

# Appendix E

## HOUSING AND EMPLOYMENT FORECASTING METHODOLOGY



# MEMORANDUM

To: Bob Schulte, DKS Associates  
 From: Tom Armstrong, AICP  
 Date: January 7, 2003  
 Re: **US 89 Corridor Plan  
 Future Year Forecast and Distribution**

This memo describes the methodology and underlying assumptions that support the future year housing units and employment forecast and distribution for the US 89 Corridor Plan.

The future year is defined as 2025 in order to be consistent with the population projections in the Bear Lake County Comprehensive Plan.

## Housing Units

The future housing unit forecast is based on recent building permit trends, as reported by the Bear Lake Regional Commission. Table 1 shows the building permit data distributed by geographic subarea.

**Table 1. Building Permits for New Housing Units (1999-2001)**

	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>Avg</b>
Fish Haven	7	6	4	5.66
Bear Lake West	35	27	32	31.33
Aspen Creek Estates	3	3	4	3.33
Bear Lake Ranches	0	3	0	1
Canyon Estates	0	0	3	1
Westside of Bear Lake				42.32
Eastside of Bear Lake	7	9	7	7.66
St. Charles	1	2	0	1
Paris	1	1	1	1
Lanark-Liberty	2	0	2	1.33
Montpelier	2	1	0	1
Other (outside corridor)	12	10	10	10.66
<b>Total</b>	<b>70</b>	<b>62</b>	<b>63</b>	<b>64.97</b>

Source: Bear Lake Regional Commission

The average number of new housing units per year was projected out for 25 years. This approach does not factor in any increase in the rate of growth due to increasing popularity/attractiveness of Bear Lake as a vacation destination. Nor does it factor in any economic slow down during that period. These two forces are expected to balance out over the forecast period.

The new housing units are divided into seasonal (vacation homes) and non-seasonal (permanent residents). Based on the Bear Lake County Comprehensive Plan, it is assumed that 85% of the westside and eastside Bear Lake units are seasonal units. A seasonal unit factor was assumed for the cities of St. Charles (40%) and Paris (15%), which is based on the proportions found in the 2000 Census.

**Table 2. 2025 Forecast of New Housing Units in Bear Lake County**

	<b>Total</b>	<b>Non-Seasonal</b>	<b>Seasonal</b>
Westside of Bear Lake	1058	159	899
Eastside of Bear Lake	192	29	163
St. Charles	25	15	10
Paris	25	21	4
Lanark-Liberty	33	33	0
Montpelier	25	25	0
Other (outside corridor)	267	267	0
<b>Total</b>	<b>1624</b>	<b>548</b>	<b>1076</b>

This forecast results in 1,407 new permanent residents in 2025, assuming a vacancy rate of 8.6% and 2.81 persons per household based on the 2000 Census.

For comparison purposes, this forecast was compared to other forecasts and a projection of the 1990-2000 growth rate (based on the 2000 Census). Table 3 shows this forecast falls within the range of other forecasts. The Bear Lake County Comprehensive Plan expects slower growth based on declining school enrollment. In assuming a higher growth rate, this forecasts provides a margin of error to help ensure that adequate transportation facilities are available, but it is not the highest rate of growth nor does it represent a buildout scenario.

**Table 3. Bear Lake County Future Population Forecasts**

<b>Forecast</b>	<b>1990</b>	<b>2000</b>	<b>2025</b>	<b>Avg. Annual Growth Rate</b>
Idaho Power		6,530	8,591	1.3%
Corridor Plan		6,411	7,818	0.9%
90-00 Growth Rate	6,084	6,411	7,212	0.5%
Woods & Poole		6,570	6,910	0.2%

Source: Bear Lake County Comprehensive Plan and 2000 Census

**Distribution**

For the purposes of forecasting future travel demand and transportation needs, the forecasted future growth was allocated or distributed throughout the corridor.

In the Fish Haven/Bear Lake area, new housing units will be distributed to existing platted subdivisions and the proposed Bear Haven subdivision. This distribution assumes 90 percent buildout of Bear Lake West. Another key assumption is the proposed Bear Haven subdivision will not be growth inducing, but will compete with the other developments and absorb units as Bear Lake West begins to buildout. This distribution assumes 75 percent buildout of the Bear Haven development.

For other parts of the County, new housing units will be allocated to geographic areas with as much specificity as possible.

## Employment

The future employment forecast is based on the 1999 Employment Profile of Bear Lake County prepared by the US Bureau of Economic Analysis. This profile distributed the jobs into broad categories, as presented in Table 4.

