State Development and Redevelopment Plan Update: Population and Employment Projections Status

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New Jersey Future
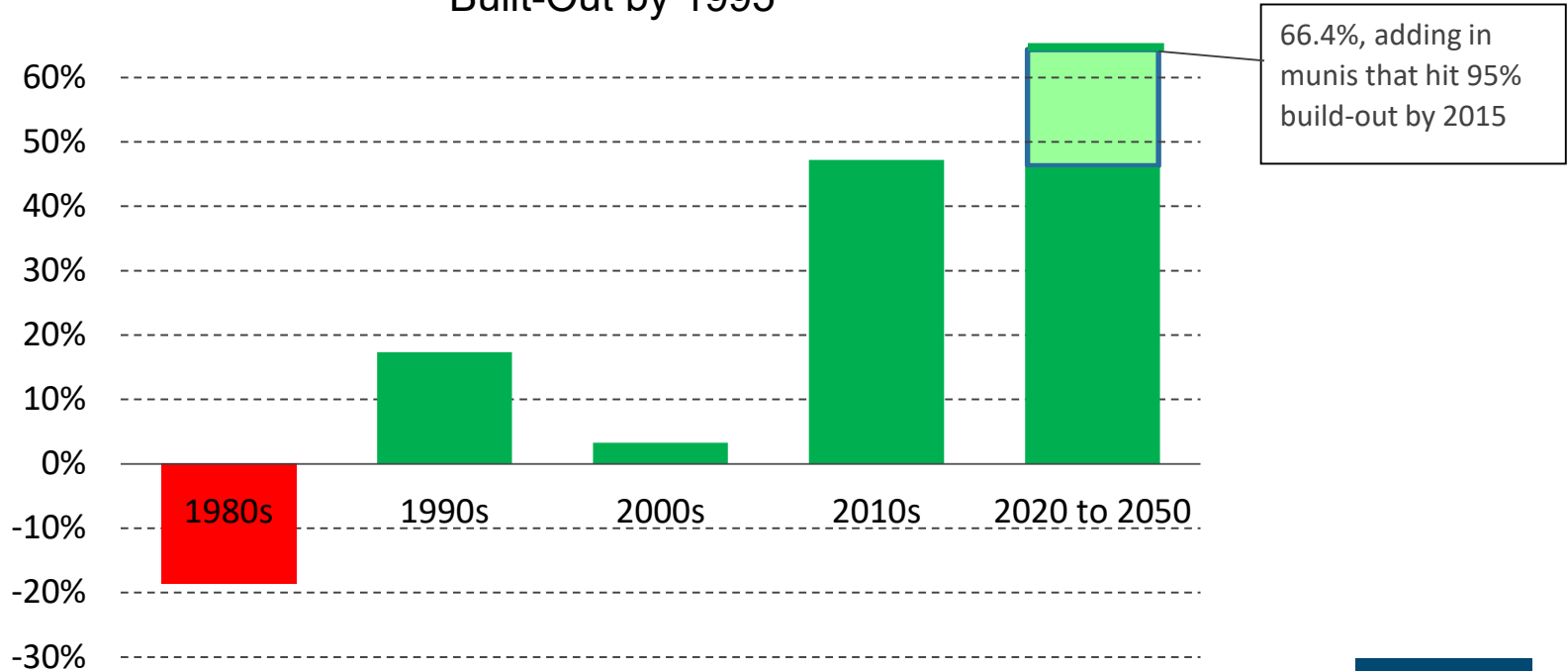State Planning Commission meeting, 8-7-2024

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Earlier Analysis of MPO Projections Pre-dating the 2020 Census

- **Do projections reflect trend toward redevelopment?**

Percent of Statewide Population Growth Accounted for by 165 Municipalities that Were Already > 95% Built-Out by 1995

