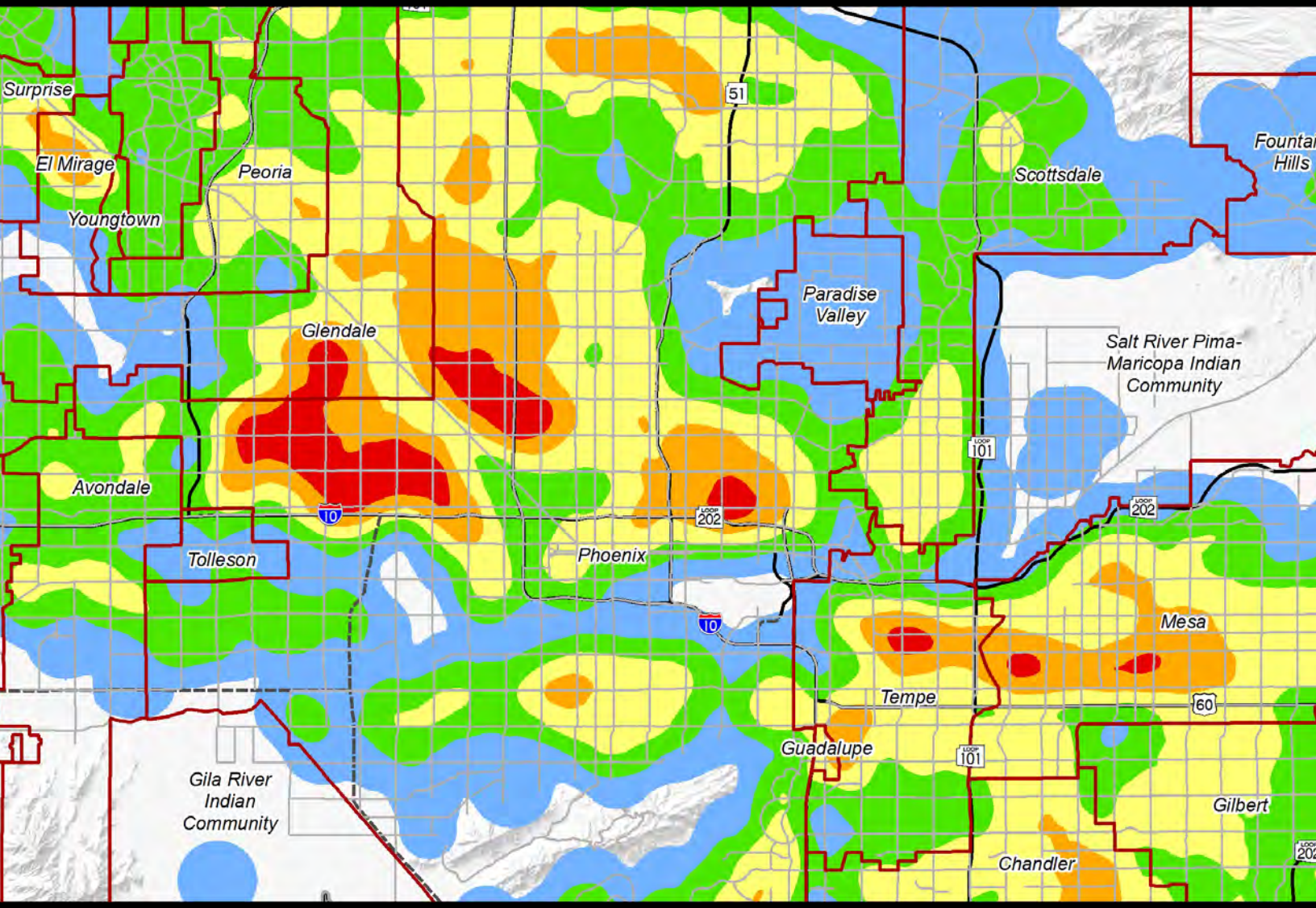


Municipal Planning Area Socioeconomic Profile Fort McDowell Yavapai Nation, Arizona

June 2013

MARICOPA ASSOCIATION of GOVERNMENTS

MAG Regional Profile

INTRODUCTION

The Maricopa Association of Governments (MAG) is the designated Metropolitan Planning Organization (MPO) for transportation planning for the Maricopa region. MAG is also the designated Air Quality Planning Agency for the region. The MAG membership consists of the 25 incorporated cities and towns within Maricopa County, the Gila River Indian Community, the Salt River Pima-Maricopa Indian Community, Fort McDowell Yavapai Nation, Maricopa County, the Arizona Department of Transportation and the Citizens Transportation Oversight Committee.

Arizona Executive Order 2011-04 requires the preparation of an official Arizona set of resident population projections. The Executive Order mandates that the Arizona Department of Administration (ADOA) prepare the state and county resident population projections, but authorizes Councils of Governments to prepare projections below the county level that are consistent with the County control totals developed by ADOA. The Maricopa Association of Governments has been preparing subregional population projections since the mid 1970s.

Socioeconomic projections are crucial to sound regional planning. Projections of population and employment are used as inputs to forecast vehicle trips and air quality emissions. They also are used to develop the MAG Transportation Improvement Program and Regional Transportation Plan, help determine the need for human services, plan for water quality, and carry out other regional planning efforts.

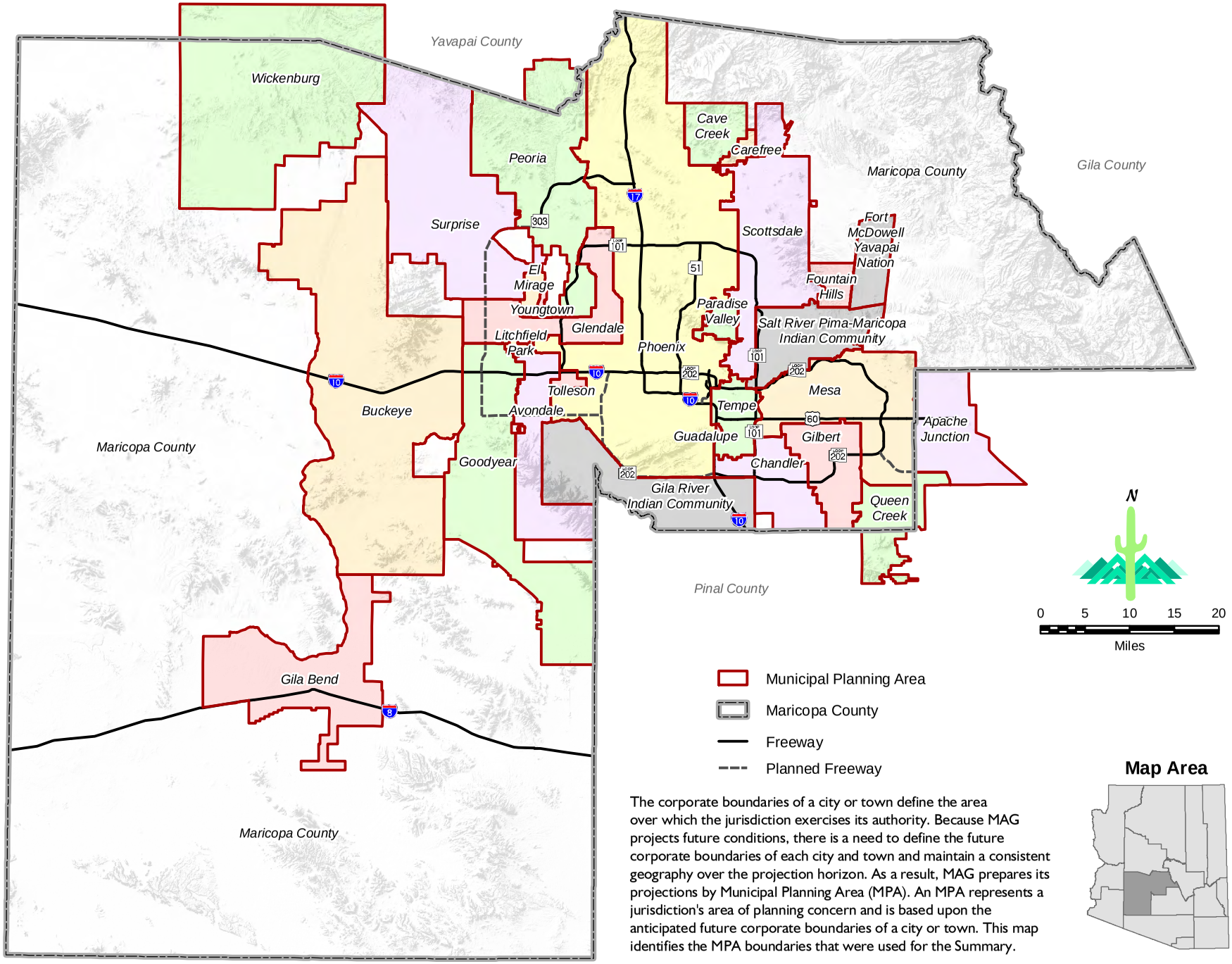
The MAG 2012 Socioeconomic Projections are a collaborative effort between MAG staff and the staff of its member agencies. The projections have been developed over an 18 month period during which time all data inputs for the projections have been reviewed and modified based on comments received. The methodologies used to prepare the projections have been reviewed and approved by the MAG Population Technical Advisory Committee.

This document provides socioeconomic information for historic and projected dates focusing upon the years 2010, 2020, 2030 and 2040 for Maricopa County and Municipal Planning Areas (MPAs). The document also includes socioeconomic profiles of each MPA. These profiles summarize and interpret information that plays a vital role in analyzing the future of each city and town: population, employment, housing and type and availability of land for future commercial and residential development.

The complete drafts of the MAG 2012 Socioeconomic Projections, including projections, socioeconomic profiles and documentation, are available on the MAG website at: http://www.azmag.gov.

