

Developing Regional Solutions



SEMICOG
Southeast Michigan Council of Governments

SEMCOG 2050

Regional Development Forecast

Community Outreach Meetings

January 9-13, 2023

Recent economic changes

- Pandemic
- Deep recession
- Rapid recovery
- Labor market liftoff
- Over heating
- Excess demand meets constrained supply
- Persistent inflation
- The new normal
- Is the new normal really normal?



Purpose of Regional Forecast

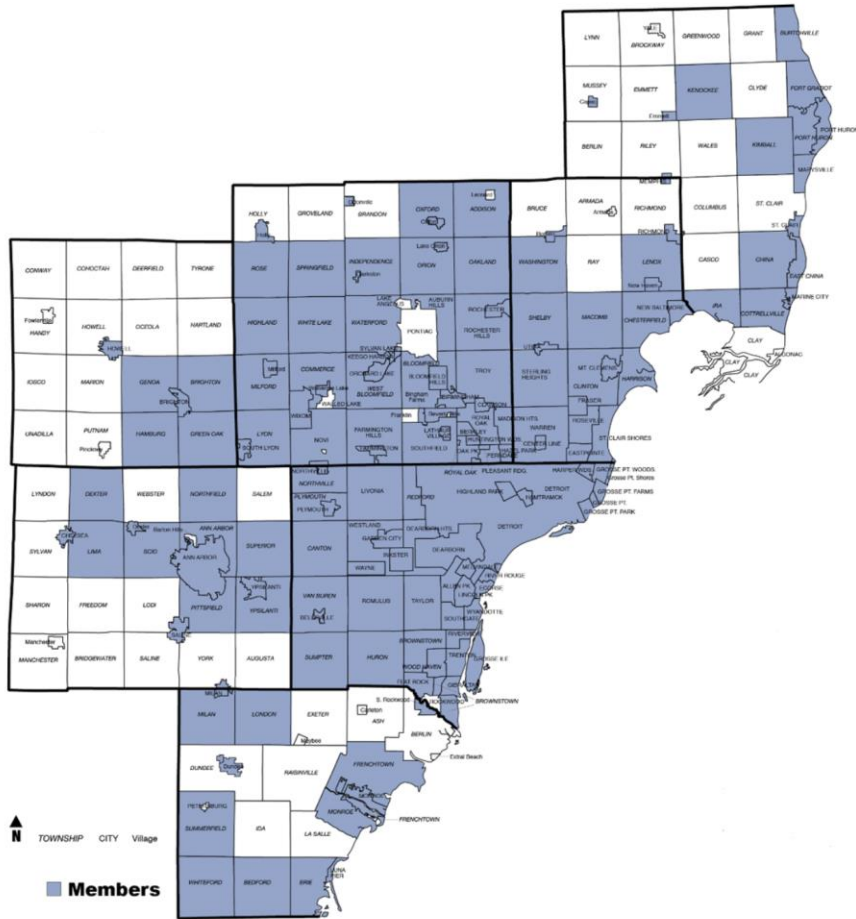
To Understand Southeast Michigan's future

- Economy, Labor Force, and Industry Diversification
- Demographics, Shift in Population Dynamics (age, gender, race)
- Households by Lifecycle (size, children, workers)

The Base for Regional and Local Planning

- Spans 30 years into the future for infrastructure planning
- Provides additional data, such as household vehicle availability
- Knowing where households and jobs will locate helps us understand where to plan future infrastructure improvements

SEMCOG's 2050 Forecast



- **A Forecast of:**
 - Population by Age and Type
 - Households by Type
 - Housing Units
 - Employment by Job Sector
- **A Forecast for:**
 - Southeast Michigan Region
 - Counties and Communities
 - School Districts and Watersheds
 - Traffic Analysis Zones
- **A Process of:**
 - Computer Modeling (REMI, UrbanSim)
 - Expert Analysis
 - Local Review
- **Adopted by SEMCOG:**
 - Executive Committee
 - General Assembly

2050 Regional Forecast

Key Messages

- Modest growth in the next 30 years:
 - Population: +315,000, or 6.4%
 - Employment: +265,000, or 8.9%
 - Labor force: +169,000, or 7.0%
- Aging population leads to labor shortage
- Alternative forecasts show:
 - Downside risk of reduced immigration
 - Auto manufacturing critically important
 - Continue to diversify economy
 - Leverage strength in knowledge-based industries

Community Development Expectations



SEMCOG Vision

All people in Southeast Michigan benefit from a connected, thriving region of small towns, dynamic urban centers, active waterfronts, diverse neighborhoods, premier educational institutions, and abundant agricultural, recreational, and natural areas.

Capturing planned development



Community Outreach



Site Plans



Planned Construction



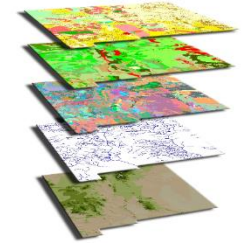
Housing Units



Institutional Units



Nonresidential Job Space



Acres Developed

2050 Forecast

149

Community Meetings

+326%

830

Plans Collected

+335%

40,542

Planned Buildings

+6.2%

84,367

Units to be Constructed

+19.4%

8,613

Group Quarters Rooms

+12.1%

102.8 MM

Nonresidential Square Feet

+9.4%

41,280

Vacant Acres Developed

+24.4%

2045 Forecast

35

Community Meetings

191

Plans Collected

38,190

Planned Buildings

70,632

Units to be Constructed

7,684

Group Quarters Rooms

94 MM

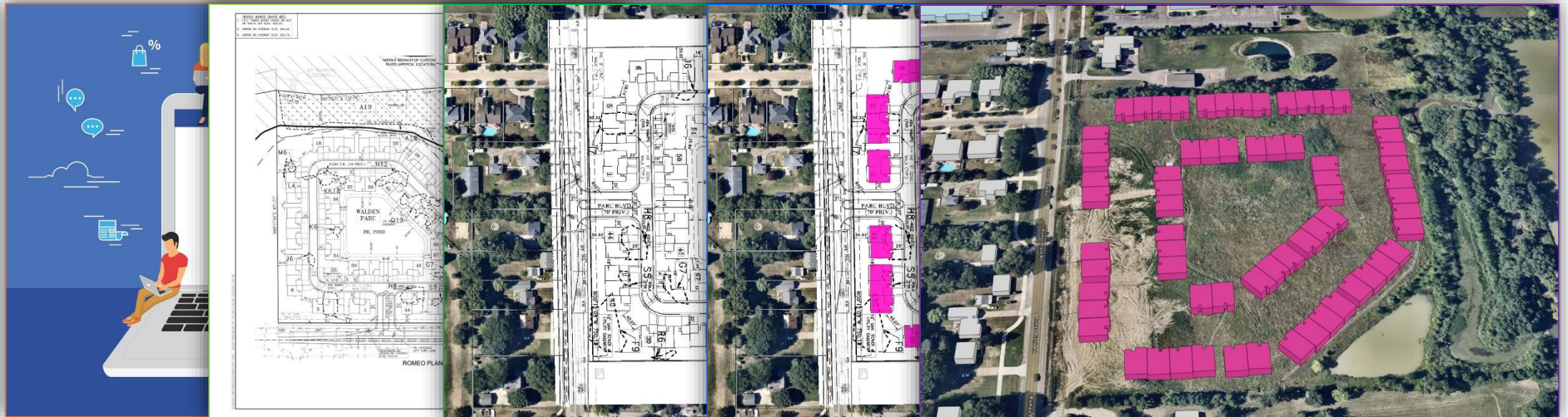
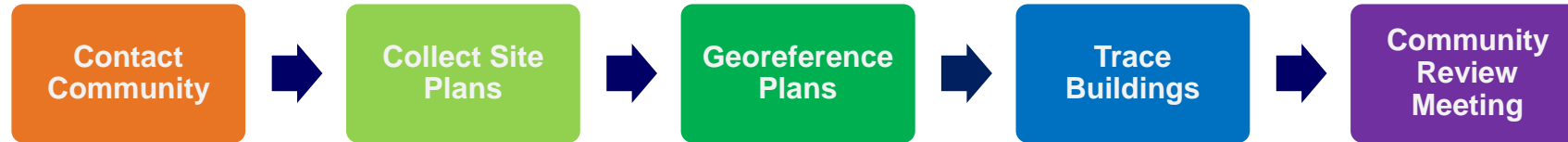
Nonresidential Square Feet

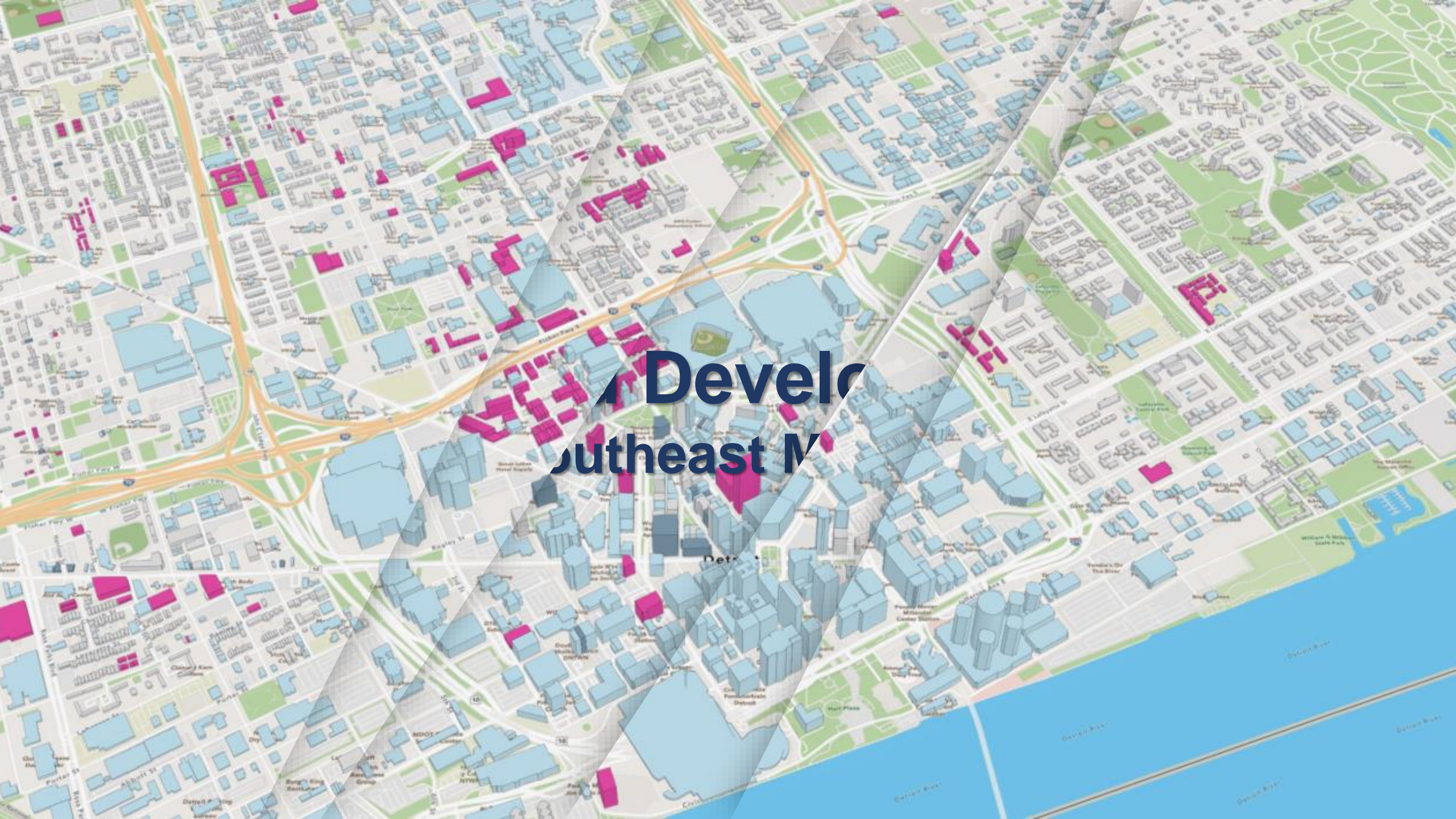
33,182

Vacant Acres Developed

Planned development covers first 15 years of a forecast.