66.4%, adding in munis that hit 95% build-out by 2015

Earlier Analysis of MPO Projections Pre-dating the 2020 Census

- Do projections reflect trend toward redevelopment? **YES**

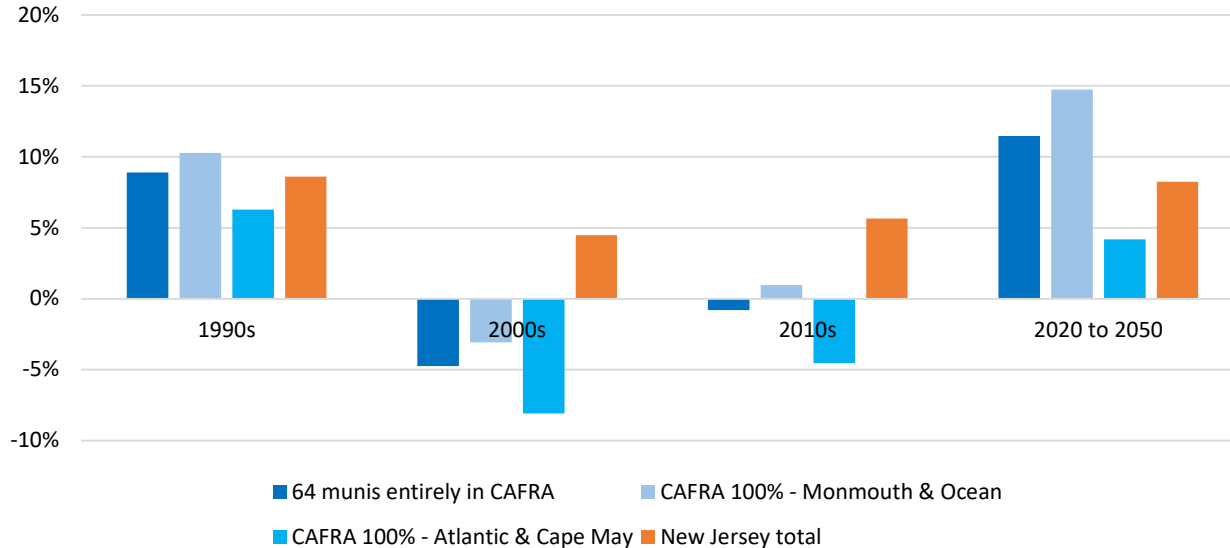- **Do projections attempt to anticipate changes in development or migration patterns as a result of climate change?**

