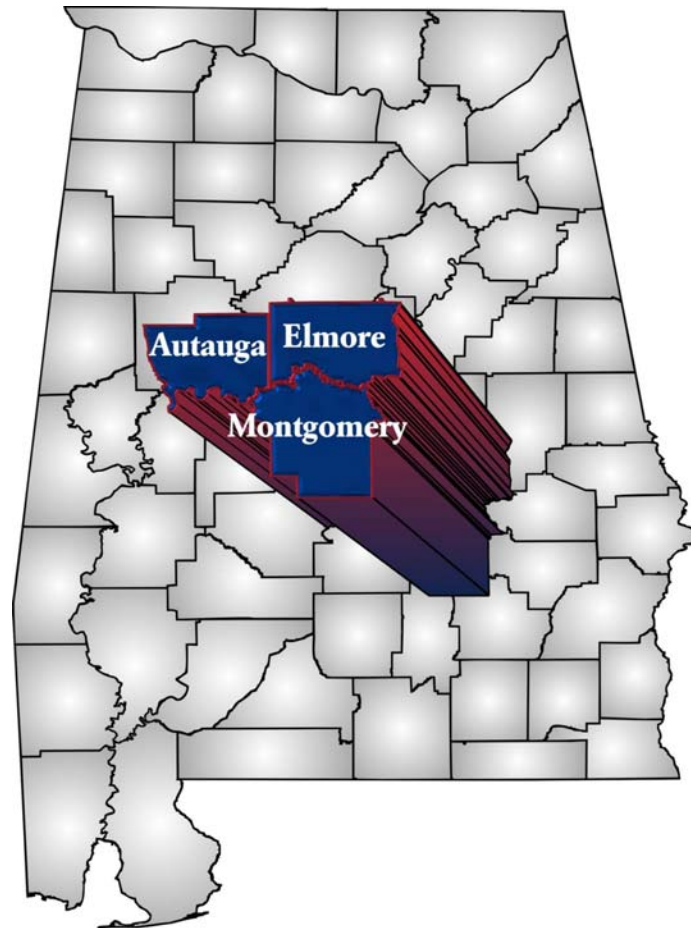


Forecasts of Selected Socioeconomic Variables for Montgomery, Elmore, and Autauga Counties in the Montgomery MPO Area 2005 to 2035



Prepared for

City of Montgomery, Alabama

July 2008

Center for Business and Economic Research
Culverhouse College of Commerce and Business Administration

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by

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The objective of this project is to provide socioeconomic projections to the year 2035 for the counties which comprise the Montgomery Metropolitan Planning Organization (MPO) study area. These forecasts will be used to drive the 2035 Long Range Transportation Plan (LRTP) update for the MPO. All forecasts are calculated in five-year intervals from 2005 through 2035 for each of the counties and for the MPO area as a whole.

Projections cover the following demographic variables: number of households, total population, population ages 0 to 4, population ages 5 to 19 (a basis for the school-aged population), and the population age 65 and over. School enrollment, incorporating both public and private, in kindergarten through grade 12 is also forecasted. College and university enrollment and trends are presented. On the economic side, the following variables are forecasted: total wage and salary employment, retail employment, non-retail employment, and mean household income. Forecasts for each of the counties—Autauga, Elmore, and Montgomery—are presented and totaled for the Montgomery MPO area as a whole.

Overview of the Montgomery MPO Study Area Counties

This report looks at trends and projections for the counties of Autauga, Elmore, and Montgomery in their entirety, although the MPO study area takes in just a major portion of each of these counties. The MPO study area encompasses the Montgomery urban area and the Prattville, Elmore Correctional, and Wetumpka urban clusters as defined from the 2000 Census, but does not cover the Tallassee urban cluster in Elmore County. Population growth from 1990 to 2000 and growth and ongoing development since 2000 form the basis for population and household projections for each of the three counties. This recent history and some of the ongoing developments are summarized below.

Autauga County

Located in the Montgomery Metropolitan Statistical Area (MSA) with a 2007 population of 49,960, Autauga has seen strong population gains since 1990. From

**Montgomery, Alabama MPO Counties
Annual Average Labor Force Estimates**

	2000	2007	Change	
			Number	Percent
Autauga				
Civilian Labor Force	21,954	24,662	2,708	12.3%
Employment	21,170	23,942	2,772	13.1%
Unemployment Rate	3.6	2.9		
Elmore				
Civilian Labor Force	31,327	35,529	4,202	13.4%
Employment	30,228	34,482	4,254	14.1%
Unemployment Rate	3.5	2.9		
Montgomery				
Civilian Labor Force	106,838	106,693	-145	-0.1%
Employment	102,885	102,829	-56	-0.1%
Unemployment Rate	3.7	3.6		

Note: Civilian labor force and employment are by place of residence.
Source: Alabama Department of Industrial Relations.

**Montgomery, Alabama MPO Counties
Total Nonagricultural Employment**

	2002	Q2 2007	Change	
			Number	Percent
Autauga	11,758	11,956	198	1.7%
Elmore	13,939	18,343	4,404	31.6%
Montgomery	124,714	136,574	11,860	9.5%

Note: Nonagricultural employment is by place of work.
Source: U.S. Census Bureau and Alabama Dept. of Industrial Relations.

2000 to 2007, the population grew by an estimated 6,289 people, for a gain of 14.4 percent that ranked 5th among Alabama's 67 counties. This growth includes net in-migration of about 4,727 and natural increase of 1,763, which is the difference between 4,672 births and 2,909 deaths during the seven years. The county permitted a total of 1,507 residential units (single- and multi-family) during the five years from 2000 through 2004 and another 920 from 2005 through 2007. Much of the new housing being developed in Homeplace near I-65 is in Autauga County. Building activity has also been strong in nearby Wynfield, with other growth in north Prattville and to the southwest.

Autauga County historically does not have nearly enough jobs for its working residents—the civilian labor force averaged 24,662 in 2007, with 23,942 employed and unemployment at just 2.9 percent. However, the county provided only 11,758 nonagricultural jobs in the second quarter of 2007. Many workers commute into Montgomery County to work, with the 2000 Census finding 47 percent making this commute and just 40 percent finding jobs in the county. The number of nonagricultural jobs located in Autauga County rose by only about 200 from the 2002 average of 11,758 to the second quarter 2007 total of 11,956, an increase of 1.7 percent. While it is likely that more residents work in Montgomery County now than in 2000, it is also probable that more work in neighboring Elmore County as much of the new retail development in Prattville is physically located in Elmore County.

Elmore County

Elmore has been the fastest growing county in the Montgomery MSA over the last almost two decades. From 2000 to 2007, Elmore County added an estimated 11,651 new residents for a gain of 17.7 percent that was the 4th highest of the state's 67 counties. The 2007 population of 77,525 included an estimated net gain from in-migration since 2000 of 9,038 and growth from natural change of 2,845 (7,105 births minus 4,260 deaths). There were a total of 1,762 residential units permitted in the county from 2000 through 2004 and another 988 during the three years from 2005 through 2007. About 30 percent of the housing in Prattville's new Homeplace development lies in Elmore County. The town of Millbrook has been experiencing rapid housing development, particularly in the vicinity of Alabama Highway 14 and to the north. New housing has also been built in the Wetumpka area.

