



Utah Future *2040*

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America Grows

200 million in 1968

300 million in 2006

400 million in 2034

500 million in 2050

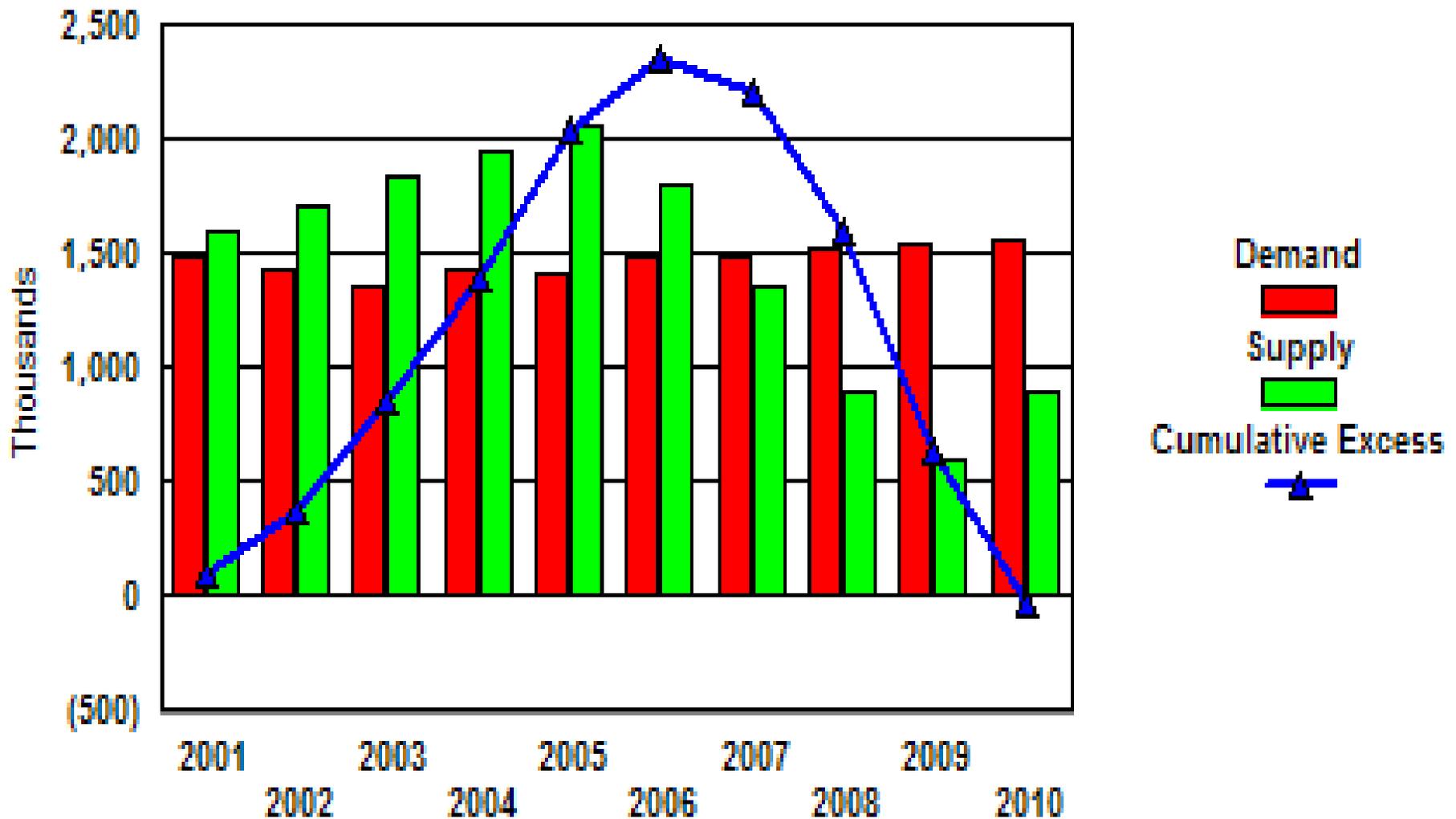
America adds 100 million people faster than any other nation except India and Pakistan – But *faster* than China.

Clearing Out the Excess

Year	Demand	Supply	Balance
2001	1,495k	1,603k	108k
2002	1,440k	1,705k	373k
2003	1,353k	1,848k	868k
2004	1,432k	1,956k	1,391k
2005	1,418k	2,068k	2,041k
2006	1,485k	1,801k	2,357k
2007	1,491k	1,355k	2,221k
2008	1,532k	906k	1,595k
2009	1,552k	600k	644k
2010	1,566k	900k	(22k)

Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.