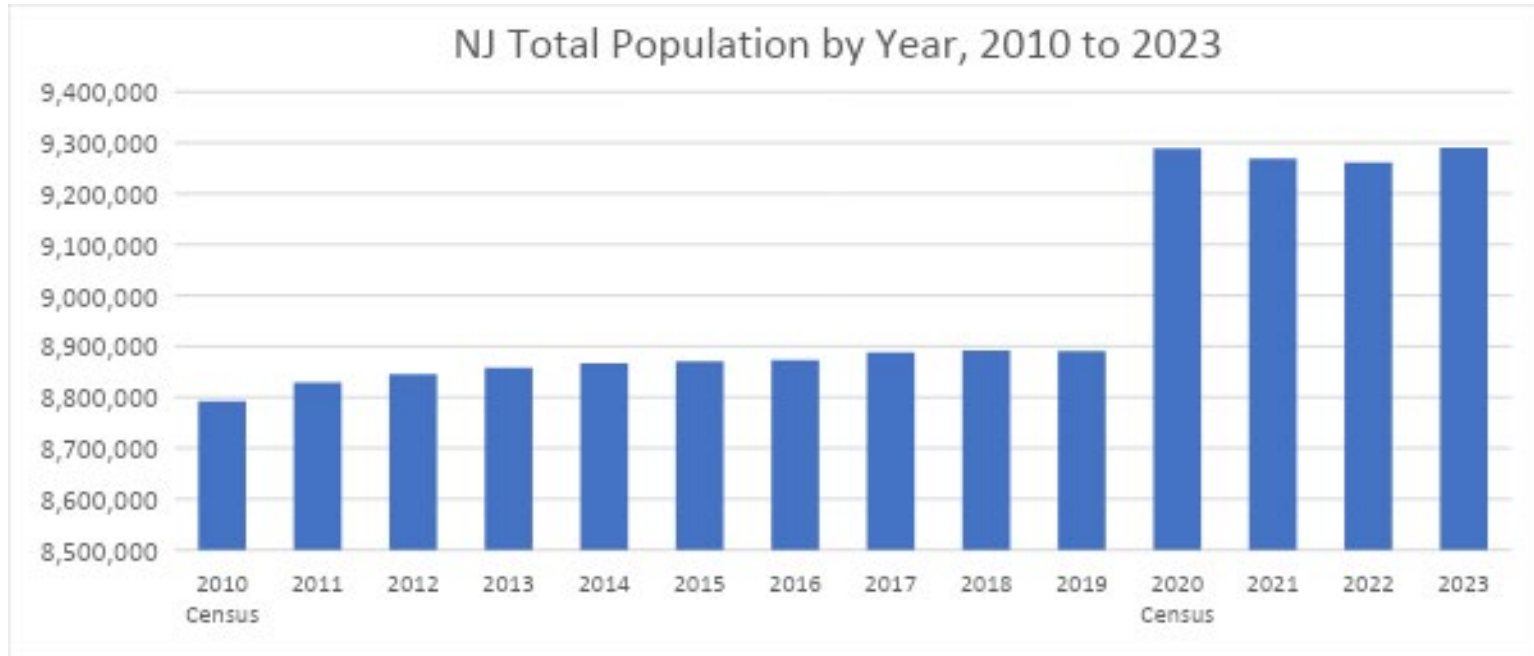Population Growth Rates in Coastal Areas by Decade

Do projections attempt to anticipate changes in development or migration