2012 Municipal Planning Areas, Maricopa County, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



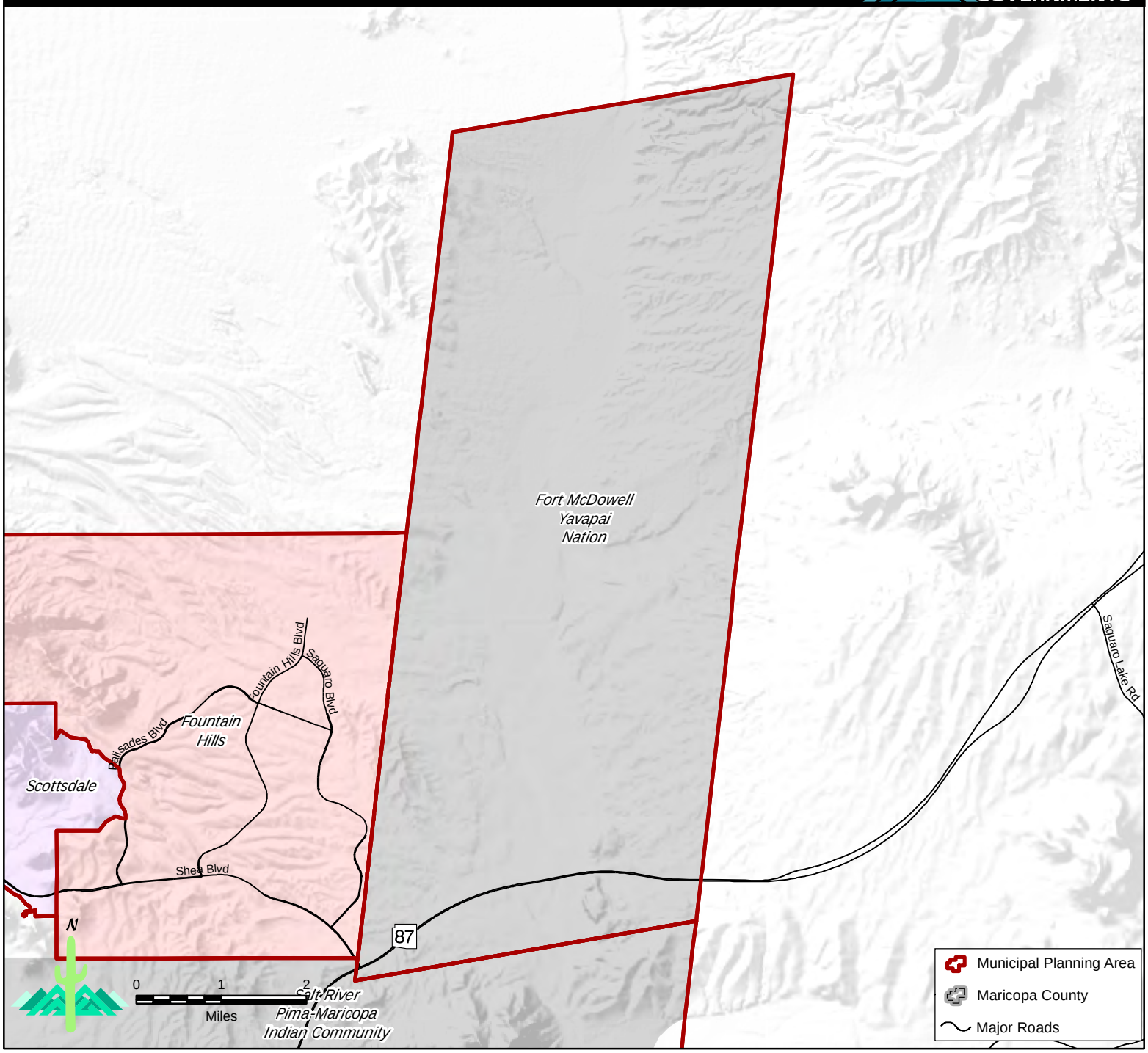
Map Area

The corporate boundaries of a city or town define the area over which the jurisdiction exercises its authority. Because MAG projects future conditions, there is a need to define the future corporate boundaries of each city and town and maintain a consistent geography over the projection horizon. As a result, MAG prepares its projections by Municipal Planning Area (MPA). An MPA represents a jurisdiction's area of planning concern and is based upon the anticipated future corporate boundaries of a city or town. This map identifies the MPA boundaries that were used for the Summary.

Source: MAG and the MAG member agencies
Date: May 2013

Fort McDowell Yavapai Nation, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



Fort McDowell Yavapai Nation
P.O. Box 17779
Fountain Hills, AZ 85269
(480) 837-5121
http://www.ftmcdowell.org

Indian Community Statistics

	1990	2000	2010	2012
Population	560	824	971	976
Population in Households	560	824	971	N/A
Housing Units	179	275	283	283
Occupied Housing Units	169	231	211	N/A
Occupancy Rate	92%	84%	75%	N/A
Persons per Occupied Unit	3.41	3.57	4.60	N/A

Source: 1990, 2000, 2010: U.S. Census Bureau Decennial Census

While every effort has been made to ensure the accuracy of this information, the Maricopa Association of Governments makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

Date: June 2013

Demographic Profile: 2010

Fort McDowell Yavapai Nation

Subject	Number	Percent
Total Population	971	100.0
SEX AND AGE		
Male	480	49.4
Female	491	50.6
Under 5 Years	96	9.9
5 to 9 Years	108	11.1
10 to 14 Years	97	10.0
15 to 19 Years	88	9.1
20 to 24 Years	65	6.7
25 to 34 Years	142	14.6
35 to 44 Years	124	12.8
45 to 54 Years	144	14.8
55 to 59 Years	27	2.8
60 to 64 Years	24	2.5
65 to 74 Years	42	4.3
75 to 84 Years	12	1.2
85 Years and over	2	0.2
Median Age (years)	27.0	(X)
18 Years and over	614	63.2
Male	299	30.8
Female	315	32.4
21 Years and over	563	58.0
62 Years and over	70	7.2
65 Years and over	56	5.8
Male	24	2.5
Female	32	3.3
RACE		
One race	932	96.0
White	36	3.7
Black or African American	3	0.3
American Indian and Alaska Native	852	87.7
Asian	2	0.2
Asian Indian	0	0.0
Chinese	0	0.0
Filipino	2	0.2
Japanese	0	0.0
Korean	0	0.0
Vietnamese	0	0.0
Other Asian [1]	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some other race	39	4.0
Two or more races	39	4.0
Race alone or in combination with one or more other races: [3]		
White	67	6.9
Black or African American	8	0.8
American Indian or Alaskan Native	891	91.8
Asian	2	0.2
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	42	4.3

Subject	Number	Percent
HISPANIC OR LATINO ORIGIN AND RACE		
Total Population	971	100.0
Hispanic or Latino (of any race)	167	17.2
Mexican	161	16.6
Puerto Rican	0	0.0
Cuban	0	0.0
Other Hispanic or Latino [4]	6	0.6
Not Hispanic or Latino	804	82.8
White alone	25	2.6
RELATIONSHIP		
Total Population	971	100.0
In Households	971	100.0
Householder	283	29.1
Spouse [5]	77	7.9
Child	328	33.8
Own child under 18 years	219	22.6
Other relatives	201	20.7
Under 18 years	131	13.5
Nonrelatives	82	8.4
Unmarried partner	35	3.6
In group quarters	0	0.0
Institutionalized population	0	0.0
Noninstitutionalized population	0	0.0
HOUSEHOLD BY TYPE		
Total households	283	100.0
Family households (families) [6]	211	74.6
With own children under 18 years	101	35.7
Husband-wife family	77	27.2
With own children under 18 years	32	11.3
Female householder, no husband present	88	31.1
With own children under 18 years	42	14.8
Nonfamily households [6]	72	25.4
Householder living alone	51	18.0
Householder 65 years and over	4	1.4
Households with individuals under 18 years	146	51.6
Households with individuals 65 years and over	43	15.2
Average household size	3.43	(X)
Average family size [6]	3.87	(X)
HOUSING OCCUPANCY		
Total housing units	308	100.0
Occupied housing units	283	91.9
Vacant housing units	25	8.1
For seasonal, recreational or occasional use	1	0.3
Homeowner vacancy rate (percent) [7]	0.4	(X)
Rental vacancy rate (percent) [8]	10.3	(X)
HOUSING TENURE		
Occupied housing units	283	100.0
Owner-occupied housing units	258	91.2
Renter-occupied housing units	25	8.8
Average household size of owner-occupied units	3.46	(X)
Average household size of renter-occupied units	3.12	(X)

Notes:
(X) Not applicable; [1] Other Asian alone, or two or more Asian categories; [2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories; [3] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race; [4] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It aslo includes general origin responses such as "Latino" or "Hispanic." [5] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner." [6] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder. [7] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100. [8] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

SOURCE: U.S. Census Bureau, 2010 Decennial Census

PREPARED BY: Maricopa Association of Governments www.magcensus.com

Maricopa Association of Governments
Summary Projections of Population, Housing, and Employment
July 1, 2010 and Projections July 1, 2020 to July 1, 2040

Fort McDowell

Year	2010	2020	2030	2040
Total Population	976	1,026	1,097	1,135
Population in Households	976	1,026	1,097	1,135
Population in Group Quarters	0	0	0	0
Housing Units	308	344	363	376
Occupied Housing Units	283	302	328	346
Vacant Housing Units	25	42	35	30
Occupancy Rate	0.92	0.88	0.90	0.90
Persons per Occupied Unit	3.45	3.40	3.34	3.28
Average Annual Change in Housing Units		4	2	1
Average Annual Housing Unit Growth Rate (%)		1.1%	0.5%	0.4%
Total Employment	1,480	1,874	2,152	2,163
Employment by Sector:				
Retail	841	864	873	873
Office	0	56	61	62
Industrial	50	126	198	200
Public	285	333	348	380
Other*	304	495	672	648
Average Annual Change in Employment		39	28	1
Average Annual Employment Growth Rate (%)		2.4%	1.4%	0.1%
Job/Housing Balance	5.23	6.21	6.56	6.25
Jobs per 100 Persons	152	183	196	191

* Other Employment includes work-at-home, non-site based, and construction employment. Because non-site based and construction employment follow development, employment projections may show declines in future years.

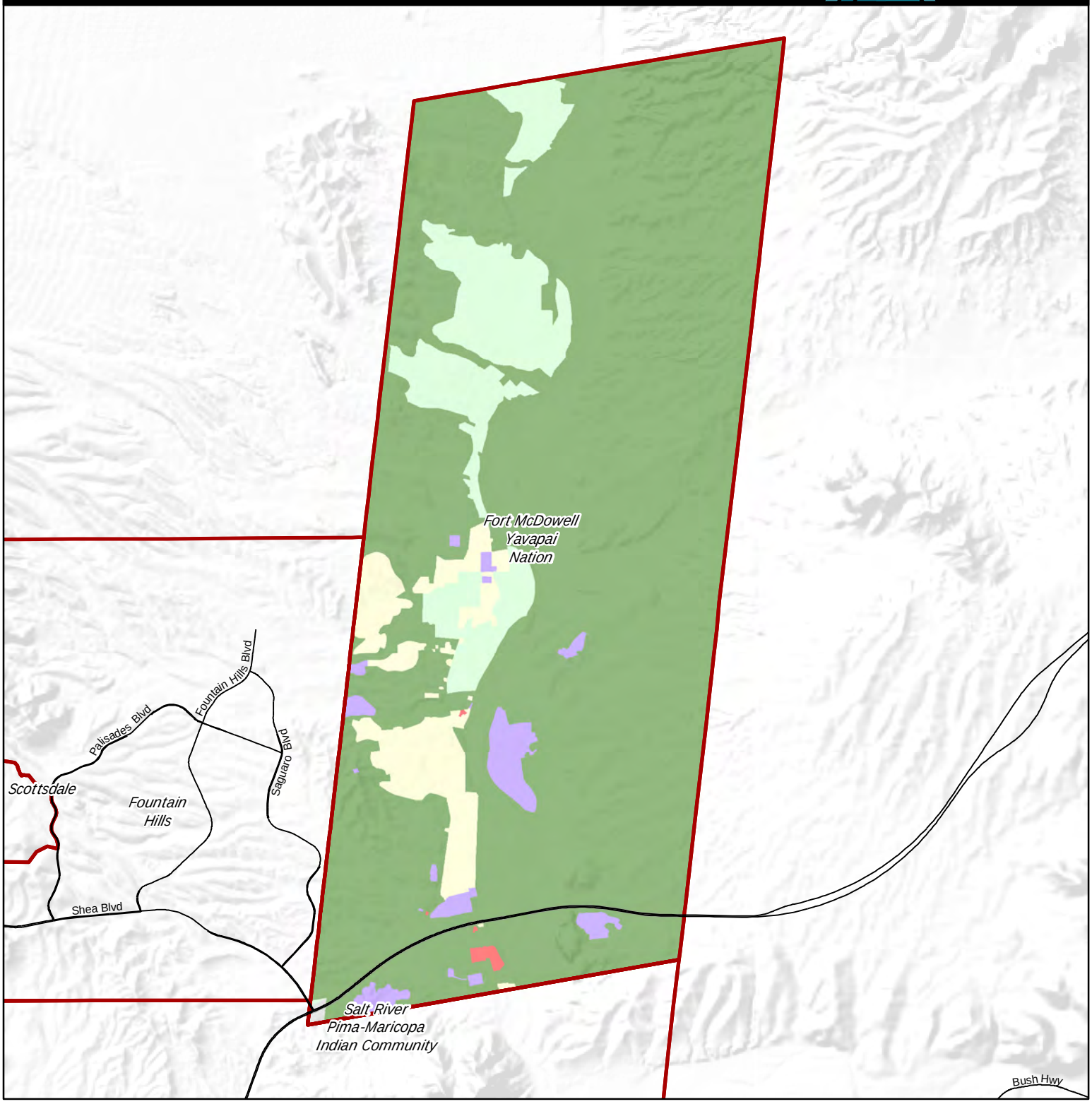
Note: These projections include only the Maricopa County portions for Apache Junction, Peoria, Queen Creek, Wickenburg, and the Gila River Indian Community.

