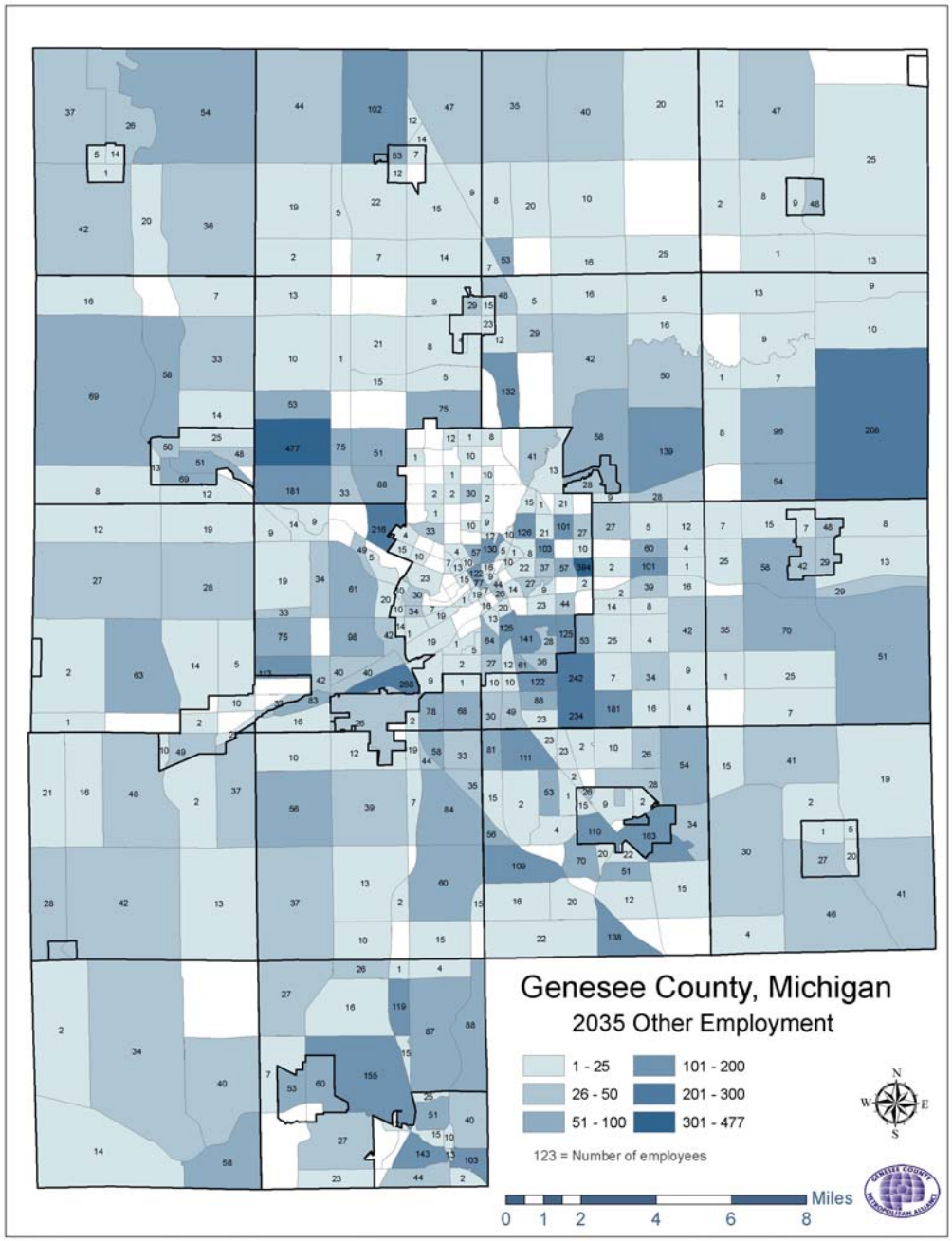
2035 Total Employment



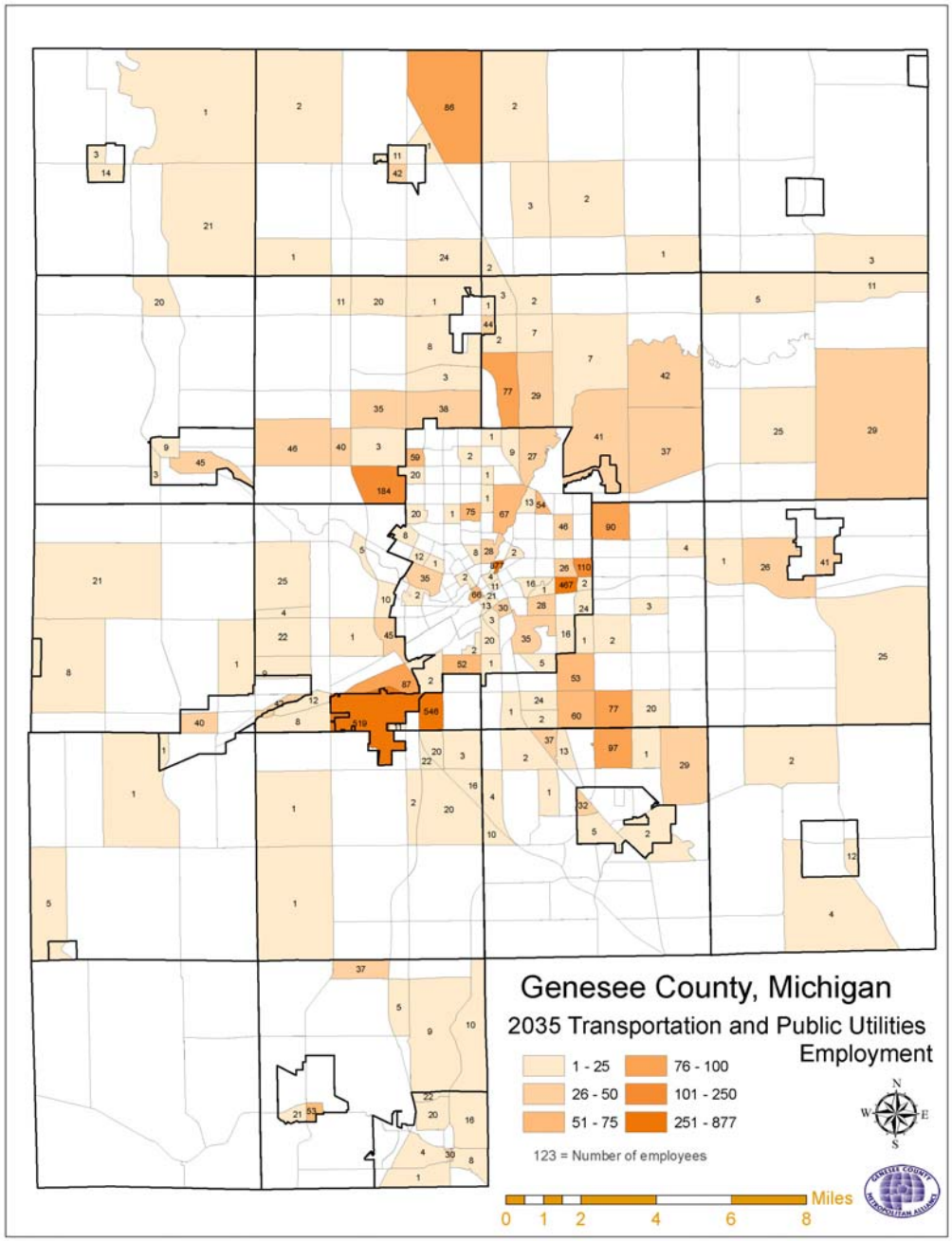