The 2000 Census found about 54 percent of Elmore County's workers commuting into Montgomery County to work and just 33 percent working in the county itself. Strong population growth from 2000 to 2007 has been accompanied by labor force growth of 4,202 workers and an increase of 14.1 percent (4,254) in the number of employed residents, with a decline in the unemployment rate to 2.9 percent. The county saw substantial job growth between 2002 and the second quarter of 2007—the addition of 4,404 nonagricultural jobs located in the county amounted to a 31.6 percent gain and brought the total to 18,343. Although still well below total employment of 34,482 in 2007, this growth indicates that more Elmore County residents are able to work close to home. Sizeable retail development, including the Prattville Town Center and the High Point Shopping Center (anchored by Bass Pro Shops) as well as a Wal-Mart in Millbrook, is contributing to job gains. New and expanding auto suppliers and substantial expansion at GKN Aerospace are among other developments creating jobs in the county.

Montgomery County

With a 2007 population estimated at 225,791, Montgomery County forms the urban core of the Montgomery MSA. Census Bureau estimates have the county's population posting a weak gain of just 1.0 percent, or 2,281 residents, between 2000 and 2007. Growth was a more sizeable 6.9 percent from 1990 to 2000. Population change since 2000 includes an estimated net out-migration of 6,086 residents and natural increase from births exceeding deaths of 9,309 during the seven years (24,163 births minus 14,854 deaths). The county issued building permits for a total of 4,955 units during the five years from 2000 through 2004, including permits for 679 units in multi-family dwellings. Permits for 3,809 units

have been issued during the three-year period from 2005 through 2007; this total includes 1,250 multi- and 2,559 single-family units.

Residential growth is focused in the eastern areas of the City of Montgomery and in the Town of Pike Road. North of I-85, large single-family developments in the vicinity of McLemore Drive and apartment construction south of the Atlanta highway east of Seminole Drive should generate rapid population growth in the northeastern part of the county. Construction is underway in The Waters, south of I-85 off Marler Road, and in a number of neighborhoods south of Vaughn Road in the vicinity of Taylor and Ray Thorington Roads. Multi-use buildings are the first development in the new Hampstead community, located in this area, which will soon move on to residential development. Other planned large communities in this area include Hudson on Pike Road and New Park on Ray Thorington Road, where a new elementary school has already been approved. In downtown Montgomery, recent riverfront, lodging, and entertainment development is spurring growing condo, loft, and apartment redevelopment of existing buildings. Revitalization projects are also beginning to bring new residents into older neighborhoods in the vicinity of downtown.

Montgomery County's slow population growth estimated for 2000 to 2007 is reflected in its flat labor force and lack of growth in the number of employed residents, as shown in the table on page 1. Unemployment declined very slightly from 3.7 percent in 2000 to 3.6 percent in 2007. However, the county steadily grew its job opportunities during this time, as reflected in an increase in nonagricultural employment from an average of 124,714 in 2002 to 136,574 in the second quarter of 2007, a gain of 11,860 jobs (9.5 percent). While more than 93 percent of the county's residents worked there in 2000, Montgomery County is providing a growing number of jobs for in-commuters. Government employment, both with the state and at Maxwell-Gunter Air Force Base, which escaped BRAC cuts, provides stability for Montgomery County's economy. The commencement of operations at the Hyundai manufacturing plant and related suppliers in 2004 and 2005 has kept the economy on a strong growth path. Expansions at these supplier plants are ongoing and will bring additional jobs in conjunction with the opening of the Kia plant in Georgia in 2009.

Movement among Study Area Counties

The three counties of Autauga, Elmore, and Montgomery exhibit a high degree of interaction, both with respect to commuting to work and to residential relocations. Commuting patterns data from the 2000 Census show Montgomery's role as the employment center for the MPO area: 93.3 percent of Montgomery County's 96,943 workers were employed in the county in 2000, while 47 percent of Autauga County's 19,808 workers and 54.2 percent of Elmore County's 28,143 employed residents commuted into Montgomery County to work in 2000. An estimated 3.7 percent of Autauga County workers traveled to jobs in Elmore County in 2000, while 5.2 percent of workers living in Elmore County commuted to Autauga. Strong job gains in Elmore County between 2002 and 2007 should reduce its dependency on out-of-county jobs modestly.

In terms of residence, there has been substantial movement among the three counties throughout the years since 2000. This conclusion is supported by IRS data used by the Census Bureau as a primary component in deriving annual county net migration. Each tax cycle, the IRS tallies the number of address changes on tax returns for each U.S. county. If the address shows a change into a given county (from outside the county), the old county and the number of persons represented by that tax return are recorded in the in-migration file under the new county of residence; the change is also entered in the out-migration file for the county of previous residence. The most recent migration file is for 2006. This is not the total migration picture—Medicare enrollment data are used to better capture the older population, as people over 65 often do not file tax returns. Also, many transient military personnel are not likely to be reflected in the migration numbers as a short-term stay may not lead to a tax return address change.

The IRS migration data for the three counties in the Montgomery MPO study area for the period from 2000 to 2006 gives some idea of net population losses in Montgomery County that resulted from residents moving to Autauga and Elmore counties. During these six years, IRS data show around 11,400 Montgomery County residents moving to Elmore County and about 6,900 changing addresses from Elmore to Montgomery County, for a net loss to Montgomery County (and gain to Elmore) of 4,500 people. The net outflow to Autauga County is a smaller 5,800 and, with an inflow from Autauga to Montgomery of about 4,000, the net loss to Montgomery County (and gain to Autauga County) is about 1,800 persons. Over the same six years, the exchange of residents between Autauga and Elmore counties came out about even—around 3,800 moved out of Autauga to Elmore and vice versa during this time.

Projection Results

Model-driven projections of both population and economic concepts are presented below. Methodology for these projections is summarized in a section that follows the results. Detailed forecast tables are presented in the Appendix.

Total Population

All three counties in the Montgomery MPO study area saw population gains during the decade of the 1990s, with moderate growth in Montgomery County contrasting with the strong growth in suburban Autauga and Elmore counties. This trend has continued in the 2000 to 2007 period. Census Bureau estimates give Elmore County the largest increase of 11,651 (17.7 percent) and a total of 77,525 residents in 2007. Autauga County added an estimated 6,289 people, with this 14.4 percent gain bringing the 2007 population to 49,960. The sizeable number of out-migrants resulted in a decline in the population of Montgomery County between 2000 and 2004. Population growth resumed in 2005, although the 2005 estimated total was still 1,208 (-0.5 percent) below the 2000 Census count. Gains strengthened from 2005 to 2006, with the result that the county’s 2007 population estimate of 225,791 was 2,281 (1.0 percent) above its 2000 population.