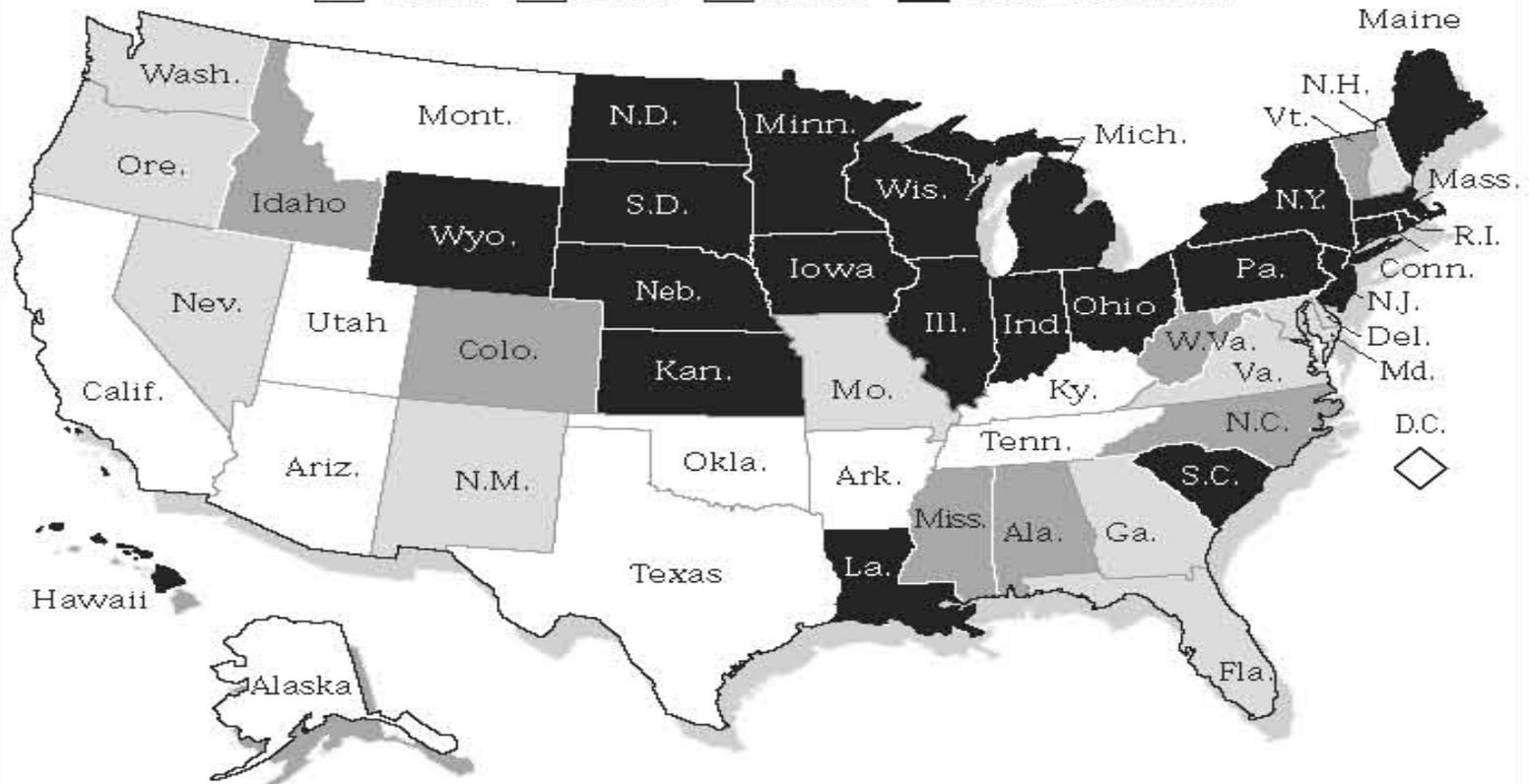
Squeezing Out the Excess



Housing recovery, state by state

Estimated year when excess supply of homes will be substantially depleted and new construction will be needed to meet demand:

