

Planning Decisions, Inc.

Think

Plan

Act

Maine in 2011: Learning from Past Recessions; Addressing the Key Questions for the Future



View of Future is Murky





Message Today

The best way to understand what is likely to happen in 2011 is to understand how The Great Recession of 2007-09 is different from the most recent recessions and think about what those differences mean for the coming year.

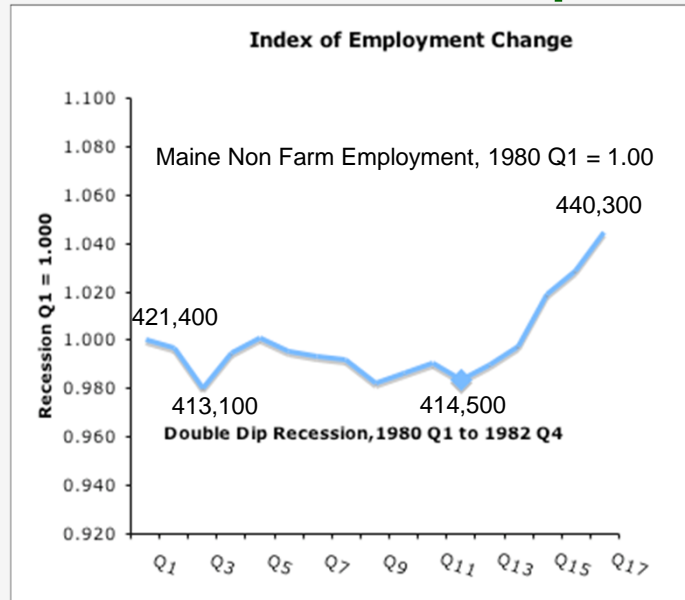
I will summarize these differences and point out what they mean for 2011.



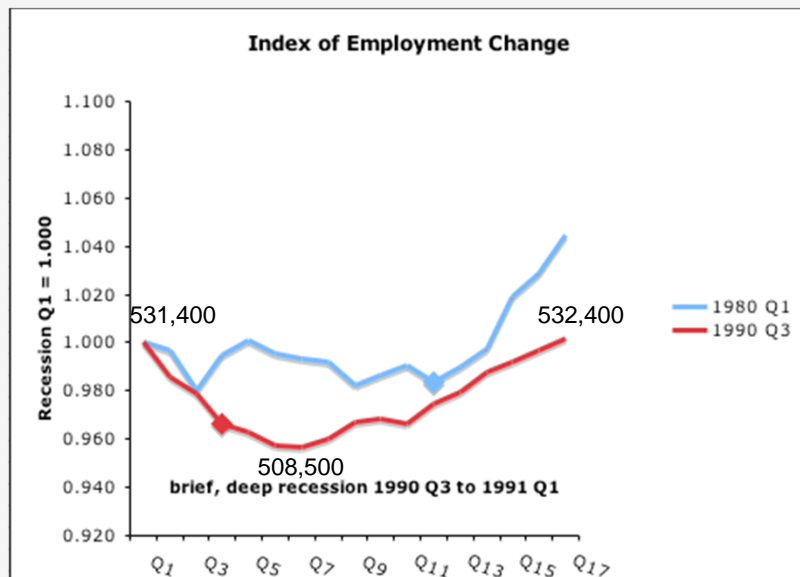
Last Four Recessions

1980 Q1 to 1980 Q3	Double Dip Recession
1981 Q3 to 1982 Q4	Paul Volker/end '70's inflation
1990 Q3 to 1991 Q1	S&L/Bank Failures
2001 Q1 to 2001 Q4	The Dot Com Bubble
2007 Q4 to 2009 Q2	The Great Recession (Housing Bubble)