Source: Maricopa Association of Governments (MAG) Socioeconomic Projections of Population, Housing and Employment by Municipal Planning Area (MPA) and Regional Analysis Zone (RAZ), May 2013

For explanation of variables and complete notation on this series, please refer to the Notes and Caveats in Appendix A.

Fort McDowell Yavapai Nation Existing Land Use 2012

MARICOPA ASSOCIATION of GOVERNMENTS



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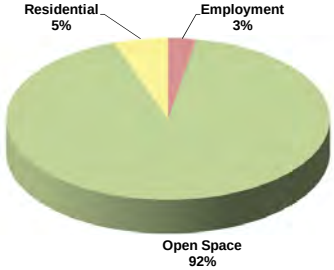
Date: June 2013

Existing Land Use (as % of total area)

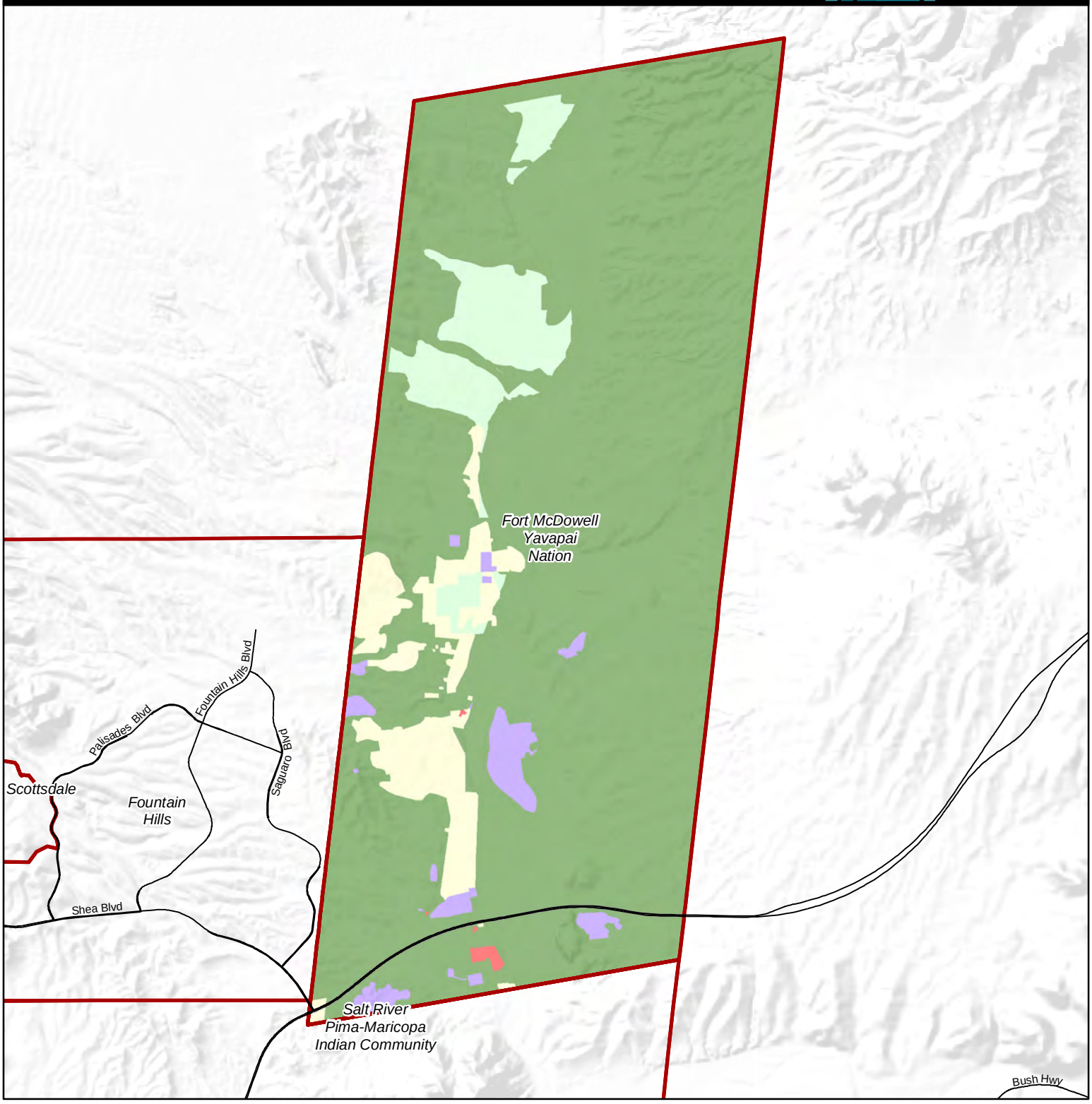


Existing Land Use

- Agriculture
- Residential (Single-family)
- Residential (Multi-family)
- Commercial
- Industrial
- Office
- Other Employment
- Mixed Use
- Transportation
- Open Space
- Vacant

Fort McDowell Yavapai Nation Future Land Use

MARICOPA ASSOCIATION of GOVERNMENTS



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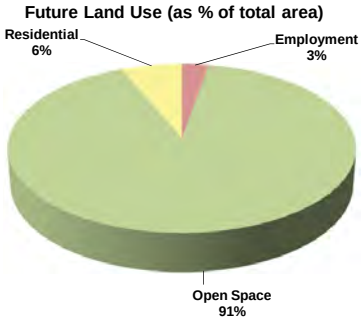
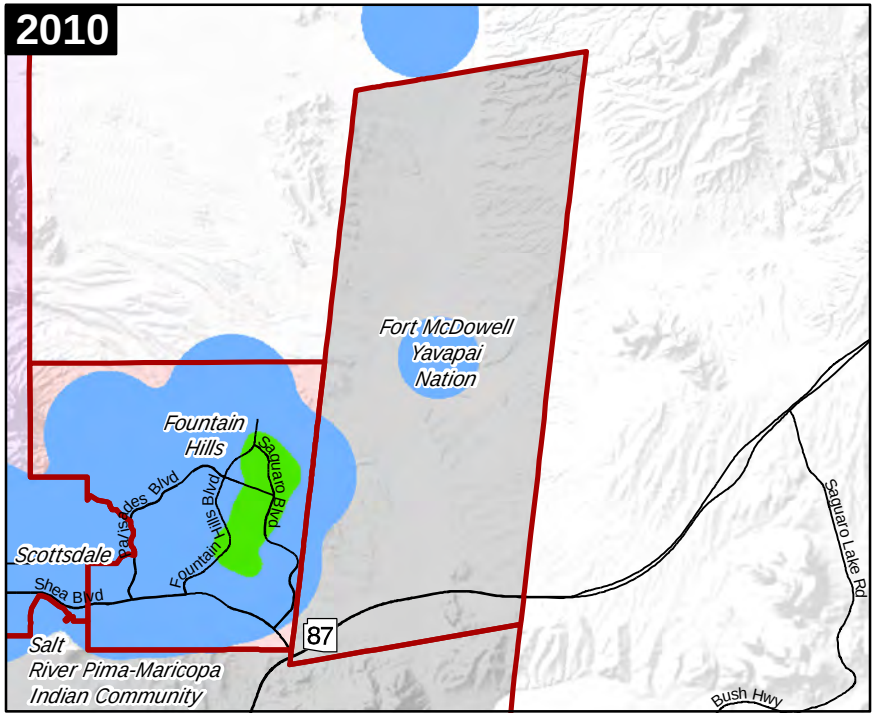