□ 2009 □ 2010 □ 2011 ■ 2012 or later

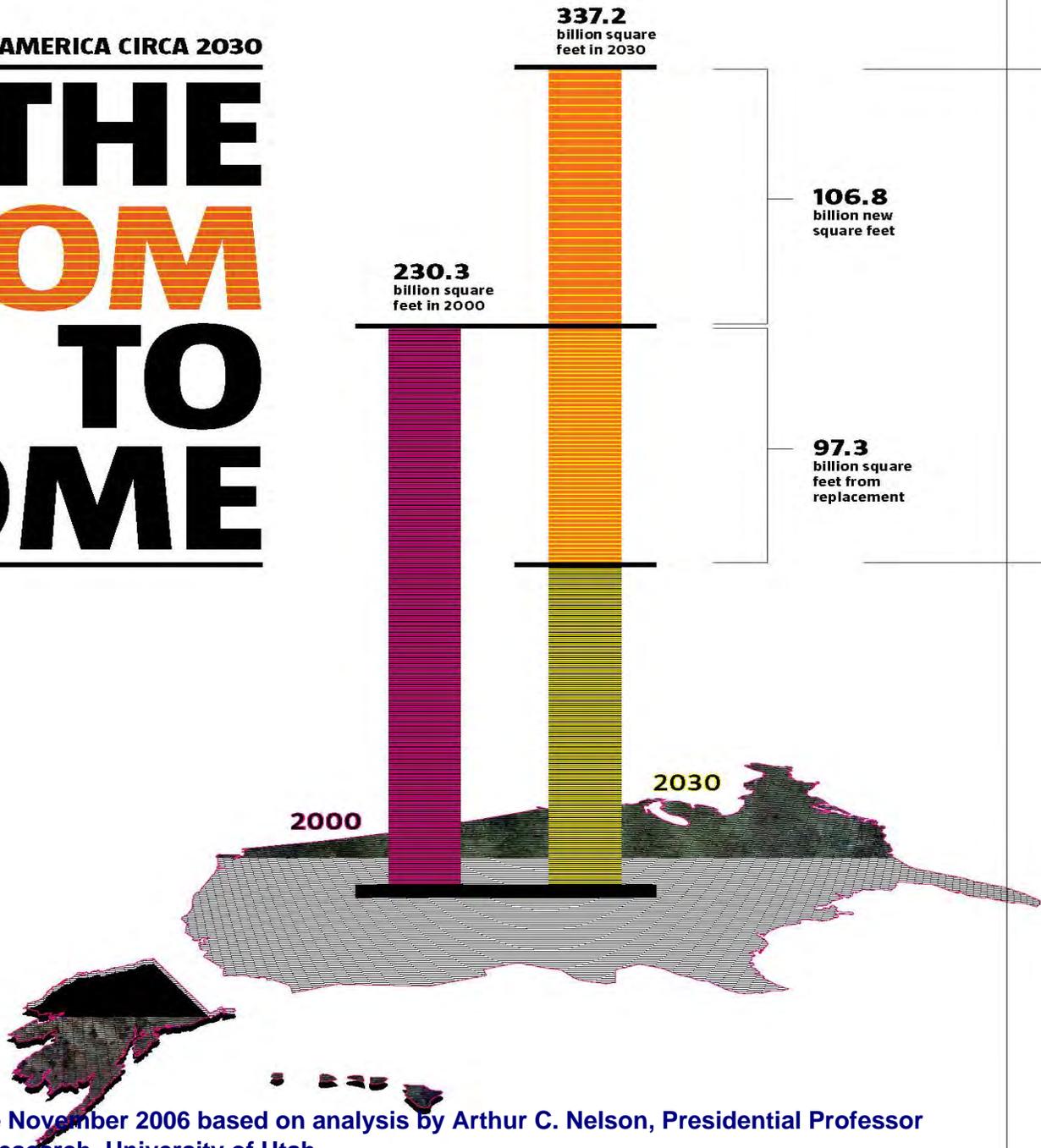


Source: Arthur C. Nelson, director of metropolitan research, University of Utah

By Julie Snider, USA TODAY

AMERICA CIRCA 2030

THE BOOM TO COME



Source: *Architect* magazine November 2006 based on analysis by Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.

Population Growth 2005-2040

Area	2005	2040	Change	Percent
Wasatch	2.2M	4.2M	2.0M	90%
SW Utah	0.2M	0.7M	0.5M	250%
Other Utah	0.2M	0.3M	0.1M	50%
Utah	2.6M	5.2M	2.6M	100%

Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah. Numbers may not add or calculate due to rounding. Figures adapted from *2008 Economic Report to the Governor*, Governor's Office of Planning and Budget.

Residential Units 2005-2040

Area	2005	Growth	Replaced	Total	% '05
Wasatch	650k	720k	140k	840k	130%
SW Utah	70k	150k	15k	165k	235%
Other Utah	200k	50k	25k	70k	35%
Utah	920k	920k	180k	1.1M	120%

Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.
Numbers may not add or calculate due to rounding. Figures based on residential units per capita 2000 adjusted for declining household size, plus loss factor based on census analysis.

Employment Growth 2005-2040

Area	2005	2040	Change	Percent
Wasatch	1.3M	2.5M	1.2M	90%
SW Utah	100k	250k	150k	215%
Other Utah	100k	150k	50k	50%
Utah	1.5M	2.9M	1.4M	90%

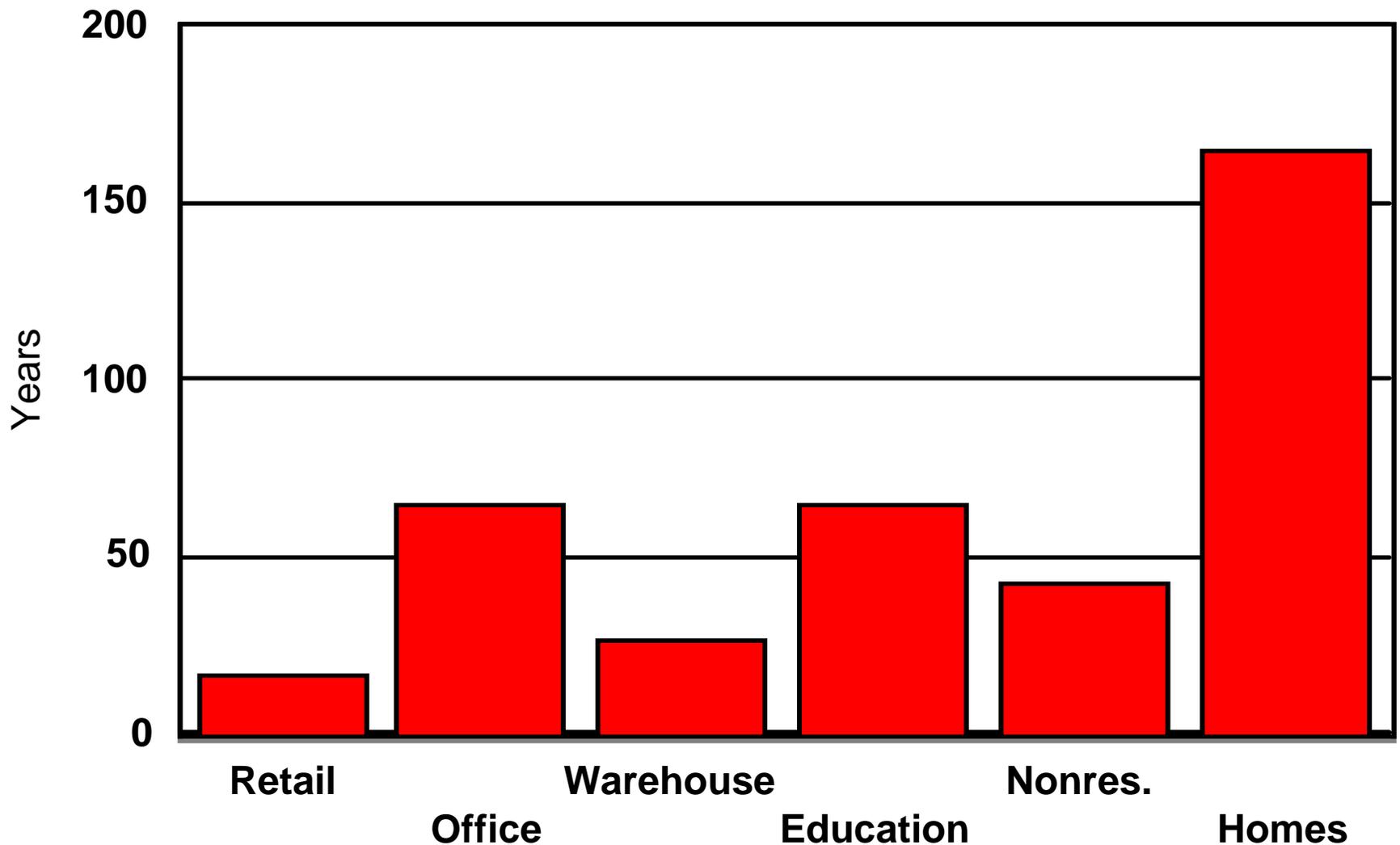
Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.
Numbers may not add or calculate due to rounding. Employment includes full- and part-time jobs as defined by BEA.