**Montgomery, Alabama MPO Counties
Population 2000, Estimated 2005, and Projected 2035**

County	Census			Change 2005-2035	
	2000	2005	2035	Number	Percent
Autauga	43,671	47,917	79,173	31,256	65.2%
Elmore	65,874	73,303	122,011	48,708	66.4%
Montgomery	223,510	222,302	270,537	48,235	21.7%
MPO Total	333,055	343,522	471,721	128,199	37.3%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

Population projections presented in this report, derived using a cohort-component model, are driven by growth between the two most recent Censuses of 1990 and 2000 and by the population trends from 2000 to 2007 discussed above. Information on recent economic developments and trends and planned and ongoing residential development and trends was applied to modify migration parameters in the model, with the primary result of increasing projected gains in Montgomery County over the forecast period.

The three counties in the Montgomery MPO area are all forecasted to add residents during each five-year period from 2005 to 2035. The overall pace of population growth is expected to be about the same in Autauga and Elmore counties, with Autauga County’s population growing 65.2 percent and Elmore’s 66.4 percent. With its larger population base, however, Elmore County is expected to add 48,708 residents from 2005 to 2035, while Autauga County will add a projected 31,256. A more moderate forecast for Montgomery County shows population growth of 21.7 percent during the 30 years, but the expected gain of 48,235 residents will be only slightly below the number added in Elmore County due to

the county's size. Growth will generally slow across the five-year intervals after 2010 as a rising number of older residents pushes up the number of deaths and reduces any gain from natural change. In total, the three MPO area counties are expected to see population growth of 37.3 percent across the period from 2005 to 2035, with a projected 128,199 new residents.

Preschool Population

Population growth in the 0 to 4 age range should give an indication of trends in the number of children who will be enrolled in daycare or preschool across the Montgomery MPO study area during the projection period of 2005 to 2035. The cohort-component model yields projections for this age group based on recent birth rates and expected trends.

Each of the three counties is expected to see an increase in the 0 to 4 population between 2005 and 2035. A net gain of 3,316 preschool children will raise Elmore County's total to a projected 7,808 in 2035, an increase of 67.1 percent. Autauga County is forecasted to post an increase of 1,915 children aged 0 to 4, a 58.2 percent gain that will bring the number to about 5,200. Growth of 17.3 percent in the 0 to 4 age group in Montgomery County across the 30-year period will increase the total by 2,765, to a forecasted 18,773.

Thus, despite the rapid rise in the older population, in-migration and the existing age structure of each county's population will result in an increasing number of young children. Across the three-county MPO study area, between 2005 and 2035 the number of children in the 0 to 4 age range will increase 32.6 percent to 31,784. Estimates from the 2002 National Survey of America's Families found that 42.0 percent of preschool children whose mothers worked were in full-time daycare and that an additional 19.9 percent were in a regular, nonparental childcare arrangement 15 to 34 hours per week. The increase projected for the 0 to 4 year-old population will likely result in a substantial increase in childcare provider locations during the study period.

School-Aged Population

Since the cohort-component model yields population projections in five-year intervals, the number of 5 to 19 year olds is used as an approximation to the school-aged population. Of course, many of the 18 and 19 year olds have completed high school and may be enrolled in higher education. This is particularly true in Montgomery County, which has a number of higher education institutions. Across the MPO study area, the population in the 5 to 19 age range is expected to grow during the 30-years, with a projected 94,062 school-aged residents in 2035—an increase of 19,993 (27.0 percent) over the 2005 number. Across the area as a whole, school-aged population gains will be the weakest during the 2010 to 2015 period and will see much stronger growth in the following 20 years.

**Montgomery, Alabama MPO Counties
Population Ages 0-4 2000, Estimated 2005, and Projected 2035**

County	Census			Change 2005-2035	
	2000	2005	2035	Number	Percent
Autauga	3,023	3,288	5,203	1,915	58.2%
Elmore	4,370	4,672	7,808	3,136	67.1%
Montgomery	15,472	16,008	18,773	2,765	17.3%
MPO Total	22,865	23,968	31,784	7,816	32.6%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

**Montgomery, Alabama MPO Counties
Population Ages 5-19
2000, Estimated 2005, and Projected 2035**

County	Census			Change 2005-2035	
	2000	2005	2035	Number	Percent
Autauga	10,618	11,371	15,729	4,358	38.3%
Elmore	14,226	15,560	23,058	7,498	48.2%
Montgomery	49,870	47,138	55,275	8,137	17.3%
MPO Total	74,714	74,069	94,062	19,993	27.0%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

Between 2005 and 2035, Elmore County will see the largest percentage increase in residents aged 5 to 19—the addition of about 7,500 young people amounts to a 48.2 percent gain. Autauga County is expected to add 4,358 residents aged 5 to 19, an increase of 38.3 percent. While estimates show Montgomery County losing population in the 5 to 19 age group between 2000 and 2005, growth is expected to resume at a modest pace from 2005 through 2015, accelerate from 2015 to 2020, and then settle down to a 2.7 percent five-year rate of increase for the remainder of the projection period. Across the 30 years from 2005 to 2035, Montgomery County could add 8,137 school-aged residents for a gain of 17.3 percent.

School Enrollment

School enrollment in grades K-12 was derived using the school-aged population projections calculated by our cohort-component model for each county in this study and Census 2000 data on public and private K-12 school enrollment by county. Alabama State Department of Education (ASDE) public school enrollment data as well as private school enrollments were used for verification. The percentage of the 2000 population aged 5 to 19 enrolled in grades K-12 in each county was calculated using Census data. These percentages were then applied to the 5 to 19 age group population projections in each five-year interval through 2035 for the three counties. The 2005 projection minus 2000 Census private school enrollment was checked against enrollment data for 2004-2005 from reports on the ASDE website and was found to be close to the reported number. The percentage of this age group enrolled in school is considerably lower in Montgomery County due to the presence of a number of institutions of higher education and, hence, the enrollment of a larger share of the county's 15 to 19 age segment in postsecondary rather than in K-12.

**Montgomery, Alabama MPO Counties
K-12 Public and Private School Enrollment
2000, Estimated 2005, and Projected 2035**

County	Census			Change 2005-2035	
	2000	2005	2035	Number	Percent
Autauga	9,502	10,176	14,076	3,900	38.3%
Elmore	12,967	14,183	21,017	6,834	48.2%
Montgomery	43,518	41,133	48,233	7,100	17.3%
MPO Total	65,987	65,491	83,326	17,835	27.2%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

Across the three-county Montgomery MPO study area, total K-12 school enrollment is expected to grow from 65,491 in 2005 to 83,326 in 2035, an increase of 27.2 percent that will bring 17,835 more students into the area's public and private schools. Gains will be modest during the 2005 to 2015 period, but will pick up sharply with a 5.6 percent increase in the 2015 to 2020 interval and continue at a five-year rate of increase between 4.3 and 4.9 percent during the remaining periods after 2020.