2035 Manufacturing Employment



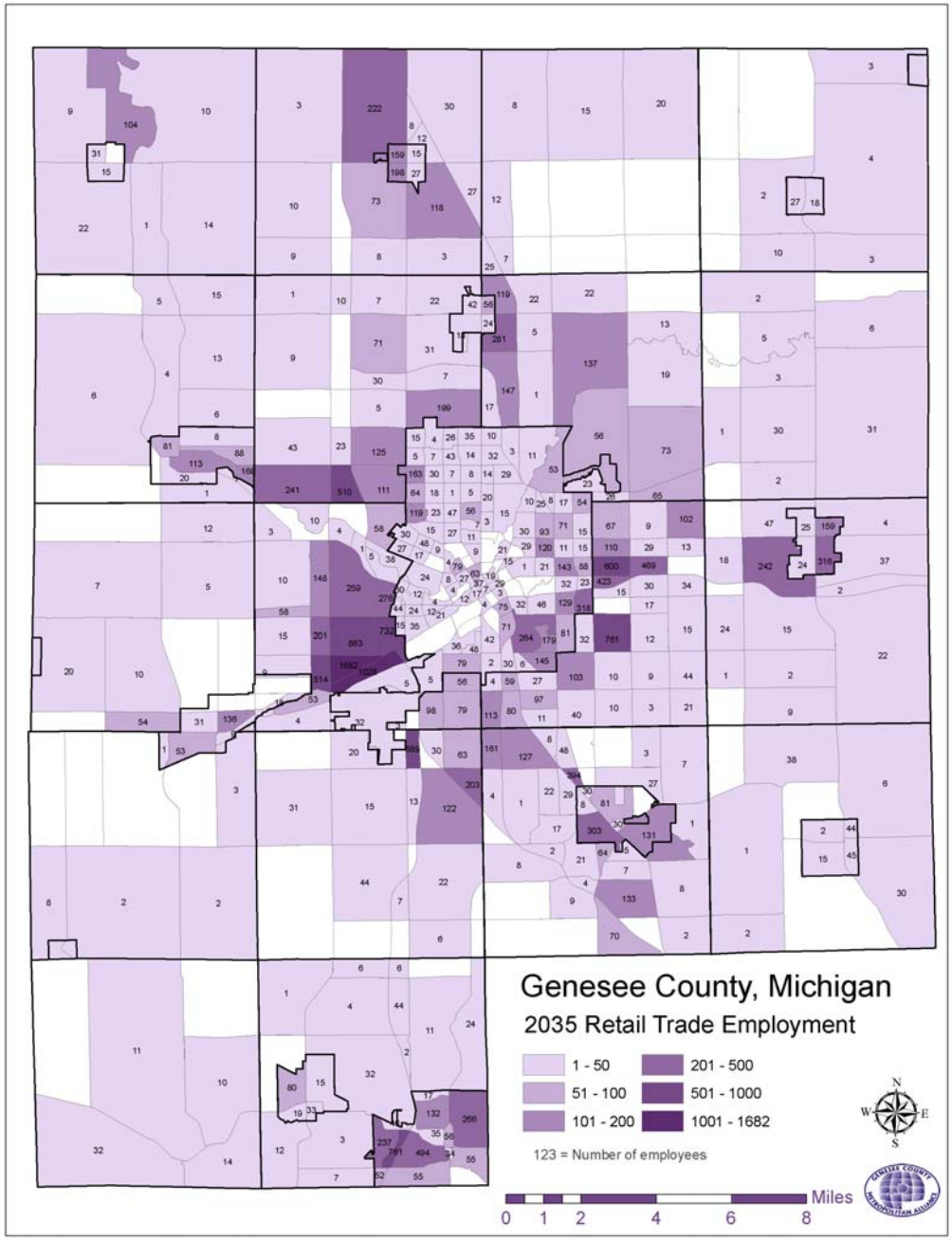