Nonresidential Space 2005-2040

<u>Area</u>	<u>2005</u>	<u>Growth</u>	<u>Rebuilt</u>	<u>Total</u>	<u>%'05</u>
Wasatch	600M	600M	1.0B	1.6B	270%
SW Utah	50M	100M	60M	160M	220%
Other Utah	50M	100M	40M	140M	180%
Utah	700M	800M	1.1B	1.9B	270%

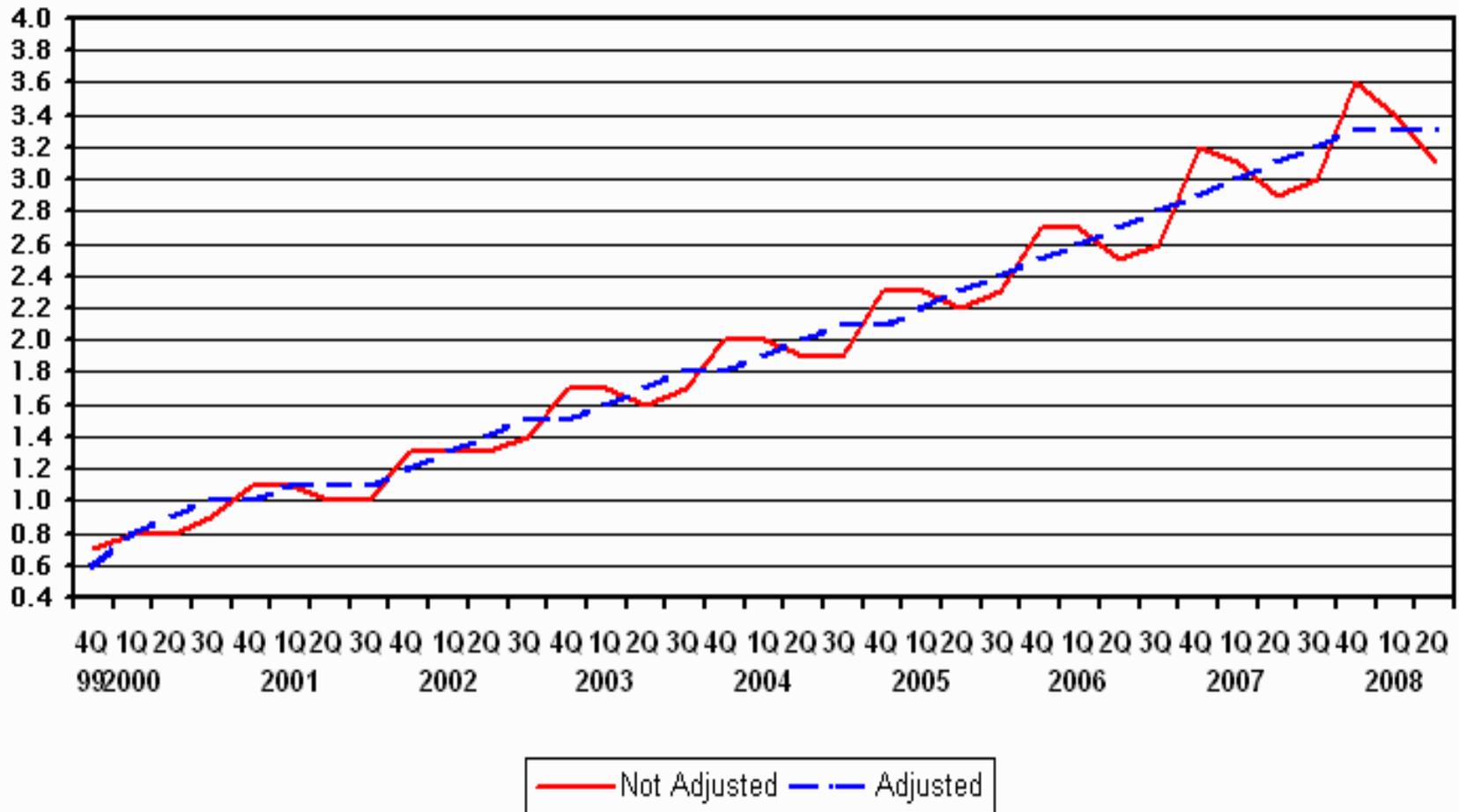
Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.
Numbers may not add or calculate due to rounding.

Life-Span of Buildings



Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah, based on DoE Commercial Buildings Energy Consumption Survey.

Internet Retail Sales as Percent of Retail Sales, 1999-2008



Reality Check

Space Class	1992	2003	%Dif
Total <i>Glamour</i> Space	145	149	+3%
<i>[Retail, Office, Medical, Institutional]</i>			
Warehouse & Storage	45	35	-23%
All Other	75	63	-16%

Non-percentage figures per capita based on Census estimates.

Source: Calculated by Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah, from Energy Information Administration, *Commercial Buildings Energy Consumption Surveys* for 1992 and 2003.

Bottom Line Construction

Utah 2005-2040

<i>Residential</i>	\$360 Billion
<i>Nonresidential</i>	\$230 Billion
<i>Infrastructure</i>	\$110 Billion
<i>Total</i>	\$700 Billion



How Does It Grow?