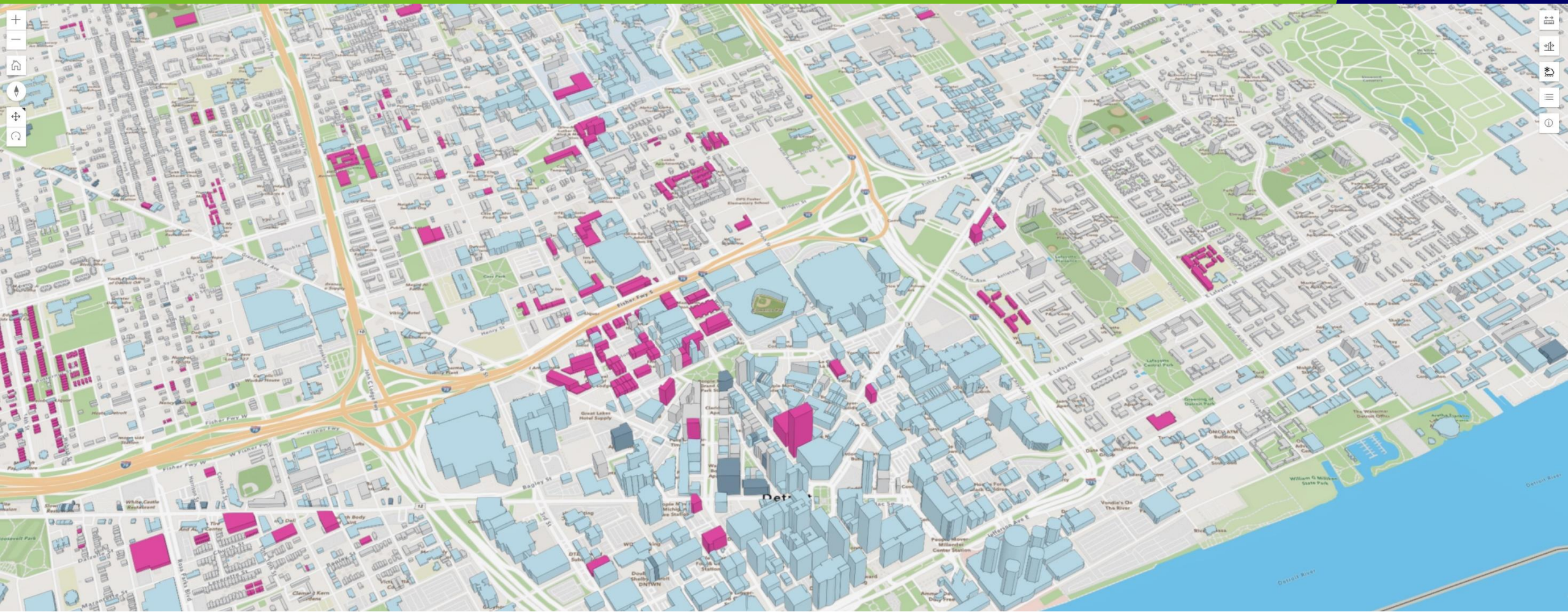
Development expectations process





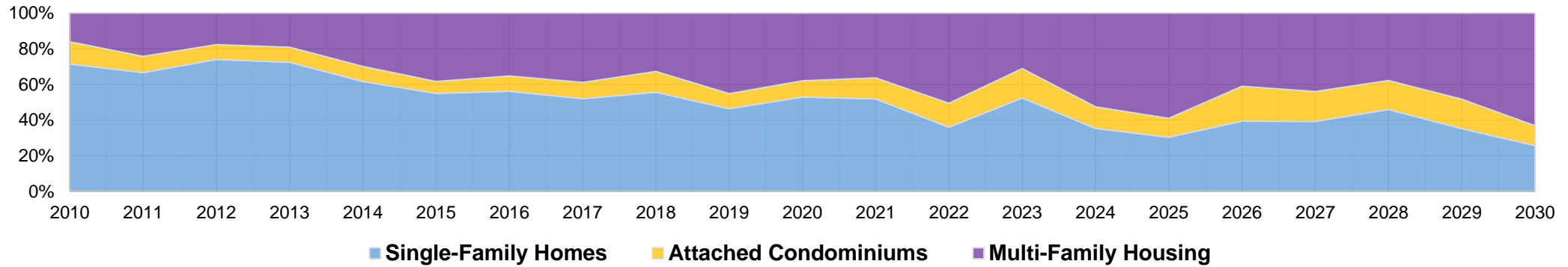
Develop Southeast M

<https://maps.semcog.org/futurebuildings/>

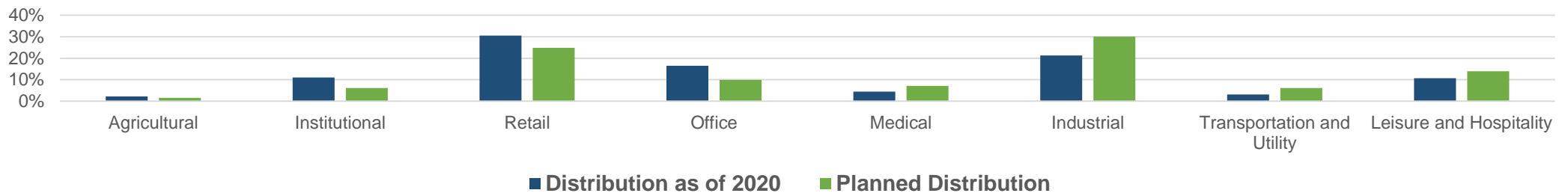


Building distribution is changing

Housing Units Constructed by Type, 2010-2030

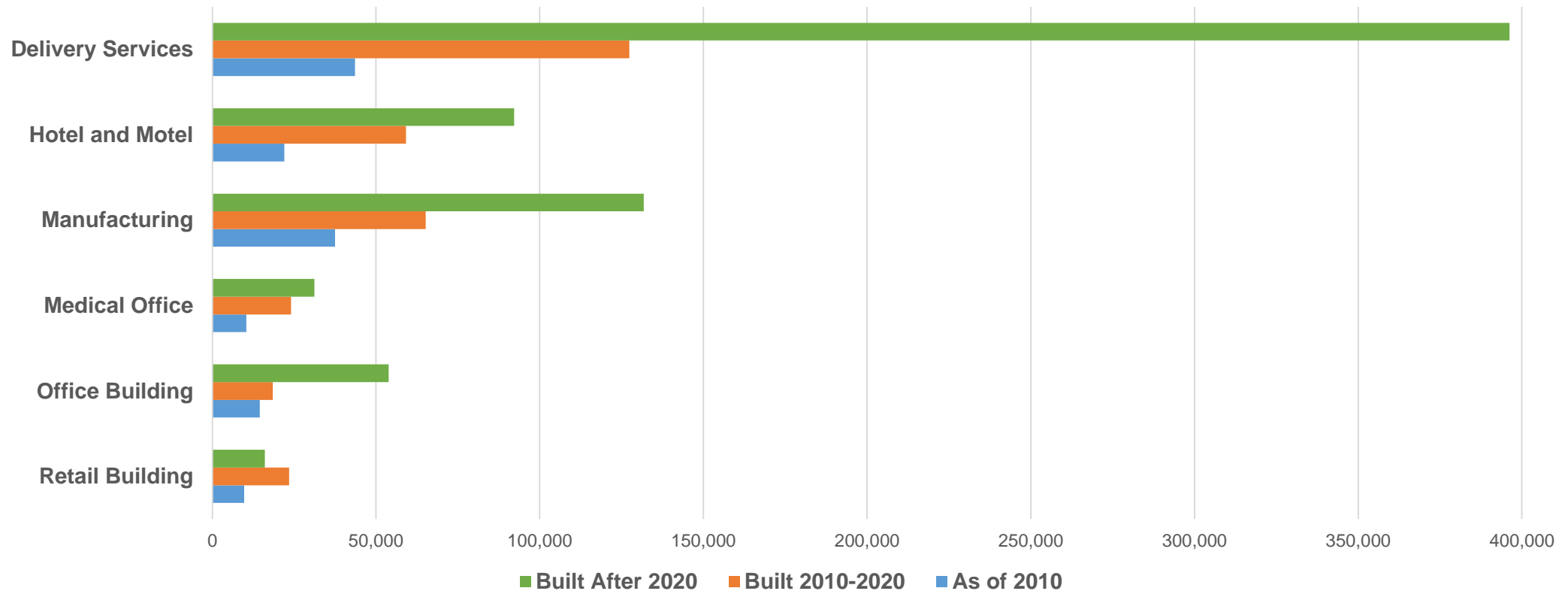


Distribution of Nonresidential Buildings, 2020 and Planned



Future buildings are getting larger

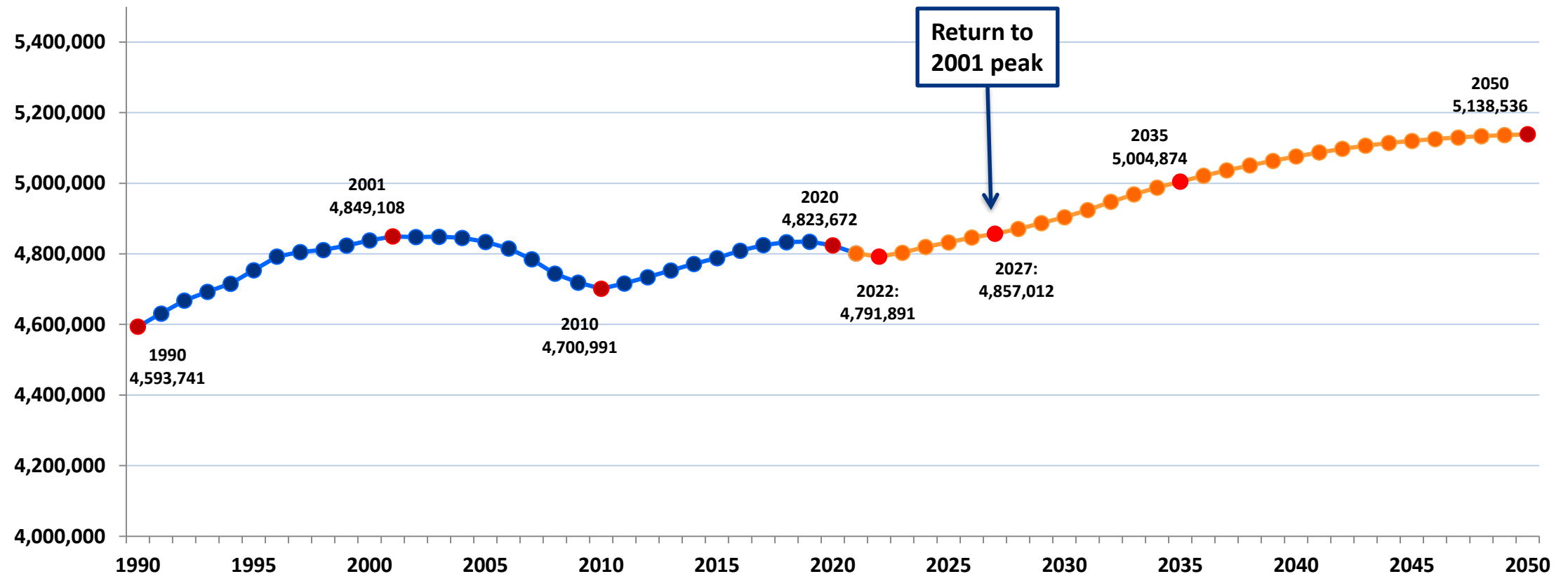
Average Size of Nonresidential Buildings in Square Feet