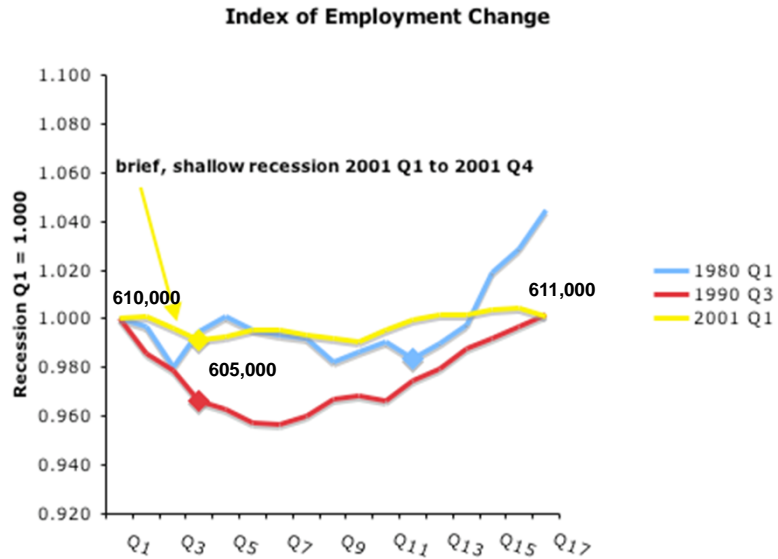
1980-81 Double Dip



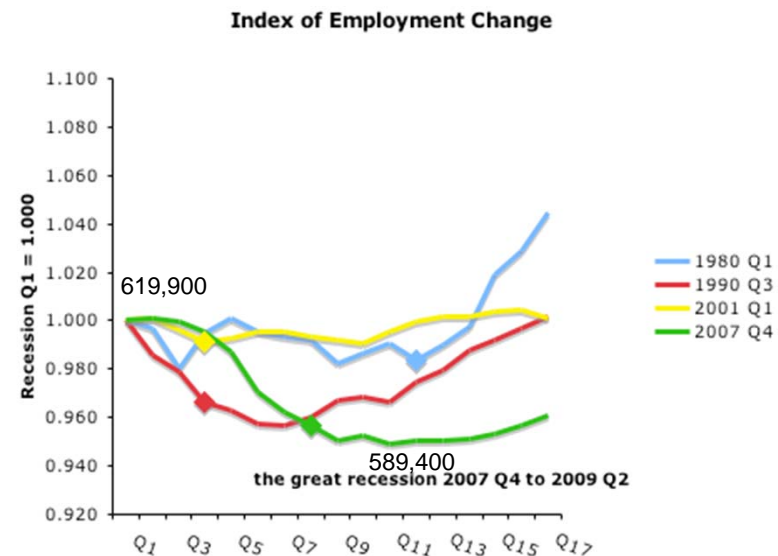
1990-91 Real Estate Bust



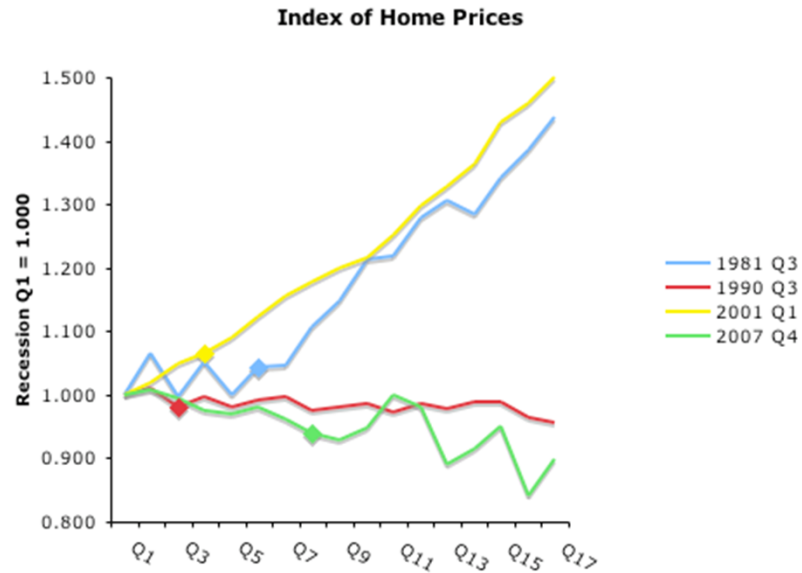
2001 Dot Com Bubble



2007-09 Great Recession



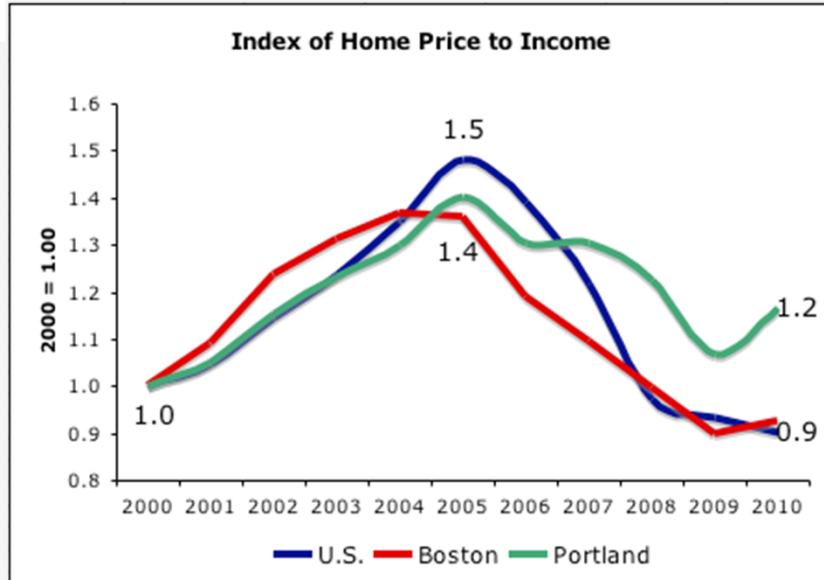
Home Prices



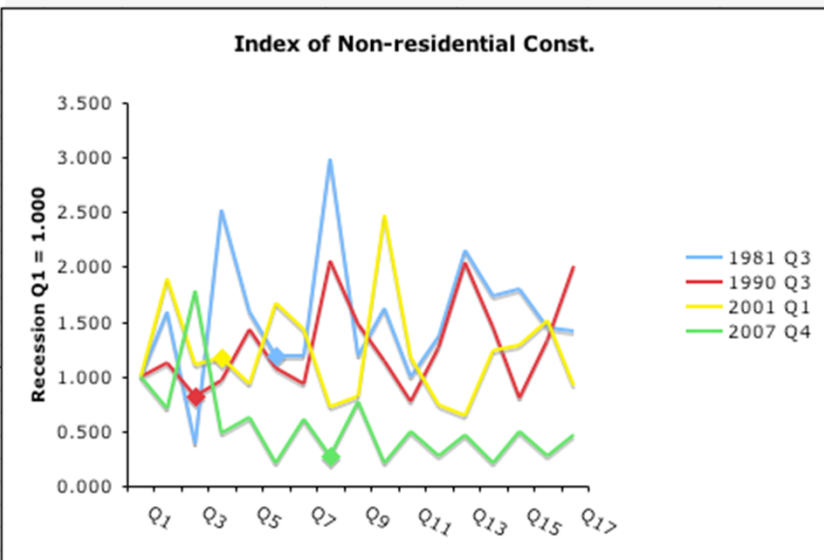
Home Sales



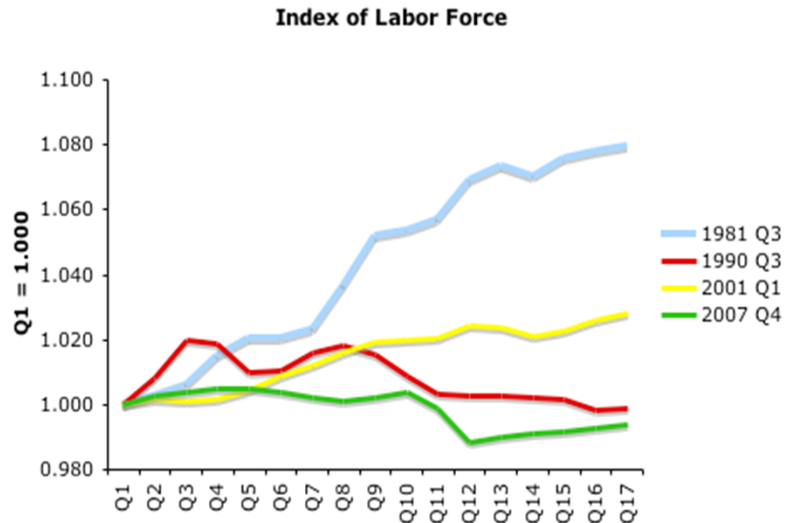