Households are Changing

<u>Household Type</u>	<u>1960</u>	<u>2000</u>	<u>2040</u>
US			
HH with Children	48%	33%	26%
HH without Children	52%	67%	74%
<i>Single/Other HH</i>	13%	29%	34%

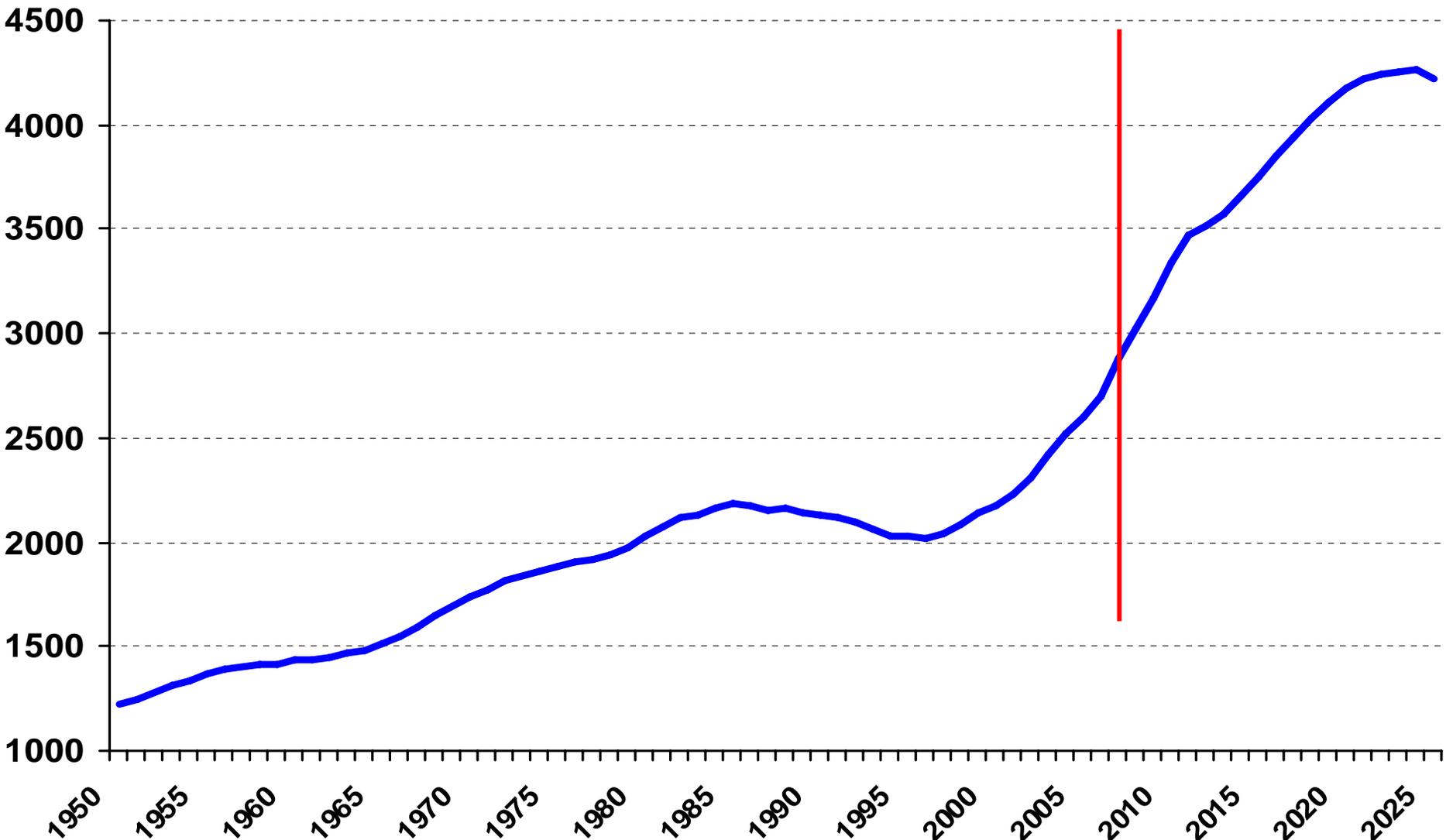
Utah

HH with Children		47%	38%
HH without Children		53%	62%
<i>Single/Other HH</i>		18%	22%

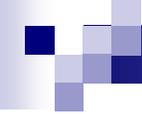
Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.

People Turning 65 *Each Year*

[Figures in 000s]



Source: US Census Bureau – 65+ in the United States: 2005; Wan He, Manisha Sengupta, Victoria A. Velkoff, & Kimberly A DeBarros. December 2005.



What Futurists Tell Us

**Bio-medical advances extend lifetimes.
Insurance actuarial tables extend to 120.**

Another 20 years added – minimum.

Adulthood mostly *after* child-rearing.

Share of Growth 2000-2040

US HH Type Share

With children **14%**

Without children **86%**

Single/Other 30%

Utah

With children **25%**

Without children **75%**

Single/Other 25%

Source: Arthur C. Nelson, Presidential Professor & Director of Metropolitan Research, University of Utah.

Retired Location Preference

City or suburb close to a city	51%
Suburb away from a city	19%
<i>Rural community*</i>	<i>30%</i>

**Rural may be defined as exurban or stand-alone smaller metropolitan areas – such as St. George.*

Source: National Association of Realtors & Smart Growth America, American Preference Survey 2004.