With an increase of 17.3 percent from 2005 to 2035, Montgomery County will add the most total K-12 students (public and private); 7,100 new students will bring the 2035 total to 48,233. Elmore County is expected to see almost as many new students in its schools—a forecasted gain of 48.2 percent will add 6,834 to raise enrollment to 21,017 in 2035. Autauga County's public and private K-12 schools can anticipate an increase of 3,900 students over the 30-year projection period to a total enrollment of 14,076.

Higher Education Enrollment and Trends

Montgomery County in the MPO study area is home to three public and four private four-year institutions of higher education. Enrollments are highest at the public universities, which serve both traditional resident and commuting undergraduate and graduate students, and working adults furthering their education or enrolling in special programs. Alabama State University saw enrollment slide from 5,664 full- and part-time students in 2000 to 5,469 in 2005 and then rise to 5,608 in 2007. The university,

which draws from a region much broader than the MPO area, is in the midst of a construction program that will bring additional students to the campus. Enrollment at Auburn University at Montgomery climbed from 4,900 in 2000 to 5,128 in 2005 and was flat at 5,124 full- and part-time students in 2007. The University’s strategic plan emphasizes growing enrollment, in part by attracting students from outside the area. Troy University Montgomery has posted a steady increase in students, with enrollment climbing from 3,090 in 2000 to 4,257 in 2005 and 4,558 in 2007.

Across the three counties in the Montgomery MPO area, the population aged 20 to 24 is expected to increase 25.0 percent from 2005 to 2035. Using this age group as a proxy for the college-aged population and factoring in recent trends, we arrive at a 2035 total enrollment projection for the area’s three public four-year institutions of about 19,000. (This projection breaks down as follows: Auburn University at Montgomery, 6,410 students; Alabama State University, 6,970; and Troy University Montgomery, 5,620.) Note that these projected trends could be substantially altered by university program and recruitment initiatives.

Among the area’s private colleges and universities, Faulkner University notes plans to grow its traditional student population. However, 2007 enrollment at its Montgomery campus and law school of 1,291 was down from 1,369 in 2005. Huntingdon College is seeing strong growth with enrollment increasing from 657 in 2000 to 790 in 2005 and 857 in 2006. The college identifies a goal of increasing traditional undergraduate enrollment by 3 percent annually and indicates enrollment is around 1,000 students in 2008. Recent enrollment at Amridge University (formerly Southern Christian) was about 366, although trends were not available. South University’s Montgomery campus enrolled about 370 in 2007, up slightly from 354 in 2005.

It is assumed that enrollment at Huntingdon College will grow rapidly for the short term, but is unlikely to continue the recent rate of increase through 2035. Applying recent trends and stated goals through 2015 and then the 9.7 percent increase expected in the area’s 20 to 24 year-old population through 2035 gives a projected enrollment of around 1,800 at Huntingdon in 2035. For the three other private schools, the 25 percent increase in the number of 20 to 24 year-old residents of the area between 2005 and 2035 would give projected 2035 enrollments of 1,710 at Faulkner University and about 460 at each of South and Amridge universities.

Trenholm State Technical College, with two campuses in Montgomery, has seen a fairly steady decline in enrollment. However, with the need for a skilled workforce to fill jobs in the area’s auto industry and in other skilled trades, enrollment could be expected to grow from its level of 1,439 in 2005 to about 1,800 in 2035, a 25 percent increase. Montgomery is also the site of the Air University at Maxwell Air Force Base, which currently serves about 24,400 students annually. Enrollment trends at Air University cannot be determined by this study.

Older Population

While the population aged 65 and over has been increasing at a moderate pace since 2000, the rate of increase will soon accelerate due to the aging of the large baby boom generation. In 2011 the oldest baby boomers will reach this age milestone and in 2029 the last of the group will turn 65. Across the three Montgomery MPO area counties, growth in the older population will jump from 9.1 percent

**Montgomery, Alabama MPO Counties
Population Age 65+ 2000, Estimated 2005, and Projected 2035**

County	Census 2000	2005	2035	Change 2005-2035	
				Number	Percent
Autauga	4,451	5,271	16,719	11,448	217.2%
Elmore	7,071	7,942	22,501	14,559	183.3%
Montgomery	26,307	25,288	44,895	19,607	77.5%
MPO Total	37,829	38,501	84,115	45,614	118.5%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

between 2005 and 2010 to 17.7 percent from 2010 to 2015, peak at 18.4 percent during the 2015 to 2020 interval, and drop sharply to 6.9 percent between 2030 and 2035. For the 30-year period from 2005 to 2035, the number of residents aged 65 and over will climb by 45,614 to 84,115, an increase of 118.5 percent. This represents a more than doubling of the older population from the estimate of 38,500 in 2005.

The age structure of each of the study area counties influences the size of its future 65 and over population. In 2005 the median age in all three counties was below the Alabama median of 35.8 years: Autauga County’s median age was 35.1 years, Elmore County’s 35.3, and Montgomery County’s median age came in the lowest at 33.5 years. Between 2005 and 2035, Montgomery County will experience the slowest growth in the 65 and over population—the addition of 19,607 older residents will bring the projected total to 44,895 and represents a 77.5 percent gain. While Elmore County will see the largest percentage increases in the older population among the three counties from 2010 to 2020, after 2020 Autauga County will see the highest gains. For the 30-year period ending in 2035, Autauga County’s 65 and over population is expected to more than triple and reach 16,719. The number of older residents of Elmore County is forecasted to increase about 2.8 times its 2005 number to 22,501 in 2035.

Households

Household formation is directly tied to population growth, as it is based on the total population minus the number of people living in group quarters divided by the average number of persons per household. For these projections, the number of persons per household is held constant at the Census 2000 averages of 2.71 for Autauga County, 2.66 for Elmore, and 2.46 in Montgomery County. Group quarters counts are held constant at the 2000 Census numbers of 260 for Autauga; 5,342 group quarters residents in Elmore County; and 12,043 in Montgomery County; changing these numbers would not change the number of households. Across the 30 years from 2005 to 2035, the three MPO study area counties are expected to see 49,453 new households, for an increase of 38.5 percent that will bring the total to 178,059. Montgomery will add the largest number of households during this time, with an increase of 19,608 (22.9 percent) giving the county a total of 105,079 households in 2035. Elmore County should experience the largest percentage increase of 71.7 percent, adding 18,311 households for a total of 43,861 in 2035. A sizeable gain of 11,534 new households (65.6 percent) in Autauga County will bring the 2035 total to 29,119.