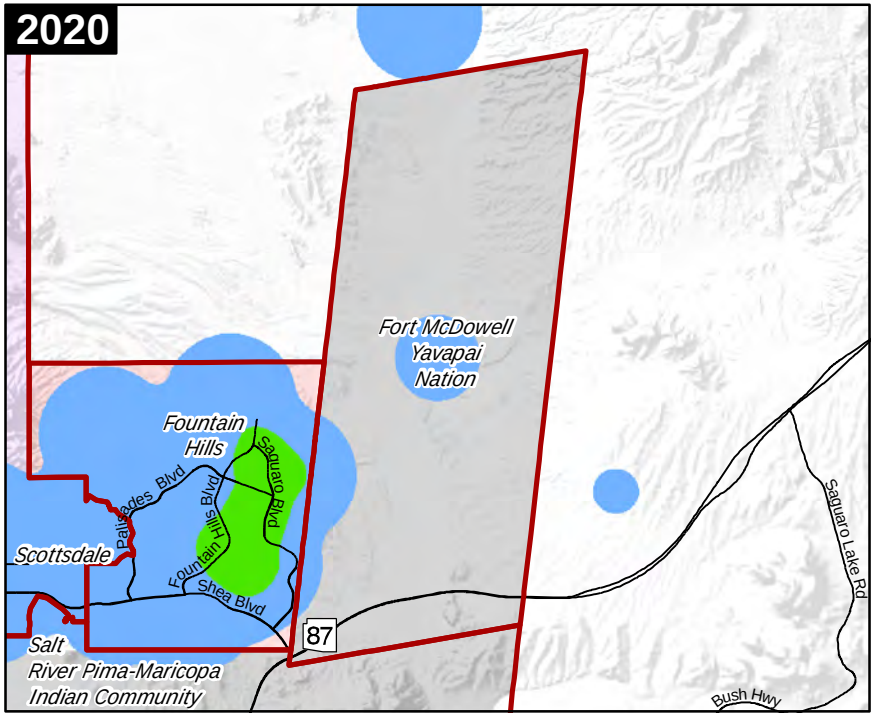
Future Land Use

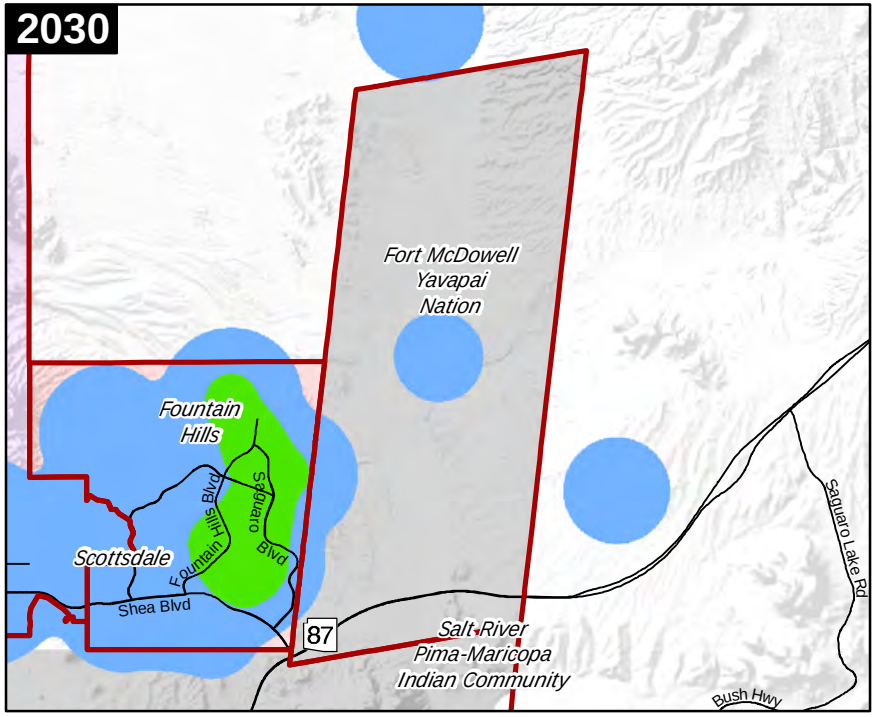
- Agriculture
- Residential (Single-family)
- Residential (Multi-family)
- Commercial
- Industrial
- Office
- Other Employment
- Mixed Use
- Transportation
- Open Space
- Vacant

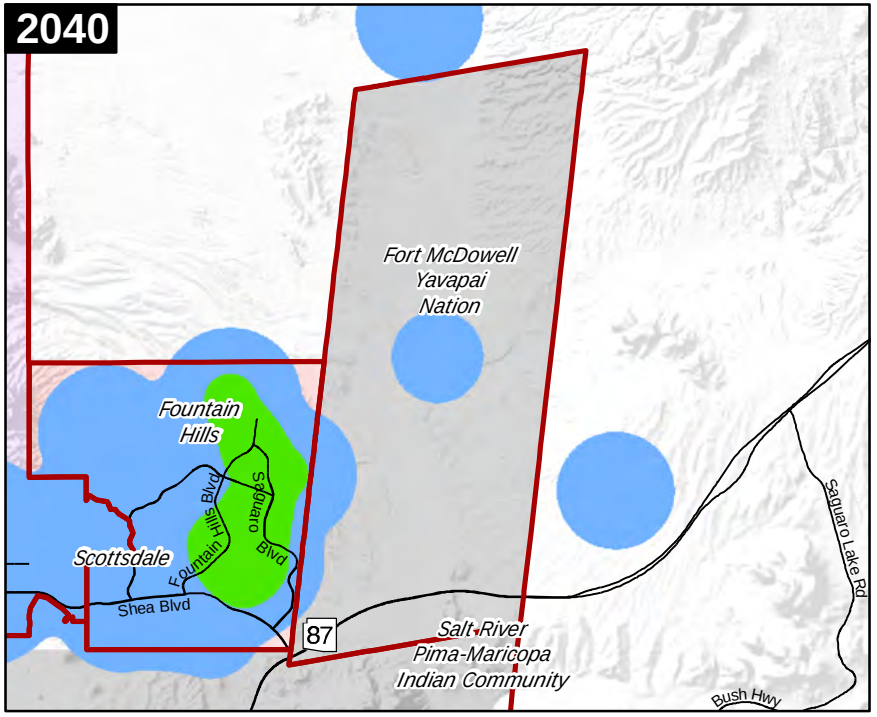
Fort McDowell Yavapai Nation, Arizona Population Concentration 2010-2040

MARICOPA ASSOCIATION of GOVERNMENTS









Persons per Square Mile

- Less than 250
- 250 to 2000
- 2000 to 4000
- 4000 to 6000
- 6000 to 8000
- More than 8000
- Municipal Planning Area
- Maricopa County
- Indian Community
- Freeway
- Planned Freeway
- Major Roads

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Date: June 2013

Fort McDowell Yavapai Nation, Arizona Employment Concentration 2010-2040

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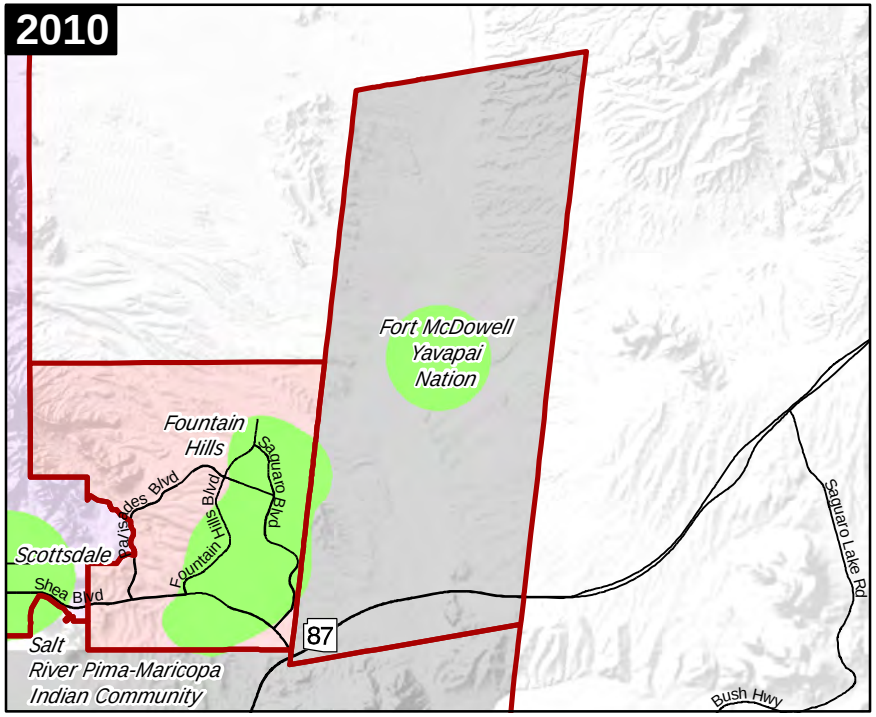