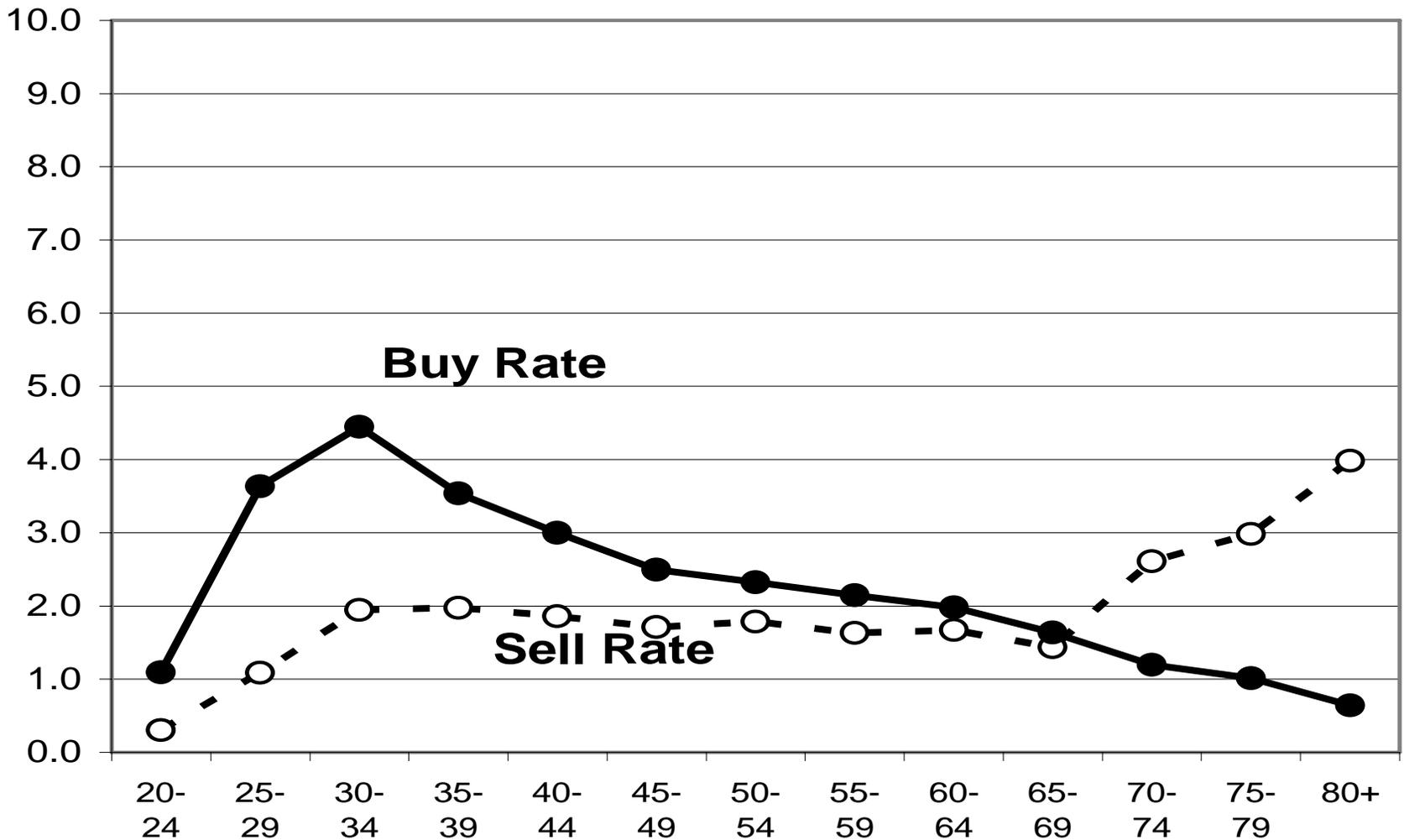
Housing Choices of Seniors

<u>Housing Type</u>	<u>Before Move</u>		<u>After Move</u>
Attached	24%	→	54%
Renter	20%	→	59%

Source: American Housing Survey 2003. “Before” means moved in next year. Annual senior movers are about 5% of all senior households; 75%+ of all seniors will change housing type between ages 65 and 80.