**Montgomery, Alabama MPO Counties
Households 2000, Estimated 2005, and Projected 2035**

County	Census			Change 2005-2035	
	2000	2005	2035	Number	Percent
Autauga	16,003	17,586	29,119	11,534	65.6%
Elmore	22,737	25,550	43,861	18,311	71.7%
Montgomery	86,068	85,471	105,079	19,608	22.9%
MPO Total	124,808	128,606	178,059	49,453	38.5%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

Total Employment

For the MPO study area as a whole, total wage and salary employment, which is by place of work, is forecasted to increase by 53.4 percent, with the creation of 115,795 jobs during the 30 years from 2005 to 2035. Thus, the total number of jobs in the three counties will rise from 217,021 in 2005 to around 332,816 in 2035. The model-based forecast uses assumptions provided by forecasting firm

**Montgomery, Alabama MPO Counties
Total Employment 2005, and Projected 2035**

County	2005		2035		Change 2005-2035	
	2005	2035	2005	2035	Number	Percent
Autauga	18,518	29,663	18,518	29,663	11,145	60.2%
Elmore	24,374	49,792	24,374	49,792	25,418	104.3%
Montgomery	174,129	253,361	174,129	253,361	79,232	45.5%
MPO Total	217,021	332,816	217,021	332,816	115,795	53.4%

Source: U.S. Department of Commerce, Bureau of Economic Analysis and Center for Business and Economic Research, The University of Alabama, May 2008.

Global Insight; these are summarized in the Methodology section. In particular, based on historical trends, an economic downturn is assumed to occur during the 2015 to 2020 period. Consequently, the projections provided here have five-year employment growth peaking at 8.8 percent from 2010 to 2015 and slowing to 6.6 percent between 2015 and 2020, before recovering and reaching 7.4 percent during the last forecast period of 2030 to 2035. The employment forecasts utilize the NAICS industry codes; note that NAICS data is currently only available at the county level beginning in 2001.

Montgomery County will continue to be the dominant provider of jobs in the area with a total of 253,361 in 2035, an increase of 79,232 jobs since 2005 (a 45.5 percent gain). However, the county’s share of the area total will slip across the forecast period due to stronger job growth in Autauga and Elmore counties. Montgomery County provided 80.2 percent of jobs in the three counties in 2005 and should furnish about 76.1 percent in 2035. Elmore County is expected to have the strongest percentage gain of 104.3 percent, with 25,418 new jobs bringing the 2035 total to 49,792. Autauga County could see job growth of 60.2 percent across the period—the total of 29,663 jobs expected in 2035 is an increase of 11,145 since 2005.

Retail Employment

Retail employment will grow more slowly than total employment during the forecast period. Across the three-county area, 8,958 jobs will be added at retail establishments between 2005 and 2035—a 38.4 percent increase that will bring the total number of jobs in this sector to 32,276. Note that these projections use NAICS rather than SIC industry codes; the change to NAICS substantially altered the composition of the retail sector, with accommodation and food service businesses now included in leisure and hospitality services. Retail jobs are most adversely affected by economic downturns, so the forecast shows fairly steady gains in each five-year period except during 2015 to 2020, when employment in the sector will be flat due to an anticipated economic slowdown.

Elmore County will see the strongest growth in retail jobs, particularly between 2005 and 2010, when a 21.5 percent gain will result from the completion and staffing of two large shopping centers, Prattville Town Center and High Point, near I-65. By 2035 the county is expected to have 4,102 retail jobs for a 49.9 percent increase since 2005 (a gain of 1,365 jobs). Montgomery County will add the largest number of retail jobs at about 6,500—a 36.8 percent increase that will bring the county total in 2035 to 24,150. Autauga should see its retail employment rise to a forecasted 4,023 in 2035, with about 1,090 new retail jobs amounting to a 37.2 percent increase.

**Montgomery, Alabama MPO Counties
Retail Employment 2005, and Projected 2035**

County	2005	2035	Change 2005-2035	
			Number	Percent
Autauga	2,932	4,023	1,091	37.2%
Elmore	2,737	4,102	1,365	49.9%
Montgomery	17,649	24,150	6,501	36.8%
MPO Total	23,318	32,276	8,958	38.4%

Source: U.S. Department of Commerce, Bureau of Economic Analysis and Center for Business and Economic Research, The University of Alabama, May 2008.

Non-Retail Employment

Employment in all sectors except retail is expected to increase from 193,703 in 2005 to 300,541 in 2035, with the addition of 106,838 non-retail jobs across the MPO study area counties representing an increase of 55.2 percent. Elmore County will see the largest percentage increase in non-retail jobs; the number should more than double to 45,690 during the 30 years. Businesses in Montgomery County are expected to create around

**Montgomery, Alabama MPO Counties
Non-Retail Employment 2005, and Projected 2035**

County	2005	2035	Change 2005-2035	
			Number	Percent
Autauga	15,586	25,640	10,054	64.5%
Elmore	21,637	45,690	24,053	111.2%
Montgomery	156,480	229,211	72,731	46.5%
MPO Total	193,703	300,541	106,838	55.2%

Source: U.S. Department of Commerce, Bureau of Economic Analysis and Center for Business and Economic Research, The University of Alabama, May 2008.

72,730 new jobs, a gain of 46.5 percent, for a total of 229,211 in 2035. The addition of a forecasted 10,054 non-retail jobs in Autauga County will bring the 2035 total to 25,640, a 64.5 percent increase.

Mean Household Income

Average current dollar annual income per household in the three-county Montgomery MPO study area is expected to climb from \$84,723 in 2005 to \$257,214 in 2035. These numbers seem high because they are in current (1982-1984) dollars; when they are adjusted for inflation, 2005 average household income across the MPO is just \$43,380 and the forecasted 2035 real household income across the area would be \$73,301. Note that in real dollars, 2005 mean household income amounts to \$38,346 in Autauga County, \$39,118 in Elmore, and \$45,691 in Montgomery County. Current dollars are used for the forecast rather than constant (inflation-adjusted) dollars, however, as prediction of a future inflation rate adds another element of uncertainty to the forecast. In current dollars, then, mean household income is expected to increase by just over 200 percent between 2005 and 2035. Measured in constant dollars, the 30-year increase would amount to 69 percent.

**Montgomery, Alabama MPO Counties
Mean Household Income 2005, and Projected 2035
(Current Dollars)**

County	2005	2035	Change 2005-2035	
			Number	Percent
Autauga	74,889	196,211	121,322	162.0%
Elmore	76,398	203,322	126,924	166.1%
Montgomery	89,235	296,615	207,380	232.4%
MPO Average	84,723	257,214	172,491	203.6%

Source: U.S. Department of Commerce, Bureau of Economic Analysis and Center for Business and Economic Research, The University of Alabama, May 2008.

Montgomery County will continue to see the highest average household income through 2035, with an increase in current dollars of more than 200 percent pushing mean income per household to \$296,615. Between 2005 and 2035, an increase of 166.1 percent in Elmore County’s mean household income would be just above Autauga County’s forecasted 162.0 percent gain. Mean household in current dollars is expected to reach \$203,322 in Elmore and \$196,211 in Autauga County in 2035.

Methodology

Population and Household Projections

County-level population projections are generated by a cohort-component model developed by the Center for Business and Economic Research. The model is driven by measured demographic change, including population growth (or decline) in a county between 1990 and 2000 and county-level recent birth and death rates. Net migration is calculated as the residual difference between the county’s 2000 Census count and its 1990 tally after adding births between 1990 and 2000 and subtracting deaths. Any remaining population change is assumed to be the result of individuals moving into and out of the county during this time.