Demographic Forecast

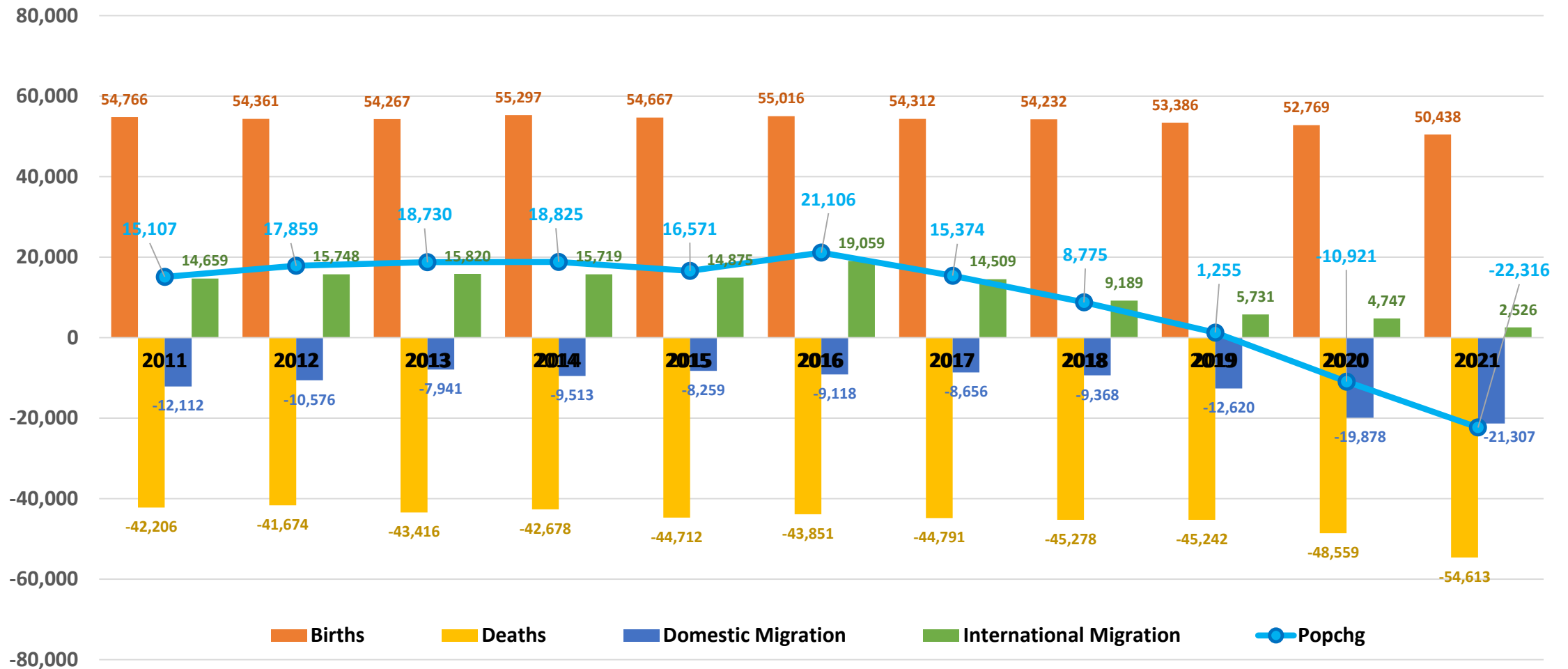
Population will grow modestly

Southeast Michigan, 1990-2050



Demographic components driving population growth

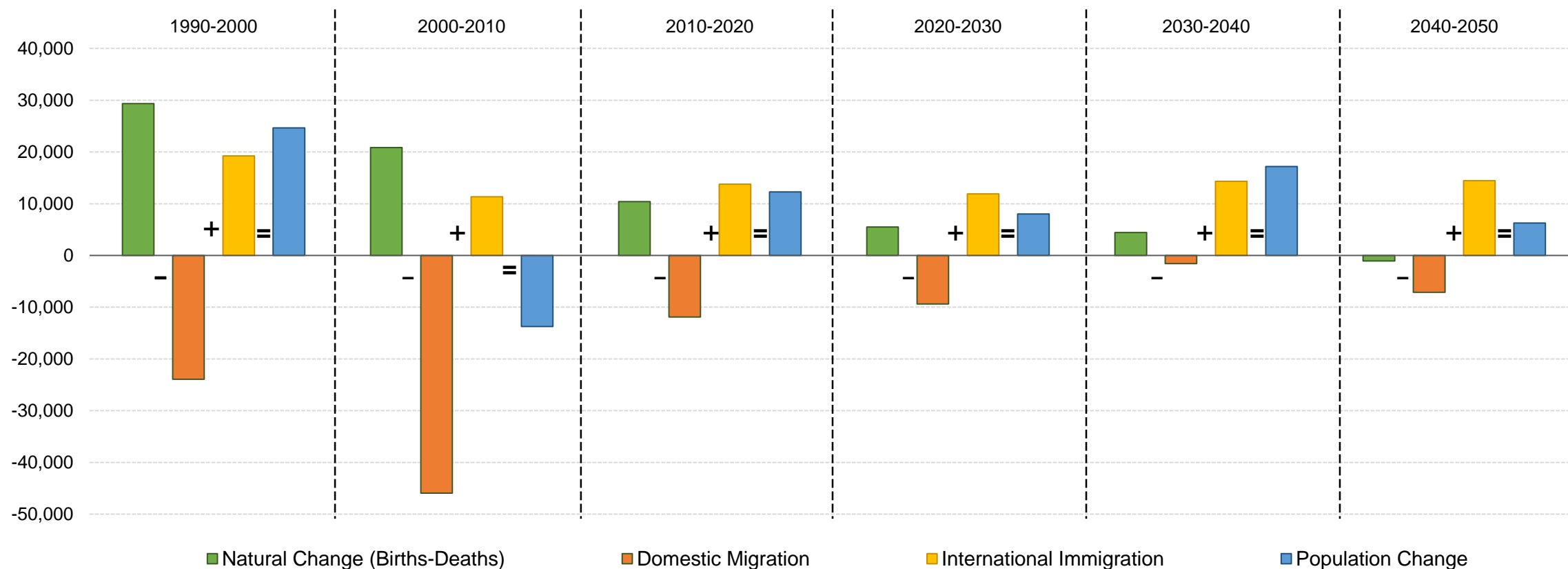
Southeast Michigan, 2011-2021



Demographic components driving population growth

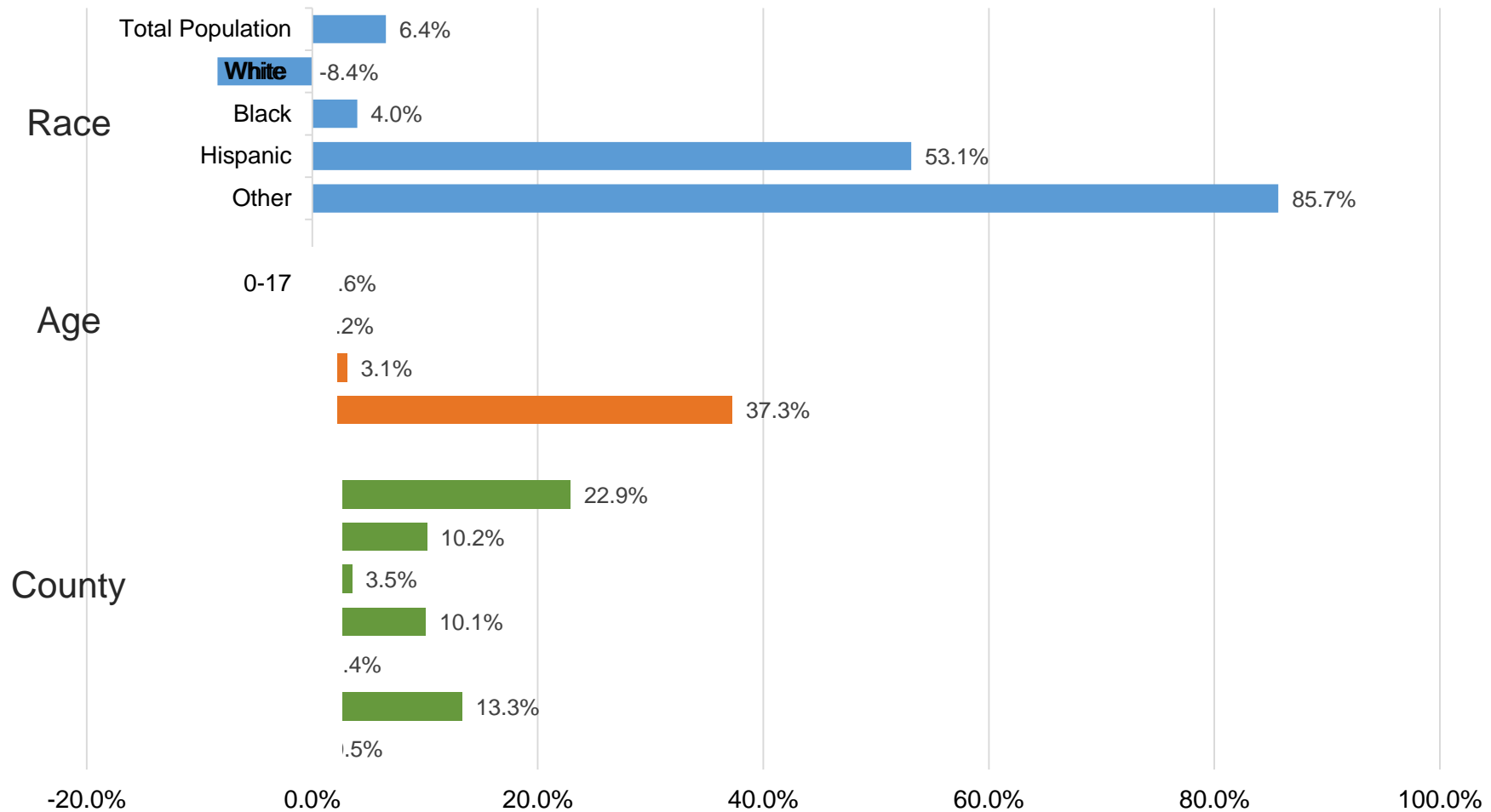
Southeast Michigan - past, present, future