Home Prices & Income



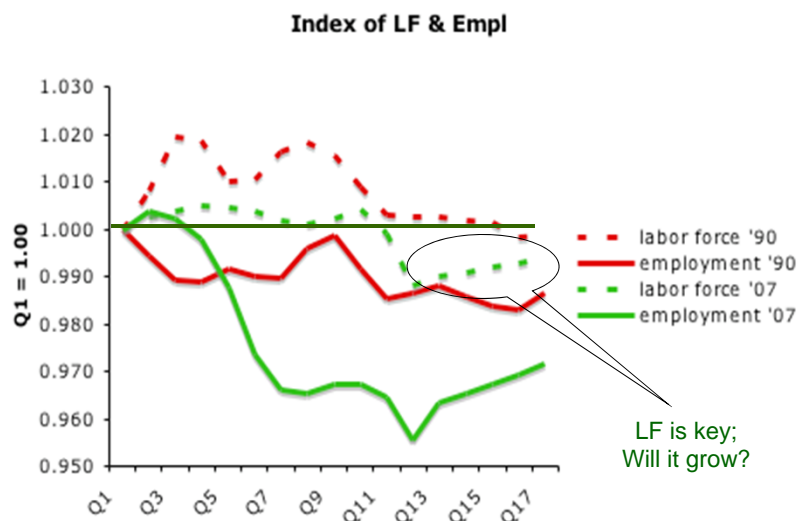
Nonresidential Construction



Labor Force & Employment 1

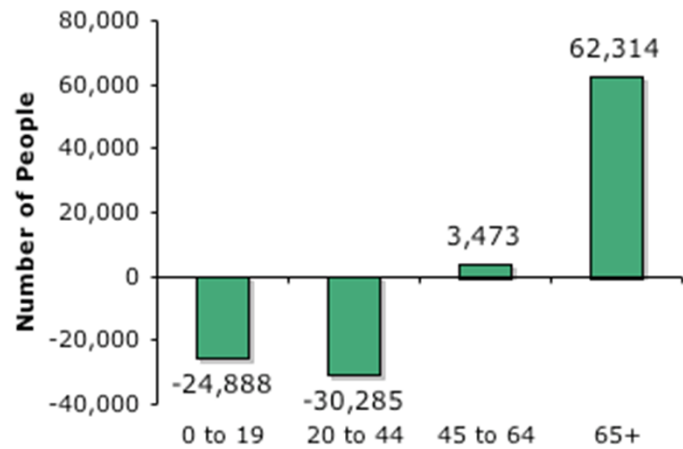


Labor Force & Employment 2



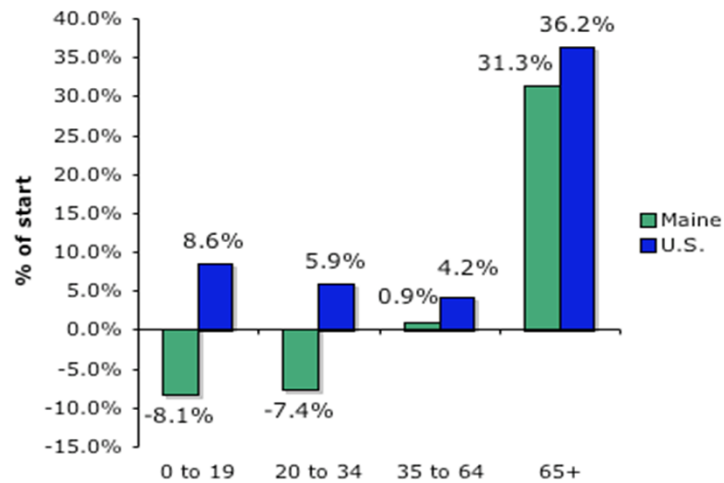
People, Maine

Population Change, 2008 - 2018



People, Maine & U.S.

% Population Change, 2008 - 2018



Key Questions

Boomers say they want to move:

Will they abandon sprawling suburbs for urban and village centers?

Will Maine be sufficiently attractive to draw migrating boomers?

Will Maine support/attract enough growing businesses to:

- Keep/attract young people?
- Fill vacant commercial spaces?

Has the bursting of the housing bubble fundamentally changed how Americans view housing?

Questions & Discussion