Assumptions about future migration trends are a key factor in the projections process. Areas and/or age groups that have been experiencing strong in-migration, such as Autauga and Elmore counties, are unlikely to see in-migration continue at the same rate, so migration expectations are dampened slightly during each five-year projection period. Similarly, counties and/or age groups currently having more residents move out than in will likely not experience the same level of out-migration in the future; consequently, out-migration assumptions are reduced incrementally across the projection period. Montgomery County had modest out-migration between 1990 and 2000, with this trend continuing between 2000 and 2007. In percentage terms, out-migration from Montgomery County is expected to slow across the 2005 to 2035 period. Knowledge of recent, ongoing, and planned residential, economic development, and job trends is used in evaluating migration assumptions.

The 2005 total population calculated by the model for each county is controlled to the most recent Census Bureau estimate for that year (from the 2007 estimates series). Further, the population estimates for 2006 and 2007 are used to calculate an average annual rate of population growth from 2005 to 2007 in each county—this trend is extrapolated to 2010 and migration assumptions are adjusted so that the 2010 county projection is close to this forecast. Emphasis is placed on the most recent estimate years, which generally show stronger growth, or a reversal of population declines, than the numbers for the first several years after 2000. The recession of 2001 negatively impacted jobs and population in many Alabama counties, including Montgomery. The current more robust economy makes it likely that the growth trends of the last few years will continue.

For the purpose of this study, migration trends for the three counties of interest were also evaluated in light of recent developments in each county, including Hyundai and related suppliers and other development and quality of life initiatives. Labor force, total employment, and nonagricultural employment (jobs by place of work) data from the Alabama Department of Industrial Relations and the U.S. Bureau of Labor Statistics were analyzed for the 2000 to 2007 period. New and ongoing residential development was also considered. Building permit data from the U.S. Census Bureau and the City of Montgomery as well as data on subdivision approvals since 2000 from local governments and internet sources were utilized. Of course, the demographics of aging will naturally come into play in each county, with the number and percent of the population aged 65 and over increasing rapidly as the first of the baby boom generation enters this age group in 2011.

Our projections break a county's population into five-year cohorts that we age over each five-year projection interval. Thus, the demographic processes of birth, death, and aging drive the projections. The school-aged population is approximated by the 5 to 19 age group, obtained by summing the 5 to 9, 10 to 14, and 15 to 19 age groups.

Household projections are derived from the already-projected total population of each study county. The household population of an area is defined as the resident population minus the population living in group quarters. Group quarters include institutional populations such as correctional facilities, nursing homes, and mental hospitals as well as non-institutional dwellings such as college dormitories, military barracks, group homes, and shelters. We hold the group quarters population constant at the 2000 Census count in our projections. Group quarters population changes are a result of changes in facilities and their resident counts, which are difficult to project.

Census 2000 data include the average number of persons per household for each county. Calculating household projections was accomplished by subtracting the group quarters population (assumed to hold constant at the 2000 number) from the projected total population for a given projection year and dividing by the average number of persons per household. Note that changing the group quarters population would not affect the household projections. While there are indications that persons per household could be declining as an aging population creates more one- and two-person households, the Census Bureau has not yet projected household size based on the 2000 Census. Thus there is not currently a reasonable basis for revising average household size.

Employment and Household Income Forecasts

The Center for Business and Economic Research built simultaneous equation models for each of the economic variables of interest using an econometric software package (AREMOS). Certain exogenous variables were employed to determine the fit of the equations and to capture the long term trend of the variables. The driving, or exogenous, variables used were obtained from a database for the United States

provided by Global Insight, a commercial forecasting and economic consulting firm. Exogenous assumptions driving the forecasts concern trends in consumer spending for durable and nondurable goods and services, spending by federal and state and local government, overall employment, and nonretail payrolls. Expected growth in Alabama GDP is also a factor in the modeling.

A 30-year forecast for these exogenous variables was used to develop economic forecasts for total, retail, and non-retail employment, and for total household income in the three counties that comprise the Montgomery MPO area. Mean household income was then calculated for each county by dividing forecasted total income by the projected household population for each of the five-year time intervals.

Appendix

Detailed Socioeconomic Forecast Tables Montgomery, Elmore, and Autauga Counties 2005 to 2035



**Montgomery, Alabama MPO Counties
Annual Average Labor Force and Employment Estimates**

	2000	2001	2002	2003	2004	2005	2006	2007	Change, 2000 to 2007	
									Number	Percent
Autauga										
Civilian Labor Force	21,954	22,178	22,135	22,455	22,921	23,633	24,317	24,662	2,708	12.3%
Employment	21,170	21,349	21,171	21,430	21,939	22,858	23,609	23,942	2,772	13.1%
Unemployment Rate	3.6	3.7	4.4	4.6	4.3	3.3	2.9	2.9		
Elmore										
Civilian Labor Force	31,327	31,786	31,736	32,387	32,855	33,995	35,047	35,529	4,202	13.4%
Employment	30,228	30,558	30,355	30,883	31,422	32,899	34,002	34,482	4,254	14.1%
Unemployment Rate	3.5	3.9	4.4	4.6	4.4	3.2	3.0	2.9		
Montgomery										
Civilian Labor Force	106,838	105,972	104,011	103,734	103,296	103,642	105,242	106,693	-145	-0.1%
Employment	102,885	101,598	98,969	98,257	97,959	99,555	101,400	102,829	-56	-0.1%
Unemployment Rate	3.7	4.1	4.8	5.3	5.2	3.9	3.7	3.6		

Note: The civilian labor force includes all civilian noninstitutionalized persons age 16 and over who have a job or are actively looking.
Source: Alabama Department of Industrial Relations.

**Montgomery, Alabama MPO Counties
Commuting Patterns, 2000**

Autauga County

Total workers living in county	19,808	100.0%
Working in:		
Montgomery County	9,307	47.0%
Autauga County	7,871	39.7%
Elmore County	741	3.7%

Elmore County

Total workers living in county	28,143	100.0%
Working in:		
Montgomery County	15,246	54.2%
Elmore County	9,415	33.5%
Autauga County	1,477	5.2%

Montgomery County

Total workers living in county	96,943	100.0%
Working in:		
Montgomery County	90,453	93.3%
Elmore County	1,539	1.6%
Autauga County	1,294	1.3%

Source: U. S. Census Bureau, "Census 2000 County-to-County Worker Flow Files."