2035 Other Employment



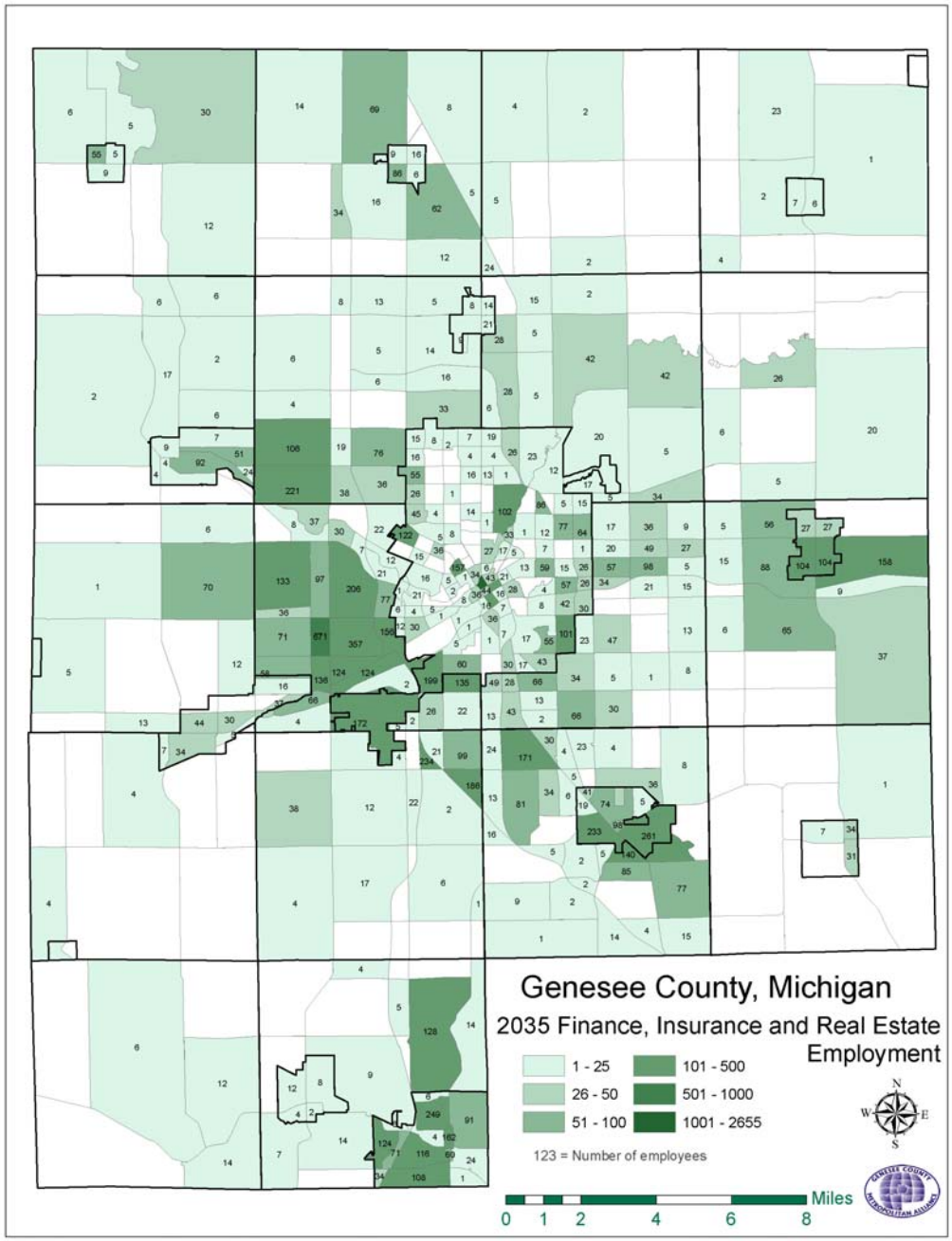
2035 Transportation