Annual Average



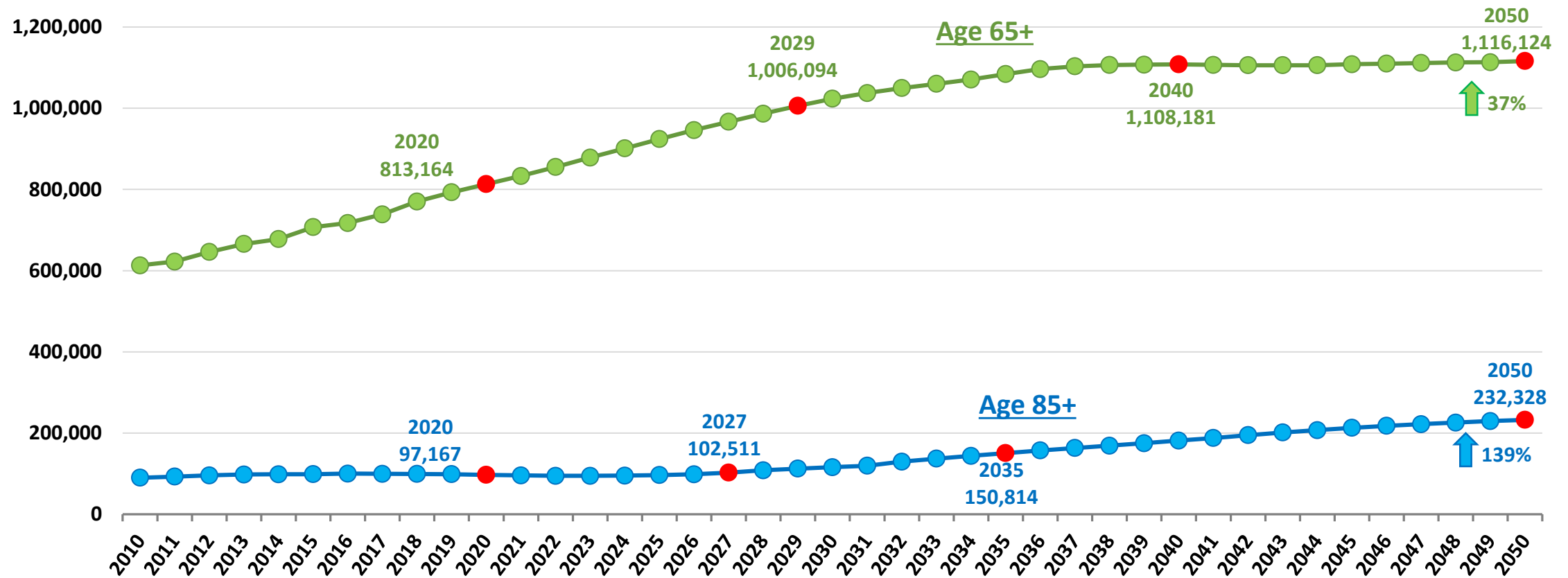
Demographic changes

Southeast Michigan, 2020-2050



Rapid growth of senior population

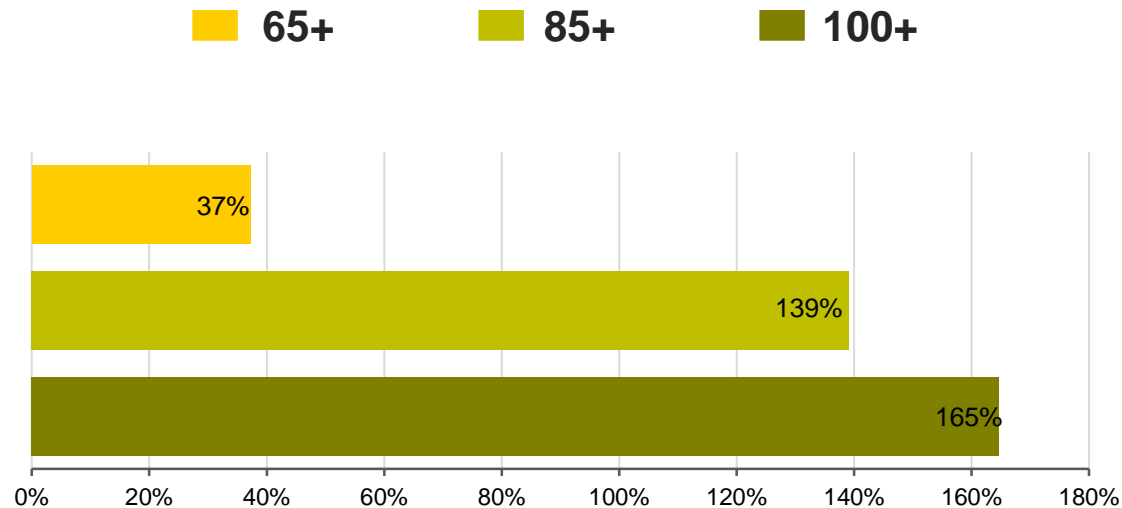
Southeast Michigan, 2010-2050



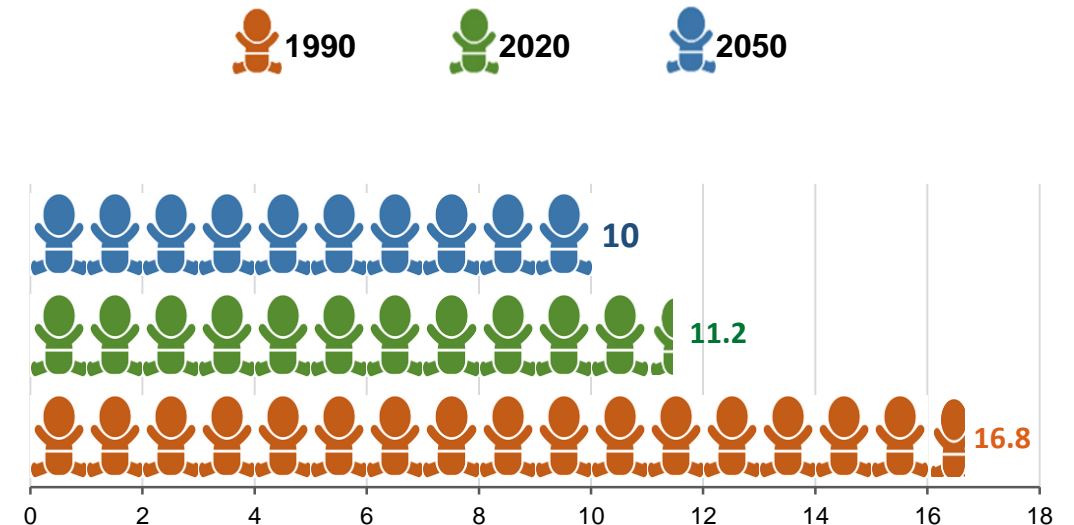
Birth rates continue to fall as region gets older

Southeast Michigan

Aging Boomers (percent change, 2020-2050)

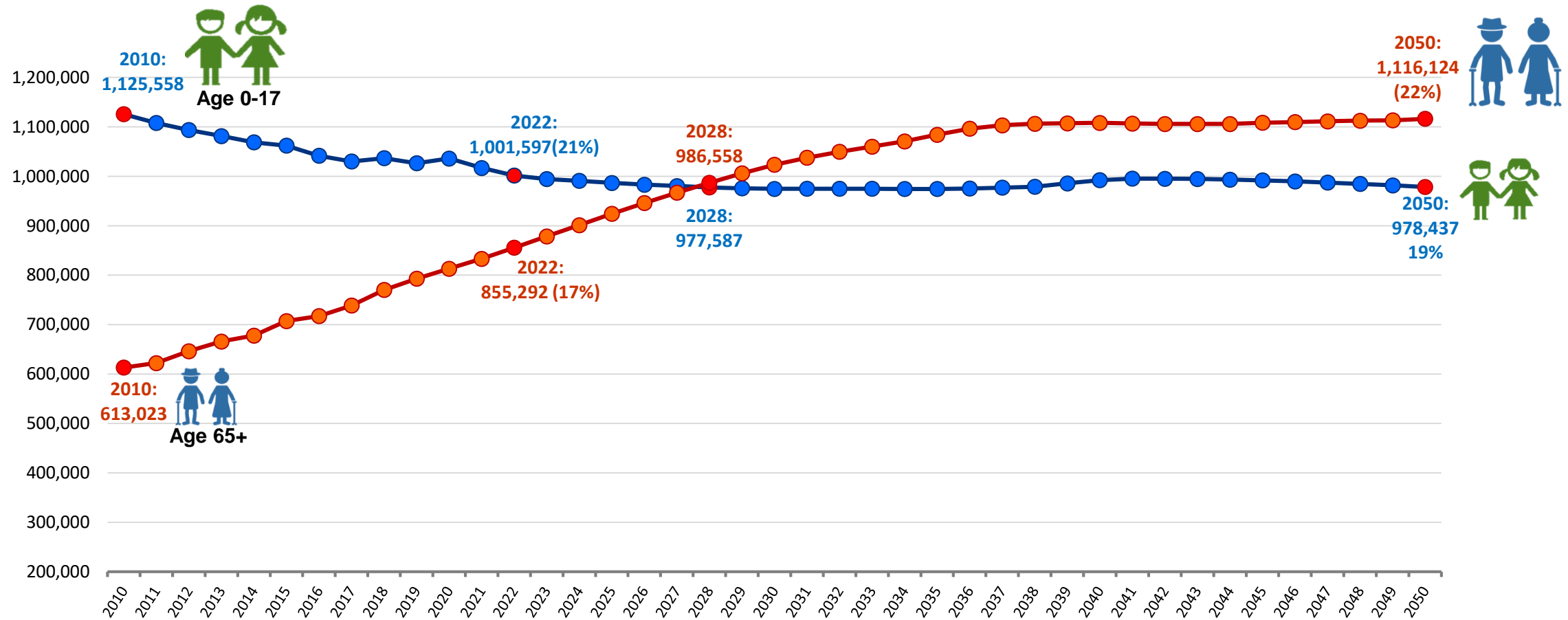


Declining Birth Rate (births per 1,000 people)