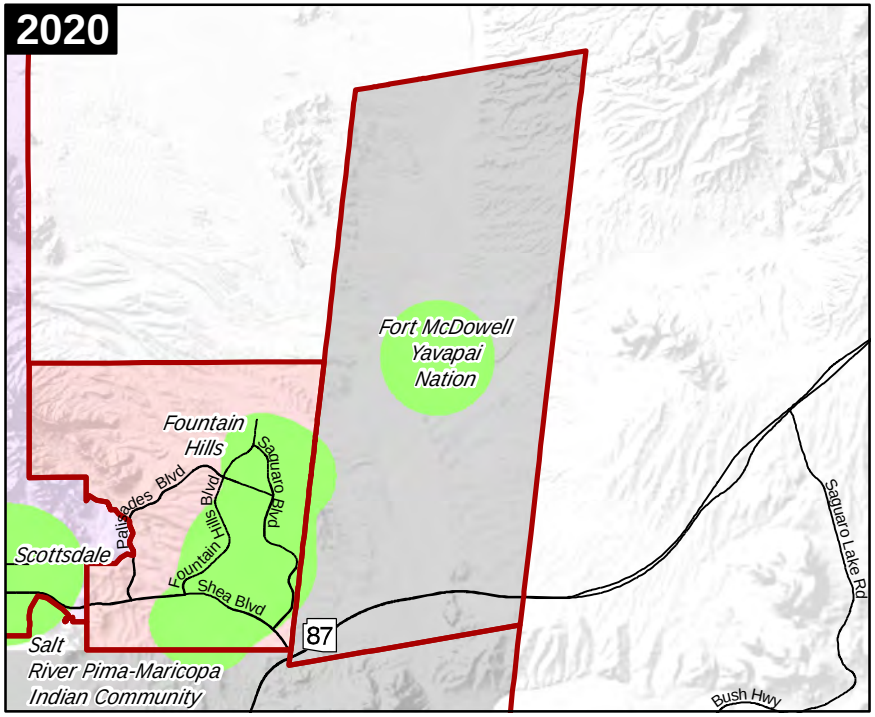

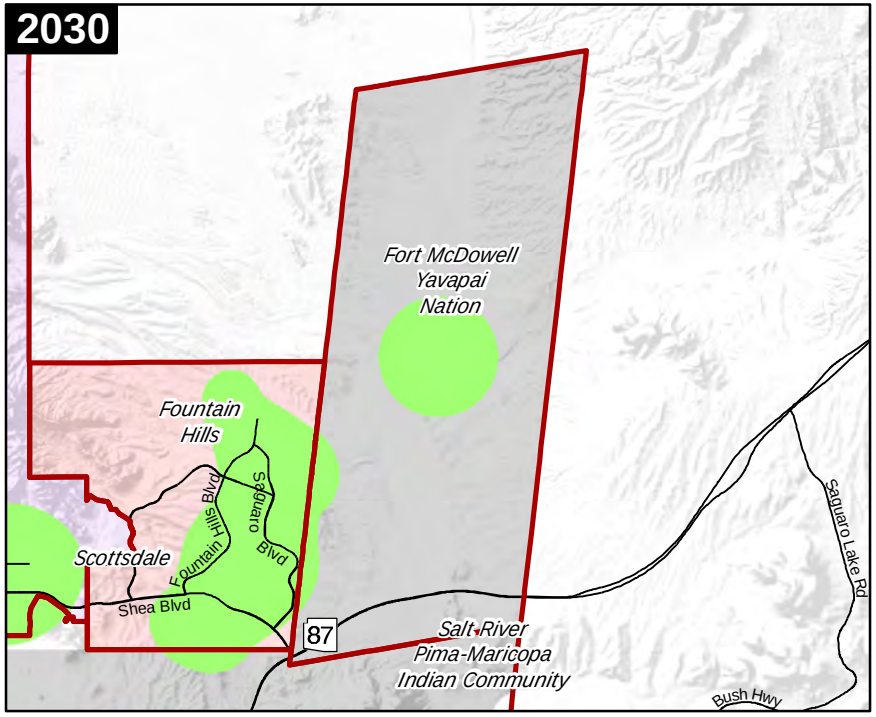

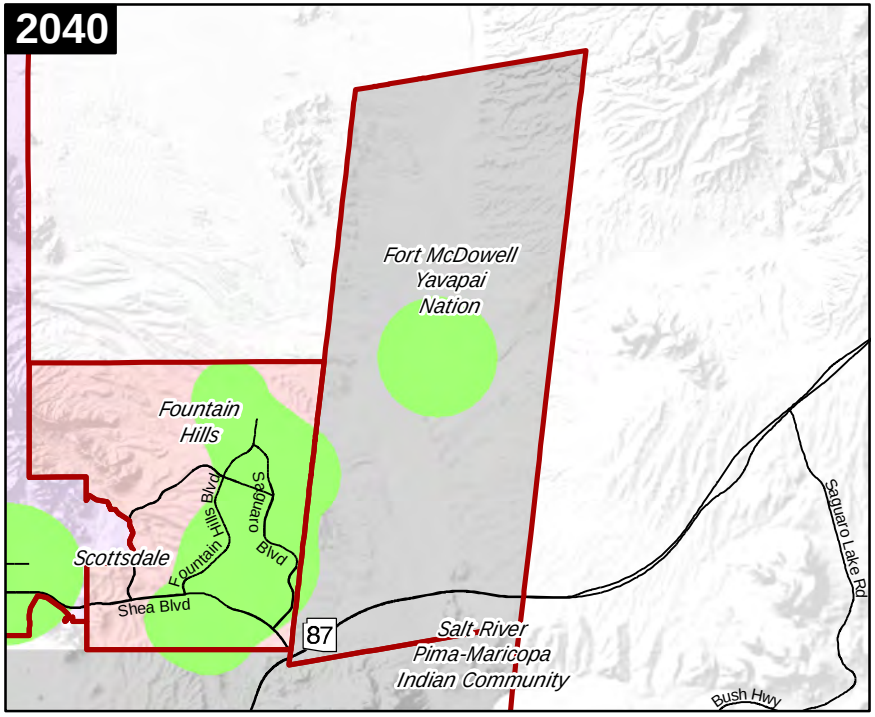

Employees per Square Mile

- Less than 250
- 250 to 2000
- 2000 to 4000
- 4000 to 6000
- 6000 to 8000
- More than 8000
- Municipal Planning Area
- Maricopa County
- Indian Community
- Freeway
- Planned Freeway
- Major Roads

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Date: June 2013

2010 Census Population and Housing Summary

April 1, 2010 Population and Housing Units

for Maricopa County Incorporated Places and Indian Communities

Area	Population	Housing Units	Occupied Housing Units	Vacant Housing Units
Maricopa County Total*	3,817,117	1,639,279	1,411,583	227,696
Apache Junction	35,840	22,564	15,574	6,990
Maricopa County Part	*294*	*293*	*210*	*83*
Pinal County Part	*35,546*	*22,271*	*15,364*	*6,907*
Avondale	76,238	27,001	23,386	3,615
Buckeye	50,876	18,207	14,424	3,783
Carefree	3,363	2,251	1,654	597
Cave Creek	5,015	2,579	2,150	429
Chandler	236,123	94,404	86,924	7,480
El Mirage	31,797	11,326	9,416	1,910
Fort McDowell Yavapai Nation	971	308	283	25
Fountain Hills	22,489	13,167	10,339	2,828
Gila Bend	1,922	943	664	279
Gila River Indian Community	11,712	3,238	2,982	256
Maricopa County Part	*2,994*	*835*	*748*	*87*
Pinal County Part	*8,718*	*2,403*	*2,234*	*169*
Gilbert	208,453	74,907	69,372	5,535
Glendale	226,721	90,505	79,114	11,391
Goodyear	65,275	25,027	21,491	3,536
Guadalupe	5,523	1,376	1,292	84
Litchfield Park	5,476	2,716	2,263	453
Mesa	439,041	201,173	165,374	35,799
Paradise Valley	12,820	5,643	4,860	783
Peoria Total	154,065	64,818	57,457	7,361
Maricopa County Part	*154,058*	*64,814*	*57,454*	*7,360*
Yavapai County Part	*7*	*4*	*3*	*1*
Phoenix	1,445,632	590,149	514,806	75,343
Queen Creek Total	26,361	8,557	7,720	837
Maricopa County Part	*25,912*	*8,394*	*7,569*	*825*
Pinal County Part	*449*	*163*	*151*	*12*
Salt River Pima-Maricopa Indian Community	6,289	2,607	2,198	409
Scottsdale	217,385	124,001	101,273	22,728
Surprise	117,517	52,586	43,272	9,314
Tempe	161,719	73,462	66,000	7,462
Tolleson	6,545	2,169	1,959	210
Wickenburg	6,363	3,619	2,909	710
Maricopa County Part	*6,363*	*3,617*	*2,909*	*708*
Yavapai County Part	*0*	*2*	*0*	*2*
Youngtown	6,156	2,831	2,470	361
Balance of Maricopa County	274,150	141,988	117,709	24,279

* Maricopa County Total excludes portions of cities in Pinal County and Yavapai County

Source: U.S. Census Bureau, 2010 Decennial Census, PL 94-171

Prepared by Maricopa Association of Governments (602) 254-6300

3/10/2011

Maricopa Association of Governments
Total Resident Population by Municipal Planning Area, Maricopa County
July 1, 2010 and Projections July 1, 2020 to July 1, 2040

Municipal Planning Area	Total Resident Population			
	2010	2020	2030	2040
Apache Junction	300	300	300	300
Avondale	77,900	96,600	121,500	155,300
Buckeye	62,800	103,600	183,800	313,500
Carefree	3,400	3,800	4,200	4,400
Cave Creek	4,900	5,800	7,400	8,900
Chandler	244,600	283,100	307,500	316,500
County Areas	94,600	104,100	119,900	145,200
El Mirage	31,900	34,600	41,000	48,400
Fort McDowell	1,000	1,000	1,100	1,100
Fountain Hills	22,400	25,900	31,000	31,200
Gila Bend	2,500	2,800	6,200	17,000
Gila River	3,000	3,100	3,300	3,400
Gilbert	212,400	259,100	293,100	322,300
Glendale	252,800	291,500	343,500	357,500
Goodyear	68,000	115,300	167,600	241,400
Guadalupe	5,500	6,000	6,500	6,800
Litchfield Park	10,500	12,000	13,800	13,800
Mesa	482,500	543,400	620,300	656,900
Paradise Valley	12,800	13,000	14,100	14,500
Peoria	162,500	214,400	276,200	342,600
Phoenix	1,501,300	1,711,600	1,953,800	2,198,000
Queen Creek	32,200	50,100	67,800	73,400
Salt River	6,300	6,400	7,000	7,600
Scottsdale	217,400	252,300	283,000	296,300
Surprise	127,600	159,200	241,900	336,900
Tempe	162,100	183,900	211,700	217,600
Tolleson	6,600	7,000	8,200	8,900
Wickenburg	8,000	10,700	16,200	27,700
Youngtown	6,100	6,600	7,400	7,600
County Total	**3,823,900**	**4,507,200**	**5,359,300**	**6,175,000**

Notes: Numbers rounded to the nearest 100.
These projections include only the Maricopa County portions for Apache Junction, Peoria, Queen Creek, Wickenburg, and the Gila River Indian Community.
Source: Maricopa Association of Governments (MAG) Socioeconomic Projections of Population, Housing and Employment by Municipal Planning Area (MPA) and Regional Analysis Zone (RAZ), May 2013

For explanation of variables and complete notation on this series, please refer to the Notes and Caveats in Appendix A.

Maricopa Association of Governments
Total Housing Units by Municipal Planning Area, Maricopa County
July 1, 2010 and Projections July 1, 2020 to July 1, 2040

Municipal Planning Area	Total Housing Units			
	2010	2020	2030	2040
Apache Junction	300	300	300	300
Avondale	27,600	31,400	40,000	50,500
Buckeye	22,500	35,800	65,300	116,200
Carefree	2,200	2,600	2,900	3,000
Cave Creek	2,600	3,000	3,900	4,500
Chandler	98,600	108,200	118,900	123,100
County Areas	64,400	69,400	75,500	82,800
El Mirage	11,300	11,800	13,600	16,000
Fort McDowell	300	300	400	400
Fountain Hills	13,200	14,600	15,900	15,900
Gila Bend	1,100	1,200	2,900	7,800
Gila River	800	800	900	900
Gilbert	76,400	90,100	103,800	111,900
Glendale	98,700	106,000	122,600	126,500
Goodyear	26,000	41,700	64,700	92,900
Guadalupe	1,400	1,500	1,700	1,800
Litchfield Park	4,600	4,900	5,700	5,700
Mesa	227,000	241,300	266,600	275,800
Paradise Valley	5,600	5,800	6,100	6,100
Peoria	68,000	84,400	110,700	135,500
Phoenix	611,500	653,300	735,100	818,200
Queen Creek	10,500	15,800	21,700	23,800
Salt River	2,600	2,700	2,800	3,000
Scottsdale	124,000	133,300	147,100	150,200
Surprise	56,900	68,000	99,300	138,000
Tempe	73,200	77,300	90,000	91,400
Tolleson	2,200	2,300	2,700	2,800
Wickenburg	4,400	5,500	8,400	13,600
Youngtown	2,800	2,900	3,100	3,100
County Total	**1,640,700**	**1,816,200**	**2,132,600**	**2,421,700**

Notes: Numbers rounded to the nearest 100.
These projections include only the Maricopa County portions for Apache Junction, Peoria, Queen Creek, Wickenburg, and the Gila River Indian Community.
Source: Maricopa Association of Governments (MAG) Socioeconomic Projections of Population, Housing and Employment by Municipal Planning Area (MPA) and Regional Analysis Zone (RAZ), May 2013

For explanation of variables and complete notation on this series, please refer to the Notes and Caveats in Appendix A.

Maricopa Association of Governments
Total Employment by Municipal Planning Area, Maricopa County
July 1, 2010 and Projections July 1, 2020 to July 1, 2040