and Public Utilities Employment



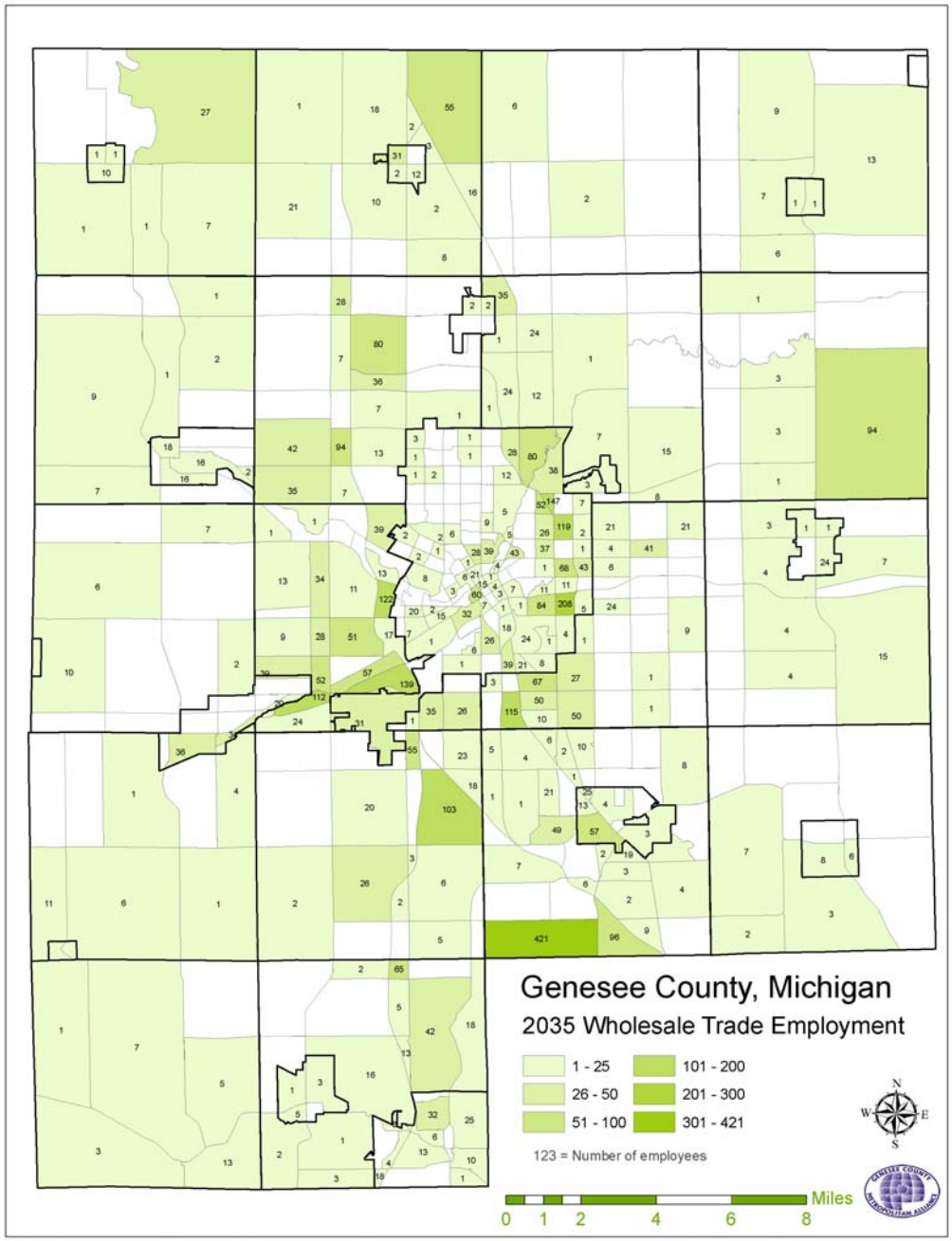