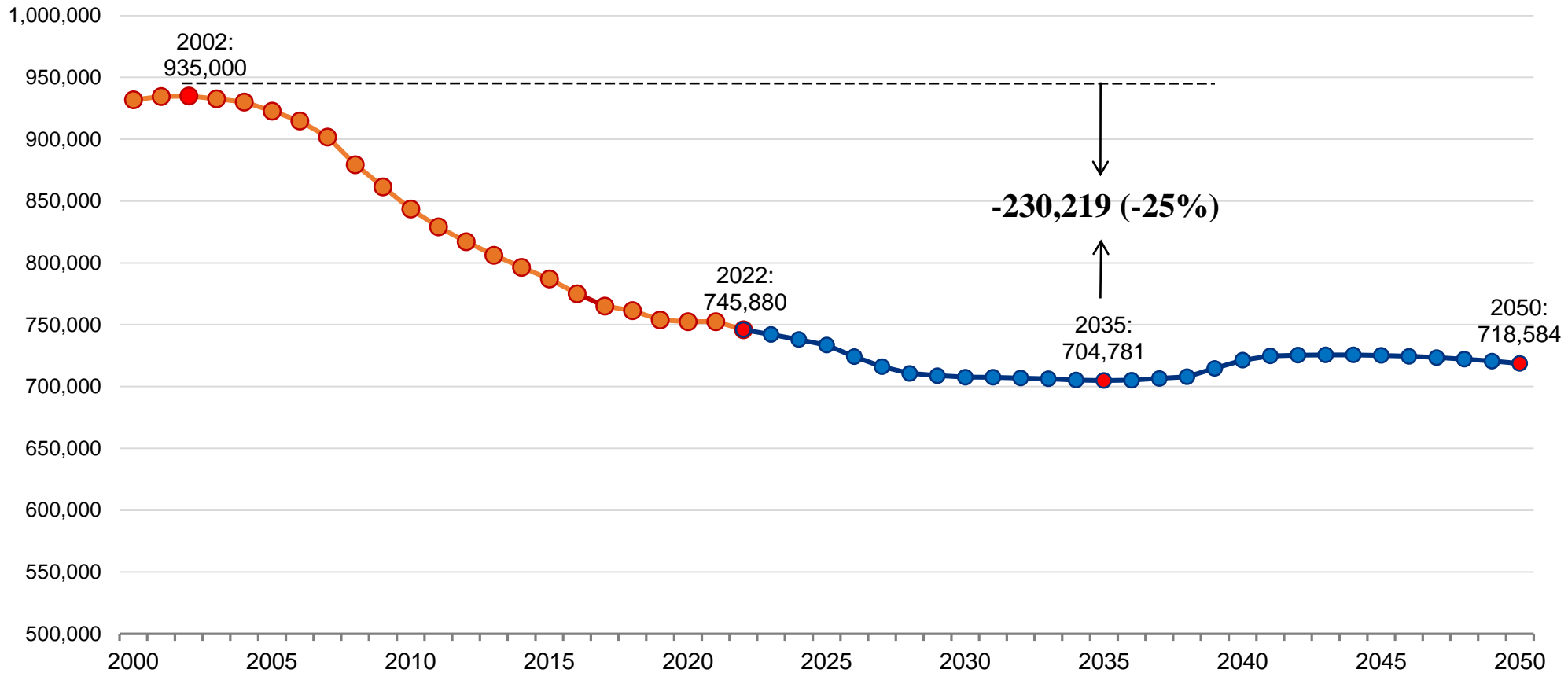
Seniors outnumber children in 2028

Southeast Michigan, 2010-2050



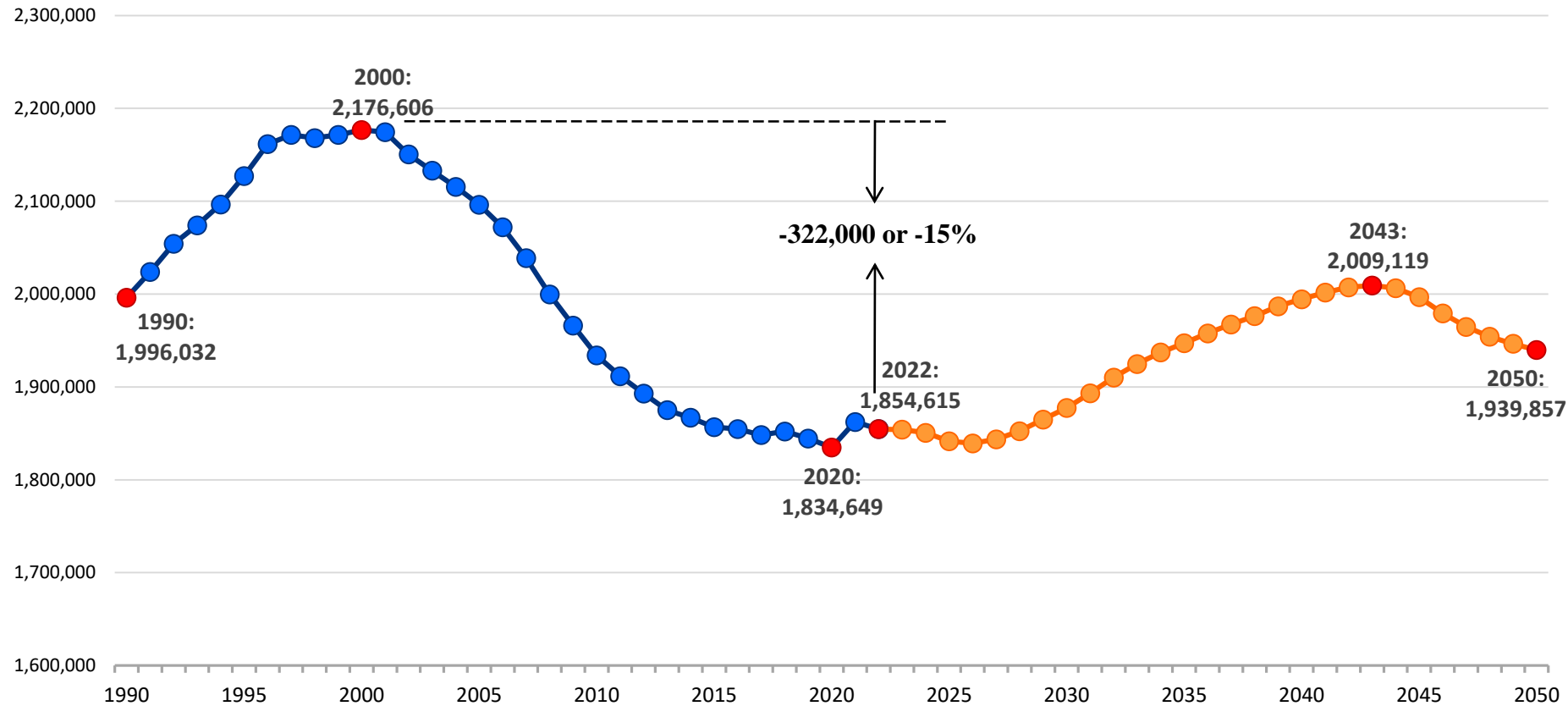
Declining school age population (age 5-17)

Southeast Michigan, 2000-2050



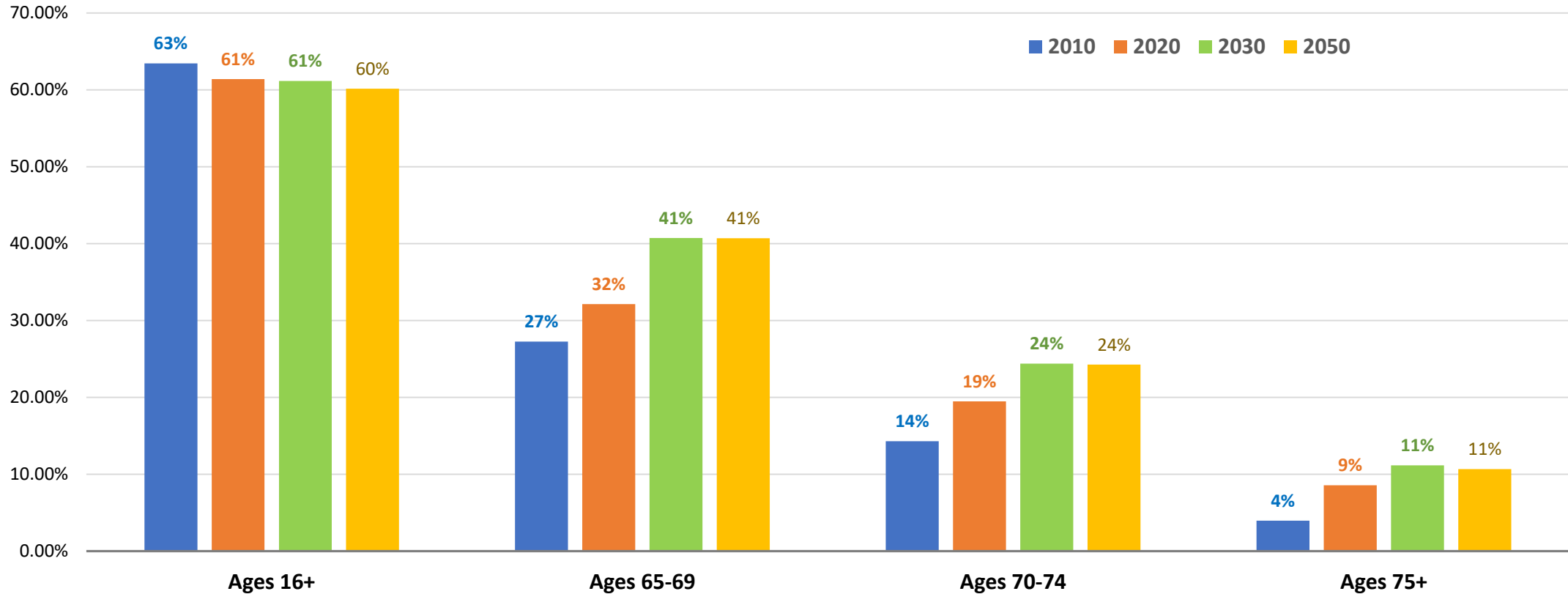
Reduced working age population (age 25-54)