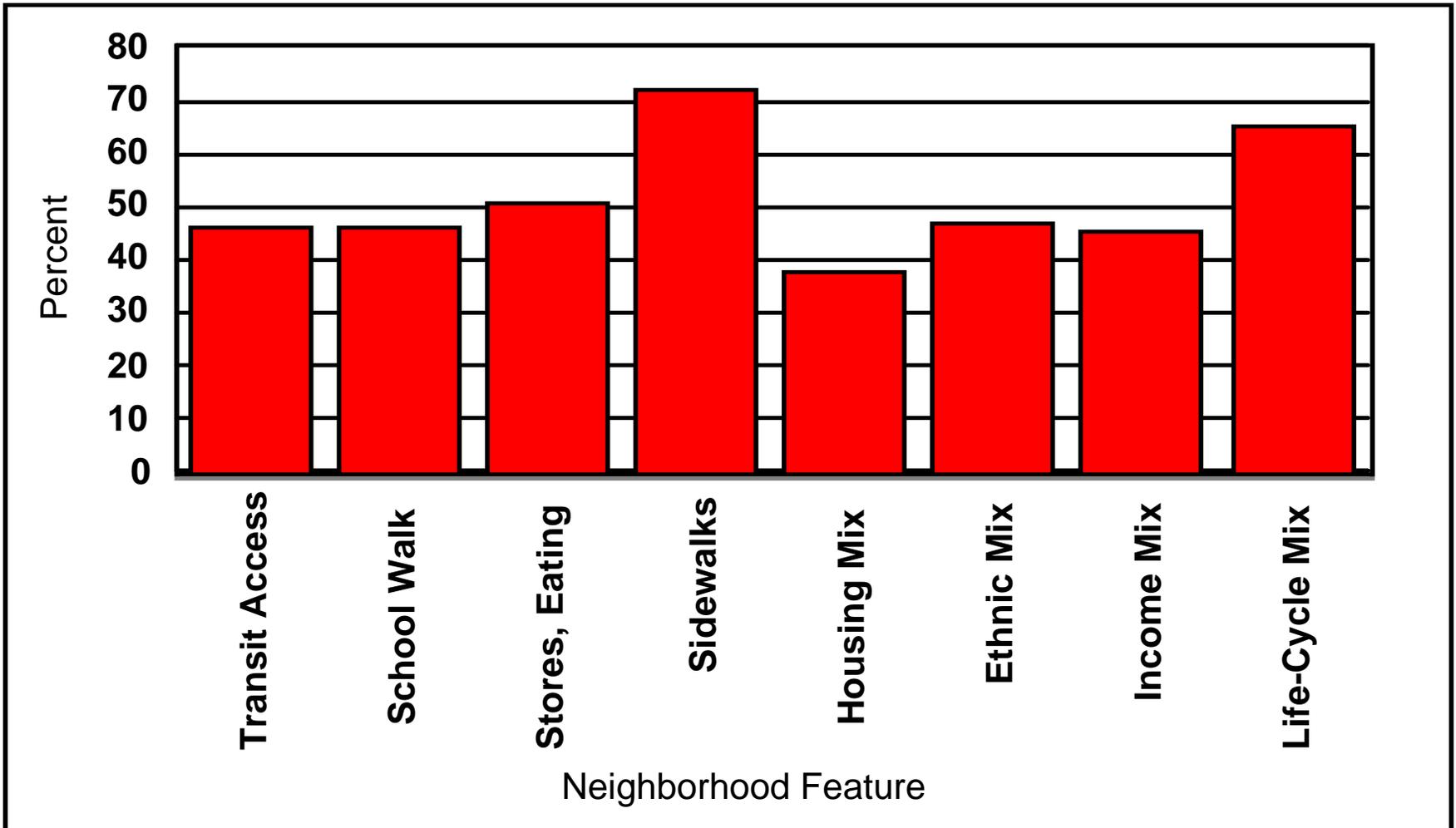
Buy-Sell Rates by Age Cohort

AHS



Source: Dowell Myers & SungHo Ryu, "Aging Baby Boomers and the Generational Housing Bubble: Foresight and Mitigation of an Epic Transition", *Journal of the American Planning Association* 74(1): 1-17 (2007).

“New Urbanity” Preferences



Source: National Association of Realtors, American Preference Survey 2004.

Home Ownership Falling?

- Sub-prime “meltdown”.
- Private underwriting tighter.
- New regulations will tighten underwriting more.
- Many financially savvy people are renters.
- Renting provides mobility for jobs.
 - *Some Gen-X & Gen-Y attitudes different*
- Upscale rental communities attractive to middle/affluent/upper incomes.

Home Ownership Demand Shift

Utah ownership in 2000s = 70%

Ownership may fall to 65%, or less, by 2020

Utah owner/renter split in 2015

65% owner

35% renter

Utah new construction to 2015:

67% renter-occupied

33% owner-occupied



The New Promised Land?



Tear Up a Parking Lot, Rebuild Paradise

Large, flat and well drained

Single, profit-motivated ownership

Major infrastructure in place

4+ lane highway frontage → “transit-ready”

Committed to commercial/mixed use

Can turn NIMBYs into YIMBYs

Slide title phrase adapted from Joni Mitchell, *Big Yellow Taxi*, refrain: “Pave over paradise, put up a parking lot.”