2035 Retail Trade Employment



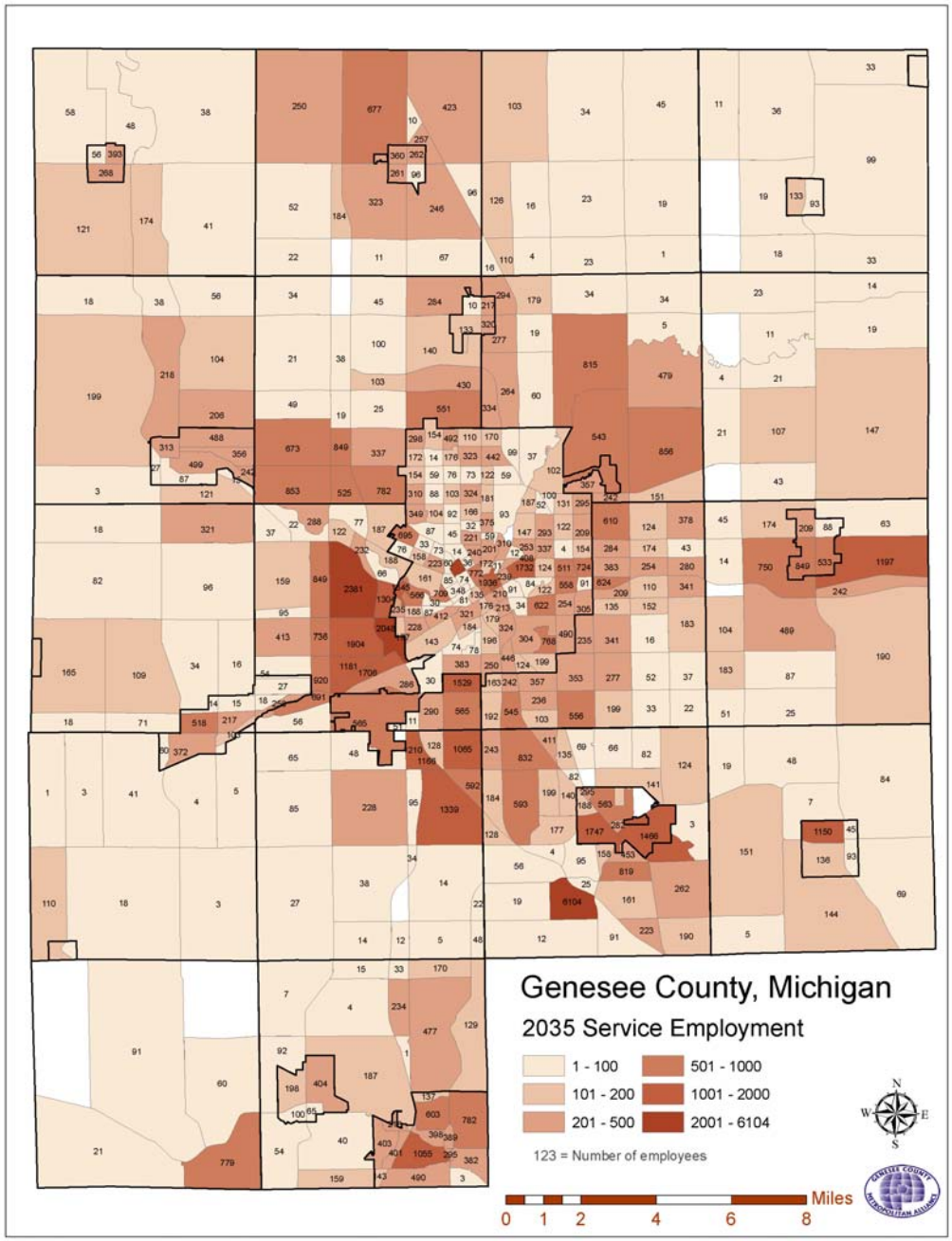
2035 Finance, Insurance