Southeast Michigan, 1990-2050



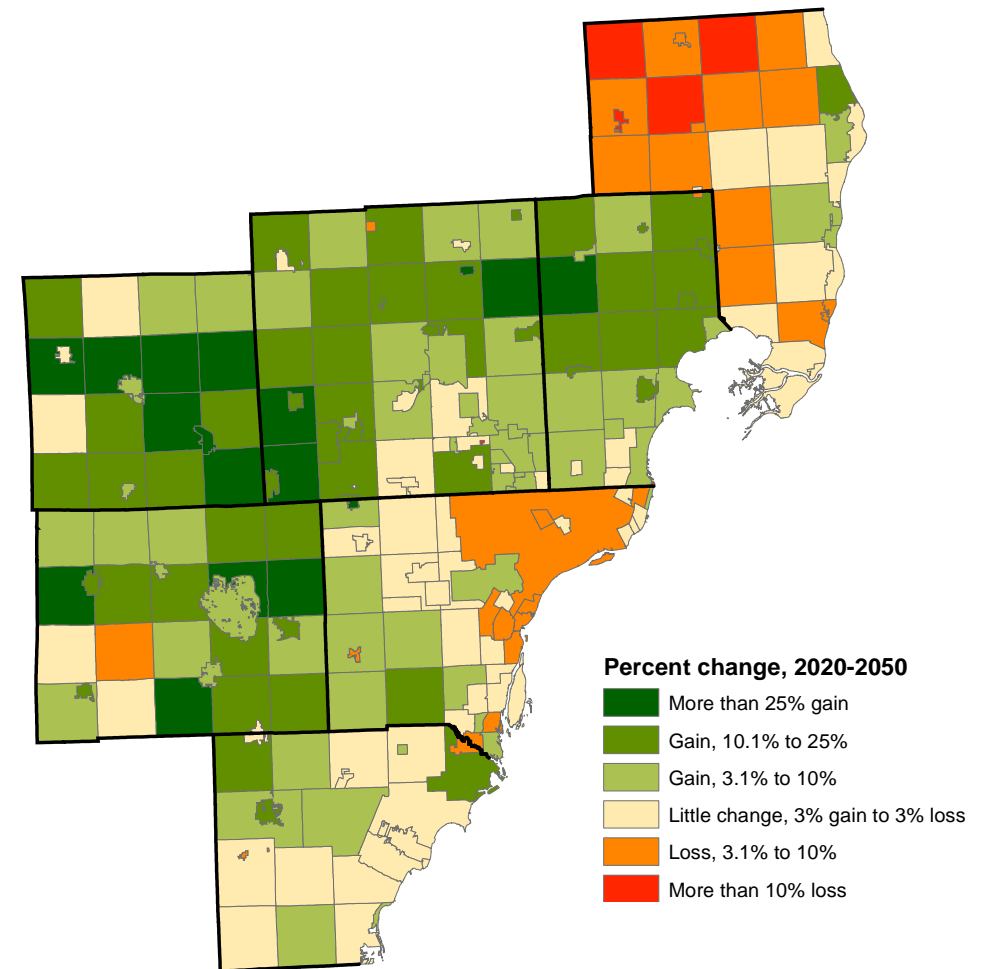
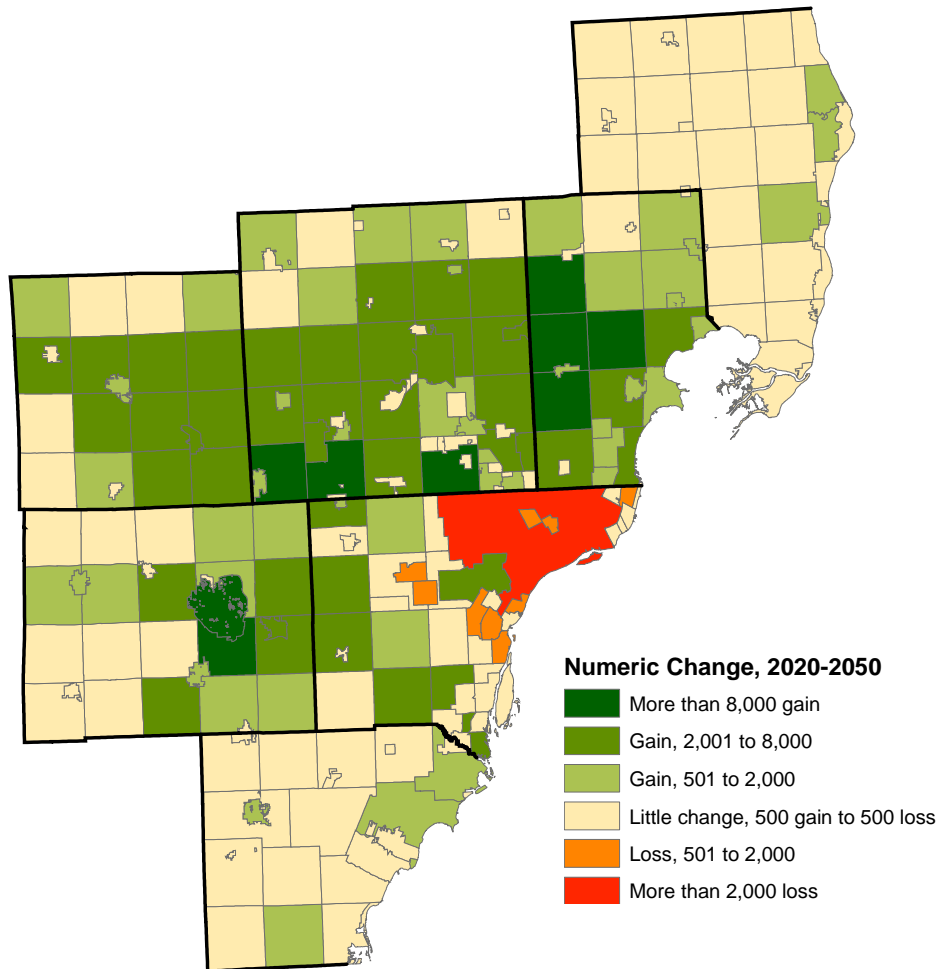
More older people will be working

Southeast Michigan, 2020, 2030, 2050



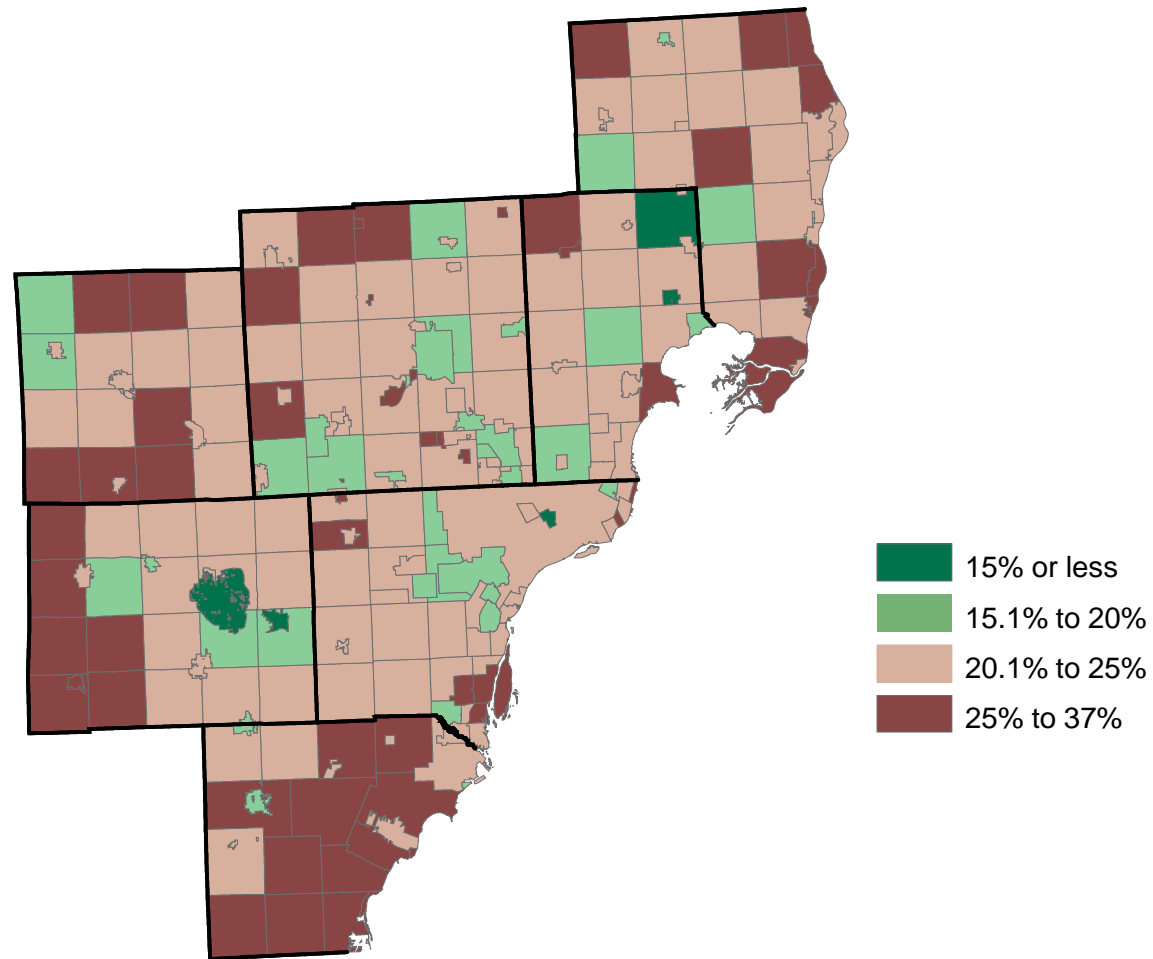
Population change by community (Draft)

Southeast Michigan, 2020-2050



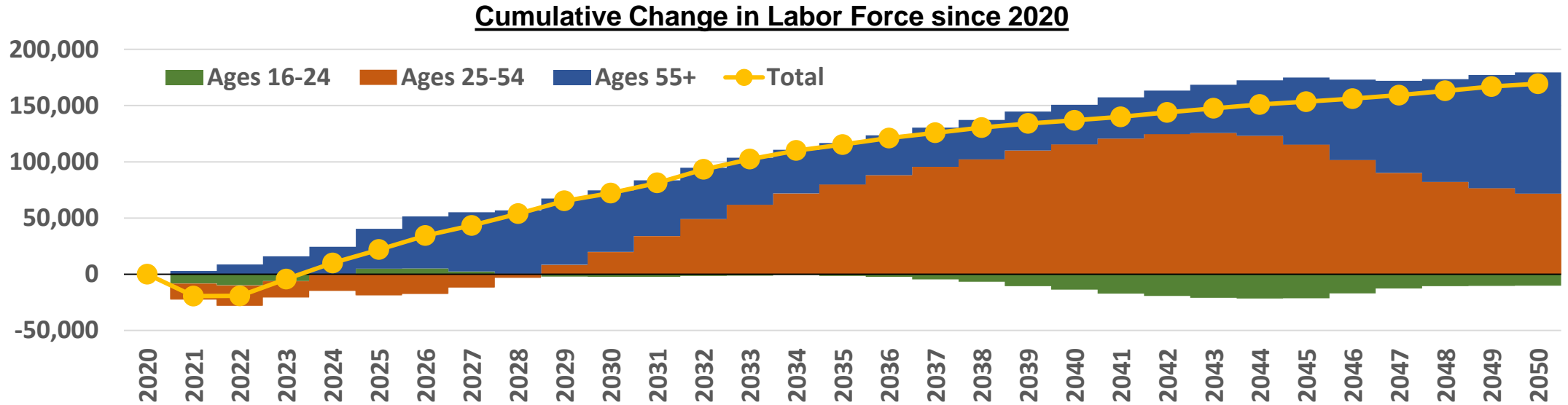
Baby boomer population (ages 56 to 74 yrs.)