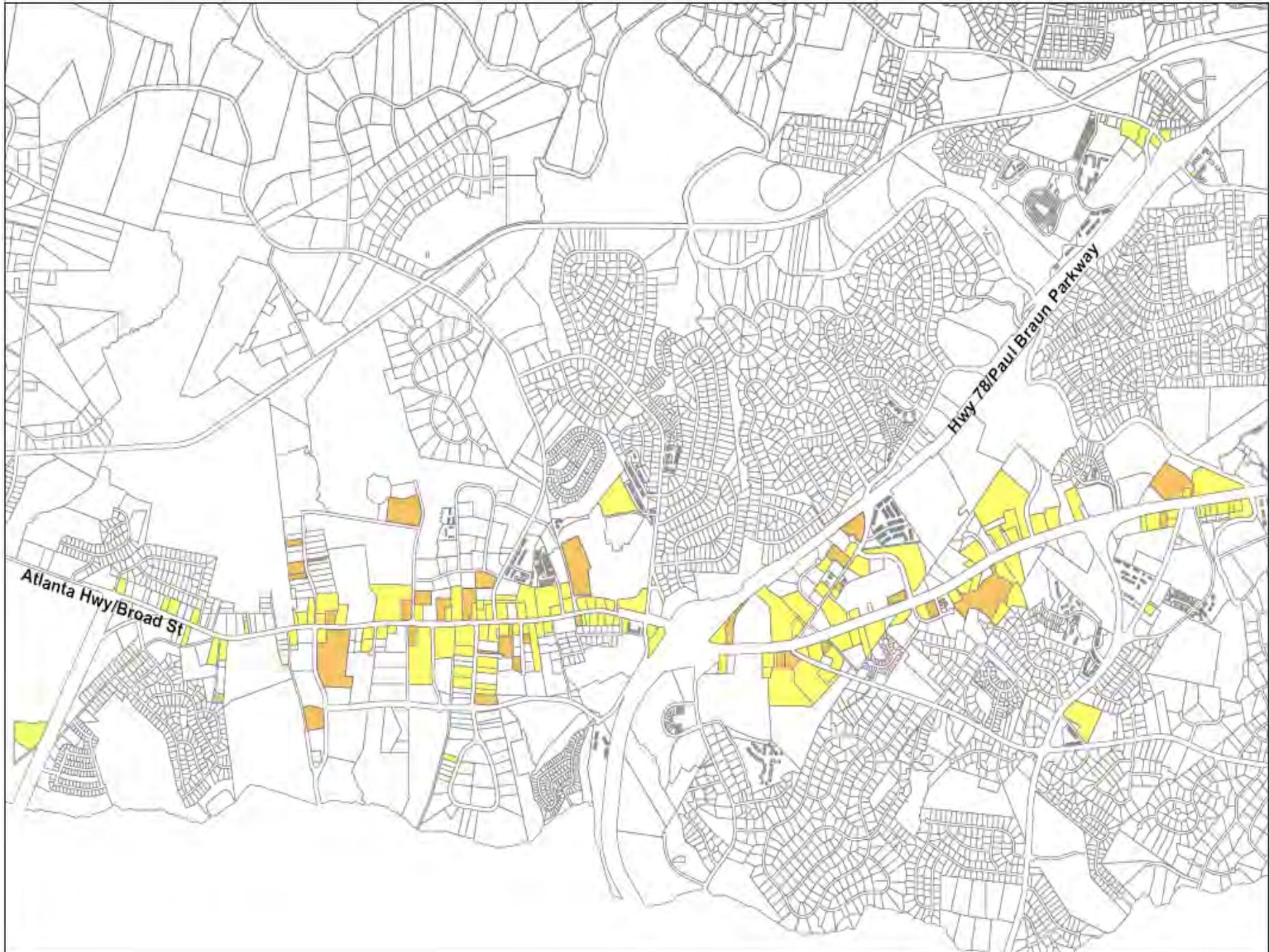
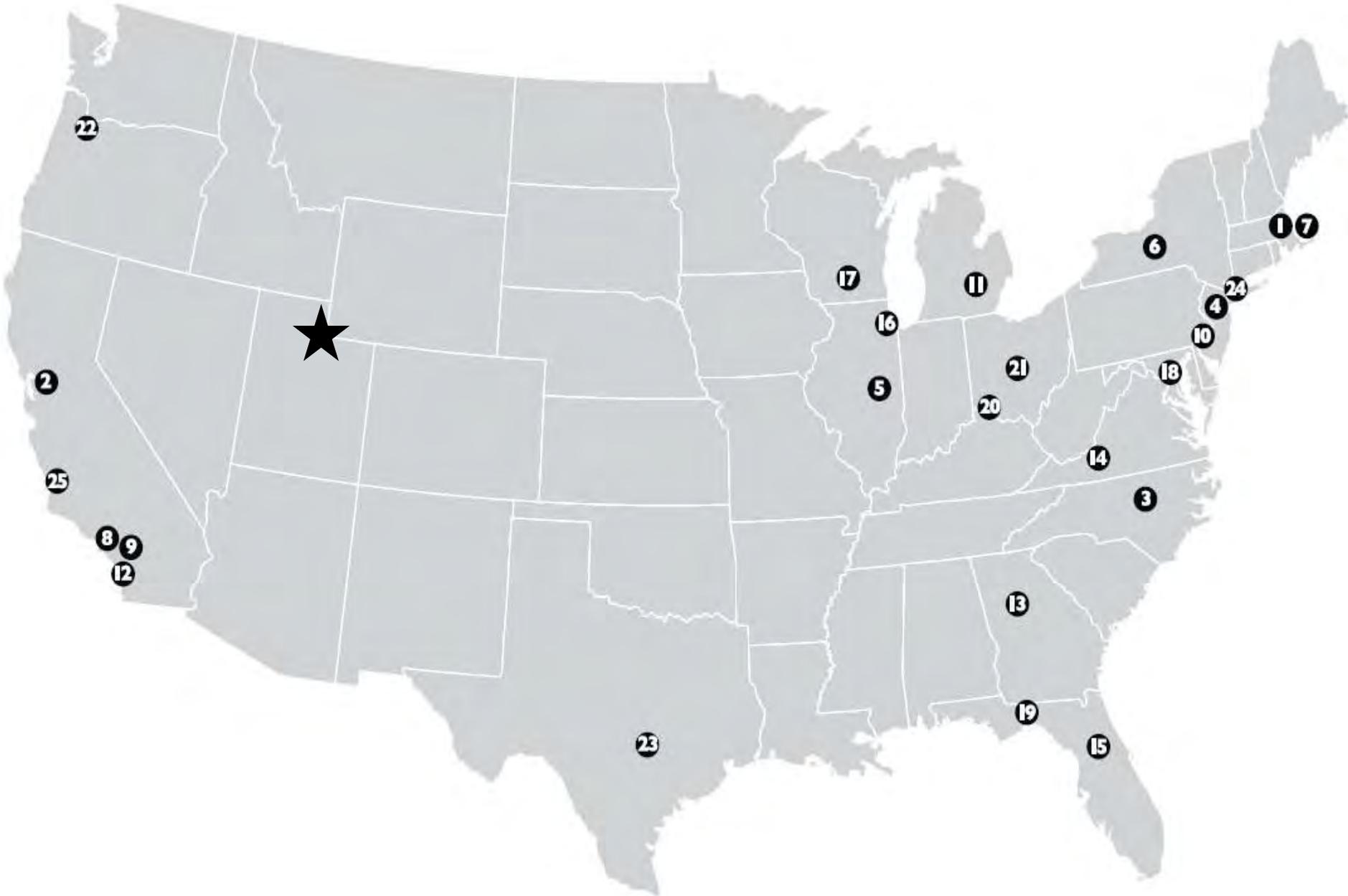




Figure courtesy of Dover Kohl Associates

Top Planning Programs



A topographic map of the state of Utah, showing its county boundaries and major river networks. The terrain is color-coded by elevation, with brown and tan shades representing higher elevations and blue representing water bodies. The text 'THANK YOU' is overlaid in a large, bold, yellow font, centered on the map. The word 'THANK' is on the top line and 'YOU' is on the bottom line.

**THANK
YOU**

Image from: www.geology.com/state-map/utah.shtml