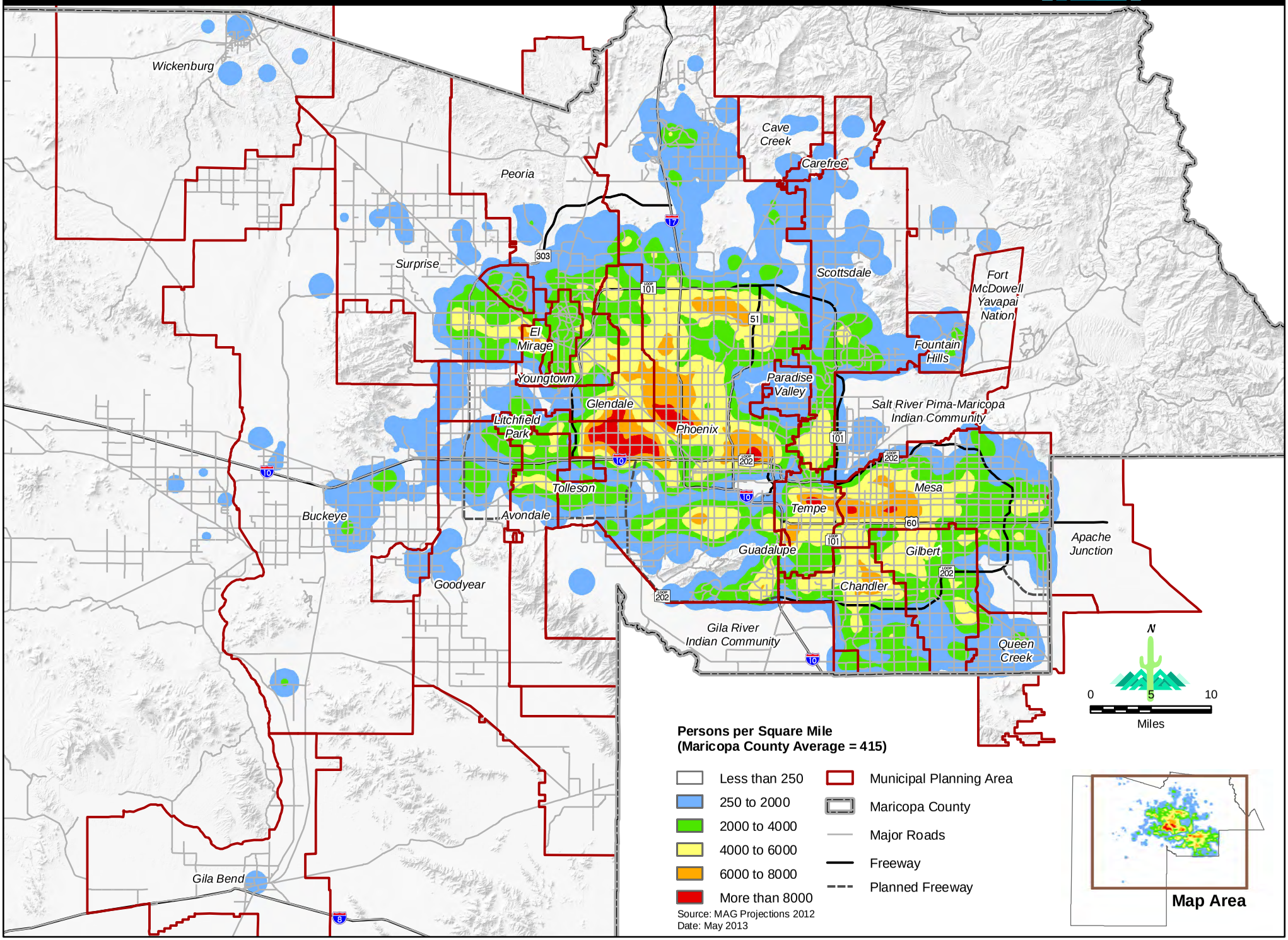
Municipal Planning Area	Total Employment			
	2010	2020	2030	2040
Apache Junction	0	100	100	100
Avondale	14,100	27,200	40,700	50,000
Buckeye	12,800	29,200	56,300	97,800
Carefree	1,400	1,900	2,200	2,400
Cave Creek	1,800	2,800	3,400	4,200
Chandler	112,900	152,600	171,400	194,500
County Areas	24,500	30,300	33,700	39,200
El Mirage	4,300	5,900	8,900	15,000
Fort McDowell	1,500	1,900	2,200	2,200
Fountain Hills	5,500	7,500	8,300	9,400
Gila Bend	800	1,500	3,300	6,300
Gila River	5,600	10,800	11,900	15,700
Gilbert	74,600	108,100	126,700	143,700
Glendale	78,600	116,400	143,400	169,100
Goodyear	24,200	46,500	70,400	93,200
Guadalupe	1,000	1,100	1,300	1,500
Litchfield Park	2,000	3,200	4,800	5,400
Mesa	160,800	215,400	256,000	291,600
Paradise Valley	4,300	6,300	6,200	6,200
Peoria	40,900	62,600	75,700	94,700
Phoenix	747,700	958,000	1,071,200	1,182,800
Queen Creek	5,900	12,700	19,900	27,800
Salt River	11,300	20,500	28,500	40,000
Scottsdale	165,800	212,800	224,500	233,100
Surprise	19,500	35,200	64,600	92,200
Tempe	169,100	221,400	236,400	244,900
Tolleson	10,600	14,000	15,700	21,400
Wickenburg	3,500	5,300	7,300	10,300
Youngtown	1,300	1,700	1,900	1,900
County Total	**1,706,300**	**2,312,900**	**2,696,900**	**3,096,600**

Notes: Numbers rounded to the nearest 100.
These projections include only the Maricopa County portions for Apache Junction, Peoria, Queen Creek, Wickenburg, and the Gila River Indian Community.
Source: Maricopa Association of Governments (MAG) Socioeconomic Projections of Population, Housing and Employment by Municipal Planning Area (MPA) and Regional Analysis Zone (RAZ), May 2013

For explanation of variables and complete notation on this series, please refer to the Notes and Caveats in Appendix A.

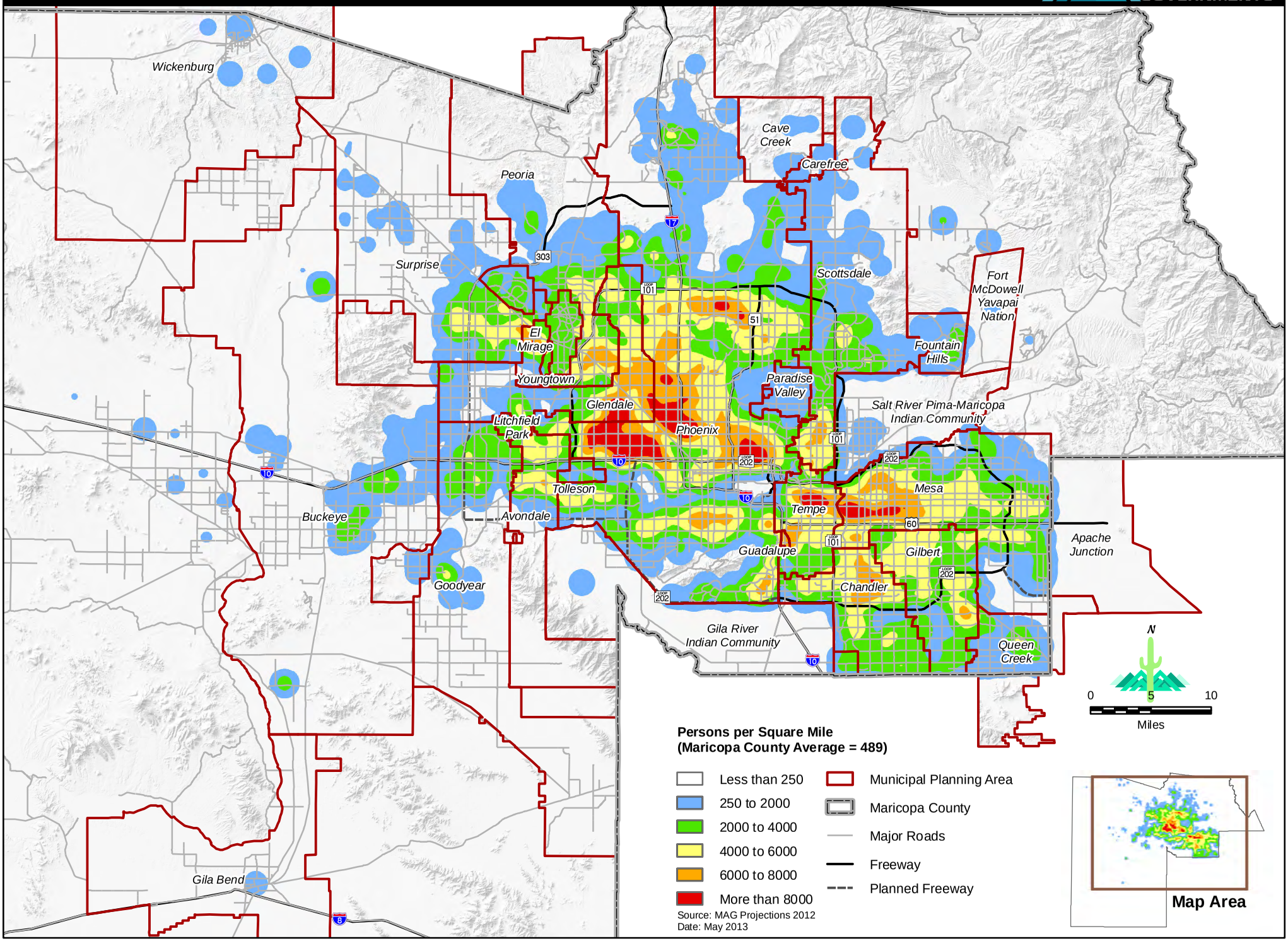
Population Concentration, 2010, Maricopa County, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



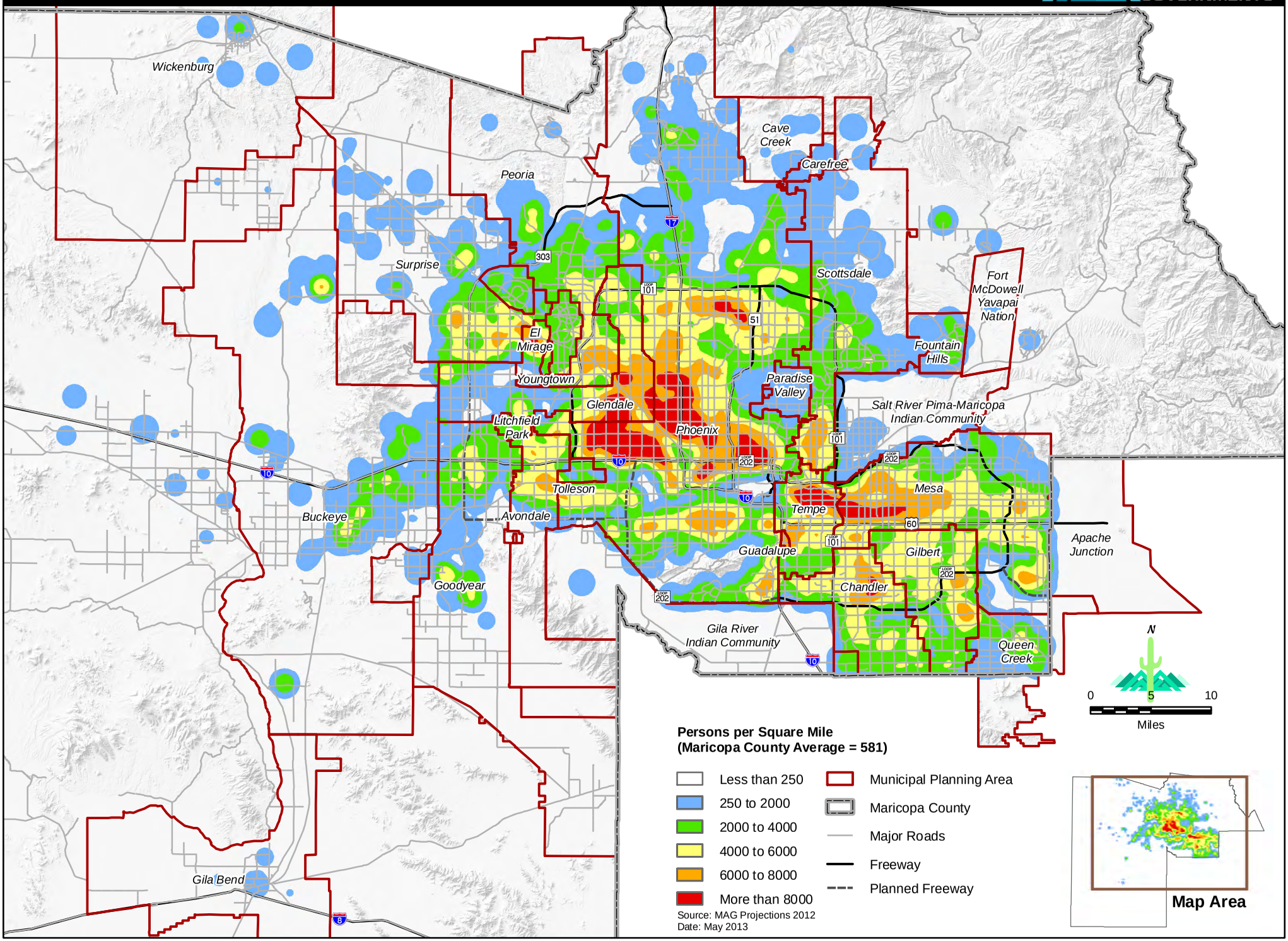
Population Concentration, 2020, Maricopa County, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