patterns as a result of climate change?
No, modelers/demographers don't make policy decisions
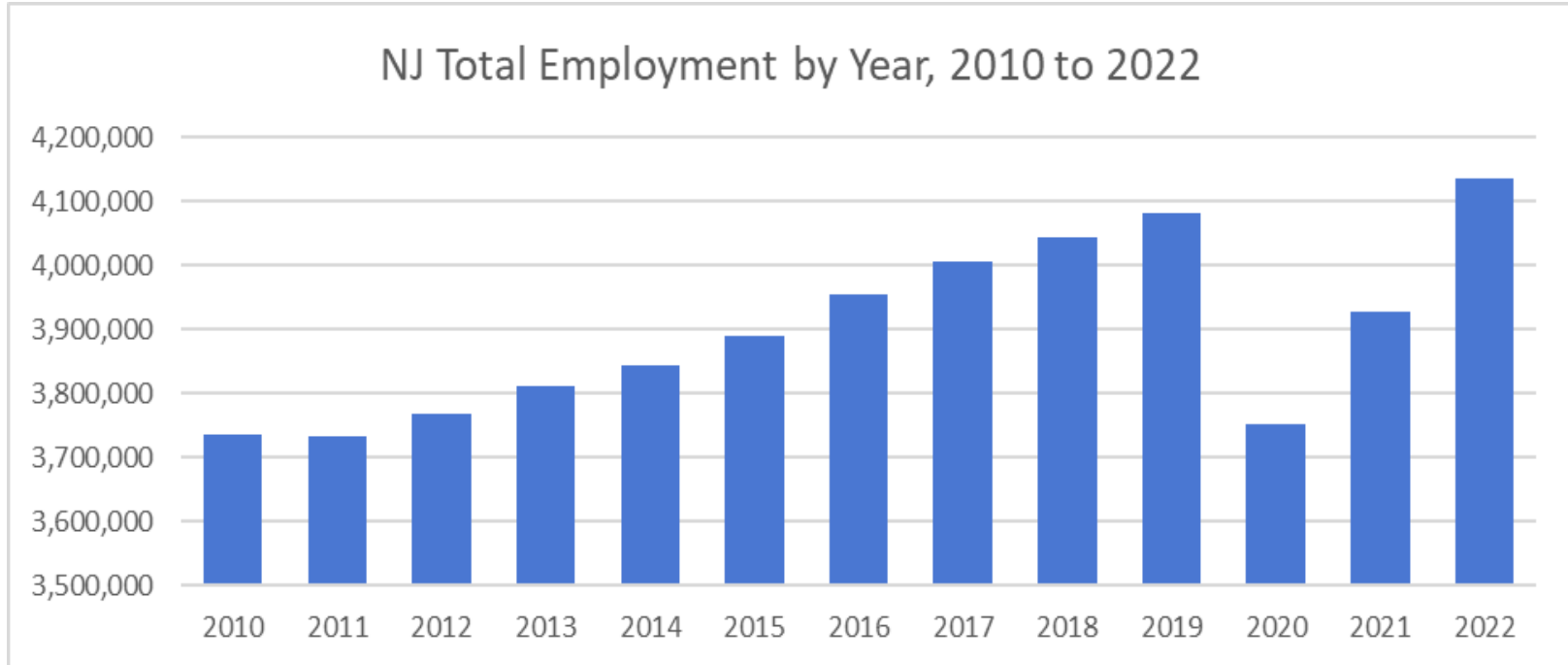
Post-2020 Census Updates