Southeast Michigan, 2020

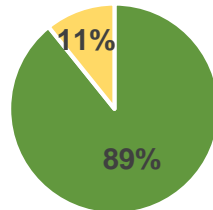


Employment Forecast

Labor shortages continue (especially for full-time jobs)

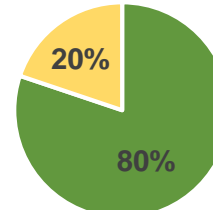


Ages 25-54



■ Full-Time ■ Part-Time

Ages 55+

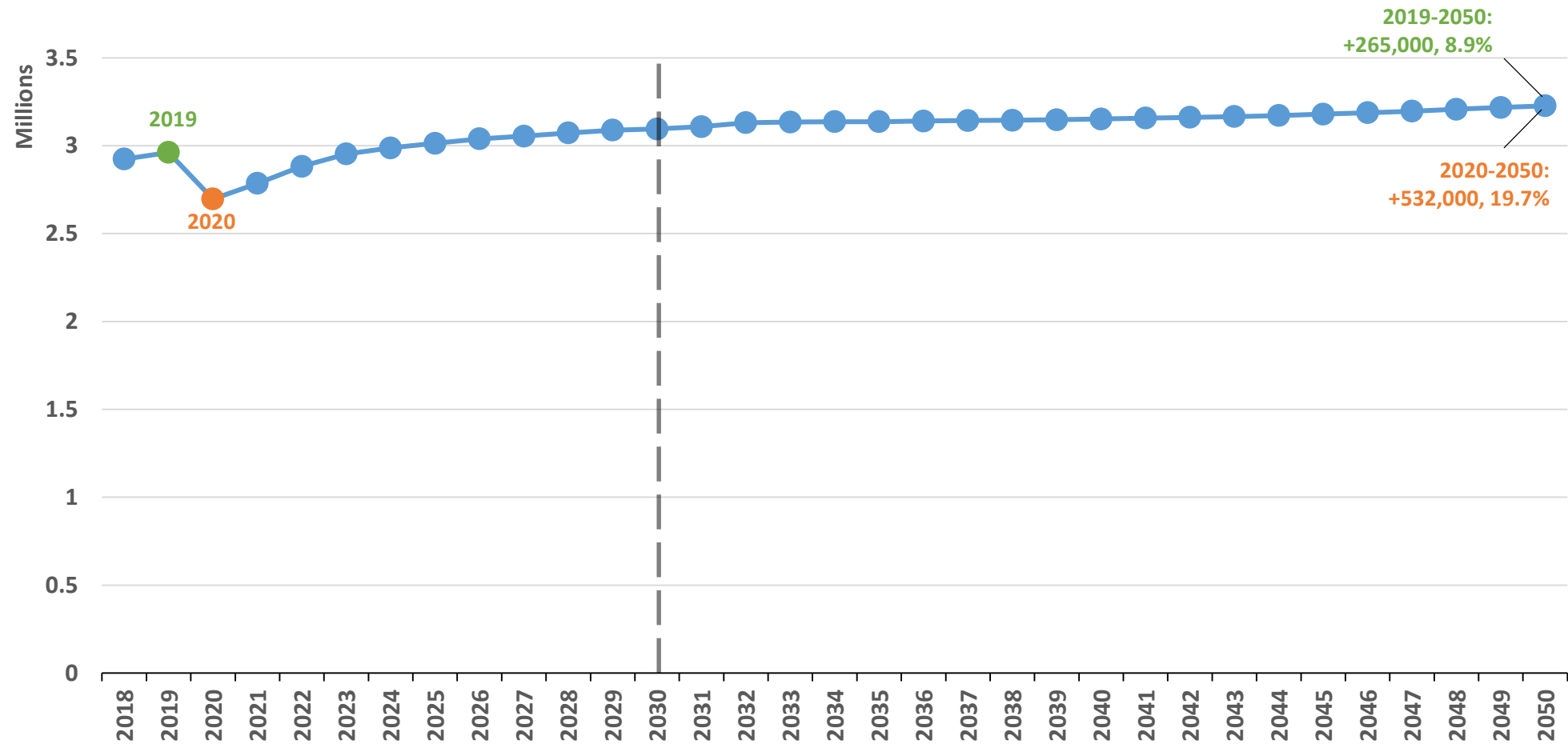


■ Full-Time ■ Part-Time

More people ages 55+ tend to work part-time than people ages 25-54.