Population Concentration, 2030, Maricopa County, Arizona

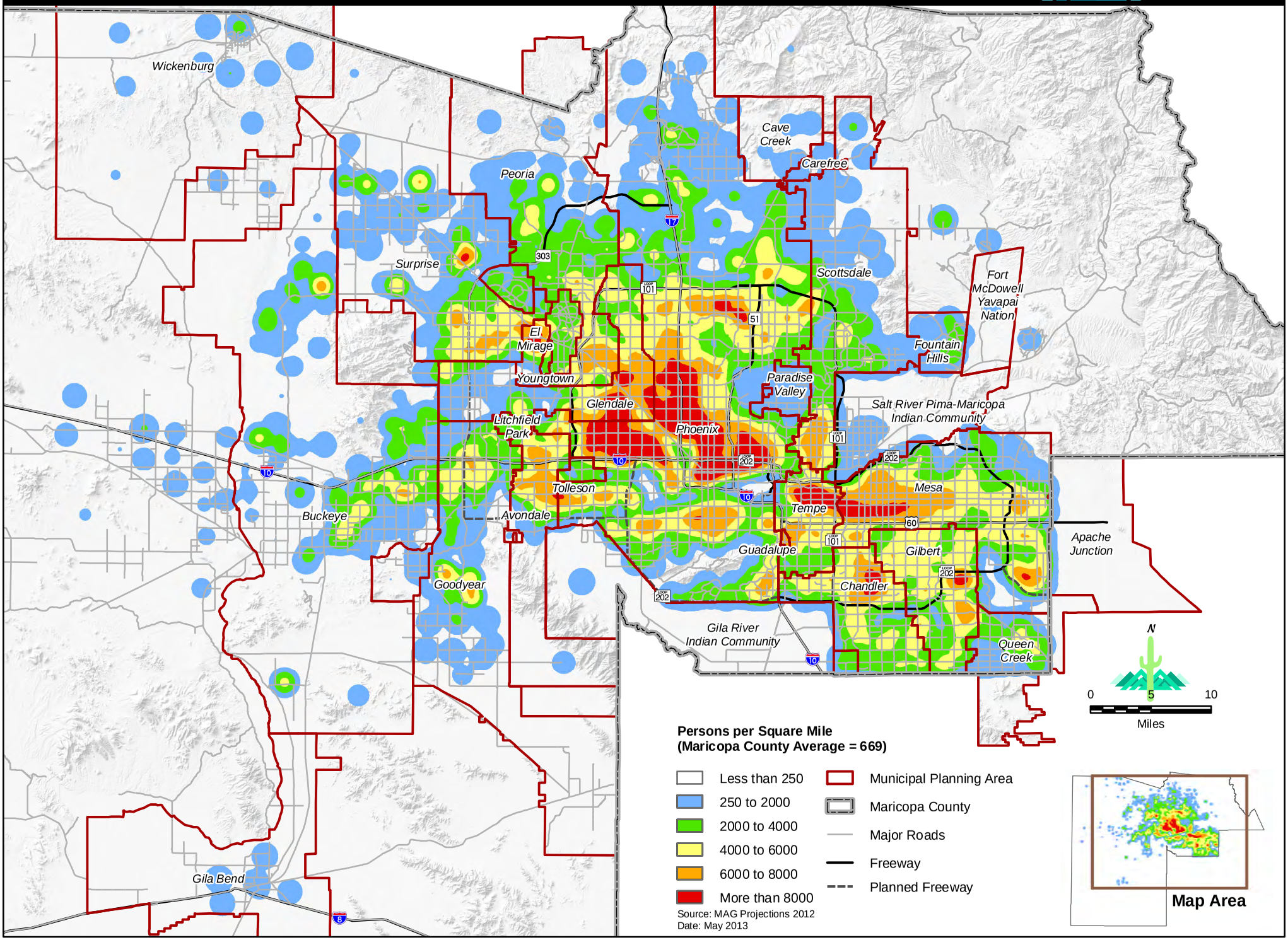
MARICOPA ASSOCIATION of GOVERNMENTS



Source: MAG Projections 2012
Date: May 2013

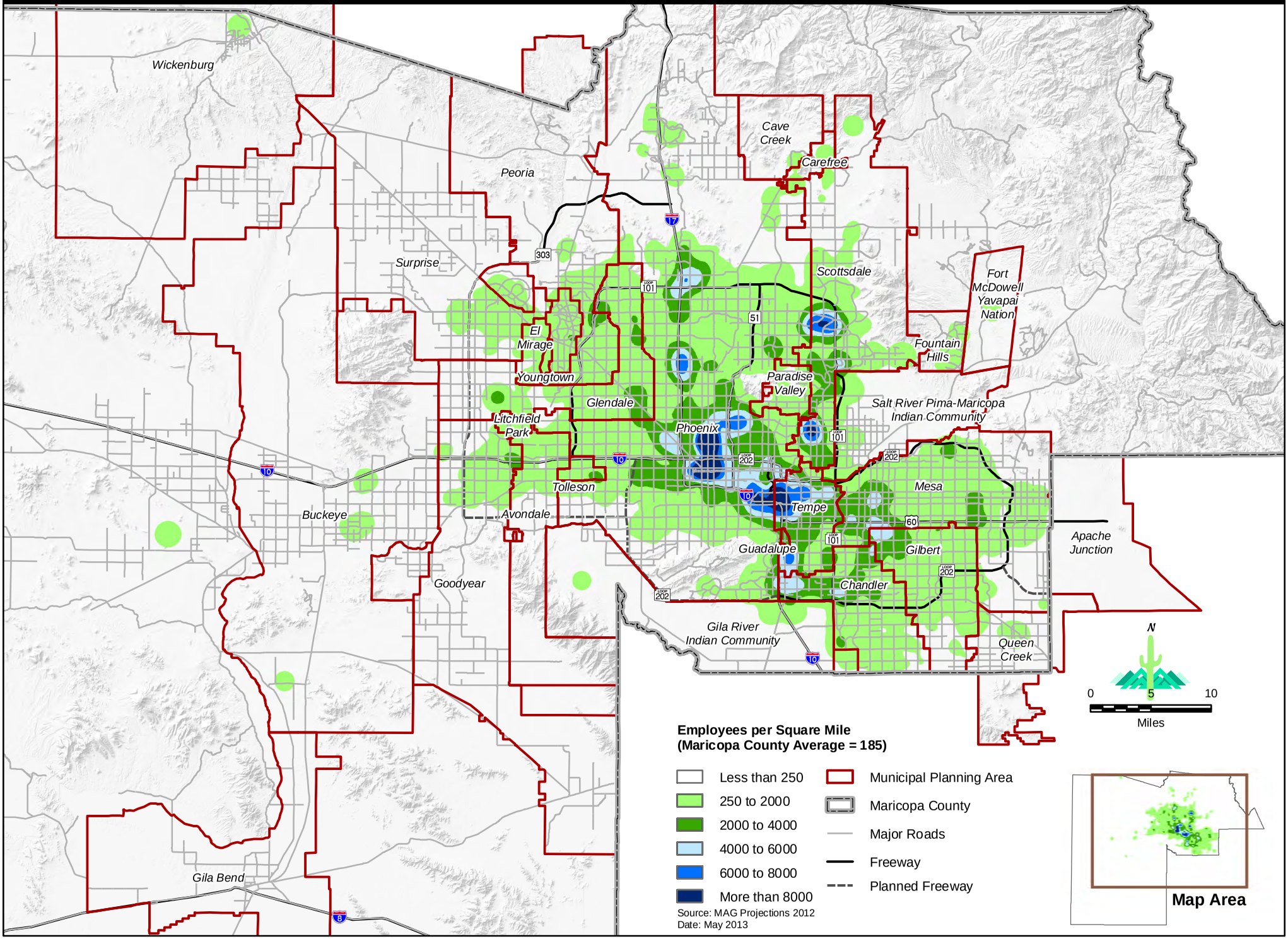
Population Concentration, 2040, Maricopa County, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