and Real Estate Employment



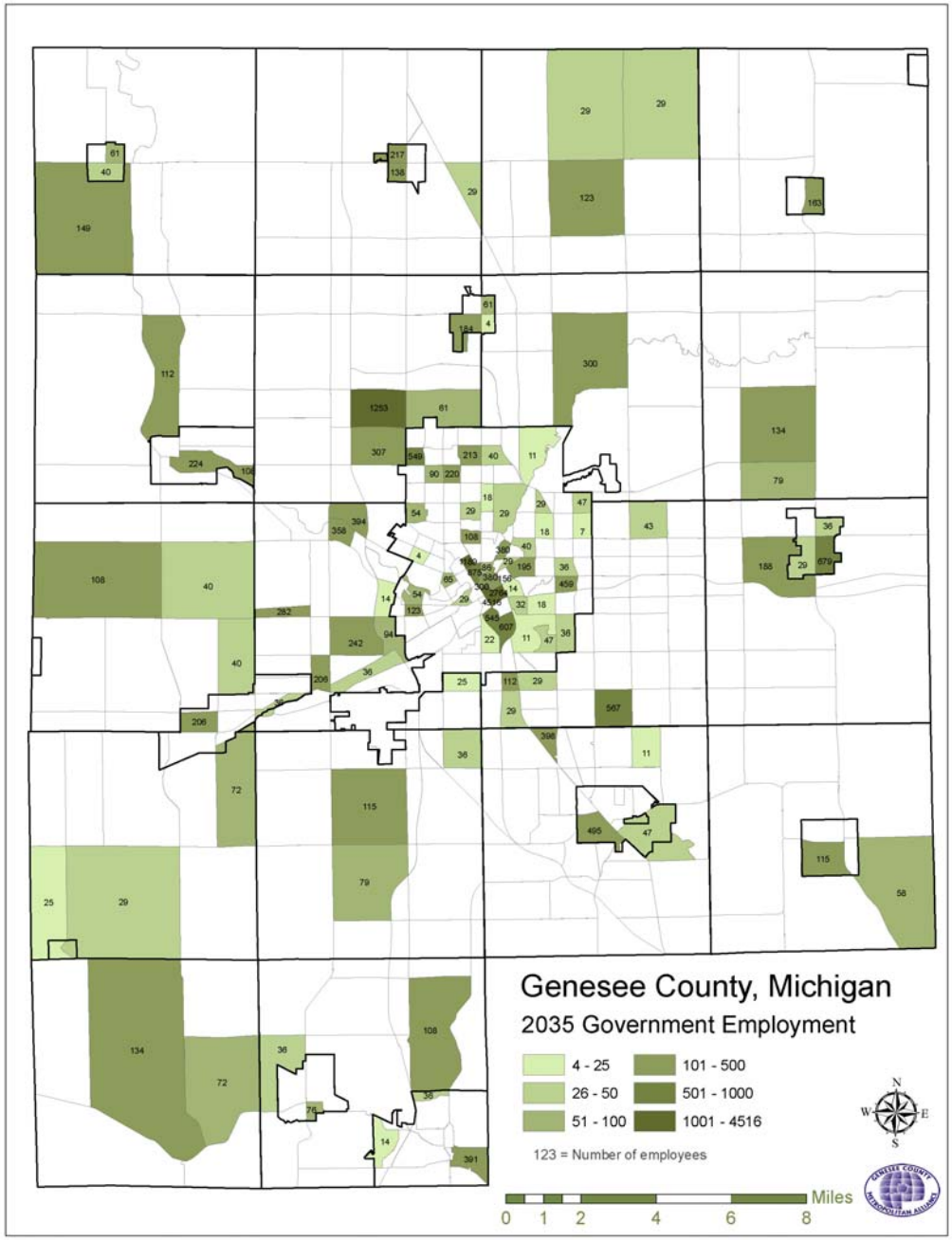
2035 Wholesale Trade Employment



2035 Service Employment



2035 Government Employment



Any Questions?