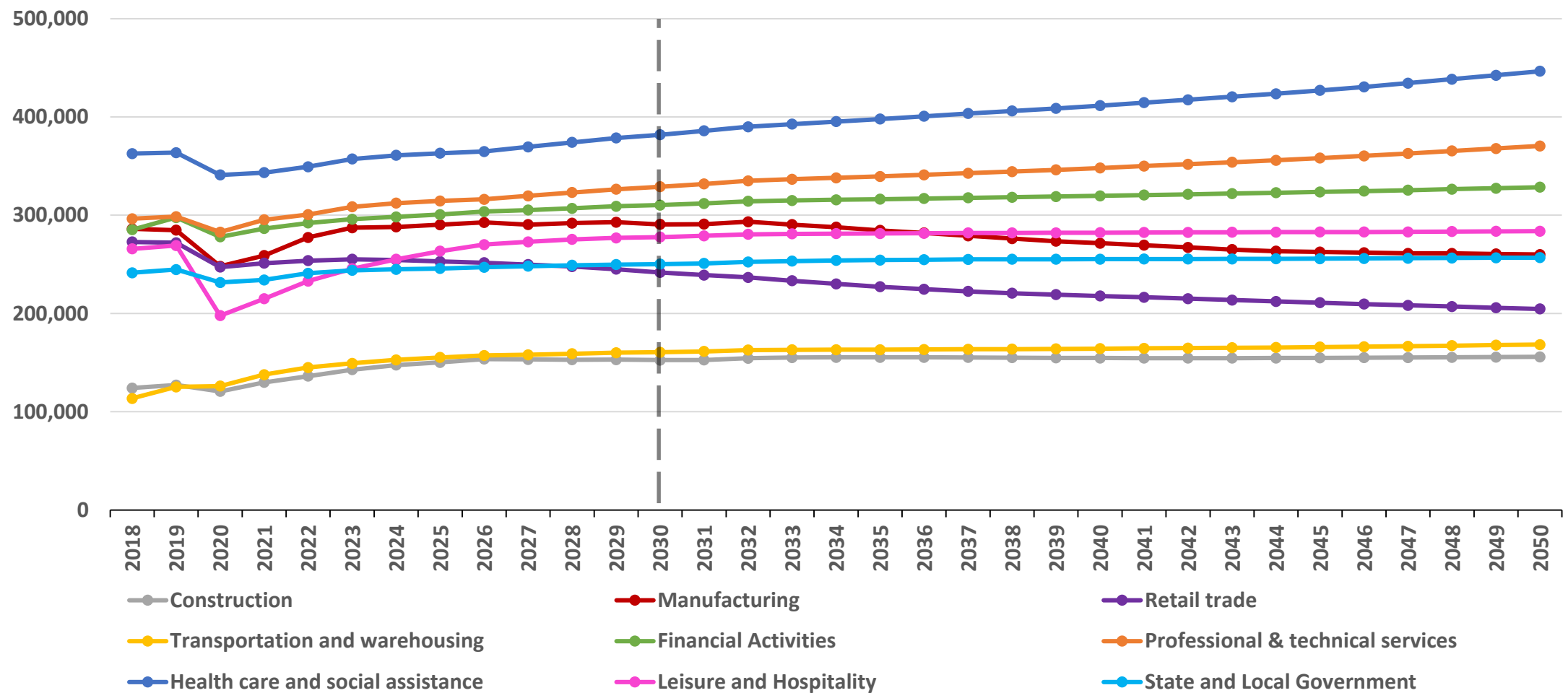
Total employment

Southeast Michigan, 2018-2050



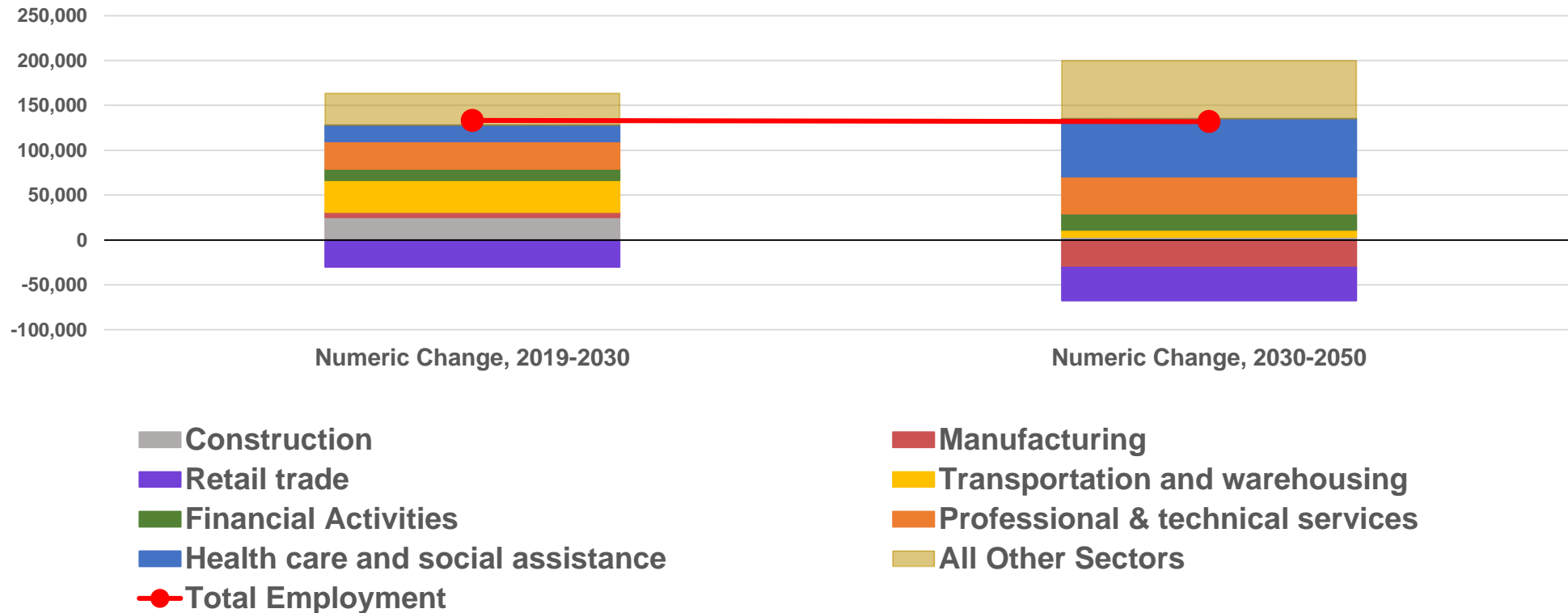
Employment by major sector

Southeast Michigan, 2018-2050



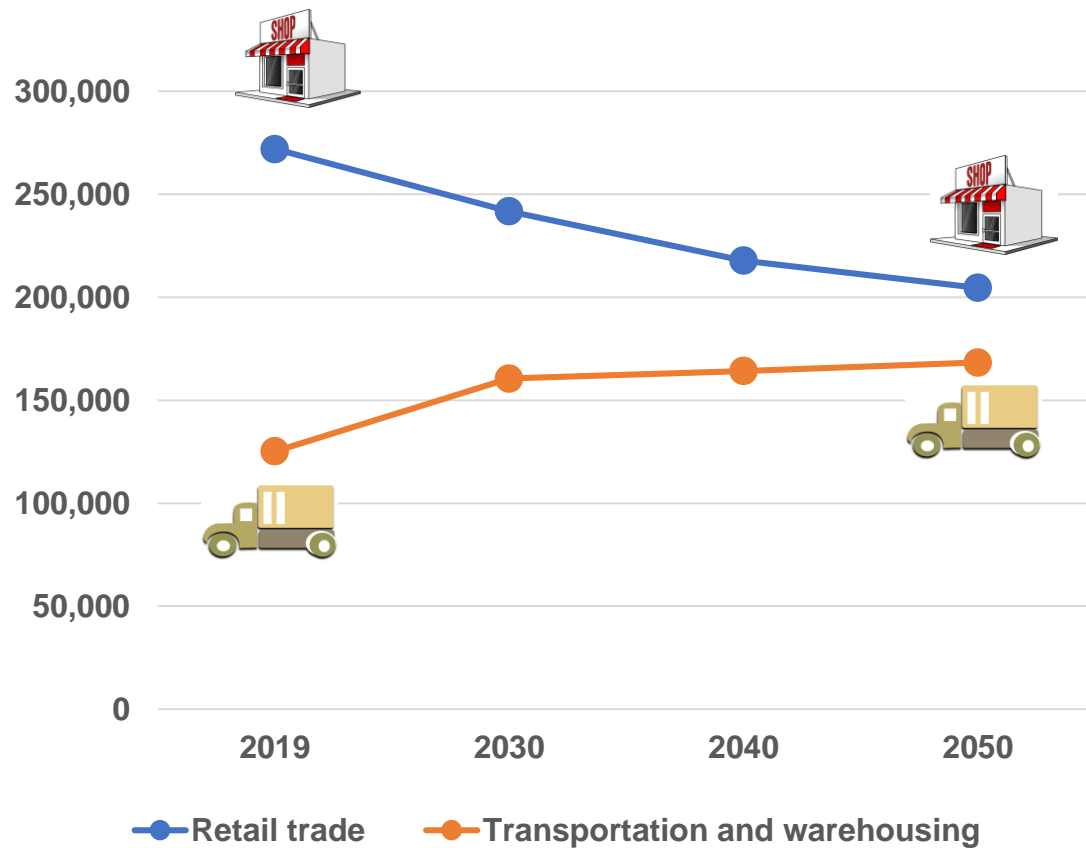
Employment growth is strongest in the next 10 years

Between now and 2030, construction, transportation and warehousing, and professional and technical services lead the growth.
After 2030, growth comes from professional and technical services and health care.

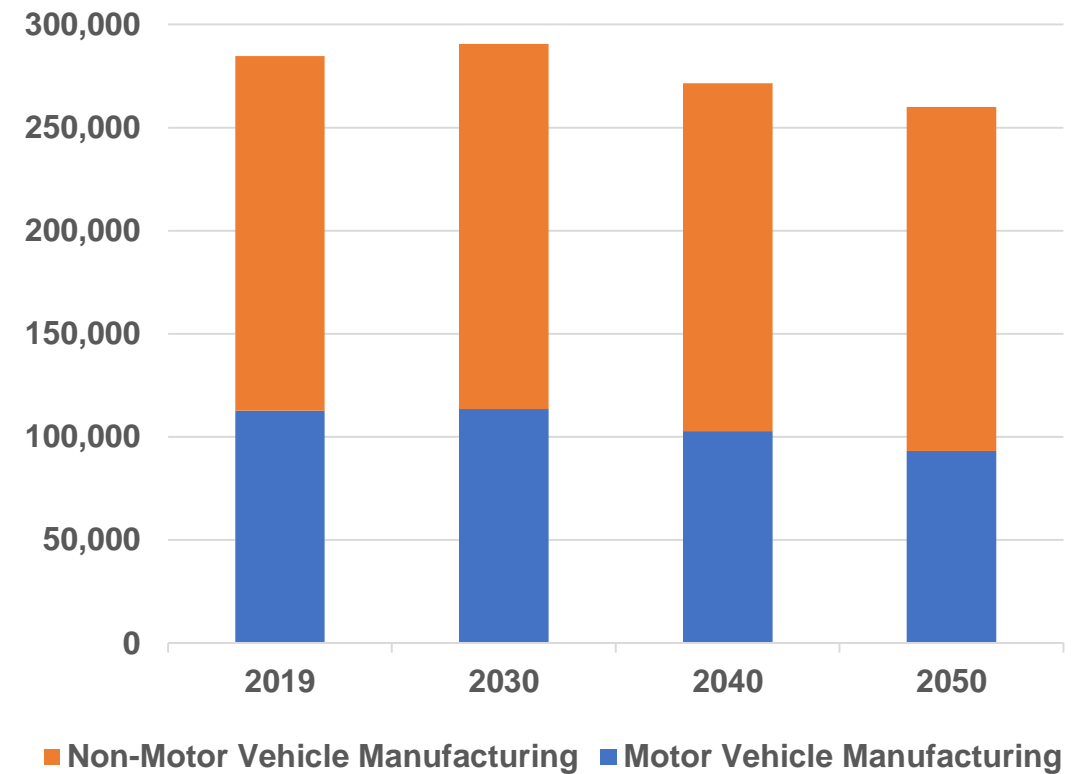


Shifting employment sectors

Retail Declines, Transportation & Warehousing Grows



Manufacturing Jobs are Steady Through 2030, then Decline



Aging population = greater demand for health services

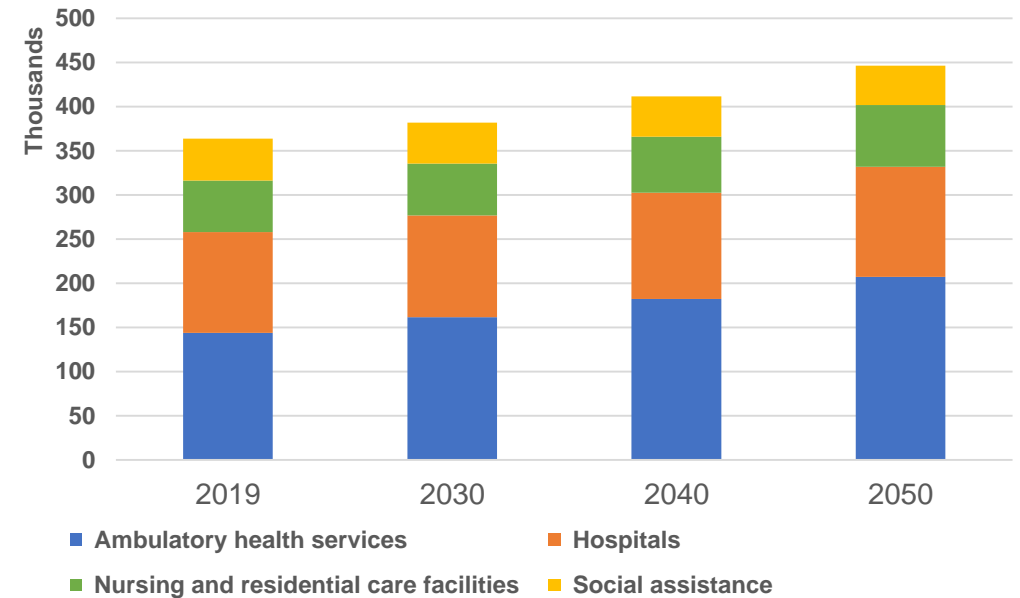


**66 New Medical
Buildings Planned**



**50 New Assisted Living
Facilities Planned**

Private Healthcare Employment



Skills! – All Jobs will require increased skills

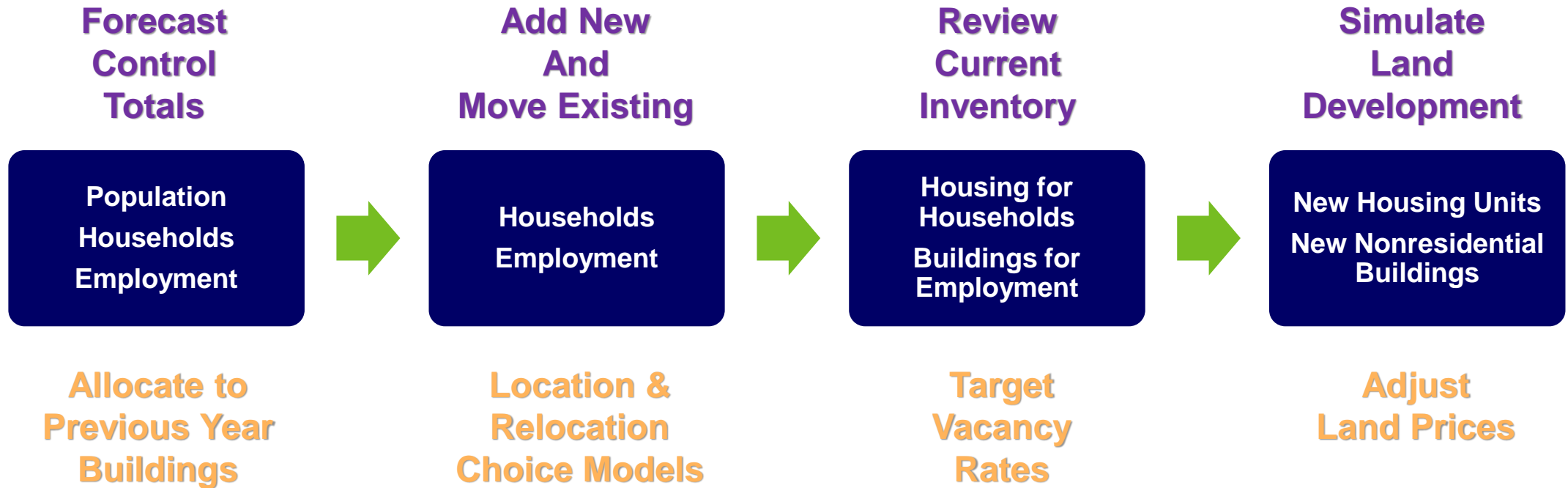


Developing the community level forecast

- Collect data on person, household, and job characteristics from national and state data sets (e.g., U.S. Census, Data Axle)
- Add local data on the current and planned development of land parcels and buildings (e.g., Site Plans, Master Plans)
- Add data on travel characteristics, access to core services, school quality, and other development drivers
- Add data on environmental constraints (e.g., flood prone areas, wetlands, underground storage tanks)
- Input the data into an urban simulation model named UrbanSim

How the UrbanSim model works

For each year in the forecast:



Reviewing the community level forecast

- Copies of the draft forecast are available at the registration table
- Please review the draft total population, household, and employment forecast trends
- SEMCOG staff are here and available to review your community forecast with you to receive initial feedback
- You can also send us comments over the coming weeks
- There is a form at the end of the draft forecast packet that can be used to provide additional future planned development
- Please provide comments by January 27th so we can improve the forecast prior to it being completed in March

For more information

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