**Table 4. Bear Lake County Employment Profile (1999)**

<b>Sector</b>	<b>Jobs</b>
Farm	600
Manufacturing	126
Construction	137
Transp./Utilities	100
Retail	564
FIRE	164
Services	Not Disclosed
Government	601
<b>Total</b>	<b>2,947</b>

Source: US Bureau of Economic Analysis

The employment sectors are consolidated into retail and non-retail categories. The housing unit totals are broken down into seasonal and non-seasonal categories based on the 2000 Census data and scaled back to 1999 based on building permit data. The employment totals are divided by the number of housing units to determine the number of jobs per housing unit for each category. The retail sector is based on the total number of housing units under the assumption that the seasonal units primarily provide support (customers) for the retail businesses. However, this is not to say that all of the “seasonal” retail jobs are part-time and directly tied to tourism. It also reflects that other permanent, full-time retail jobs (such as grocery clerks, gas station attendants, etc.) are supported by seasonal tourism.

The non-retail sector is based only on the non-seasonal housing units under the assumption that the seasonal units only provide marginal support for these businesses. These assumptions result in a faster rate of growth for the retail sector, due to the faster rate of growth for seasonal units in the housing forecast.

**Table 5. 1999 Housing Units**

Non-Seasonal	2,518
Seasonal	688
<b>Total</b>	<b>3,207</b>

**Table 6. 1999 Employment per Housing Units**

<b>Sector</b>	<b>Jobs/Unit</b>
Non-Retail	0.95
Retail	0.18

Table 7 presents the future employment forecast, which is based on the jobs per unit rates for each sector and the housing unit forecast from above. For retail employment, the number of jobs is broken out into separate non-seasonal and seasonal sectors.

**Table 7. 2025 Future Employment**

<b>Sector</b>	<b>New Jobs</b>	<b>Total Jobs</b>
Retail		
Non-Seasonal	104	547
Seasonal	200	321
Non-Retail	547	2,930
<b>Total</b>	<b>851</b>	<b>3,798</b>

Table 8 presents employment growth rates for 1990-1999 as well as for 2000-2025. In comparison, the future employment forecast is based on modest growth rates as compared to the 1990s.

**Table 8. Employment Growth Rates**

<b>1990-99</b>	<b>1990</b>	<b>1999</b>	<b>Avg. Annual Growth Rate</b>
Total	2,230	2,947	3.2%
Retail	447	564	2.6%
Non-Retail	1,783	2,383	3.4%
<b>2000-25</b>	<b>1999</b>	<b>2025</b>	
Total	2,947	3,798	1.2%
Retail	564	868	2.2%
Non-Retail	2,383	2,930	0.9%

Source: US Bureau of Economic Analysis

It is assumed that most of the retail jobs associated with the Seasonal housing units will be located in the Bear Lake area. The Non-Seasonal retail jobs and non-retail jobs will be distributed through out Bear Lake County.

**Distribution**

For the purposes of forecasting future travel demand and transportation needs, the forecasted future growth was allocated or distributed throughout the corridor.

The Type of Employment reported in the 2000 Census is used as a guide for allocating employment below the county level to local communities. This method may overestimate employment in some of the smaller communities because it may not adequately account for long distance commuting patterns.

Retail employment distribution is largely based on existing retail locations and future locations identified in the *Bear Lake County Comprehensive Plan 2025*. Table 9 includes additional assumptions for each location.

**Table 9. Retail Employment Distribution**

<b>Location</b>	<b>Future Retail Employment</b>	<b>Assumption</b>
Bear Lake West	10	Additional retail/services associated with buildout of development.
Fish Haven	20	Expansion of existing commercial businesses.
Bear Haven	40	New commercial development.
Eastshore	20	New commercial development tied to housing development.
St. Charles	25	Expansion of existing commercial businesses (North Beach Rd.)
Bloomington	5	Expansion of existing commercial businesses.
Paris	30	Expansion of existing commercial businesses.
Montpelier	80	Expansion of County's major commercial center.
Other Bear Lake County		
North US 30	35	
South US 30	10	
West HWY 36	5	
<b>Total</b>	<b>305</b>	

Non-Retail employment is distributed based on existing locations and future locations identified in the *Bear Lake County Comprehensive Plan 2025*. Table 10 includes additional assumptions for each location.

**Table 10. Non-Retail Employment Distribution**

<b>Location</b>	<b>Future Non-Retail Employment</b>	<b>Assumption</b>
Westside of Bear Lake	60	Home occupations and telecommuting
Eastside of Bear Lake	20	Home occupations and telecommuting
St. Charles	10	Expansion of existing businesses
Bloomington	15	Expansion of existing businesses
Paris	75	Expansion of existing businesses plus one new major employer
Lanark-Liberty-Ovid	25	Expansion of existing businesses
Montpelier	100	Expansion of County's major commercial center
Other Bear Lake County		
North US 30	125	
South US 30	75	
West HWY 36	45	
<b>Total</b>	<b>550</b>	