

A scenic view of a waterfront town at sunset. The sky is filled with soft, colorful clouds in shades of orange, pink, and blue. The sun is low on the horizon, casting a warm glow over the water. In the foreground, there are several houses with balconies and docks along the water's edge. The water is calm, reflecting the colors of the sky. The overall atmosphere is peaceful and serene.

Appendix C

National and Regional

Trends and Expectations

National Observations

1. Young professionals (25 to 34 year olds with college degrees) and some boomers are migrating to urban areas that offer walkable communities. In general, these age cohorts do not have school age children.
2. Households are becoming more multigenerational where the parents are hosting grandparents and children. The percent of men age 25 to 34 living in the home of their parents rose from 14% in 2005 to 19% in 2011 and from 8% to 10% over the same period for women (U.S. Census). The only segment not affected is young adults with graduate degrees (USA Today).
3. Young professionals are more likely to rent than purchase due to college debt, weak job market, delaying marriage/children, and housing affordability.
4. Two-thirds of highly mobile 25 to 34 year olds with college degrees say that they will decide where they live first and then look for a job. Young adults rely most heavily on personal stories from friends and family to form their perceptions about a place. They also use the internet and personal visits to shape their opinions. (CEO for Cities)
5. Young Americans, ages 16 to 36, are driving about 25% less than they did in 2001, this increases demand on public transit and multi-modal transportation options. (U.S. Public Interest Group)
6. The percent of all households that contain just one person has risen over the last half of the 20th century and into the 21st century. The percentage of such households rose from 13% in 1960 to 28% in 2011. (U.S. Census)
7. The country is coming increasingly diverse as expressed in urban and now suburban populations.
8. There will be more reliance on mobile devices and social media for information. People will be less dependant on place for work and services.

9. Baby boomers are retiring in record numbers. The baby boom generation moves entirely into the 55 years and older age group by 2020. (U.S. Bureau of Labor Statistics)
10. The healthcare and social assistance sector is **projected to gain the most jobs** (5.6 million), followed by professional and business services (3.8 million), and construction (1.8 million). (U.S. Bureau of Labor Statistics)
11. Industries and occupations related to health care, personal care and social assistance, and construction are projected to have the **fastest job growth** between 2010 and 2020. (U.S. Bureau of Labor Statistics)
12. Of the 22 major occupational groups, employment in healthcare support occupations is expected to grow most rapidly (34.5 %).
13. About 5.0 million new jobs (25% of all new jobs) are expected in the three detailed industries projected to add the most jobs: construction, retail trade, and offices of health practitioners.
14. Cost saving in healthcare and wellness will become more reliant on out patient/home care treatments options.

Monmouth County Observations

Population

1. Slow housing growth will balance against declining household sizes to stabilize population totals.
2. The median age of the population will continue to rise.
3. Public school enrollments will continue to drop toward a bottom somewhere around 2020.
4. An aging population will lead to a higher demand for health care and geriatric services.
5. The county will continue to struggle to retain postgraduate population cohorts.

Housing

1. Slower growth tied to limited capacity will lead to an increase in home demolitions and replacement housing.



2. Changes in population - particularly the continued decline in the number of family households with children - will increase demand for smaller homes.
3. Multigenerational housing needs will increase.
4. The same changes in population that support "re-urbanization" of our older centers will result in an increase in demand for apartment/condominium type units and townhouses.
5. Changes in preferred housing locations in our more urban communities and an overall trend towards decreasing vehicle miles traveled (VMT) will increase demand for public transit.
6. Monmouth County will remain a market for people seeking a "suburban" lifestyle in proximity to New York City.
7. High home values will continue to be a barrier for young adults and families trying to break into the single-family housing market.

Economy

1. Recovery from Superstorm Sandy and coastal redevelopment will be the dominant economic activity for the next decade.
2. Fort Monmouth will remain a development priority.
3. The "inner coastal corridor" from Eatontown to Wall will be the main growth engine for uses requiring new sites for development.(need to confirm)
4. Monmouth County will develop a stronger *internal* service-based economy to meet the needs of an affluent and aging residential base.

Social / Cultural

1. Baby boomers are going to retire in record numbers placing new demands on personal, social, and healthcare services.
2. The African American population will continue to decline as a percent of the overall population while the percent of Hispanics will continue to grow, especially in older, urban centers.
3. The growth of the Hispanic population will be circumscribed by educational attainment and language skills.

4. The Asian population will continue to grow attributing greatly to the increased diversity within the county population.
5. Most of the population growth can be attributed to foreign immigration which will continue to the trend to a more diverse county population.

Natural Resources

1. Improving community resiliency and sustainability from climate change and future natural disasters will be the overarching environmental conversation.
2. Farmland preservation efforts will continue but at a slower pace due to a shrinking pool of potential participants, limited funding opportunities, and strain on government budgets.
3. Open space protection will continue to be a priority but with limited funding available.
4. New statutory and regulatory changes will create opportunities for increased preservation and an impetus for it to occur.
5. Water supply will become a greater priority.