Employment Concentration, 2010, Maricopa County, Arizona

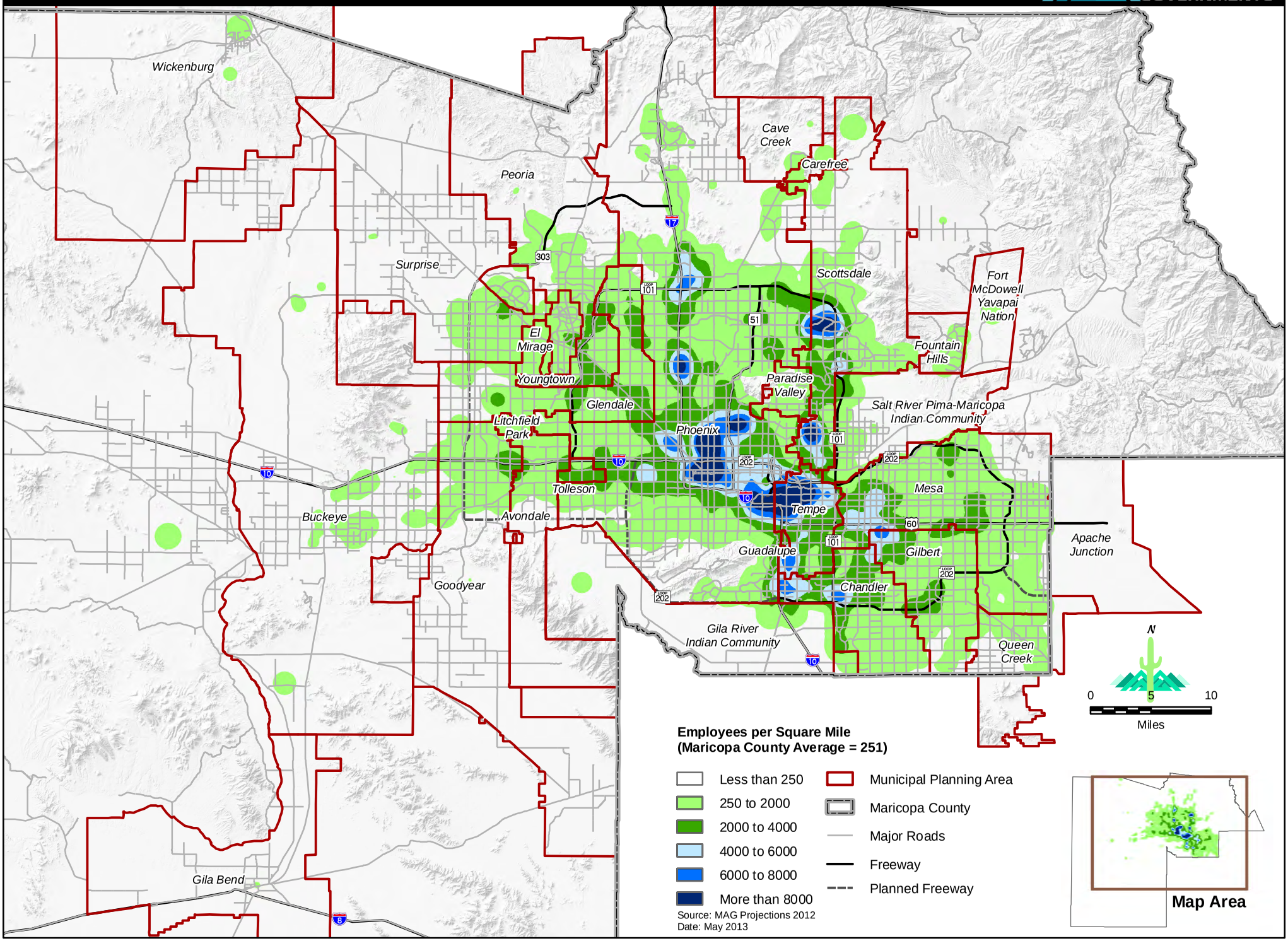
MARICOPA ASSOCIATION of GOVERNMENTS



Source: MAG Projections 2012
Date: May 2013

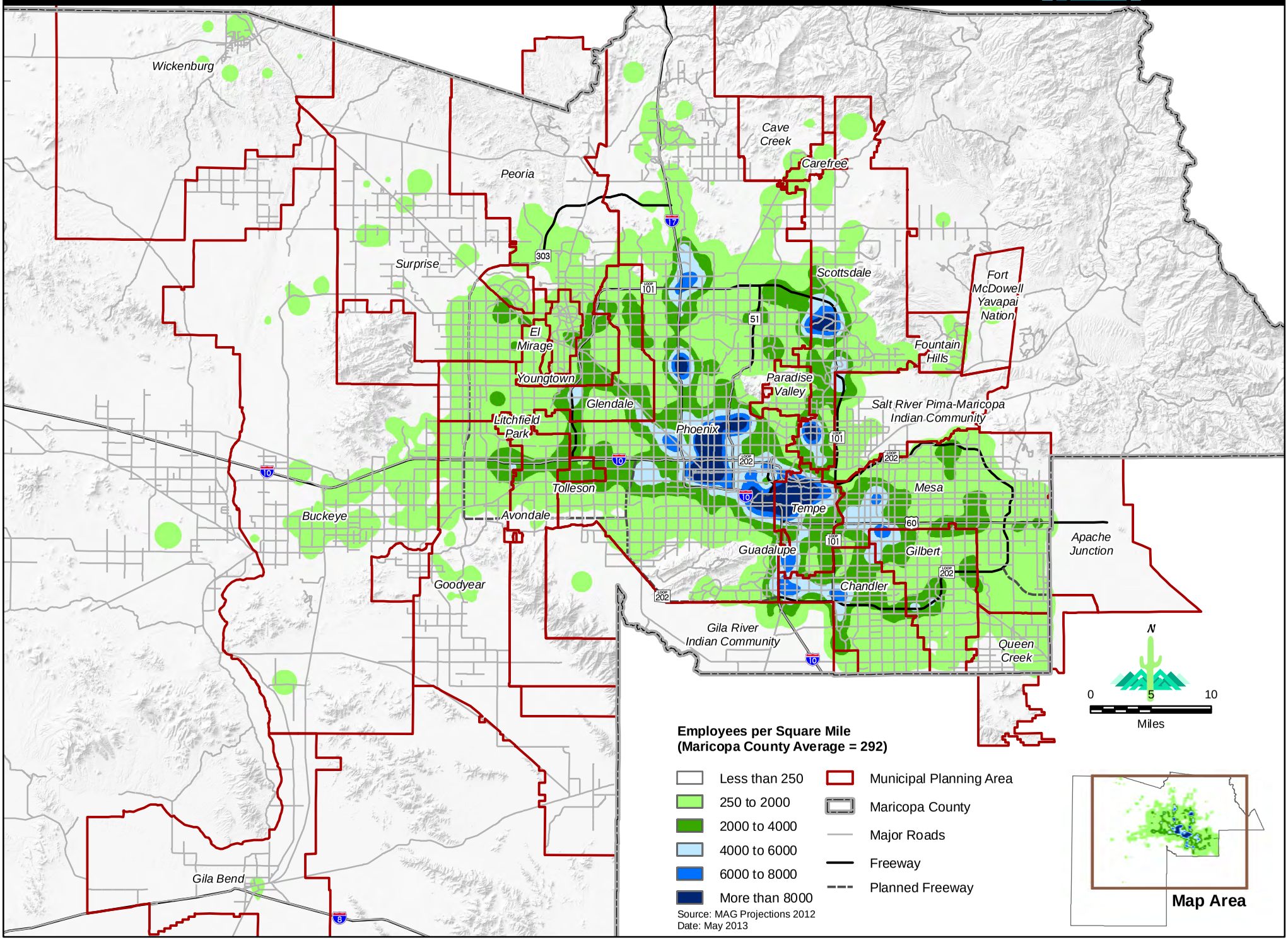
Employment Concentration, 2020, Maricopa County, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



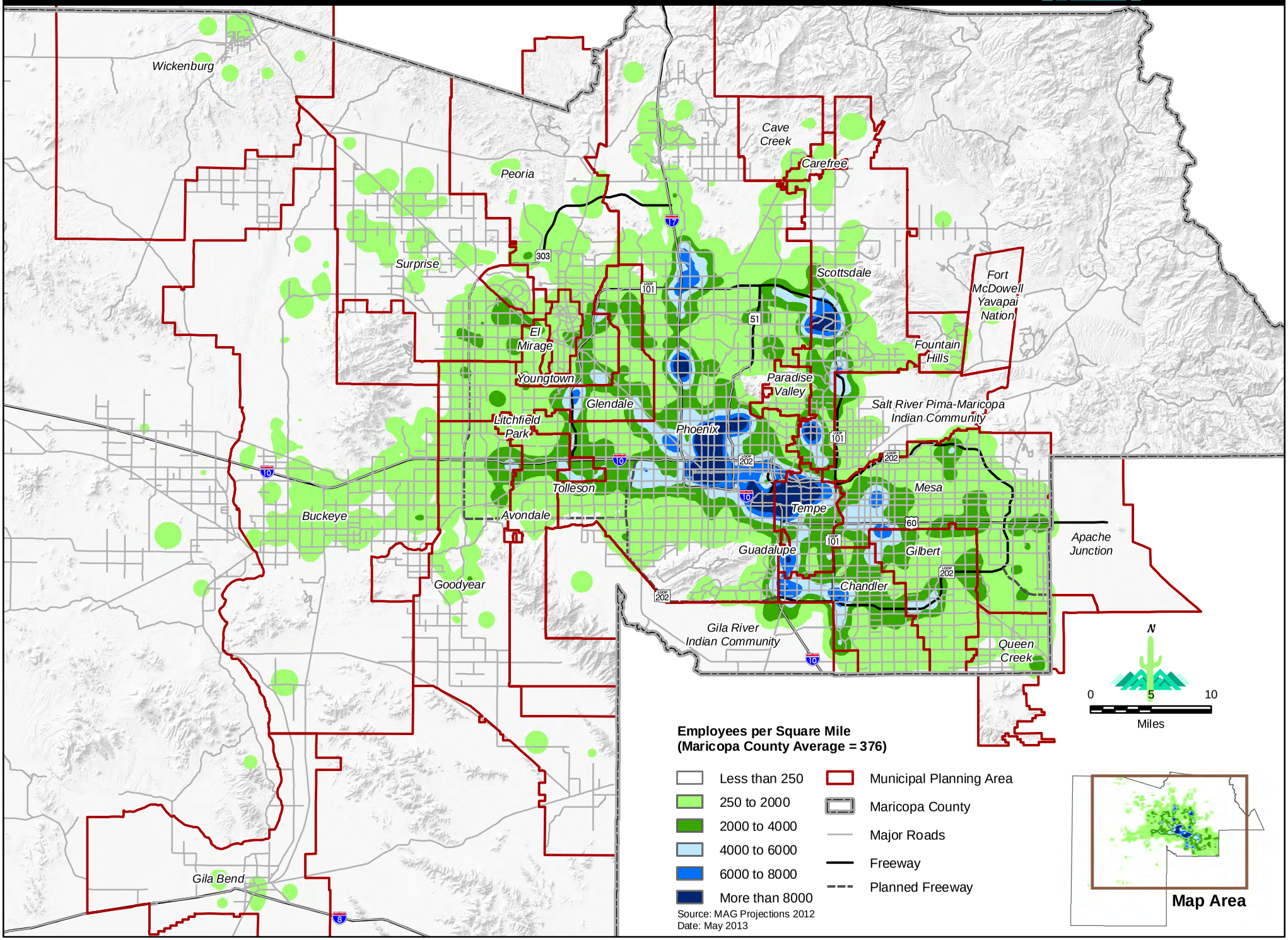
Employment Concentration, 2030, Maricopa County, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



Employment Concentration, 2040, Maricopa County, Arizona

MARICOPA ASSOCIATION of GOVERNMENTS



NOTES AND CAVEATS FOR 2013 PROJECTIONS

1. The projections by Municipal Planning Area (MPA) and Regional Analysis Zone (RAZ) were prepared to be consistent with the April 1, 2010 Census and have been prepared for July 1st of the base year 2010 and projected for July 1st of 2020, 2030, and 2040.

2. The 2010 housing and population base was developed by aggregating Census 2010 data to Traffic Analysis Zones. Census place mismatches were corrected in this process and are reflected in the Base 2010 MPA and RAZ numbers.

3. The population projections are for resident population only and do not include nonresident seasonal or transient population.

4. The projections are required to use the latest Census as the base. The 2010 Census data were released in July 2011. Subsequent to the release, the Arizona Department of Administration, Office of Employment and Population Statistics, prepared a new set of Maricopa County projections consistent with the 2010 Decennial Census. These County projections were recommended for approval by the MAG Population Technical Advisory Committee (POPTAC) in October 2012 and the Management Committee in November 2012. The projections were approved by the Regional Council in December 2012.

5. The MAG socioeconomic projections by MPA and RAZ were recommended for approval by the MAG POPTAC on May 28, 2013 and by the MAG Management Committee on June 12, 2013. The projections were approved by MAG Regional Council on June 19, 2013.

6. The projections include the Maricopa County portion of Apache Junction, Gila River Indian Community, Peoria, Queen Creek and Wickenburg only.

7. The projections were based upon the latest version of each member agency's land use plan. These plans are subject to change.

8. The databases and assumptions upon which the projections are based have been reviewed by MAG member agencies, revised by MAG staff based on input received and approved by members of the MAG POPTAC.

9. The projections are based upon previous review and local insight by members of the MAG POPTAC.

10. The "other" employment category includes work-at-home, construction employment, and non-site based employment. Because construction and non-site based employment follows development, employment projections may show declines in future years.

11. The projections should be used with caution. They are subject to change as a result of fluctuation in economic and development conditions, local development policies and updated data.