- Population: Issues with annual estimates from Census Bureau's Population Estimates Program underestimating actual growth

- Employment: Temporary effects of COVID-19

Annual Population Estimates vs. 2010 and 2020 Censuses

The Census Bureau's annual population estimates for New Jersey in the 2010s were clearly underestimating actual population growth, as revealed by the 2020 Census results, and may be continuing to do so into the new decade.

Temporary Effects of COVID-19 on Employment

NJ Total Employment by Year, 2010 to 2022

The COVID-19 pandemic had a dramatic – but temporary – effect on total employment in New Jersey. By 2022, total employment had returned to a level consistent with the pre-COVID trajectory.

Recommendations

- **Population**: Use 2020 Census for updating population projections
  - DVRPC and SJTPO both use 2020
  - NJTPA using 2022, *but* effects only really visible in 2030 interim estimates
- **Employment**: *Don't* use 2020 or 2021 for updating employment projections
  - All three MPOs use 2022 data to calibrate trend in the 2020s

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Recommendations

- OK to adopt population and employment projections from all three MPOs as-is

- NJTPA population projections are the only potential concern (adjusted based on 2022 annual estimates), but any error no longer detectable by 2050

county name	MPO	population Census 2020	MPO projections 2030	2040	2050	employment NJDOL actual 2019	2020	2022	MPO projections 2030	2040	2050
Bergen	NJTPA	955,732	982,520	1,045,485	1,100,975	444,111	397,711	429,610	529,946	549,546	568,497
Essex	NJTPA	863,728	866,536	924,318	964,789	345,294	310,318	333,476	445,317	464,874	483,584
Hudson	NJTPA	724,854	738,780	813,290	875,849	269,575	247,720	269,491	341,686	365,625	387,500
Hunterdon	NJTPA	128,947	130,436	133,986	135,661	48,067	43,321	44,570	63,889	65,725	67,216
Middlesex	NJTPA	863,162	888,771	932,337	956,858	429,679	398,508	431,464	458,613	474,080	490,589
Monmouth	NJTPA	643,615	646,396	672,467	682,707	264,831	240,894	263,966	313,464	323,032	333,760
Morris	NJTPA	509,285	514,883	528,515	538,359	294,048	271,188	294,440	370,377	380,001	388,031
Ocean	NJTPA	637,229	689,722	737,278	778,458	171,985	157,811	177,029	213,933	222,025	230,402
Passaic	NJTPA	524,118	530,181	570,038	594,700	165,697	150,017	166,917	211,024	219,223	227,171
Somerset	NJTPA	345,361	354,292	368,545	371,734	189,753	175,324	188,604	211,139	219,068	227,464
Sussex	NJTPA	144,221	146,758	151,496	152,228	37,958	34,655	37,253	53,177	54,503	56,323
Union	NJTPA	575,345	588,120	628,708	664,404	228,240	210,719	226,293	299,767	311,817	321,614
Warren	NJTPA	109,632	112,250	115,350	116,097	32,768	29,694	31,643	41,031	42,980	44,253
NJTPA total	NJTPA	7,025,229	7,189,643	7,621,816	7,932,819	2,922,006	2,667,880	2,894,756	3,553,363	3,692,499	3,826,403
Burlington	DVRPC	461,860	479,994	483,537	475,845	201,381	189,132	203,392	297,093	293,384	304,810
Camden	DVRPC	523,485	533,400	535,479	526,537	205,083	186,621	202,161	289,958	289,606	299,050
Gloucester	DVRPC	302,294	311,522	321,229	325,589	114,003	107,120	120,805	169,419	167,858	173,114
Mercer	DVRPC	387,340	411,284	421,509	426,110	259,842	246,722	260,830	303,685	305,709	309,670
DVRPC total	DVRPC	1,674,979	1,736,200	1,761,754	1,754,081	780,309	729,595	787,188	1,060,154	1,056,557	1,086,644
Atlantic	SJTPO	274,534	285,708	286,822	276,951	128,996	108,233	123,339	177,900	181,500	185,100
Cape May	SJTPO	95,263	96,656	94,724	89,547	42,075	37,174	41,946	67,100	68,900	70,800
Cumberland	SJTPO	154,152	154,540	154,719	149,877	59,214	55,790	59,799	81,000	81,800	82,600
Salem	SJTPO	64,837	65,621	64,997	64,324	20,580	19,563	21,086	31,800	32,500	33,200
SJTPO total	SJTPO	588,786	602,525	601,262	580,699	250,865	220,760	246,170	357,800	364,700	371,700
undistributed emp.		.	.	.	.	129,748	134,600	206,900	.	.	.
New Jersey total		9,288,994	9,528,368	9,984,832	10,267,599	4,082,928	3,752,835	4,135,014	4,971,317	5,113,756	5,284,747

Job Growth vs. Population Growth

- The 2001 SDRP projected 907,867 new residents and 802,577 new jobs by 2020 (developed by CUPR at Rutgers)

- This would have been 88.4 new jobs for every 100 new residents, a jobs per resident ratio far in excess of the existing relationship – in 2000, New Jersey hosted 46.7 jobs for every 100 residents, and in 1990 the ratio was 47.3

- What actually happened from 2000 to 2020:
  - population increased by 874,644 (only slightly less than projected)
  - New Jersey gained about 31.9 new jobs for every 100 new residents – far less than was projected (using 2019 as the endpoint, to avoid effects of COVID-19 on employment)

Job Growth vs. Population Growth

- 2001 projections for 2020:
  - 46.7 jobs for every 100 residents in 2000
  - Projection: 88.4 new jobs for every 100 new residents by 2020
  - Actual: about 31.9 new jobs for every 100 new residents (through 2019)

- Circa-2020 projections for 2050:
  - 45.9 jobs per 100 residents in 2019, 44.7 in 2022
  - Projection: 1,006,782 new residents, 1,149,733 new jobs, or 114.2 new jobs for every 100 new residents
  - Smaller overall increases per decade, but more heavily tilted in favor of job growth
  - Skewed by the fact that MPOs use other sources besides NJ Dept of Labor as inputs (so baseline numbers are higher than NJDOL)
    - It's only 42.4 new jobs per 100 new residents if you just look at 2030-2050

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