**Montgomery, Alabama MPO Counties
Population 2000, Estimated 2005, and Projected 2010 to 2035**

County	Census								Change 2005-2035	
	2000	2005	2010	2015	2020	2025	2030	2035	Number	Percent
Autauga	43,671	47,917	52,793	57,646	62,686	67,981	73,542	79,173	31,256	65.2%
Elmore	65,874	73,303	81,519	89,797	98,032	106,174	114,182	122,011	48,708	66.4%
Montgomery	223,510	222,302	231,223	240,863	249,840	257,939	264,891	270,537	48,235	21.7%
MPO Total	333,055	343,522	365,535	388,306	410,558	432,094	452,615	471,721	128,199	37.3%

Number Change in Population 2000 and 2005, and Projected Change 2010 to 2035

County	1990 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	9,449	4,246	4,876	4,853	5,040	5,295	5,561	5,631
Elmore	16,664	7,429	8,216	8,278	8,235	8,142	8,008	7,829
Montgomery	14,425	-1,208	8,921	9,640	8,977	8,099	6,952	5,646
MPO Total	40,538	10,467	22,013	22,771	22,252	21,536	20,521	19,106

Percent Change in Population 2000 and 2005, and Projected Change 2010 to 2035

County	1990 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	27.6%	9.7%	10.2%	9.2%	8.7%	8.4%	8.2%	7.7%
Elmore	33.9%	11.3%	11.2%	10.2%	9.2%	8.3%	7.5%	6.9%
Montgomery	6.9%	-0.5%	4.0%	4.2%	3.7%	3.2%	2.7%	2.1%
MPO Total	13.6%	3.1%	6.4%	6.2%	5.7%	5.2%	4.7%	4.2%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

**Montgomery, Alabama MPO Counties
Population Ages 0-4 2000, Estimated 2005, and Projected 2010 to 2035**

County	Census								Change 2005-2035	
	2000	2005	2010	2015	2020	2025	2030	2035	Number	Percent
Autauga	3,023	3,288	3,523	3,726	3,966	4,345	4,817	5,203	1,915	58.2%
Elmore	4,370	4,672	5,101	5,554	5,997	6,554	7,224	7,808	3,136	67.1%
Montgomery	15,472	16,008	16,381	16,873	17,394	17,954	18,461	18,773	2,765	17.3%
MPO Total	22,865	23,968	25,005	26,153	27,357	28,853	30,502	31,784	7,816	32.6%

Number Change in Population Ages 0-4 2000 and 2005, and Projected Change 2010 to 2035

County	1990 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	309	265	235	203	240	379	472	386
Elmore	932	302	429	453	443	557	670	584
Montgomery	-994	536	373	492	521	560	507	312
MPO Total	247	1,103	1,037	1,148	1,204	1,496	1,649	1,282

Percent Change in Population Ages 0-4 2000 and 2005, and Projected Change 2010 to 2035

County	1990 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	11.4%	8.8%	7.1%	5.8%	6.4%	9.6%	10.9%	8.0%
Elmore	27.1%	6.9%	9.2%	8.9%	8.0%	9.3%	10.2%	8.1%
Montgomery	-6.0%	3.5%	2.3%	3.0%	3.1%	3.2%	2.8%	1.7%
MPO Total	1.1%	4.8%	4.3%	4.6%	4.6%	5.5%	5.7%	4.2%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

Montgomery, Alabama MPO Counties

K-12 Public and Private School Enrollment 2000, Estimated 2005, and Projected 2010 to 2035

County	Census								Change 2005-2035	
	2000	2005	2010	2015	2020	2025	2030	2035	Number	Percent
Autauga	9,502	10,176	10,588	10,833	11,577	12,224	13,010	14,076	3,900	38.3%
Elmore	12,967	14,183	15,044	15,621	16,791	18,057	19,434	21,017	6,834	48.2%
Montgomery	43,518	41,133	41,754	42,543	44,524	45,715	46,963	48,233	7,100	17.3%
MPO Total	65,987	65,491	67,387	68,997	72,892	75,996	79,407	83,326	17,835	27.2%

Change in K-12 Public and Private School Enrollment 2005, and Projected 2010 to 2035

County	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	674	413	244	745	647	786	1,066
Elmore	1,216	861	577	1,169	1,266	1,377	1,583
Montgomery	-2,385	621	789	1,982	1,190	1,249	1,270
MPO Total	-496	1,895	1,610	3,896	3,103	3,412	3,919

Percent Change in K-12 Public and Private School Enrollment 2005, and Projected 2010 to 2035

County	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	7.1%	4.1%	2.3%	6.9%	5.6%	6.4%	8.2%
Elmore	9.4%	6.1%	3.8%	7.5%	7.5%	7.6%	8.1%
Montgomery	-5.5%	1.5%	1.9%	4.7%	2.7%	2.7%	2.7%
MPO Total	-0.8%	2.9%	2.4%	5.6%	4.3%	4.5%	4.9%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

**Montgomery, Alabama MPO Counties
Population Age 65+ 2000, Estimated 2005, and Projected 2010 to 2035**

County	Census	2005	2010	2015	2020	2025	2030	2035	Change 2005-2035	
	2000								Number	Percent
Autauga	4,451	5,271	6,405	7,809	9,495	11,874	14,778	16,719	11,448	217.2%
Elmore	7,071	7,942	9,156	11,462	14,310	17,527	20,503	22,501	14,559	183.3%
Montgomery	26,307	25,288	26,429	30,135	34,711	39,579	43,402	44,895	19,607	77.5%
MPO Total	37,829	38,501	41,990	49,406	58,516	68,980	78,683	84,115	45,614	118.5%

Number Change in Population Age 65+ 2000 and 2005, and Projected Change 2010 to 2035

County	1990 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	1,095	820	1,134	1,404	1,686	2,379	2,904	1,941
Elmore	1,367	871	1,214	2,306	2,848	3,217	2,976	1,998
Montgomery	2,221	-1,019	1,141	3,706	4,576	4,868	3,823	1,493
MPO Total	4,683	672	3,489	7,416	9,110	10,464	9,703	5,432

Percent Change in Population Age 65+ 2000 and 2005, and Projected Change 2010 to 2035

County	1990 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	32.6%	18.4%	21.5%	21.9%	21.6%	25.1%	24.5%	13.1%
Elmore	24.0%	12.3%	15.3%	25.2%	24.8%	22.5%	17.0%	9.7%
Montgomery	9.2%	-3.9%	4.5%	14.0%	15.2%	14.0%	9.7%	3.4%
MPO Total	14.1%	1.8%	9.1%	17.7%	18.4%	17.9%	14.1%	6.9%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

**Montgomery, Alabama MPO Counties
Households 2000, Estimated 2005, and Projected 2010 to 2035**

County	Census								Change 2005-2035	
	2000	2005	2010	2015	2020	2025	2030	2035	Number	Percent
Autauga	16,003	17,586	19,385	21,176	23,035	24,989	27,041	29,119	11,534	65.6%
Elmore	22,737	25,550	28,638	31,750	34,846	37,907	40,918	43,861	18,311	71.7%
Montgomery	86,068	85,471	89,098	93,016	96,665	99,958	102,784	105,079	19,608	22.9%
MPO Total	124,808	128,606	137,121	145,942	154,547	162,854	170,743	178,059	49,453	38.5%

Number Change in Households 2000 and 2005, and Projected Change 2010 to 2035

County	1990 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	4,177	1,583	1,799	1,791	1,860	1,954	2,052	2,078
Elmore	6,205	2,813	3,089	3,112	3,096	3,061	3,011	2,943
Montgomery	8,895	-597	3,626	3,919	3,649	3,292	2,826	2,295
MPO Total	19,277	3,798	8,514	8,822	8,605	8,307	7,889	7,316

Percent Change in Households 2000 and 2005, and Projected Change 2010 to 2035

County	1990 to 2000	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	35.3%	9.9%	10.2%	9.2%	8.8%	8.5%	8.2%	7.7%
Elmore	37.5%	12.4%	12.1%	10.9%	9.8%	8.8%	7.9%	7.2%
Montgomery	11.5%	-0.7%	4.2%	4.4%	3.9%	3.4%	2.8%	2.2%
MPO Total	18.3%	3.0%	6.6%	6.4%	5.9%	5.4%	4.8%	4.3%

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, May 2008.

**Montgomery, Alabama MPO Counties
Total Employment 2005, and Projected 2010 to 2035**

County	2005	2010	2015	2020	2025	2030	2035	Change 2005-2035	
								Number	Percent
Autauga	18,518	19,682	21,783	23,354	25,165	27,324	29,663	11,145	60.2%
Elmore	24,374	28,543	33,016	36,362	40,216	44,812	49,792	25,418	104.3%
Montgomery	174,129	186,704	200,737	211,233	223,323	237,740	253,361	79,232	45.5%
MPO Total	217,021	234,928	255,536	270,949	288,703	309,876	332,816	115,795	53.4%

Number Change in Total Employment, Projected 2010 to 2035

County	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	1,164	2,101	1,572	1,810	2,159	2,339
Elmore	4,169	4,474	3,346	3,854	4,596	4,980
Montgomery	12,575	14,033	10,496	12,090	14,418	15,621
MPO Total	17,907	20,608	15,413	17,754	21,172	22,940

Percent Change in Total Employment, Projected 2010 to 2035

County	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	6.3%	10.7%	7.2%	7.8%	8.6%	8.6%
Elmore	17.1%	15.7%	10.1%	10.6%	11.4%	11.1%
Montgomery	7.2%	7.5%	5.2%	5.7%	6.5%	6.6%
MPO Total	8.3%	8.8%	6.0%	6.6%	7.3%	7.4%

Source: U.S. Department of Commerce, Bureau of Economic Analysis and Center for Business and Economic Research, The University of Alabama, May 2008.

**Montgomery, Alabama MPO Counties
Retail Employment 2005, and Projected 2010 to 2035**

County	2005	2010	2015	2020	2025	2030	2035	Change 2005-2035	
								Number	Percent
Autauga	2,932	3,094	3,286	3,297	3,515	3,750	4,023	1,091	37.2%
Elmore	2,737	3,324	3,490	3,388	3,591	3,819	4,102	1,365	49.9%
Montgomery	17,649	18,740	20,000	20,157	21,434	22,699	24,150	6,501	36.8%
MPO Total	23,318	25,158	26,776	26,842	28,540	30,267	32,276	8,958	38.4%

Number Change in Retail Employment, Projected 2010 to 2035

County	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	162	193	11	218	235	273
Elmore	587	166	-102	203	228	284
Montgomery	1,091	1,259	157	1,277	1,265	1,452
MPO Total	1,840	1,618	66	1,698	1,728	2,008

Percent Change in Retail Employment, Projected 2010 to 2035

County	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	5.5%	6.2%	0.3%	6.6%	6.7%	7.3%
Elmore	21.5%	5.0%	-2.9%	6.0%	6.4%	7.4%
Montgomery	6.2%	6.7%	0.8%	6.3%	5.9%	6.4%
MPO Total	7.9%	6.4%	0.2%	6.3%	6.1%	6.6%

Source: U.S. Department of Commerce, Bureau of Economic Analysis and Center for Business and Economic Research, The University of Alabama, May 2008.

**Montgomery, Alabama MPO Counties
Non-Retail Employment 2005, and Projected 2010 to 2035**

County	2005	2010	2015	2020	2025	2030	2035	Change 2005-2035	
								Number	Percent
Autauga	15,586	16,588	18,497	20,057	21,650	23,574	25,640	10,054	64.5%
Elmore	21,637	25,218	29,526	32,974	36,625	40,993	45,690	24,053	111.2%
Montgomery	156,480	167,964	180,737	191,076	201,889	215,041	229,211	72,731	46.5%
MPO Total	193,703	209,770	228,760	244,107	260,164	279,608	300,541	106,838	55.2%

Number Change in Non-Retail Employment, Projected 2010 to 2035

County	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	1,002	1,909	1,561	1,592	1,924	2,066
Elmore	3,581	4,308	3,448	3,651	4,368	4,696
Montgomery	11,484	12,774	10,339	10,813	13,153	14,170
MPO Total	16,067	18,990	15,347	16,056	19,445	20,932

Percent Change in Non-Retail Employment, Projected 2010 to 2035

County	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	6.4%	11.5%	8.4%	7.9%	8.9%	8.8%
Elmore	16.6%	17.1%	11.7%	11.1%	11.9%	11.5%
Montgomery	7.3%	7.6%	5.7%	5.7%	6.5%	6.6%
MPO Total	8.3%	9.1%	6.7%	6.6%	7.5%	7.5%

Source: U.S. Department of Commerce, Bureau of Economic Analysis and Center for Business and Economic Research, The University of Alabama, May 2008.

**Montgomery, Alabama MPO Counties
Mean Household Income 2000 and 2005, and Projected 2010 to
2035
(Current dollars)**

County	2000	2005	2010	2015	2020	2025	2030	2035	Change 2005-2035	
									Number	Percent
Autauga	63,160	74,889	89,838	107,430	126,098	146,033	169,528	196,211	121,322	162.0%
Elmore	67,287	76,398	91,863	109,451	128,335	149,061	174,264	203,322	126,924	166.1%
Montgomery	70,742	89,235	111,422	137,394	167,049	201,377	244,487	296,615	207,380	232.4%
MPO Average	69,140	84,723	104,286	126,967	152,216	180,707	215,786	257,214	172,491	203.6%

Change in Mean Household Income 2005, and Projected 2010 to 2035

County	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	11,729	14,949	17,592	18,668	19,934	23,496	26,683
Elmore	9,111	15,465	17,588	18,885	20,725	25,203	29,058
Montgomery	18,493	22,187	25,972	29,655	34,328	43,110	52,128
MPO Average	15,583	19,563	22,681	25,249	28,491	35,079	41,428

Percent Change in Mean Household Income 2005, and Projected 2010 to 2035

County	2000 to 2005	2005 to 2010	2010 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	2030 to 2035
Autauga	18.6%	20.0%	19.6%	17.4%	15.8%	16.1%	15.7%
Elmore	13.5%	20.2%	19.1%	17.3%	16.1%	16.9%	16.7%
Montgomery	26.1%	24.9%	23.3%	21.6%	20.5%	21.4%	21.3%
MPO Average	22.5%	23.1%	21.7%	19.9%	18.7%	19.4%	19.2%

Source: U.S. Department of Commerce, Bureau of Economic Analysis and Center for Business and Economic Research,